VENTIVE
HOSPITALITY

August 04, 2026

To,	To
BSE Limited	**National Stock Exchange of India**
Corporate Relationship Department	Exchange Plaza, Plot No. C-1, Block G,
25th Floor, Phiroze Jeejeebhoy Towers,	Bandra Kurla Complex, Bandra (East)
Dalal Street, Mumbai- 400001	Mumbai -400051
Scrip Code: 544321	**NSE Symbol: VENTIVE**

Sub: Outcome of the Board Meeting held on Tuesday, August 04, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Schedule III of the aforesaid regulation and SEBI Circular No. SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, we wish to inform you that the Board of Directors of the Ventive Hospitality Limited ('the Company') at its Board Meeting held today i.e. August 04, 2026, has discussed and approved the following:

1. Unaudited Financial Results (Consolidated and Standalone) for the quarter ended June 30, 2026 along with the Limited Review Reports as issued by statutory auditors of the Company, enclosed as **Annexure A**.

2. Approval of Issuance of Letter of Comfort in favour of ICICI Bank Limited in connection with the loan facility upto Rs. 175 crores to be availed by Urbanedge Hotels Private Limited, a wholly owned subsidiary of the Company. Details enclosed as **Annexure B.**

3. To provide a corporate guarantee in favour of ICICI Bank Limited, for securing the credit facilities sanctioned to Kelzai Eco Reserves Private Limited, a wholly owned subsidiary of the Company, up to an amount not exceeding Rs. 290 crores. Details enclosed as **Annexure C.**

4. To provide a shortfall undertaking in favour of HSBC Bank in connection with the loan facility of upto Rs. 200 crores proposed to be availed by KBJ Hotel & Restaurants Private Limited, a wholly owned subsidiary of the Company. Details enclosed as **Annexure D.**

5. Approved the proposal for the merger of Sun Leisure (India) Private Limited, a wholly owned subsidiary of Soham Leisure Ventures Private Limited, which in turn is a subsidiary of the Company, into Soham Leisure Ventures Private Limited, a subsidiary of the Company, by way of a Scheme of Amalgamation subject to the requisite statutory and regulatory approvals. Details enclosed as **Annexure E.**

6. Approved the Captive Solar Investment of upto Rs. 60 crores with battery backup for hotel assets of the Company and its subsidiaries.

The aforementioned information is also available on the Company's website at www.ventivehospitality.com

The Board Meeting commenced at 5:30 P.M and concluded at 6:30 P.M.

Please take the above information on record.

Thanking You,

VENTIVE
HOSPITALITY

For Ventive Hospitality Limited

PRADIP P BHATAMBREKAR

Digitally signed by PRADIP P BHATAMBREKAR
Date: 2026.08.04 20:35:56 +05'30'

Pradip Bhatambrekar
Company Secretary and Compliance Officer
Membership No: F14201

S R B C & CO LLP
Chartered Accountants

Ground Floor
Panchshil Tech Park, Yerwada
(Near Don Bosco School)
Pune - 411 006, India
Tel : +91 20 6603 6000

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Ventive Hospitality Limited
(formerly known as ICC Realty (India) Private Limited)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors . Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

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SRBC & CO LLP ★ CHARTERED ACCOUNTANTS ★

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

Sr No.	Name of Entity
	Subsidiaries (including step-down subsidiaries)
1.	Panchshil Corporate Park Private Limited
2.	EON-Hinjewadi Infrastructure Private Limited
3.	Restocraft Hospitality Private Limited
4.	Novo Themes Properties Private Limited
5.	Wellcraft Infraprojects Private Limited
6.	UrbanEdge Hotels Private Limited
7.	KBJ Hotel and Restaurants Private Limited
8.	SS & L Beach Private Limited
9.	Maldives Property Holdings Private Limited
10.	Nagenahira Resorts Private Limited
11.	Kudakurathu Island Resort Private Limited
12.	Soboho Private Limited
13.	Soham Leisure Ventures Private Limited
14.	Finest-VN Business Park Private Limited
15.	Sun Leisure (India) Private Limited (w.e.f. April 07, 2026)
	Joint Ventures
16.	Junobo Hotels Private Limited
17.	Narmada Estates Private Limited (w.e.f. May 22, 2026)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 and 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

   - Nine (9) subsidiaries, whose unaudited interim financial results (without giving effect to the elimination of intra-group transactions) include total revenues of Rs. 447.31 million, total net profit after tax of Rs. 42.80 million, total comprehensive income of Rs. 42.80 million, for the quarter ended June 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

   - One (1) joint venture, whose unaudited interim financial results include Group's share of net loss of Rs. 14.33 million and Group's share of total comprehensive income of Rs. (14.33) million for the quarter ended June 30, 2026, as considered in the Statement whose interim financial results have been reviewed by their respective independent auditors.

   The independent auditor's reports on interim financial results of these entities 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 in respect of these subsidiaries and joint venture is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

SRBC & CO LLP ★ CHARTERED ACCOUNTANTS ★

7. One of these subsidiaries are located outside India whose financial results and other financial information have been prepared in accordance with accounting principles generally accepted in its respective country and which have been reviewed by other auditor under generally accepted auditing standards applicable in its respective country. The Holding Company's management has converted the financial results of such subsidiary located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have reviewed these conversion adjustments made by the Holding Company's management. Our conclusion in so far as it relates to the balances and affairs of such subsidiary located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and reviewed by us.

8. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:

   - One (1) subsidiary, whose interim financial results (without giving effect to the elimination of intra-group transactions) and other financial information reflect total revenues of Rs 0.70 million, total net loss after tax of Rs. 4.15 million total comprehensive income of Rs. (4.15) million for the quarter ended June 30, 2026.

   - One (1) joint venture, whose unaudited interim financial results include Group's share of net loss of Rs. Nil million and Group's share of total comprehensive income of Rs. Nil million for the quarter ended June 30, 2026.

   The unaudited interim financial results and other unaudited financial information of the subsidiary and joint venture have not been reviewed by their auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of the subsidiary and joint venture is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

   Our conclusion on the Statement in respect of matters stated in para 6, 7 and 8 is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

per **Paul Alvares**
Partner
Membership No.: 105754
UDIN: 26105754UXYVKI9325
Place: Pune
Date: August 4, 2026

SRBC & CO LLP
CHARTERED ACCOUNTANTS

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VENTIVE HOSPITALITY LIMITED

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CIN: L45201PN2002PLC143638

Email: info@ventivehospitality.com | Telephone: +91 20 6906 1900 | www.ventivehospitality.com

Statement of unaudited consolidated financial results for the quarter ended June 30, 2026

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited) [Refer Note 4]	March 31, 2026 (Audited) [Refer Note 3 and 4]	June 30, 2025 (Unaudited) [Refer note 4]	March 31, 2026 (Audited)
Income				
Revenue from operations	5,427.99	7 787.67	5 074.54	24 610 49
Other income (refer note 7)	115.67	908.82	124.49	2 050.42
Total income (I)	**5,543.66**	**8,696.49**	**5,199.03**	**26,660.91**
Expenses				
Cost of food, beverages and other operating supplies	468.00	625 54	428 59	2,088.24
Employee benefits expense	983.93	968 08	858 90	3,659.78
Finance costs	522.08	533.89	600 79	2,294 85
Depreciation and amortisation expense	896.82	843 37	798.42	3,274.13
Other expenses	2,045.78	2 341.84	1 709.38	7,925.94
Total expenses (II)	**4,916.61**	**5,312.72**	**4,396.08**	**19,242.94**
Profit before share of profit/(loss) of joint ventures, tax and exceptional items (III = I - II)	**627.05**	**3,383.77**	**802.95**	**7,417.97**
Share of profit/(loss) of joint ventures, net of tax (IV)	**(14.33)**	**4.35**	**-**	**4.59**
Profit before exceptional items and tax (V = III + IV)	**612.72**	**3,388.12**	**802.95**	**7,422.56**
Exceptional items (VI) (refer note 5)	**-**	**50.85**	**-**	**80.92**
Profit before tax (VII = V - VI)	**612.72**	**3,337.27**	**802.95**	**7,341.64**
Tax expenses:				
Current tax	320.49	599 26	291.84	1 732.65
Tax in respect of earlier years	-	0.08	-	28.19
Deferred tax	72.79	145 57	131.86	561.93
Tax expenses (VIII)	**393.28**	**744.91**	**423.70**	**2,322.77**
Exceptional - Tax credit (IX) (refer note 5)	**(1,022.38)**	**-**	**-**	**-**
Profit for the period/year (X = VII - VIII - IX)	**1,241.82**	**2,592.36**	**379.25**	**5,018.87**
Other comprehensive income				
Other comprehensive income to be reclassified to profit or loss in subsequent periods:				
Exchange differences on translating the financial statements of foreign operations	(27.96)	1 643.01	(13.65)	3,106.71
	(27.96)	**1,643.01**	**(13.65)**	**3,106.71**
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:				
Re-measurement gains on defined benefit plans (net of tax)	1 69	1 63	1.76	8.63
Other comprehensive income for the period/year, net of tax (XI)	**(26.27)**	**1,644.64**	**(11.89)**	**3,115.34**
Total comprehensive income for the period/year, net of tax (X +XI)	**1,215.55**	**4,237.00**	**367.36**	**8,134.21**
Profit attributable to:				
Owners of the Company	807 45	2 295.42	269 33	4,256.49
Non-controlling interests	434 37	296.94	109.92	762.38
Other comprehensive income attributable to:				
Owners of the Company	(24 65)	1 463.33	(9 75)	2 779.64
Non-controlling interests	(1.62)	181 31	(2.14)	335 70
Total comprehensive income attributable to:				
Owners of the Company	782 80	3,758 75	259 58	7,036.13
Non-controlling interests	432 75	478 25	107 78	1,098.08
Paid up equity share capital (Face value INR 1 each)	233 54	233.54	233 54	233.54
Other equity				54 827 19
Earnings per equity share - Basic and diluted (in INR) *	3.46	9 83	1.15	18.23
* Not annualised for interim periods				

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Consolidated segment-wise Revenue, Results, Assets and Liabilities for the quarter ended June 30, 2026

The Group is organised into business units based on its products and services and has three reportable segments, as follows:
(i) Hospitality - Hospitality includes revenue from hotel operations which comprises of revenue from sale of room, food and beverages and allied services related to hotel operation (including investment in joint venture).
(ii) Commercial leasing - Commercial leasing includes revenue from leasing operations comprising of lease rentals from the properties given under lease (office spaces and mall).
(iii) Others - Others mainly pertains to revenue from windmill which is recognised on credit provided for transmission of electricity based on the data provided by the Maharashtra State Electricity Distribution Company Limited in electricity bills.

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited) [Refer Note 4]	March 31, 2026 (Audited) [Refer Note 3 and 4]	June 30, 2025 (Unaudited) [Refer note 4]	March 31, 2026 (Audited)
1. Segment revenue				
Hospitality	4,148 76	6,513 24	3,836 26	19 565 05
Commercial leasing	1,279.37	1,271.92	1,235.55	5 028 80
Others	48.27	5 65	31.81	120 97
Inter-segment elimination	(48.41)	(3.14)	(29 08)	(104 33)
Revenue from operations	**5,427.99**	**7,787.67**	**5,074.54**	**24,610.49**
2. Segment results				
Hospitality *	229.20	2,182.31	425.45	4,432.22
Commercial leasing *	1,009.93	1,031 02	1,003.87	4,095.98
Others	32.91	0 01	12.44	67.06
Inter-segment elimination	-	-	-	-
Total segment results	**1,272.04**	**3,213.34**	**1,441.76**	**8,595.26**
Finance income	38.30	64 68	79 57	310.20
Finance cost	(522 08)	(533 89)	(600 79)	(2,294.85)
Unallocated expenses	(182.63)	(156.06)	(122.50)	(686 73)
Unallocated income	7.09	749 20	4.91	1,447 83
Exceptional item	-	-	-	(30.07)
Profit before tax	**612.72**	**3,337.27**	**602.95**	**7,341.64**
* Includes share in profit/(loss) of joint ventures engaged in Hospitality and Commercial leasing business and exceptional item allocable to Hospitality business				
3. Segment assets				
Hospitality	82,852.67	83,437 96	71,825 71	83,437.96
Commercial leasing	20,373.44	20,000.07	20,430 32	20,000.07
Others	51 19	48 49	54 99	48 49
Inter-segment elimination	-	-	-	-
Total segment assets	**1,03,277.30**	**1,03,486.52**	**92,311.02**	**1,03,486.52**
Income tax asset (net)	21.03	39.32	170.51	39.32
Deferred tax assets (net)	16.40	9 10	12.21	9.10
Other unallocated assets	4,188.87	3,271 10	4,464.76	3 271 10
Total assets	**1,07,503.60**	**1,06,806.04**	**96,958.50**	**1,06,806.04**
4. Segment liabilities				
Hospitality	7,666 20	8,312 86	6,609 64	8 312 86
Commercial leasing	3,238 92	3,204.40	3,313 98	3 204 40
Others	2 29	1 47	7 12	1 47
Inter-segment elimination	-	-	-	-
Total segment liabilities	**10,907.41**	**11,518.73**	**9,930.74**	**11,518.73**
Borrowings	21 322.64	20,348 30	21,882 54	20,348.30
Deferred tax liabilities (net)	5 489 00	6,430 20	5,453 49	6,430.20
Liabilities for current tax	764.83	639.30	146.15	639.30
Other unallocated liabilities	196 29	261 56	137 66	261 56
Total liabilities	**38,680.17**	**39,198.09**	**37,550.58**	**39,198.09**

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Notes to unaudited consolidated financial results for the quarter ended June 30, 2026

1 The Statement of unaudited consolidated financial results for the quarter ended June 30, 2026, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 04 , 2026 and subjected to limited review by the Statutory Auditors.

2 The above results have been prepared in accordance with the recognition and measurement requirements of Ind AS-34 notified under Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.

3 The figures for the quarter ended March 31, 2026 are the derived figures between audited figures in respect of full financial year ended March 31, 2026 and the unaudited published year to-date figures up to December 31, 2025, being the date of end of the third quarter of the previous financial year which were subjected to limited review

4 (i) Panchshil Corporate Park Private Limited ('PCPPL'), a subsidiary of the Holding Company, has entered into a share subscription and shareholders' agreement with Narmada Estates Private Limited ('Narmada') and Narmada's shareholders dated April 15, 2026 (the "SSHA"), pursuant to which PCPPL will subscribe to 50.02% equity stake in Narmada for a total consideration of INR 886.80 million PCPPL, has subscribed to partly paid up equity shares of Narmada of INR 300 million with the balance consideration to be contributed in subsequent tranches as and when called upon by Narmada. Narmada owns a land parcel in the vicinity of the existing office park of PCPPL, "Business Bay", Pune. Accordingly, Narmada has been considered as a joint venture of the Group from May 22, 2026

(ii) Soham Leisure Ventures Private Limited ('Soham'), a subsidiary of the Holding Company, has entered into a share purchase agreement with Sun Leisure (India) Private Limited ('Sun Leisure') and Sun Leisure's shareholders dated April 7, 2026 (the "SPA"), pursuant to which Soham acquired 100 % equity stake in Sun Leisure for a total consideration of INR 5.00 million. Sun Leisure operates a hotel, "Sol De Goa" in Goa. Accordingly, Sun Leisure became a subsidiary of the Group from April 07, 2026.

(iii) The Holding Company entered into a Share Purchase Agreement and Shareholders' Agreement dated October 1, 2025 (the "Agreements") with the shareholders of Soham Leisure Ventures Private Limited ('Soham') for acquisition of 76% equity stake in Soham for a consideration of INR 95 million with an enterprise value of INR 3,200 million. The acquisition was completed on October 15, 2025. Soham operates Hilton Goa Resort at Saipem Hills with 104 operational keys. Accordingly, Soham became subsidiary of the Group from the date of acqusition i.e. October 15, 2025. Accordingly, the financial results of the Group for the quarter and year ended March 31, 2026 include financial information of Soham from October 15, 2025. Hence, to that extent, the financial results for the quarter ended June 30, 2026 and March 31, 2026 are not comparable with the quarter ended June 30, 2025

(iv) Pursuant to Securities Purchase Agreement dated November 14, 2025 between Panchshil Corporate Park Private Limited ("PCPPL"), a subsidiary of the Holding Company, and the shareholders of Finest-VN Business Park Private Limited ("Finest-VN"), PCPPL had acquired 50% equity stake in Finest-VN for a consideration of INR 299.15 million on December 01, 2025. Finest-VN has equity investment in Soboho Private Limited ("Soboho") which holds exclusive rights for expansion of "Soho House" in India. Soboho is also constructing a Soho House in Delhi and holds equity investment in Junobo Hotels Private Limited ("Junobo") which operates Soho House in Mumbai with 38 operational keys

During the previous quarter ended March 31, 2026, PCCPL had acquired remaining 50% equity stake in Finest-VN for a consideration of INR 299.15 million on February 17, 2026. Accordingly, Finest-VN had been considered as a joint venture of the Group from December 01, 2025 to February 16, 2026.

With effect from February 17, 2026 Finest-VN and Soboho have been considered as subsidiaries of the Holding Company and Junobo has been considered as Joint Venture of the Group. Accordingly, the financial results of the Group for the quarter ended June 30, 2026, to that extent, are not comparable with the previous quarters presented

5 Exceptional items include:

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
Impact of new labour codes (Refer note i)	-	-	-	30.07
Additional depreciation on assets due to temporary suspension of a hotel's operations (Refer note ii)	-	50.85	-	50.85
Total	-	50.85	-	80.92

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
Exceptional - Tax credit (refer note iii)	(1,022.38)	-	-	-
Total	(1,022.38)	-	-	-

(i) On November 21, 2025, the Government of India notified four new Labour Codes (the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020) consolidating 29 existing labour laws. The Ministry of Labour & Employment has published Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has assessed and accounted for the incremental impact of these changes with the best information available and guidance provided by the Institute of Chartered Accountants of India As a result of above change, the Group had recognised additional expenses of INR 30.07 million in the consolidated financial results for the previous year ended March 31, 2026. The Group continues to monitor the finalization of State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued/rules are notified

(ii) Pursuant to the resolution passed at meeting of board of directors dated February 02, 2026, Aloft Whitefield Hotel, which is operated by Urbanedge Hotels Private Limited ('UHPL') a subsidiary of the Company, had ceased its operations temporarily from the month of February 2026 for a period of 12 months approximately to allow comprehensive renovations aimed at elevating the asset to premium hospitality standards and enabling the introduction of the AC Hotels by Marriott. As a result, UHPL had recognised an additional depreciation for the assets required to be replaced due to such renovations for the previous year and quarter ended March 31, 2026.

(iii) With effect from April 01, 2026, the Holding Company has decided to exercise the option available under Section 115BAA of the Income-tax Act, 1961 (corresponding to Section 206 of the Income-tax Act, 2025), which provides eligible domestic companies a concessional tax regime at an effective rate of 25.17% (22% plus applicable surcharge and cess), in lieu of the regular corporate tax rate of 34.94%. Accordingly, the Group has remeasured its deferred tax assets and liabilities and has recognised a net deferred tax credit of INR 1,022.38 million during the quarter ended June 30, 2026

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Notes to unaudited consolidated financial results for the quarter ended June 30, 2026

6 The Board of Directors of the Holding Company at its meeting dated May 12, 2025 has approved the draft scheme of amalgamation of the wholly owned subsidiaries viz. Eon-Hinjewadi Infrastructure Private Limited, Restocraft Hospitality Private Limited and Wellcraft Infraprojects Private Limited with Ventive Hospitality Limited under Section 230-232 of the Companies Act, 2013 ('Act') along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2025 or any other date as may be approved by NCLT or any other competent authority.

7 Other income for the quarter ended June 30, 2026 includes net realised and unrealised gain on foreign exchange fluctuations of INR Nil million (Quarter ended March 31, 2026: INR 734.67 million, Quarter ended June 30, 2025: INR Nil million ,Year ended March 31, 2026: INR 1,379.70 million).

8 Subsequent to quarter end, on July 9, 2026, the Holding Company has entered into a share purchase agreement ("SPA") with the shareholders of Kelzai Eco Reserves Private Limited ("Kelzai"), pursuant to which the Company has acquired 100% equity and prerference share capital for a total consideration of INR 2,818.80 million. Kelzai owns approximately 420 acres of resort property in the Mumbai Metropolitan Region (MMR).

Place: Pune
Date: August 04, 2026

For and on behalf of the Board of Directors of
Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited)

Atul Chordia
Chairman and Executive Director
DIN: 00054998

VENTIVE HOSPITALITY LIMITED

S R B C & CO LLP
Chartered Accountants

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(Near Don Bosco School)
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Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Ventive Hospitality Limited
(formerly known as ICC Realty (India) Private Limited)

1. We have reviewed the accompanying statement of unaudited standalone financial results of Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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S R B C & CO LLP CHARTERED ACCOUNTANTS

4. Based on our review conducted as 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 ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

per Paul Alvares
Partner
Membership No.: 105754
UDIN: 26105754VVOOEX7095
Place: Pune
Date: August 04, 2026

S R B C & CO LLP
CHARTERED ACCOUNTANTS

VENTIVE
HOSPITALITY

VENTIVE HOSPITALITY LIMITED

(Formerly known as ICC Realty (India) Private Limited)

Registered Office: Tech Park One, Second Floor, Tower 'D', Next to Don Bosco School, Off Airport Road, Yerwada, Pune 411006, Maharashtra, India

CIN: L45201PN2002PLC143638

Email: info@ventivehospitality.com | Telephone: +91 20 6906 1900 | www.ventivehospitality.com

Statement of unaudited standalone financial results for the quarter ended June 30, 2026

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited)	March 31, 2026 (Audited) [Refer Note 3]	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
Income				
Revenue from operations	1,545.27	1,742.38	1,427.65	6,377.49
Other income	272.39	267.06	241.53	1,051.01
Total income (I)	**1,817.66**	**2,009.44**	**1,669.18**	**7,428.50**
Expenses				
Cost of food, beverages and other operating supplies	89.23	102.64	90.64	401 74
Employee benefits expense	203.48	193.87	174.19	734 69
Finance costs	170.90	167.63	189 06	722 52
Depreciation and amortisation expense	79.18	78.33	75.50	307.52
Other expenses	504.88	562.54	461.36	2,091.02
Total expenses (II)	**1,047.67**	**1,105.01**	**990.75**	**4,257.49**
Profit before exceptional item and tax (III = I - II)	**769.99**	**904.43**	**678.43**	**3,171.01**
Exceptional item (IV) (refer note 5)	-	-	-	**19.98**
Profit before tax (V = III - IV)	**769.99**	**904.43**	**678.43**	**3,151.03**
Tax expenses:				
Current tax	134 71	160.01	124.10	566.17
Tax in respect of earlier years	-	-	-	25.34
Deferred tax	(0.14)	50.26	73.61	270.31
Tax expenses (VI)	**134.57**	**210.27**	**197.71**	**861.82**
Exceptional - Tax expense (VII) (refer note 5)	**53.02**	-	-	-
Profit for the period/year (VIII = V - VI - VII)	**582.40**	**694.16**	**480.72**	**2,289.21**
Other comprehensive income				
Other comprehensive income to be reclassified to profit or loss in subsequent periods:	-	-	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:				
Re-measurement gains on defined benefit plans (net of tax)	0 86	0.48	0 80	2 43
Other comprehensive income for the period/year, net of tax (IX)	**0.86**	**0.48**	**0.80**	**2.43**
Total comprehensive income for the period/year, net of tax (X = VIII + IX)	**583.26**	**694.64**	**481.52**	**2,291.64**
Paid up equity share capital (Face value INR 1 each)	233.54	233 54	233.54	233.54
Other equity				47,024.10
Earnings per equity share - Basic and diluted (in INR) *	2.49	2.97	2.06	9 80
* Not annualised for interim periods				

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Notes to unaudited standalone financial results for the quarter ended June 30, 2026

1 The Statement of unaudited standalone financial results for the quarter ended June 30, 2026, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 04, 2026 and subjected to limited review by the Statutory Auditors.

2 The above results have been prepared in accordance with the recognition and measurement requirements of Ind AS-34 notified under Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.

3 The figures for the quarter ended March 31, 2026 are the derived figures between audited figures in respect of full financial year ended March 31, 2026 and the unaudited published year to-date figures up to December 31, 2025, being the date of end of the third quarter of the previous financial year which were subjected to limited review.

4 Since the segment information as per Ind AS 108 — Operating Segments is provided in the unaudited consolidated financial results, the same is not provided in the unaudited standalone financial results.

5 Exceptional item includes:

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
Impact of new labour codes (Refer note i)	-	-	-	19.98
Total	-	-	-	**19.98**

(INR in million unless otherwise stated)

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
Exceptional - Tax expense (refer note ii)	53.02	-	-	-
Total	**53.02**	-	-	-

(i) On November 21, 2025, the Government of India notified four new Labour Codes (the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020) consolidating 29 existing labour laws. The Ministry of Labour & Employment published Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed and accounted for the incremental impact of these changes with the best information available and guidance provided by the Institute of Chartered Accountants of India As a result of above change, the Company has recognised additional expenses of INR 19.98 million in the standalone financial results for the previous year ended March 31, 2026. The Company continues to monitor the finalization of State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued/rules are notified

(ii) With effect from April 01, 2026, the Company has decided to exercise the option available under Section 115BAA of the Income-tax Act, 1961 (corresponding to Section 206 of the Income-tax Act, 2025), which provides eligible domestic companies a concessional tax regime at an effective rate of 25.17% (22% plus applicable surcharge and cess), in lieu of the regular corporate tax rate of 34.94%. Accordingly, the Company has remeasured its deferred tax assets and liabilities and has recognised a net deferred tax expense of INR 53.02 million during the quarter ended June 30, 2026

6 The Board of Directors of the Company at its meeting dated May 12, 2025 has approved the draft scheme of amalgamation of the wholly owned subsidiaries viz Eon-Hinjewadi Infrastructure Private Limited, Restocraft Hospitality Private Limited and Wellcraft Infraprojects Private Limited with Ventive Hospitality Limited under Section 230-232 of the Companies Act, 2013 ('Act') along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2025 or any other date as may be approved by NCLT or any other competent authority.

7 Subsequent to quarter end, on July 9, 2026, the Company has entered into a share purchase agreement ("SPA") with the shareholders of Kelzai Eco Reserves Private Limited ("Kelzai"), pursuant to which the Company has acquired 100% equity and prerference share capital for a total consideration of INR 2,818.80 million Kelzai owns approximately 420 acres of resort property in the Mumbai Metropolitan Region (MMR).

Place: Pune
Date: August 04, 2026

For and on behalf of the Board of Directors of
Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited)

Atul Chordia
Chairman and Executive Director
DIN: 00054998

VENTIVE HOSPITALITY LIMITED

ANNEXURE B

Sr. No.	Particulars	Details
1	Name of party for which such Guarantees or Indemnity or Surety was given	The letter of comfort to be issued to ICICI Bank Limited in favour of Urbanedge Hotels Private Limited, Wholly Owned Subsidiary of the Company.
2	Whether the promoter/ promoter group/ group companies have any interest in this his transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	The letter of comfort to be issued in favour of Urbanedge Hotels Private Limited, Wholly Owned Subsidiary of the Company. The Promoter/ Promoter group/ group companies does not have any interest in this transaction.
3	Brief details of such Guarantee or Indemnity or becoming a Surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee;	As per the agreed terms with the Lender.
4	Impact of such Guarantees or Indemnity or Surety on listed entity.	At present there is no immediate impact on the Company.

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HOSPITALITY

ANNEXURE C

Sr. No.	Particulars	Details
1	Name of party for which such Guarantees or Indemnity or Surety was given	Kelzai Eco Reserves Private Limited ("Kelzai"), Wholly Owned Subsidiary of the Company.
2	Whether the promoter/ promoter group/ group companies have any interest in this his transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	The Promoter / promoter group/ group companies are not interested in this transaction
3	Brief details of such Guarantee or Indemnity or becoming a Surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee;	Corporate Guarantee to be provided to the lender for 110% of the facility amount of Rs. 290 crores availed by Kelzai. As per the agreed terms with the Lender.
4	Impact of such Guarantees or Indemnity or Surety on listed entity.	The Corporate Guarantee will be treated as contingent liability for the Company. At present there is no immediate impact on the Company.

ANNEXURE D

Sr. No.	Particulars	Details
1	Name of party for which such Guarantees or Indemnity or Surety was given	The shortfall undertaking to be issued to HSBC Bank Limited in favour of KBJ Hotel & Restaurants Private Limited, Wholly Owned Subsidiary of the Company.
2	Whether the promoter/ promoter group/ group companies have any interest in this his transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	The Promoter / promoter group/ group companies are not interested in this transaction
3	Brief details of such Guarantee or Indemnity or becoming a Surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee;	Shortfall Undertaking to be issued to the lender for an amount of Rs. 200 crores. As per the agreed terms with the Lender.
4	Impact of such Guarantees or Indemnity or Surety on listed entity.	At present there is no immediate impact on the Company.

ANNEXURE - E

<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>1</td><td>Name of the entity(ies) forming part of the Amalgamation/Merger, details in brief such as, size, turnover etc</td><td>
<table>
<tr><td>Particulars</td><td>Sun leisure (India) Private Limited

(wholly owned subsidiary of the Company Soham leisure Ventures Private Limited)</td><td>Soham leisure Ventures Private Limited

(Subsidiary of Ventive Hospitality Limited)</td></tr>
<tr><td>Paid Up Capital as on March 31, 2026</td><td>5,00,00,000</td><td>29,55,99,900</td></tr>
<tr><td>Turnover as of March 31, 2026</td><td>2,06,30,000</td><td>40,66,40,000</td></tr>
</table>
</td></tr>
<tr><td>2</td><td>Whether the transaction would fall within Related Party Transactions? If yes, whether the same is done at “arm’s length</td><td>Soham Leisure Ventures Private Limited is the Subsidiary of Ventive Hospitality Limited</td></tr>
<tr><td>3</td><td>Area of Business of the entity(ies);</td><td>Hospitality</td></tr>
<tr><td>4</td><td>Rationale for Amalgamation/ Merger</td><td>1. The Transferor Company and the Transferee Company are the part of same group and are engaged in the similar line of business, and the Board of the respective company have decided to consolidate the hospitality business under the Transferee Company. Consolidation by way of merger would therefore lead to a more efficient utilization of resources, cashflows and assets of the Transferor Company and create a stronger base for future growth.

2. The merger will enable effective management and unified control of operations.

3. The merger will create a more investor friendly structure by bringing all business under the Transferee company.</td></tr>
<tr><td>5</td><td>In case of cash consideration – amount or otherwise share exchange ratio</td><td>Not Applicable</td></tr>
<tr><td>6</td><td>Brief details of change in shareholding pattern (if any) of listed entity</td><td>Not applicable</td></tr>
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