



May 12, 2026

To, BSE Limited Corporate Relationship Department 25 th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544321	To National Stock Exchange of India Exchange Plaza, Plot No. C-1, Block G, Bandra Kurla Complex, Bandra (East) Mumbai -400051 NSE Symbol: VENTIVE
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Sub: Audited Financial Results (Consolidated and Standalone) for the quarter and year ended March 31, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Schedule III of the aforesaid regulations and Securities and Exchange Board of India Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2026/14 dated January 30, 2026, we wish to inform you that the Board of Directors of Ventive Hospitality Limited ("the Company"), at its meeting held today i.e. May 12, 2026, has, inter alia, considered and approved the Audited Financial Results (Standalone and Consolidated) for the quarter and financial year ended March 31, 2026, together with the Auditors' Report issued by the Statutory Auditors of the Company, copies whereof are enclosed herewith as **Annexure A**.

It is hereby declared that the Statutory Auditors of the Company have issued Audit Reports with 'Unmodified Opinion' on the Audited Financial Statements of the Company (Standalone and Consolidated) for the year ended March 31, 2026.

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 6:40 P.M.

Please take the above information on record.

Thanking You,

For Ventive Hospitality Limited

Pradip Bhatambrekar
Company Secretary and Compliance Officer
Membership No: A25111

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

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

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) (the "Company") for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for



preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.



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We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

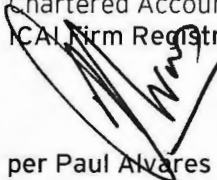
Other Matter

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For SRBC & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003


per Paul Alvares

Partner

Membership No.: 105754

UDIN: 26105754XPNTPS020

Place: Pune

Date: May 12, 2026



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

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

Report on the audit of the Consolidated Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) ("Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements and financial information of the subsidiaries and its joint ventures, the Statement:

- i. includes the results of the following entities;

S. No.	Name of the 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.	Soham Leisure Ventures Private Limited
13.	Finest-VN Business Park Private Limited (w.e.f. February 17, 2026) (a joint venture of the group from December 01, 2025 till February 16, 2026)
14.	Soboho Private Limited (w.e.f. February 17, 2026) (a joint venture of the group from December 01, 2025 till February 16, 2026)
	Joint ventures
15.	Finest-VN Business Park Private Limited (from December 01, 2025 till February 16, 2026)
16.	Junobo Hotels Private Limited (w.e.f. February 17, 2026)



SRBC & CO LLP

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- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group and its joint ventures for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group and its joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act 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 respective Board of Directors of the companies included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its joint ventures are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its joint ventures are also responsible for overseeing the financial reporting process of their respective companies.



Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group and its joint ventures of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.



We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Other Matter

The accompanying Statement includes the audited financial results/statements and other financial information, in respect of:

- Twelve (12) subsidiaries, whose financial statements (without giving effect to the elimination of intra-group transactions) include total assets of Rs 80,864.85 million as at March 31, 2026, total revenues of Rs 4,699.81 million and Rs. 13,108.83 million, total net profit after tax of Rs. 1,422.43 million and Rs. 968.91 million, total comprehensive income of Rs. 1,422.66 million and Rs. 971.19 million, for the quarter and the year ended on that date respectively, and net cash outflows of Rs. 1,420.25 million for the year ended March 31, 2026, as considered in the Statement which have been audited by their respective independent auditors.
- two (2) joint ventures, whose statements include Group's share of net profit of Rs. 4.35 million and Rs. 4.59 million and Group's share of total comprehensive income of Rs. 4.35 million and Rs. 4.59 million for the quarter and for the year ended March 31, 2026 respectively, as considered in the Statement whose financial statements and other financial information have been audited by their respective independent auditors.

The independent auditor's report on the financial statements and financial information of these entities have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and a joint ventures is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

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

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.



S R B C & CO LLP

Chartered Accountants

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per Paul Alvares

Partner

Membership No.: 105754

UDIN: 26105754NHBEQW8427

Place: Pune

Date: May 12, 2026



Annexure A



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 6806 1900 | www.ventivehospitality.com

Statement of audited consolidated financial results for the quarter and year ended March 31, 2026

Particulars	(Rs. in million unless otherwise stated)				
	Quarter ended		Year ended		
	March 31, 2026 (Audited) [Refer Note 4]	December 31, 2025 (Unaudited) [Refer Note 4]	March 31, 2025 (Audited) [Refer Note 4]	March 31, 2026 (Audited) [Refer Note 3 and 4]	March 31, 2025 (Audited) [Refer Note 3 and 4]
Income					
Revenue from operations	7,787.67	6,854.95	6,979.37	24,610.49	18,047.05
Other income (refer note 9)	908.82	385.24	193.02	2,050.42	676.23
Total income (I)	8,696.49	7,220.19	7,172.39	26,660.91	18,723.28
Expenses					
Cost of food, beverages and other operating supplies	625.54	598.32	431.73	2,088.24	1,186.60
Employee benefits expense	968.08	938.04	835.94	3,859.78	2,176.29
Finance costs	533.89	800.95	748.49	2,294.85	2,566.88
Depreciation and amortisation expense (refer note 7)	843.37	843.14	1,031.40	3,274.13	2,562.08
Other expenses	2,341.84	2,208.24	2,198.08	7,925.94	5,075.90
Total expenses (II)	6,312.72	5,188.69	5,241.64	19,242.94	13,567.75
Profit before share of profit/(loss) of joint venture, exceptional items and tax (III = I - II)	3,383.77	2,031.50	1,930.75	7,417.97	3,157.53
Share of profit/(loss) of joint ventures, net of tax (IV) (refer note 3 and 4)	4.35	0.24	-	4.59	(159.65)
Profit before exceptional item and tax (V = III + IV)	3,388.12	2,031.74	1,930.75	7,422.56	2,997.88
Exceptional items (VI) (refer note 6)	50.85	30.07	-	80.92	81.09
Profit before tax (VII = V - VI)	3,337.27	2,001.67	1,930.75	7,341.64	2,926.89
Tax expenses:					
Current tax	599.26	406.83	280.08	1,732.65	955.58
Tax in respect of earlier years	0.08	28.49	-	28.19	11.81
Deferred tax	145.57	181.82	139.45	561.93	319.00
Total tax expenses (VIII)	744.91	596.74	419.53	2,322.77	1,286.16
Profit for the period/year (IX = VII - VIII)	2,592.36	1,404.93	1,511.22	5,018.87	1,660.73
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	1,643.01	389.73	(80.75)	3,108.71	255.57
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:					
Re-measurement gains on defined benefit plans (net of tax)	1.63	3.69	2.07	0.63	5.87
Other comprehensive income for the period/year, net of tax (X)	1,644.64	393.42	(78.68)	3,115.34	251.44
Total comprehensive income for the period/year, net of tax (IX + X)	4,237.00	1,798.35	1,432.54	8,134.21	1,912.17
Profit attributable to:					
Owners of the Company	2,295.42	1,186.06	1,278.76	4,256.49	1,202.94
Non-controlling interests	286.94	238.87	232.46	762.38	447.79
Other comprehensive income attributable to:					
Owners of the Company	1,463.33	355.45	(79.00)	2,779.64	281.00
Non-controlling interests	181.31	37.97	0.32	335.70	0.44
Total comprehensive income attributable to:					
Owners of the Company	3,758.75	1,521.51	1,199.76	7,036.13	1,483.94
Non-controlling interests	478.25	276.84	232.78	1,098.08	448.23
Earnings per equity share of Re. 1 each					
Basic and diluted (in RS.) *	9.83	5.00	5.48	18.23	6.83
* Not annualised for interim periods					





VENTIVE HOSPITALITY LIMITED

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

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Consolidated segment-wise Revenue, Results, Assets and Liabilities for the quarter and year ended March 31, 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.

Particulars	[Rs. in million unless otherwise stated]				
	Quarter ended			Year ended	
	March 31, 2026 (Audited) [Refer Note 4]	December 31, 2025 (Unaudited) [Refer Note 4]	March 31, 2025 (Audited) [Refer Note 4]	March 31, 2026 (Audited) [Refer Note 3 and 4]	March 31, 2025 (Audited) [Refer Note 3 and 4]
1. Segment revenue					
Hospitality	8,513.24	5,567.57	5,734.62	19,565.05	12,122.80
Commercial leasing	1,271.92	1,281.80	1,247.01	5,028.80	3,916.07
Others	5.65	24.88	0.23	120.97	142.36
Inter-segment elimination	(3.14)	(19.40)	(2.49)	(104.33)	(134.18)
Revenue from operations	7,787.67	6,854.85	6,979.37	24,610.49	16,047.05
2. Segment results					
Hospitality	2,182.31	1,542.14	1,916.79	4,432.22	2,568.32
Commercial leasing	1,031.02	1,051.20	891.58	4,095.98	2,797.72
Others	0.01	14.62	(9.80)	67.08	84.77
Inter-segment elimination	-	-	-	-	-
Total segment results	3,213.34	2,607.96	2,798.45	8,595.28	5,450.81
Finance income	84.88	77.80	94.26	310.20	229.56
Finance cost	(533.89)	(600.95)	(746.49)	(2,294.85)	(2,586.88)
Unallocated expenses	(156.06)	(229.36)	(217.49)	(686.73)	(363.72)
Unallocated income	749.20	176.29	2.02	1,447.83	248.21
Exceptional item	-	(30.07)	-	(30.07)	(61.09)
Profit before tax	3,337.27	2,061.67	1,930.75	7,341.64	2,936.89
* Includes share in profit/(loss) of joint ventures engaged in Hospitality business and exceptional item allocable to Hospitality business.					
3. Segment assets					
Hospitality	83,437.98	79,065.86	73,317.85	83,437.98	73,317.65
Commercial leasing	20,000.07	19,983.87	20,439.79	20,000.07	20,439.79
Others	48.49	63.30	49.10	48.49	49.10
Inter-segment elimination	-	-	-	-	-
Total segment assets	1,03,486.52	99,113.13	93,806.54	1,03,486.52	93,806.54
Income tax asset (net)	39.32	42.14	246.58	39.32	246.58
Deferred tax assets (net)	9.10	11.06	13.51	9.10	13.51
Other unallocated assets	3,271.10	5,151.58	4,360.52	3,271.10	4,360.52
Total assets	1,06,806.04	1,04,317.91	98,427.15	1,06,806.04	98,427.15
4. Segment liabilities					
Hospitality	8,312.86	9,277.41	7,312.91	8,312.86	7,312.91
Commercial leasing	3,204.40	3,229.65	3,329.12	3,204.40	3,329.12
Others	1.47	1.54	0.01	1.47	0.01
Inter-segment elimination	-	-	-	-	-
Total segment liabilities	11,518.73	11,508.60	10,642.04	11,518.73	10,642.04
Borrowings	20,348.30	23,522.98	23,054.65	20,348.30	23,054.65
Deferred tax liabilities (net)	6,430.20	5,909.77	5,322.71	6,430.20	5,322.71
Liabilities for current tax	639.30	410.79	164.05	639.30	164.05
Other unallocated liabilities	261.56	262.53	185.64	261.56	185.84
Total liabilities	39,198.09	41,614.67	39,369.09	39,198.09	39,369.09





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Statement of Consolidated Assets and Liabilities as at March 31, 2025

(Rs. in million unless otherwise stated)

Particulars	As at	As at
	March 31, 2025 (Audited) [Refer Note 4]	March 31, 2025 (Audited) [Refer Note 4]
Non-current assets		
Property, plant and equipment	37,757.58	34,347.01
Capital work-in-progress	1,819.69	842.47
Investment properties	19,025.84	19,293.16
Investment properties under development	212.08	136.86
Goodwill	18,949.25	16,195.28
Other intangible assets	140.11	3.75
Right-of-use assets	17,556.83	16,084.29
Investments accounted for using equity method	808.37	-
Financial assets		
Other financial assets	520.96	503.74
Deferred tax assets (net)	9.10	13.51
Income tax assets (net)	35.77	248.58
Other non-current assets	1,083.58	395.62
	97,898.76	88,064.27
Current assets		
Inventories	692.02	537.58
Financial assets		
Investments	367.13	-
Trade receivables	1,071.10	1,184.21
Cash and cash equivalents	2,555.85	4,120.09
Other bank balances	1,657.06	1,103.14
Loans	446.64	2,145.74
Other financial assets	909.28	449.39
Income tax assets (net)	3.55	-
Other current assets	1,204.85	842.73
	8,907.28	10,362.80
TOTAL	1,06,806.04	98,427.15
EQUITY AND LIABILITIES		
Equity		
Equity share capital	233.54	233.54
Other equity	54,827.19	47,831.95
Equity attributable to owners of the parent	55,060.73	48,065.49
Non-controlling interest	12,547.22	10,992.57
Total equity	67,607.95	59,058.06
Non-current liabilities		
Financial liabilities		
Borrowings	18,257.23	21,790.35
Lease liabilities	5,298.32	3,981.54
Other financial liabilities	1,270.59	1,254.10
Provisions	104.23	61.85
Deferred tax liabilities (net)	6,430.20	5,322.71
Other non-current liabilities	295.87	339.61
	31,656.44	32,750.16
Current liabilities		
Financial liabilities		
Borrowings	2,091.07	1,284.30
Lease liabilities	97.64	400.81
Trade payables	-	-
- total outstanding dues of micro enterprises and small enterprises	73.39	55.98
- total outstanding dues of creditors other than micro and small enterprises	1,857.60	1,840.12
Other financial liabilities	1,281.80	1,399.83
Other current liabilities	1,477.95	1,454.84
Provisions	23.10	19.20
Current tax liabilities (net)	639.30	184.05
	7,541.85	6,618.93
Total liabilities	39,198.09	39,369.09
TOTAL	1,06,806.04	98,427.15





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Consolidated statement of cash flows for the year ended March 31, 2026

(Rs. in million unless otherwise stated)

Particulars	March 31, 2026 (Audited) [Refer Note 3 and 4]	March 31, 2025 (Audited) [Refer Note 3 and 4]
A. Cash flows from operating activities		
Profit before tax	7,341.64	2,936.89
Adjustments for:		
Depreciation and amortisation	3,274.13	2,562.08
Share of (profit)/loss of joint ventures	(4.59)	159.55
Exceptional items	80.92	61.09
Liability no longer required written back	(49.24)	(21.48)
Loss on sale of/discarded property, plant and equipment	5.93	30.30
Profit on sale of current investment	(14.42)	(49.55)
Fair value gain on mutual funds measured at fair value through profit or loss	(2.47)	-
Provision for doubtful receivables and advances	17.41	13.83
Bad debts written off	5.13	21.81
Advances written off	9.48	0.02
Gain on conversion of joint venture into subsidiary	(2.30)	-
Finance costs	2,294.85	2,566.88
Unrealised exchange gain	(1,397.39)	-
Interest income	(342.97)	(229.56)
Operating profit before working capital changes	11,216.11	8,051.86
Movements in working capital:		
Increase in other non current assets	(91.02)	(18.47)
(Increase)/decrease in inventories	(98.74)	1.53
(Increase)/decrease in trade receivables	274.48	(428.46)
Increase in other current financial assets	11.23	(177.40)
(Increase)/decrease in other non current financial assets	(35.53)	44.84
(Increase)/decrease in other current assets	(200.31)	106.08
Increase/(decrease) in trade payables	(115.30)	147.28
Increase/(decrease) in other non-current financial liabilities	(130.52)	124.96
Decrease in other non-current liabilities	(45.73)	(107.25)
Decrease in other current financial liabilities	(55.08)	(209.05)
Increase/(decrease) in other current liabilities	(157.59)	187.41
Increase in provisions	26.02	3.23
Cash generated from operations	10,598.02	7,727.66
Direct taxes paid (net of refunds)	(1,098.98)	(952.93)
Net cash flow generated from operating activities (A)	9,499.04	6,774.63
B. Cash flows from investing activities		
Payments towards purchase of property, plant and equipment and capital work in progress and intangible assets	(1,965.36)	(554.09)
Purchase towards investment property & investment property under construction	(144.91)	(472.58)
Sale of property, plant and equipment	14.55	21.57
Investment in joint venture	-	(3,200.00)
Investment in/acquisition of shares of subsidiary	(18.15)	(1,679.12)
Consideration paid for acquisition of businesses	(693.30)	(17,488.23)
Investment in units of mutual funds	(2,720.00)	(1,930.00)
Proceeds from sale of mutual funds	2,369.76	3,557.83
Proceeds received from maturity of fixed deposits	2,038.70	715.46
Investment in fixed deposits	(2,950.03)	(1,477.34)
Interest received	599.38	669.88
Proceeds from repayment of loans/inter-corporate deposits	815.00	2,646.38
Loans/inter-corporate deposits given	(552.50)	(1,356.18)
Consideration received for sales of shares	57.50	192.50
Net cash flow used in investing activities (B)	(3,149.36)	(20,353.92)
C. Cash flows from financing activities		
Proceeds from issue of shares	-	42,200.24
Share issue expenses paid	(22.74)	(720.88)
Proceeds from long-term borrowings	4,104.04	14,856.07
Repayment of long-term borrowings	(8,433.40)	(22,821.11)
Interest paid	(1,734.31)	(2,423.52)
Repayment of loans obtained by subsidiaries from previous owners	-	(16,335.88)
Repayment of inter-corporate deposits	(537.53)	(710.84)
Proceeds/(Repayment) of short-term borrowings, net	(89.28)	89.77
Payment of principal portion of lease liability	(78.36)	(281.69)
Payment of interest portion of lease liability	(427.02)	(216.59)
Net cash (used in)/flow from financing activities (C)	(8,218.60)	13,638.57
Net decrease in cash and cash equivalents (A + B + C)	(1,868.92)	56.28
Cash and cash equivalents at the beginning of the year	4,120.09	324.60
Addition on account of acquisitions	79.63	3,689.53
Impact of translation of foreign operations	225.85	49.68
Cash and cash equivalents at the end of the year	2,556.65	4,120.09
Cash and cash equivalents include		
Balances with banks	2,511.95	4,080.47
Cash on hand	43.70	39.62
Total cash and cash equivalents	2,556.65	4,120.09





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Notes to audited consolidated financial results for the quarter and year ended March 31, 2026

- The Statement of audited consolidated financial results for the quarter and year ended March 31, 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 May 12, 2026. The Statutory Auditors of the Company have expressed an unmodified audit opinion.
- The above results have been prepared in accordance with the recognition and measurement requirements of Indian Accounting Standards 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.
- During the year ended March 31, 2025 the Group had undertaken the following acquisitions:

Sr No.	Name of legal entity	Acquisition date	% of stake acquired	Remarks
1.	EON Hinjewadi Infrastructure Private Limited ("EH IPL")	August 8, 2024	100%	EH IPL operates an office park and Courtyard Marriott in Hinjewadi, Pune
2.	UrbanEdge Hotels Private Limited ("UHPL")	August 12, 2024	99.69%	UHPL operates Aloft in Whitefield, Bengaluru (Also refer note 4(iii))
3.	(K) Hotel and Restaurants Private Limited ("KHRPL")	August 12, 2024	100%	KHRPL is in process of construction of hotel in Varanasi
4.	Panchshil Corporate Park Private Limited ("PCPPL")	August 12, 2024	50.001%	PCPPL operates an office park and Ritz Carlton in Yerwada, Pune
5.	Restocraft Hospitality Private Limited ("RHPL")	April 18, 2024	100%	RHPL has acquired 100% equity in SS&L and 100% equity in MPHPL on August 12, 2024
6.	SS & L Beach Private Limited ("SS&L")	August 12, 2024	100%	SS&L operates Anantara, Maldives
7.	Maldives Property Holdings Private Limited ("MPHPL")	August 12, 2024	100%	MPHPL operates Conrad Rangali Island, Maldives
8.	Wellcraft Infraprojects Private Limited ("WIPL")	August 31, 2024	100%	WIPL has acquired hotel business of Panchshil Hotels Private Limited on August 31, 2024 which consists of Double Tree By Hilton in Chinchwad, Pune.
9.	Hotel Business of Panchshil Infrastructure Holdings Private Limited acquired by the Company	August 12, 2024	100%	The hotel business acquired consists of Marriott Suites in Mundhawa, Pune and Oakwood Residences in Naylor Road, Pune.
10.	Novo Themes Properties Private Limited ("NTPPL")	August 7, 2024	100%	NTPPL on August 12, 2024 has acquired hotel business of Cassna Garden Developers Private Limited which operates Aloft in Outer Ring Road, Bengaluru.

Further, on August 12, 2024, the Group acquired 50.28% equity in Kudakurathu Island Resort Private Limited ("KIRPL") which became a joint venture of the Group from that date. KIRPL operates Raaya by Atmosphere resort in Maldives. The shareholders of KIRPL entered into an amendment agreement dated March 31, 2025 to the Investment Agreements (entered into with initial investors) which is effective from January 1, 2025 resulting in changes in rights and obligations of the shareholders. Accordingly, the Group had reassessed the control over KIRPL and considered it as a subsidiary with effect from January 1, 2025 in the consolidated financial results.

The Group's interest in KIRPL was accounted for using the equity method in accordance with Ind AS 28 - Investments in Associates and Joint Ventures for the period from August 12, 2024 to December 31, 2024.

Since these acquisitions had taken place during the year ended March 31, 2025, the results for the year ended March 31, 2026 are not comparable with the figures for the year ended March 31, 2025.

- (i) The Company has 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 acquisition 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 and hence, to that extent, not comparable with the previous quarters/years presented.

(ii) Pursuant to Securities Purchase Agreement dated November 14, 2025 between Panchshil Corporate Park Private Limited ("PCPPL"), a subsidiary of the Company, and the shareholders of Finest-VN Business Park Private Limited ("Finest-VN"), PCPPL acquired 50% equity stake in Finest-VN for a consideration of Rs. 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 quarter ended March 31, 2026, PCPPL has acquired remaining 50% equity stake in Finest-VN for a consideration of Rs. 299.15 million on February 17, 2026. Accordingly, Finest-VN has 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 Company and Junobo has been considered as Joint Venture of the Group. Accordingly, the financial results of the Group for the quarter and year ended March 31, 2026, to that extent, are not comparable with the previous quarters/year presented.

(iii) During the year ended March 31, 2026, the Company has acquired remaining equity stake of 1.31% in its subsidiary, UrbanEdge Hotels Private Limited, for a consideration of Rs. 18.15 million from its non-controlling shareholders.





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Notes to audited consolidated financial results for the quarter and year ended March 31, 2026

- 5 (i) During the year ended March 31, 2025, the Company completed its Initial Public Offering (IPO) of 2,48,83,778 fresh equity shares of face value of Re. 1 each at an issue price of Rs. 643 per share except for 8,993 shares issued to eligible employees under the "Employee Reservation Portion" of the IPO for which a discount of Rs. 30 per share was provided. The Company's equity shares were listed on the National Stock Exchange of India Limited and BSE Limited on December 30, 2024. The total proceeds on account of the IPO amounted to Rs. 15,331.52 million (net of issue expenses).

The utilisation of the IPO proceeds is summarised below:

Particulars	Amount to be utilised as per Prospectus	Utilisation upto March 31, 2026	(Rs. in million)
			Unutilised upto March 31, 2026
Repayment/prepayment, in part or full, of certain of borrowings availed by: (a) our Company including payment of interest accrued thereon (b) our step-down Subsidiaries namely SS & L Beach Private Limited and Maldives Property Holdings Private Limited including payment of interest accrued thereon through investment in such step-down Subsidiaries	14,000.00	14,000.00	-
General corporate purposes	2,000.00	1,999.99	*0.01
Total	16,000.00	15,999.99	0.01

* Comprises of IPO proceeds temporarily parked in the current account of the Company.

- (ii) During the year ended March 31, 2025, the Company issued 8,07,53,110 equity shares of Re. 1 each as part of a rights issue on August 12, 2024 and 2,34,65,150 shares of Re. 1 each through preferential allotment on August 27, 2024 to its Promoter Group.

- 6 Exceptional items include:

(Rs. in million unless otherwise stated)

Particulars	Quarter ended			Year ended	
	March 31, 2026 (Audited)	December 31, 2025 (Unaudited)	March 31, 2025 (Audited)	March 31, 2026 (Audited)	March 31, 2025 (Audited)
Initial Public Offering (IPO) expenses (Refer note i)	-	-	61.09	-	61.09
Impact of new labour codes (Refer note ii)	-	30.07	-	30.07	-
Additional depreciation on assets due to temporary suspension of a hotel's operations (Refer note iii)	50.85	-	-	50.85	-
Total	50.85	30.07	61.09	80.92	61.09

- (i) It represents expenses incurred by the Company in relation to the Initial Public Offering which is charged to the statement of profit and loss.

(ii) 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 draft 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 has recognised additional expenses of Rs. 30.07 million in the consolidated financial results for the year ended March 31, 2026 and for the quarter December 31, 2025. The Group continues to monitor the finalization of Central/ 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.

(iii) 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, has 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 has recognised an additional depreciation for the assets required to be replaced due to such renovations.

- 7 The Company and some of its subsidiaries were depreciating Investment Property and Property, Plant and Equipment using written down value method up to March 31, 2025. With effect from April 1, 2025 the Company and these subsidiaries have changed the method from written down value to straight line method based on the past experience and management's assessment of the future economic benefits from these assets. The group management has accounted for change in estimates prospectively in accordance with IND AS 8 on "Accounting policies, Changes in Accounting Estimates and Errors". Accordingly, depreciation charge for the quarter ended March 31, 2026, quarter ended December 31, 2025 and for the year ended March 31, 2026 is lower by Rs. 195.82 million, Rs. 207.34 million and Rs. 792.13 million respectively.

- 8 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.





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Notes to audited consolidated financial results for the quarter and year ended March 31, 2026

9 Other income for the quarter ended March 31, 2026 includes net realised and unrealised gain on foreign exchange fluctuations of Rs. 734.67 million (Quarter ended December 31, 2025: Rs. 169.42 million, Quarter ended March 31, 2025: Rs. Nil million, Year ended March 31, 2026: Rs. 1,379.70 million, Year ended March 31, 2025: Rs. 201.62 million).

10 (i) Panchshil Corporate Park Private Limited ('PCPPL'), a subsidiary of the Company, has entered into a share purchase agreement with Narmada Estates Private Limited ('Narmada') and Narmada's shareholders dated April 15, 2026 (the "SPA"), pursuant to which PCPPL acquired 50.02% equity stake in Narmada for a total consideration of Rs. 886.80 million. Narmada owns a land parcel in the vicinity of the existing hotel of PCPPL, "The Ritz-Carlton, Pune."

(ii) Soham Leisure Ventures Private Limited ('Soham'), a subsidiary of the 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 the Soham acquired 100 % equity stake in Sun Leisure for a total consideration of Rs. 5.00 million. Sun Leisure operates a hotel, "Sol De Goa" in Goa.

Place: Pune
Date: May 12, 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: 00954998





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Statement of audited standalone financial results for the quarter and year ended March 31, 2026

(Rs. in million unless otherwise stated)

Particulars	Quarter ended			Year ended	
	March 31, 2026 (Audited)	December 31, 2025 (Unaudited)	March 31, 2025 (Audited)	March 31, 2026 (Audited) [Refer Note 3]	March 31, 2025 (Audited) [Refer Note 3]
Income					
Revenue from operations	1,742.38	1,733.21	1,621.35	6,377.49	5,614.72
Other income	267.06	257.50	259.00	1,051.01	674.56
Total income (I)	2,009.44	1,990.71	1,880.35	7,428.50	6,289.28
Expenses					
Cost of food, beverages and other operating supplies	102.64	118.11	84.82	401.74	340.69
Employee benefits expense	193.87	189.20	166.02	734.69	552.63
Finance costs	167.63	188.64	217.11	722.52	997.30
Depreciation and amortisation expense (refer note 8)	78.33	77.23	137.14	307.52	496.89
Other expenses	562.54	591.08	589.75	2,091.02	1,755.37
Total expenses (II)	1,105.01	1,164.26	1,194.84	4,257.49	4,142.88
Profit before exceptional items and tax (III = I - II)	904.43	826.45	685.51	3,171.01	2,146.40
Exceptional items (VI) (refer note 7)	-	19.98	-	19.98	61.09
Profit before tax (V = III - IV)	904.43	806.47	685.51	3,151.03	2,085.31
Tax expenses:					
Current tax	160.01	136.24	23.29	566.17	499.87
Tax in respect of earlier years	-	25.34	-	75.34	11.61
Deferred tax	50.26	90.37	90.54	270.31	236.78
Total tax expenses (VI)	210.27	251.90	113.83	862.82	748.26
Profit for the period/year (VII = V - VI)	694.16	554.57	571.68	2,288.21	1,337.05
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)	0.48	0.34	0.90	2.43	3.51
Other comprehensive income for the period/year, net of tax (VIII)	0.48	0.34	0.90	2.43	3.51
Total comprehensive Income for the period/year, net of tax (VII + VIII)	694.64	554.91	572.58	2,290.64	1,340.56
Earnings per equity share of Re. 1 each Basic and diluted (in Rs.) *	2.97	2.37	3.25	9.80	7.60

* Not annualised for interim periods





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Statement of Standalone Assets and Liabilities as at March 31, 2026

(Rs. in million unless otherwise stated)

Particulars	As at	As at
	March 31, 2026 (Audited)	March 31, 2025 (Audited)
Non-current assets		
Property, plant and equipment	2,110.74	2,102.80
Capital work-in-progress	163.77	93.42
Investment properties	3,129.98	3,196.13
Investment properties under development	156.57	114.17
Other intangible assets	1.08	0.61
Right-of-use assets	591.57	664.13
Investments in subsidiaries	40,130.82	38,944.43
Financial assets		
Loans	9,630.21	8,930.50
Other financial assets	108.40	360.59
Income tax assets (net)	-	159.33
Other non-current assets	130.97	148.04
	56,154.11	54,714.15
Current assets		
Inventories	54.17	60.08
Financial assets		
Trade receivables	251.55	344.02
Cash and cash equivalents	143.57	195.78
Other bank balances	322.28	412.44
Loans	92.65	138.00
Other financial assets	431.35	67.98
Other current assets	221.36	160.78
	1,516.93	1,379.04
TOTAL	57,671.04	56,093.19
EQUITY AND LIABILITIES		
Equity		
Equity share capital	233.54	233.54
Other equity	47,024.10	44,755.20
Total equity	47,257.64	44,988.74
Non-current liabilities		
Financial liabilities		
Borrowings	7,541.92	8,109.27
Lease liabilities	651.55	700.86
Other financial liabilities	266.37	417.06
Provisions	63.05	31.99
Deferred tax liabilities (net)	49.15	191.85
Other non-current liabilities	84.38	109.29
	8,656.42	9,560.32
Current liabilities		
Financial liabilities		
Borrowings	377.25	346.48
Lease liabilities	48.41	44.68
Trade payables		
- total outstanding dues of micro enterprises and small enterprises	29.88	26.92
- total outstanding dues of creditors other than micro and small enterprises	340.56	377.71
Other financial liabilities	757.86	508.01
Other current liabilities	140.93	229.24
Provisions	11.25	11.09
Current tax liabilities (net)	50.84	-
	1,756.98	1,544.13
Total liabilities	10,413.40	11,104.45
TOTAL	57,671.04	56,093.19





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Standalone statement of cash flows for the year ended March 31, 2026

Particulars	March 31, 2026 (Audited) [Refer Note 3]	March 31, 2025 (Audited) [Refer Note 3]
A. Cash flows from operating activities		
Profit before tax	3,151.03	2,085.31
Adjustments for:		
Depreciation and amortisation	307.52	496.89
Liability no longer required written back	(0.40)	(19.52)
Loss on sale of/discarded property, plant and equipment	5.63	15.95
Profit on sale of current investment	(4.56)	(41.28)
Provision for doubtful receivables and advances	12.13	1.42
Bad debts written off	0.49	16.48
Advances written off	0.49	(0.02)
Exceptional items	19.98	61.09
Finance costs	722.52	992.96
Unrealised exchange (gain)/loss	(8.05)	2.88
Interest income	(1,010.41)	(593.19)
Operating profit before working capital changes	3,196.37	3,018.97
Movements in working capital:		
Decrease in other non-current assets	12.42	41.47
Decrease/(Increase) in inventories	5.86	(1.86)
Decrease/(Increase) in trade receivables	74.40	(91.98)
Decrease in other current financial assets	31.33	3.69
Decrease/(Increase) in other non-current financial assets	3.27	(15.39)
Decrease/(Increase) in other current assets	(61.07)	(0.49)
(Decrease)/Increase in trade payables	(41.77)	87.08
(Decrease)/Increase in other non-current financial liabilities	(105.40)	24.01
Decrease in other non-current liabilities	(24.91)	(26.08)
Increase in other current financial liabilities	248.03	14.02
(Decrease)/Increase in other current liabilities	(88.31)	29.42
Increase in provisions	14.97	12.61
Cash generated from operations	3,265.19	3,095.46
Direct taxes paid (net of refunds)	(348.57)	(548.84)
Net cash flow generated from operating activities (A)	2,916.62	2,546.62
B. Cash flows from investing activities		
Payments towards purchase of property, plant and equipment and capital work in progress and intangible assets	(215.81)	(202.33)
Purchase towards investment property & investment property under construction	(73.52)	(92.94)
Sale of property, plant and equipment	5.66	2.30
Investment in shares and optionally convertible debentures of subsidiaries	(1,468.15)	(21,986.97)
Acquisition of investments in joint venture	-	(3,200.00)
Consideration paid for acquisition of businesses	-	(1,410.00)
Investment in units of mutual funds	(480.00)	(1,140.00)
Proceeds from sale of mutual funds	484.56	2,757.48
Proceeds received from maturity of fixed deposits	681.41	625.46
Investment in fixed deposits	(737.66)	(915.28)
Interest received	43.89	90.26
Proceeds from repayment of loans/inter-corporate deposits	632.50	2,342.98
Loans/inter-corporate deposits given	(469.00)	(23,953.68)
Net cash flow used in Investing activities (B)	(1,596.12)	(47,082.71)
C. Cash flows from financing activities		
Proceeds from issue of shares	-	42,200.24
Share issue expenses paid	(22.74)	(720.88)
Proceeds from long-term borrowings	-	9,746.07
Repayment of long-term borrowings	(434.75)	(5,993.17)
Proceeds from issue of non-convertible debentures	-	5,110.00
Repayment of non-convertible debentures	-	(5,110.00)
(Repayment of)/Proceeds from short-term borrowings	(103.73)	103.73
Interest paid	(709.19)	(902.57)
Payment of principal portion of lease liability	(56.72)	(26.85)
Payment of interest portion of lease liability	(45.59)	(52.07)
Net cash (used in)/flow from financing activities (C)	(1,372.72)	44,354.49
Net increase/(decrease) in cash and cash equivalents (A + B + C)	(52.22)	(181.60)
Cash and cash equivalents at the beginning of the year	195.79	324.60
Addition on account of acquisitions	-	52.79
Cash and cash equivalents at the end of the year	143.57	195.79
Cash and cash equivalents include		
Balances with banks	142.65	194.06
Cash on hand	0.92	1.73
Total cash and cash equivalents	143.57	195.79





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Notes to audited standalone financial results for the quarter and year ended March 31, 2026

- The Statement of audited standalone financial results for the quarter and year ended March 31, 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 May 12, 2026. The Statutory Auditors of the Company have expressed an unmodified audit opinion.
- The above results have been prepared in accordance with the recognition and measurement requirements of Indian Accounting Standards 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.
- During the year ended March 31, 2025, the Company on August 12, 2024 acquired the hotel business from Panchshil Infrastructure Holdings Private Limited which has with effect from that date become a part of the Company. The hotel business acquired consists of Marriott Suites in Mundhawa, Pune and Oakwood Residences in Naylor Road, Pune.

On account of the aforementioned acquisition, the results for the year ended March 31, 2026 are not comparable with the figures for the year ended March 31, 2025.

- (i) The Company has 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 Rs. 95.00 million with an enterprise value of Rs. 3,200.00 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 Company from the date of acquisition i.e. October 15, 2025.

(ii) Pursuant to Securities Purchase Agreement dated November 14, 2025 between Panchshil Corporate Park Private Limited ("PCPPL"), a subsidiary of the Company, and the shareholders of Finest VN Business Park Private Limited ("Finest-VN"), PCPPL acquired 50% equity stake in Finest-VN for a consideration of Rs. 299.15 million on December 01, 2025. Finest-VN has equity investment in Sobaho 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 quarter ended March 31, 2026, PCPPL has acquired remaining 50% equity stake in Finest-VN for a consideration of Rs. 299.15 million on February 17, 2026.

(iii) During the year ended March 31, 2026, the Company has acquired remaining equity stake of 1.31% in its subsidiary, UrbanEdge Hotels Private Limited, for a consideration of Rs. 18.15 million from its non-controlling shareholders.

- (i) During the year ended March 31, 2025, the Company completed its Initial Public Offering (IPO) of 2,48,83,778 fresh equity shares of face value of Re. 1 each at an issue price of Rs. 643 per share except for 8,993 shares issued to eligible employees under the "Employee Reservation Portion" of the IPO for which a discount of Rs. 30 per share was provided. The Company's equity shares were listed on the National Stock Exchange of India Limited and BSE Limited on December 30, 2024. The total proceeds on account of the IPO amounted to Rs. 15,331.52 million (net of issue expenses).

The utilisation of the IPO proceeds is summarised below:

Particulars	(Rs. in million)		
	Amount to be utilised as per Prospectus	Utilisation upto March 31, 2026	Unutilised upto March 31, 2026
Repayment/prepayment, in part or full, of certain of borrowings availed by:	14,000.00	14,000.00	—
(a) our Company including payment of interest accrued thereon			
(b) our step-down Subsidiaries namely SS & L Beach Private Limited and Maldives Property Holdings Private Limited including payment of interest accrued thereon through investment in such step-down Subsidiaries			
General corporate purposes	2,000.00	1,999.99	*0.01
Total	16,000.00	15,999.99	0.01

* Comprises of IPO proceeds temporarily parked in the current account of the Company.

(ii) During the year ended March 31, 2025, the Company issued 8,07,53,110 equity shares of Re. 1 each as part of a rights issue on August 12, 2024 and 2,34,65,150 shares of Re. 1 each through preferential allotment on August 27, 2024 to its Promoter Group.

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





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Notes to audited standalone financial results for the quarter and year ended March 31, 2026

7 Exceptional items include:

(Rs. in million unless otherwise stated)

Particulars	Quarter ended			Year ended	
	March 31, 2026 (Audited)	December 31, 2025 (Unaudited)	March 31, 2025 (Audited)	March 31, 2026 (Audited)	March 31, 2025 (Audited)
Initial Public Offering (IPO) expenses (Refer note i)	-	-	-	-	61.09
Impact of new labour codes (Refer note ii)	-	19.98	-	19.98	-
Total	-	19.98	-	19.98	61.09

(i) It represents expenses incurred by the Company in relation to the Initial Public Offering which is charged to the statement of profit and loss.

(ii) 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 draft 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 Rs. 19.98 million in the Standalone financial results for the year ended March 31, 2026 and for the quarter December 31, 2025. The Company continues to monitor the finalization of Central/ 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.

8 The Company was depreciating Investment Property and Property, Plant and Equipment using written down value method up to March 31, 2025. With effect from April 1, 2025, the Company has changed the method from written down value to straight line method based on the past experience and management's assessment of the future economic benefits from these assets. The management has accounted for change in estimates prospectively in accordance with IND AS 8 on "Accounting policies, Changes in Accounting Estimates and Errors". Accordingly, depreciation charge for the quarters ended March 31, 2026 and December 31, 2025 and year ended March 31, 2026 is lower by Rs. 51.00 million, Rs. 51.71 million and Rs. 204.72 million respectively.

9 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.

10 (i) Panchshil Corporate Park Private Limited ('PCPPL'), a subsidiary of the Company, has entered into a share purchase agreement with Narmada Estates Private Limited ('Narmada') And Narmada's shareholders dated April 15, 2026 (the "SPA"), pursuant to which PCPPL acquired 50.02% equity stake in Narmada for a total consideration of Rs. 886.80 million, Narmada owns a land parcel in the vicinity of the existing hotel of PCPPL, "The Ritz-Carlton, Pune."

(ii) Sohams Leisure Ventures Private Limited ('Soham'), a subsidiary of the 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 the Sohams acquired 100% equity stake in Sun Leisure for a total consideration of Rs. 5.00 million, Sun Leisure operates a hotel, "Sol De Goa" in Goa.

Place: Pune
Date: May 12, 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

