

LEELA PALACES HOTELS & RESORTS LIMITED

(formerly known as Schloss Bangalore Limited)

Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023
Tel No. +91 (11) 39331234 Email Id: cs@theleela.com CIN: L55209DL2019PLC347492 Website: www.theleela.com

Ref No. THELEELA/2026-27/53

Date: October 14, 2026

To Sr. General Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400001 Scrip Code- 544408 ISIN - INE0AQ201015	To Sr. General Manager Listing Department National Stock Exchange of India Limited Exchange Plaza, C-1, Block G Bandra Kurla Complex Bandra (E), Mumbai – 400 051 Symbol- THELEELA ISIN - INE0AQ201015
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Sub: Analysts / Institutional Investors Presentation

Dear Sir/ Madam,

Pursuant to Regulation 30 read with Para A Part A to Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in continuation to our intimation dated October 8, 2026, submitted to Stock Exchanges, please find enclosed the Analysts / Institutional Investors Presentation to be made at the Leela Palaces Hotels & Resorts Limited Q2'FY27 Earnings Conference Call to be held today at 5:00 P.M. (IST).

The above information will also be available on the website of the Company at www.theleela.com/investors.

We request you to kindly take the above on record.

Thanking you,

For Leela Palaces Hotels & Resorts Limited

(formerly known as Schloss Bangalore Limited)

JYOTI

MAHESHWARI

Digitally signed by JYOTI
MAHESHWARI

Date: 2026.10.14 15:02:35
+05'30'

Jyoti Maheshwari

Company Secretary and Compliance Officer

Membership No.: A24469

Encl.: as Above

Leela Palaces Hotels & Resorts Limited



Q2 FY27 EARNINGS RELEASE

14 October 2026



The Leela Palace Bengaluru

Q2FY27 | 30%+ Growth Across All Key Metrics

① Record RevPAR Growth

30%

RevPAR Growth

② Pricing Power Amplified by Demand Strength

30%

ADR Growth

③ Strong Top-Line Momentum Continues

33%

Operating Revenue Growth

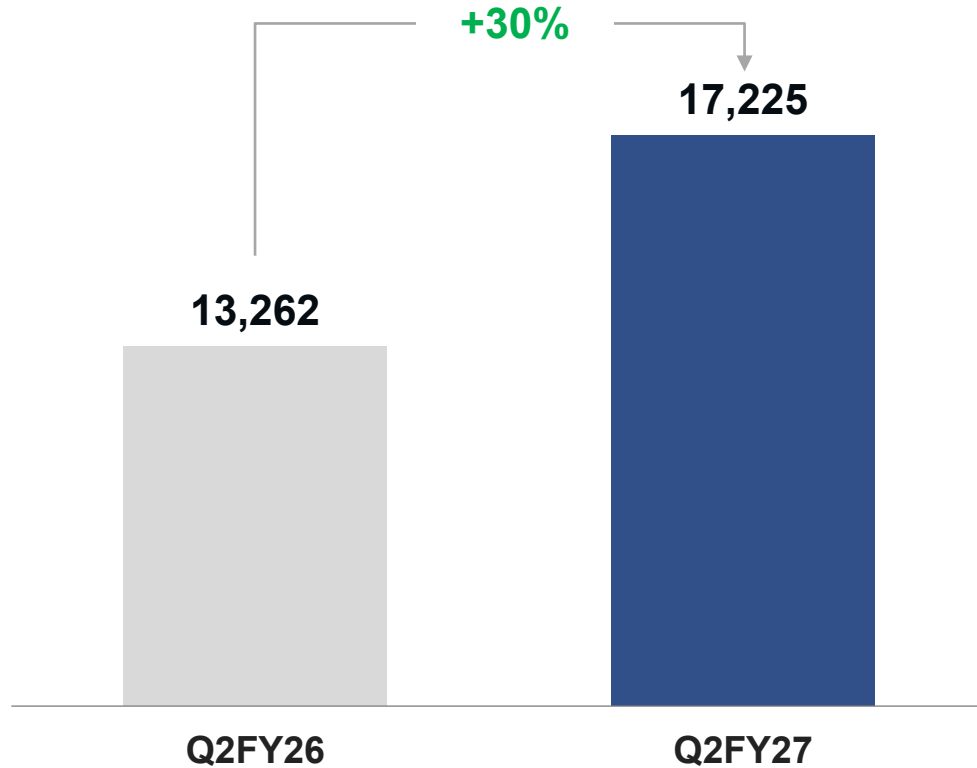
④ Consecutive quarters of 35%+ EBITDA Growth

36%

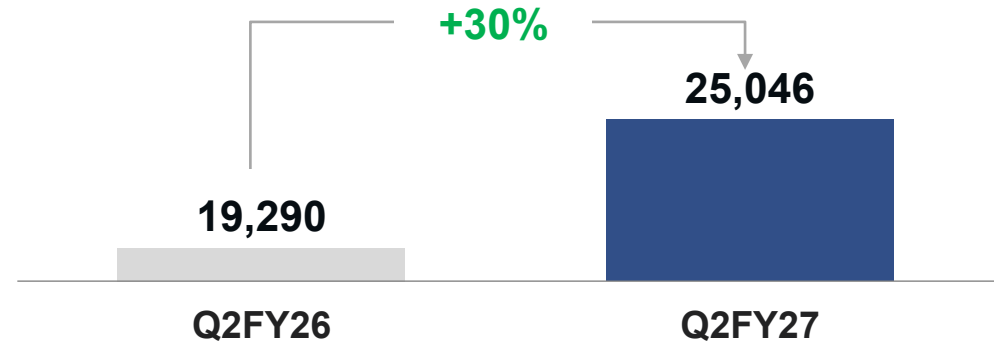
Operating EBITDA Growth

1 Record 30% RevPAR Growth

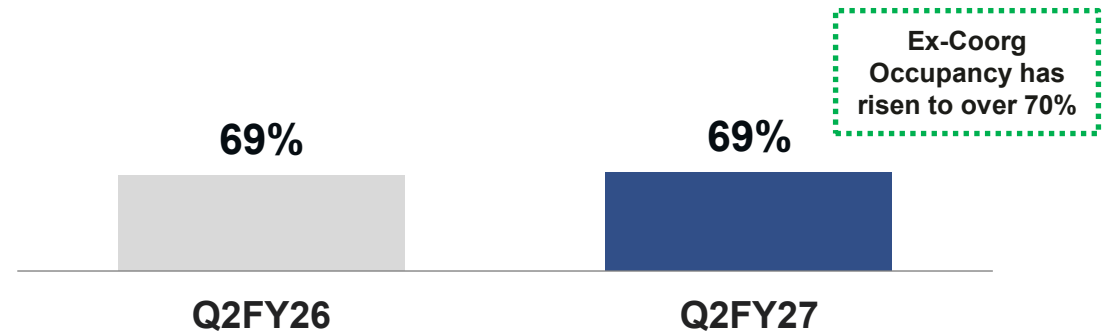
RevPAR (₹)



ADR (₹)



OCCUPANCY (%)



Broad-Based Demand and Premium Room Mix Drove ADR Growth; BRICS Added Further Lift

2 Strong Underlying Drivers of Demand and ADR

30%+

**Domestic
Revenue Growth**

>700bps

**Rise in Suite
Occupancy**

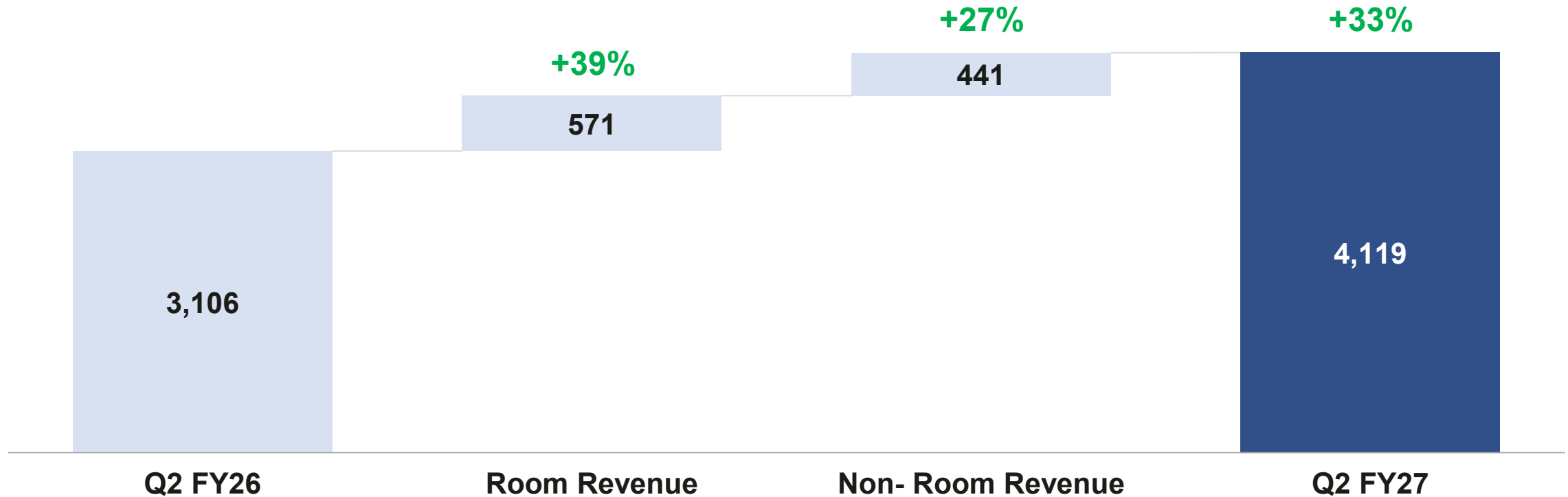


**Compression
Event**

All-round Growth Across Retail, Corporate and Leisure Segments

3 All Growth Levers Engaged, Driving Momentum

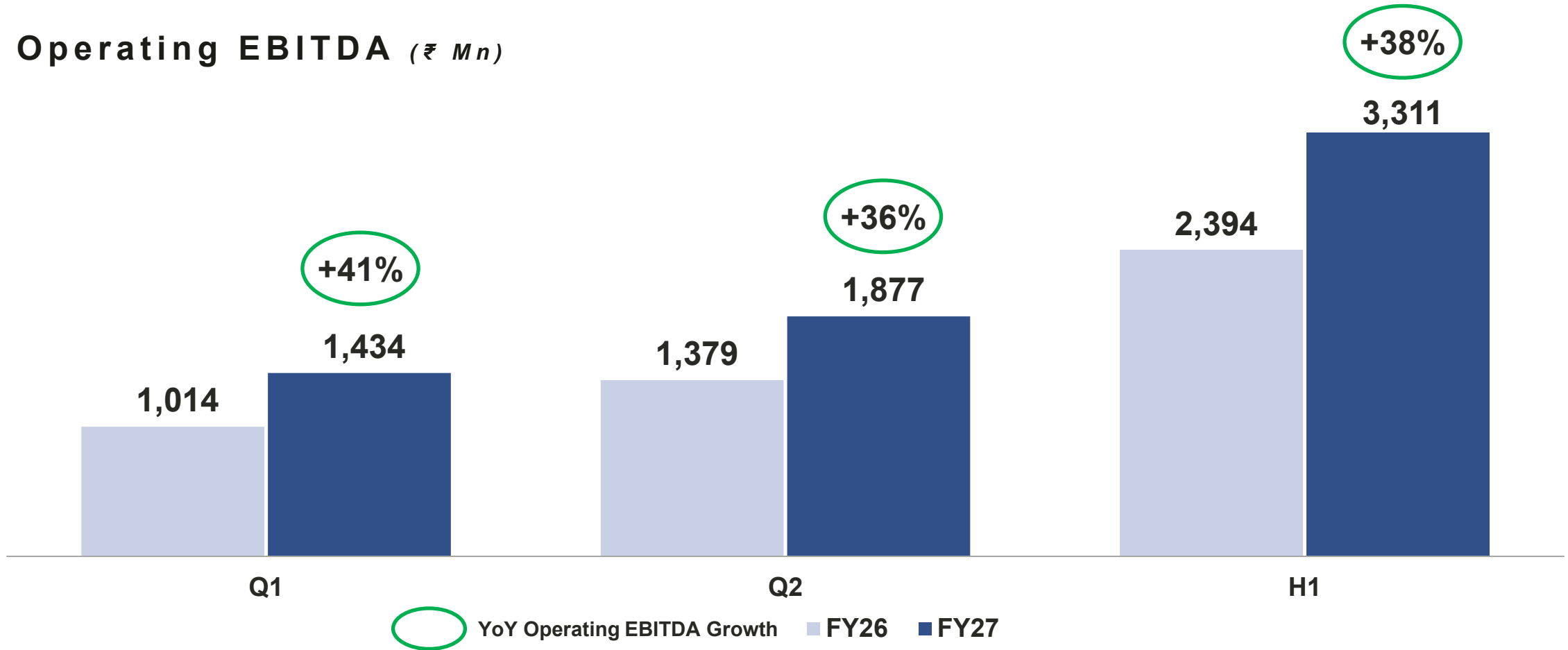
Operating Revenue (₹ Mn)



Balanced Revenue Growth led by Same-store and Asset Addition, F&B and Fee Income Streams

4 Second Consecutive Quarter of 35%+ EBITDA Growth

Operating EBITDA (₹ Mn)



Demand Acceleration Strengthened Pricing Power and Drove EBITDA Growth

The Leela | Value Proposition

The Leela Pure Play Luxury Hospitality

Luxury Market Focus

**Demand-Supply
CAGR Gap**
(4.9% in FY25-28E)

Strong Growth Pipeline
(1,000+ Luxury Keys)

Brand Strength

**40 Years of
Timeless Indian Luxury**

NPS Leadership
(87)⁽¹⁾

Best in Industry Operational Excellence

Strong RevPAR Index
(1.46x vs luxury)⁽²⁾

**Superior Margins, Asset
Productivity and Cost Discipline**



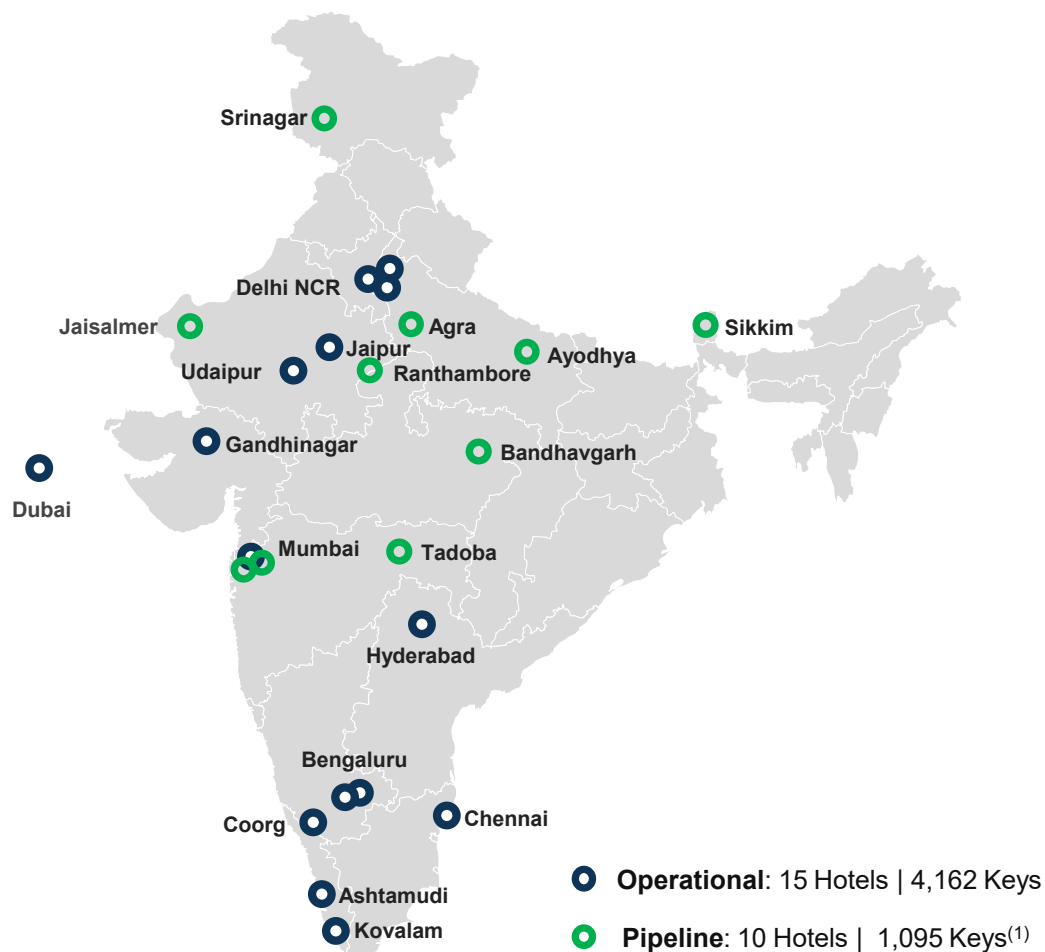
Brookfield The Sponsor & Promoter

**Backing of Long Term Capital,
Institutional Ownership
and Sound Governance**

**Capital and Network provides
Unique Growth Channels**
(BKC, Mumbai,
Palm Jumeirah, Dubai & Luxury
Residences Mumbai)

1. Revinate, For H1FY27
2. Source: CoStar for Apr to Aug 2026

The Leela | Expanding Across India's Finest Destinations



Strong Growth Pipeline

25
Properties

15 Operational Properties

10 Properties in Pipeline

~50% Owned, 50% Managed

5,257
Keys

2,646 Owned Keys

2,611 Managed Keys

The Leela's Operational Portfolio Contributes ~12% of India's Luxury Hospitality Rooms²

1. Including 38 keys under development at The Leela Palace Udaipur and expansion of 19 keys at Coorg
2. Share of Branded Luxury Hotel rooms. HVS Anarock Research

The Leela | Scaling Luxury Across Markets, Segments & Verticals



	FY 20 ²	FY 26	FY 30
Total Properties Keys	8 2,498	15 4,162 (1.9x 1.7x)	25 5,257 ³
Owned Properties Keys	4 1,007	7 1,834 (1.8x 1.8x)	14 2,646 ³
RevPAR¹ (INR)	7,584	17,460 (2.3x over FY20)	
RevPAR premium¹ (Vs India Luxury)	1.2x	1.5x	
EBITDA (INR Mn)	1,930	8,133 (4.2x over FY20)	
EBITDA Margin	34%	51%	

+ New Deals (Acq. + HMA) under evaluation

- 10 Openings, expanding into 8 New Locations spanning multiple segments
- New verticals, including Luxury Residences and Clubs

A Decade of Growth: 2x Keys, 3x Properties and 10x EBITDA over FY20-FY30

1. For 5 Owned Palaces

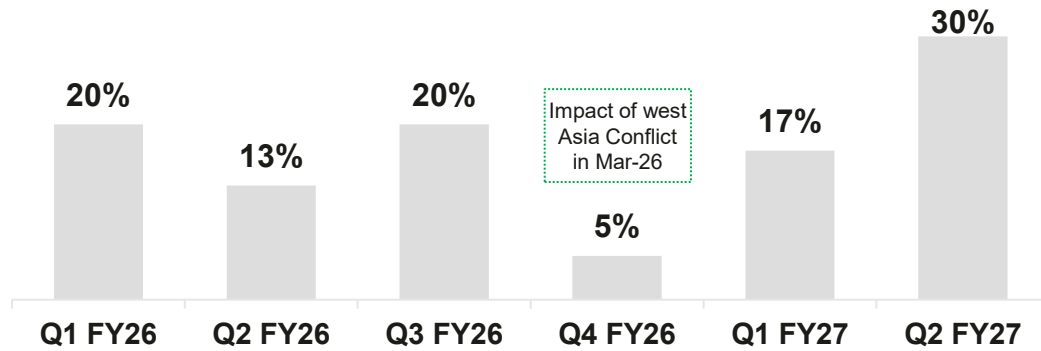
2. Basis Management information

3. Includes contracted hotels which will get operationalized by FY30

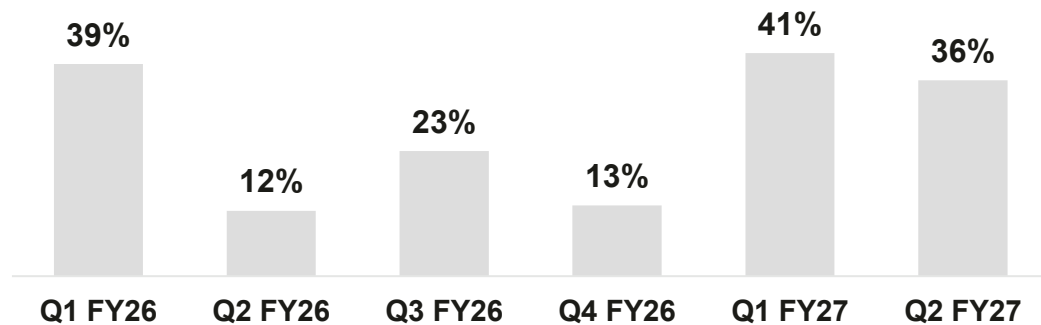
The Leela | Consistent Performance Since Listing

Consistent Double-Digit Growth*

RevPAR



Operating EBITDA Growth

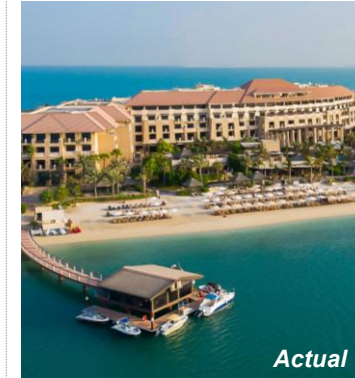


*except Q4FY26 RevPAR which was impacted by West Asia Conflict

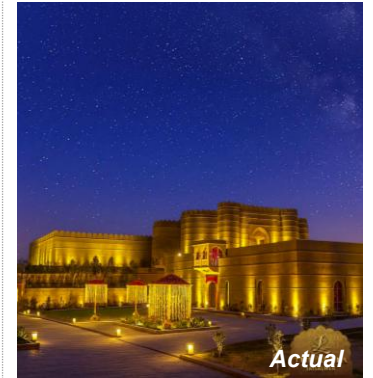
Addition of 5 Marquee Assets



**BKC Mumbai
CBD Hotel**



**Dubai
International Leisure**



**Jaisalmer
Leisure Resort**



**Coorg
Wellness Resort**



**Tadoba
Wildlife Resort**



THE LEELA
PALACES HOTELS RESORTS

01 | Operational Performance

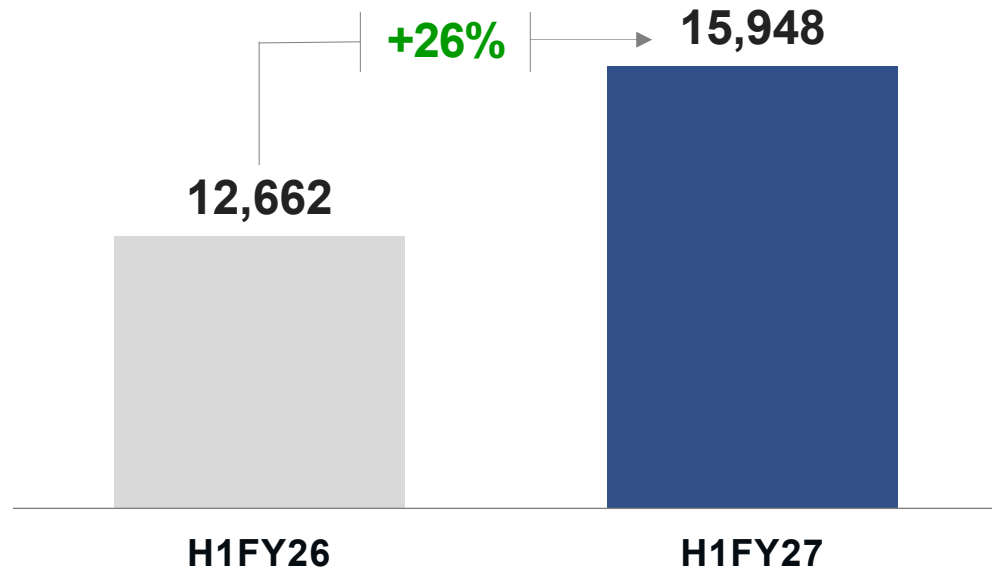


The Leela Ranked #2 Globally
Amongst Best Hotel Brands in the World

Broad-Based RevPAR Growth Across the Portfolio

City Hotels at record 74% H1 occupancy, while Resorts continue to grow RevPAR amidst Coorg ramp-up

CITY HOTELS REVPAR (₹)

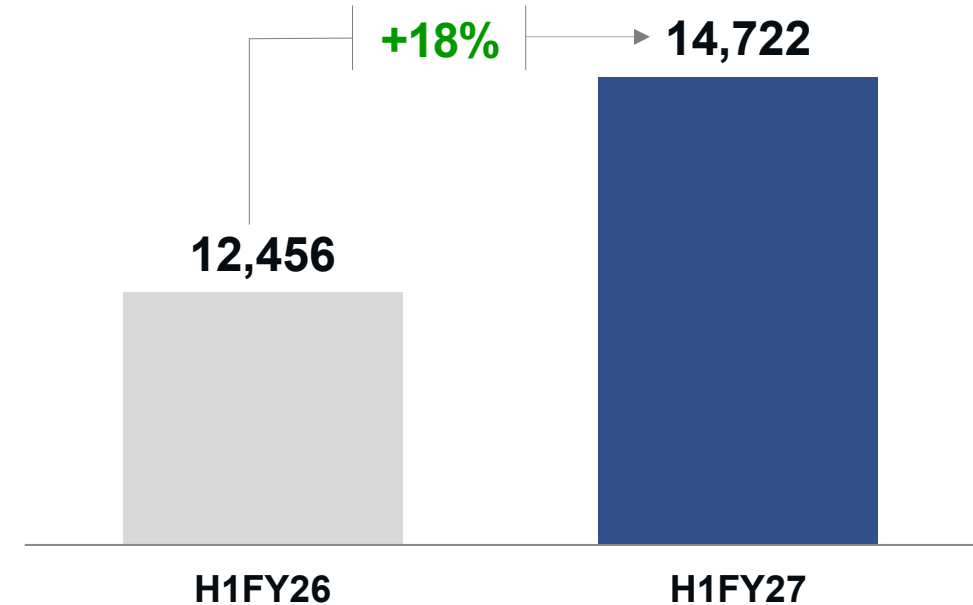


Occupancy

69%

74%

RESORT HOTELS REVPAR (₹)



56%

53%

Ex-Coorg
Occupancy
near 60%

Chart not to scale

Note: Metrics presented above pertains to Domestic Owned Hotels, including Coorg

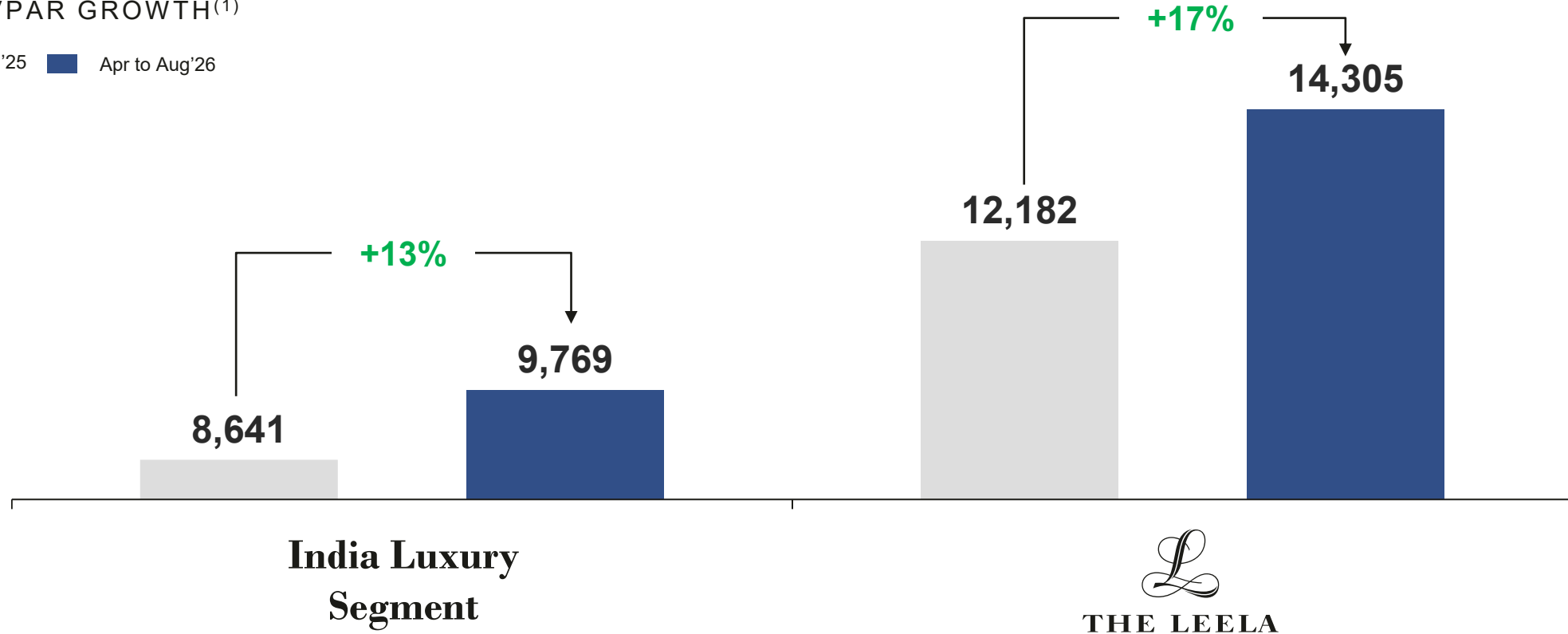
Outperforming Luxury Industry Benchmark by ~1.5x

Sustained Outperformance with RevPAR Index expanding to 146 from 141 LY

YoY REVPAR GROWTH⁽¹⁾

■ Apr-Aug'25

■ Apr to Aug'26

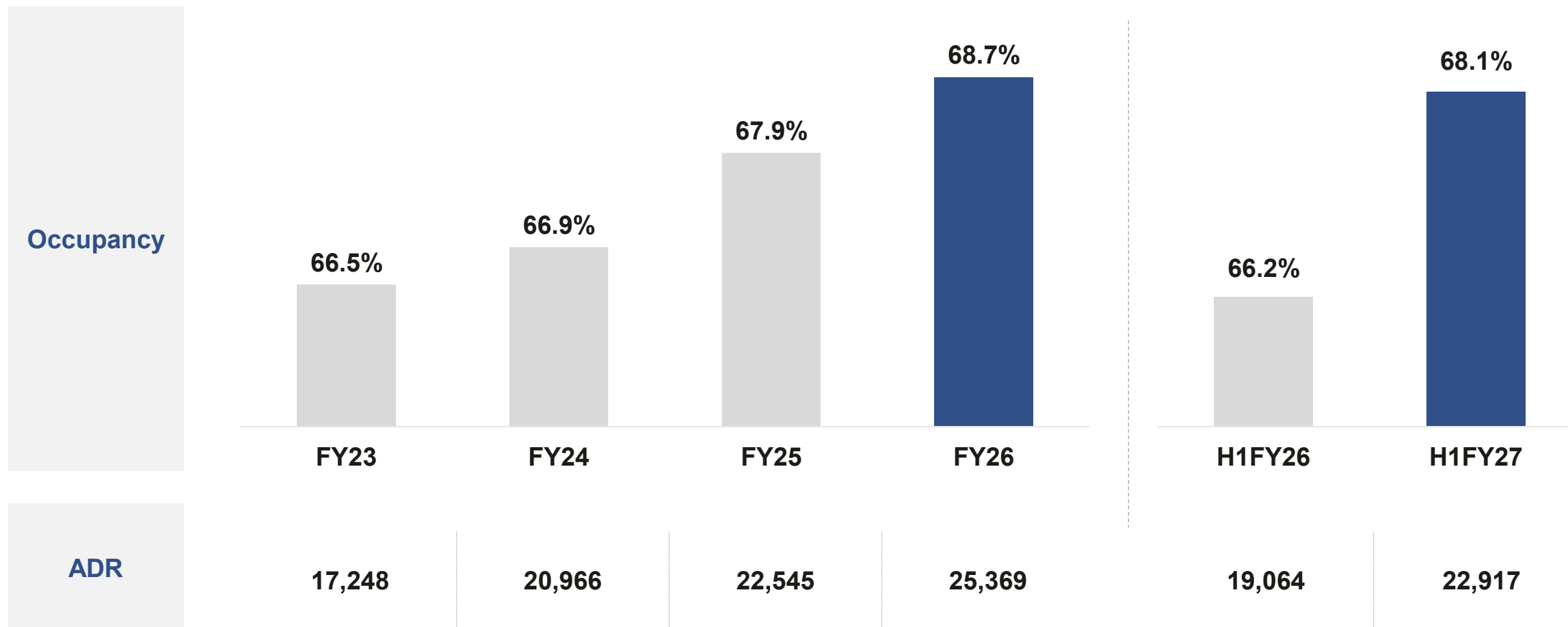


The Leela delivered a 5 pts Market Share Gain vs India luxury

Source: CoStar; The Leela metrics presented above pertains to Owned Palaces, including Coorg

1. Metrics above, for both The Leela and the India Luxury segment are represented for the period April to August for both FY26 & FY27 as the data pertaining to Sep'26 has not been published as of the date of this presentation

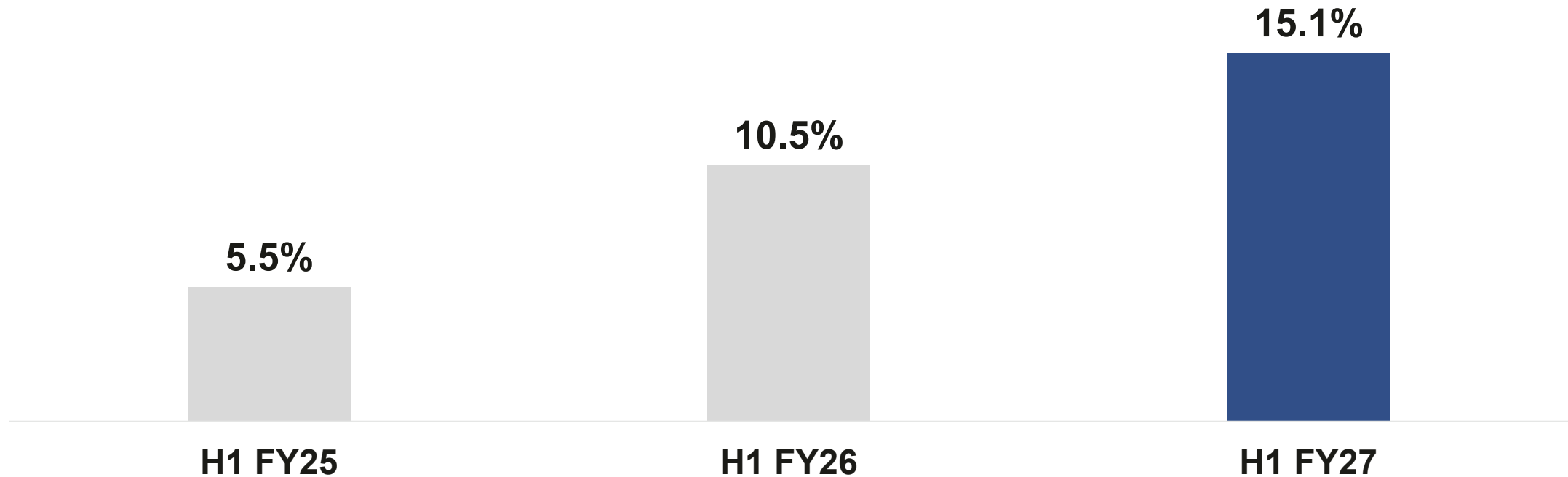
Occupancy Continues to Strengthen, in tandem with ADRs



Meaningful Occupancy Headroom Available to Capture Growing Demand

Scaling Direct Demand Through Brand Website

Brand Website Contribution to Room Revenue



Brand Website Contribution Increasing Consistently, Improving Distribution Economics

The Leela - A Preferred Choice for High-Profile Events

Prime locations and strong brand equity enable significant ADR premiumization during high-profile events

Events Successfully Leveraged

Upcoming Events



FY24



FY25



FY26



FY27

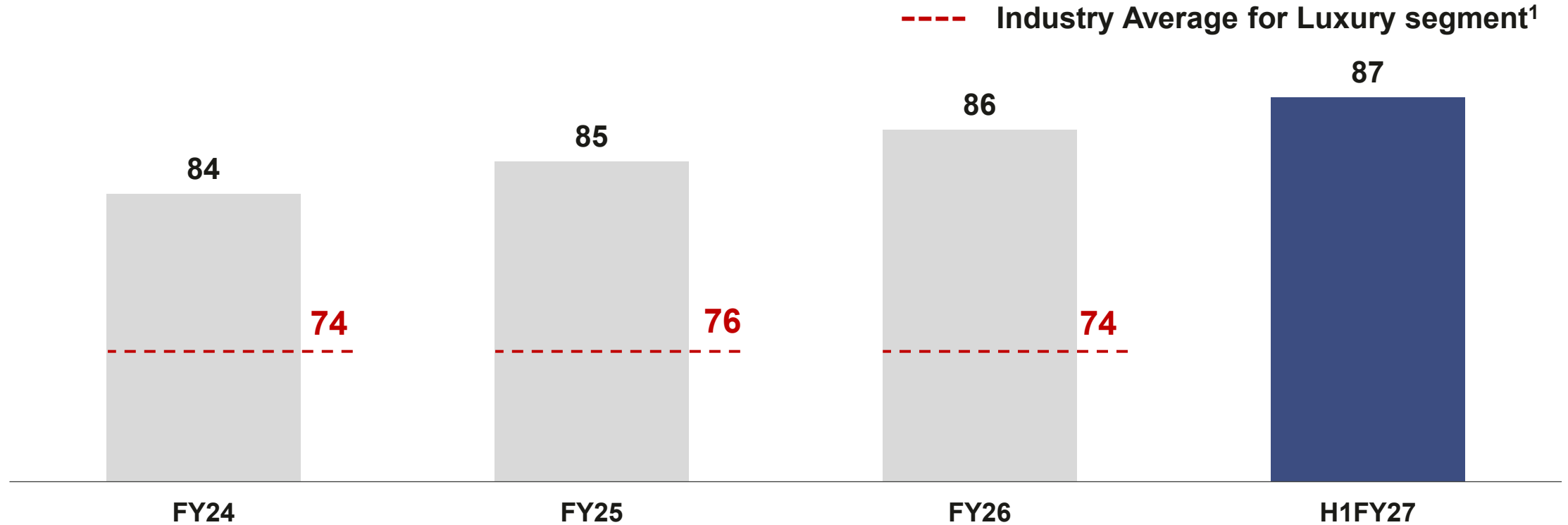


Q4FY27

India's Growing Events / MICE Calendar provides a Structural tailwind to ADRs

Consistently at Pole Position and Improving Customer Experience

The Leela Net Promoter Score (NPS)



Excellence in Guest Service Standards, Reflected in The Leela's RevPAR Premium

Source: Revinate. The Leela NPS presented above pertains to Entire Leela Hotel Portfolio for H1FY27

1. Industry average from Revinate Hospitality Benchmark Report for Luxury segment in APAC Region for respective Calendar year

Three Palaces Awarded Michelin Keys for Two Consecutive Years

The Leela New Delhi, Jaipur and Chennai continue to be recognized among India's finest hospitality destinations

The Leela Palace New Delhi



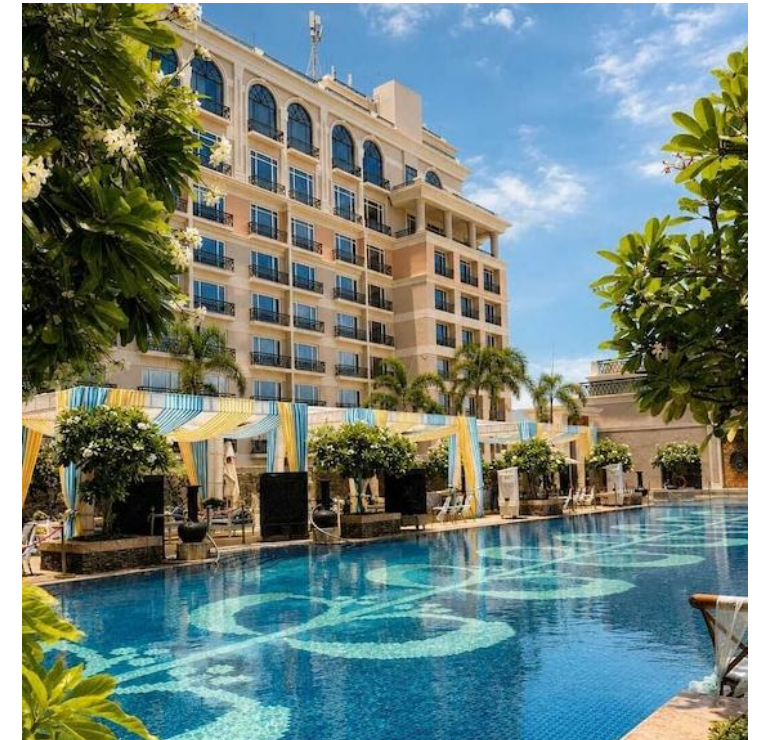
2 Michelin Keys

The Leela Palace Jaipur



2 Michelin Keys

The Leela Palace Chennai



1 Michelin Keys

The Leela Palace, Bengaluru: The City's Luxury Destination

Asset Management



Azulian House launched in Q1FY27
Over 90% Non-Resident Covers



Maharaja Ballroom
Converted idle parking area to MICE centre



ZLB23 Bar
(Asia's 50 Best Bars 2025)
Converted unutilized space to Speakeasy Bar

Market Leadership

#1 by RGI

over last 4 years*

16%

RevPAR CAGR (FY23-26)

1.5x

RGI Index^

Fueled by Premium Positioning, Operating Excellence and Active Asset management

02 | Financial Highlights



THE LEELA
PALACES HOTELS RESORTS

The Leela Palace Udaipur
Ranked #2 Resort In India

Robust Revenue Growth Across Segments

(₹ in Mn)

Particulars	Q2 FY27	Q2 FY26	Growth %	H1 FY27	H1 FY26	Growth %
Room Revenue	2,041	1,470	39%	3,680	2,782	32%
F&B Revenue	1,456	1,206	21%	2,782	2,269	23%
HMA Fees	289	164	76%	551	305	81%
Other Operational Services Revenue	333	266	25%	625	499	25%
Operating Revenue	4,119	3,106	33%	7,638	5,854	30%

Key Drivers

Room Revenue

- Same store growth led by both City Hotels and Resorts
- Addition of Coorg Inventory

F&B Revenue

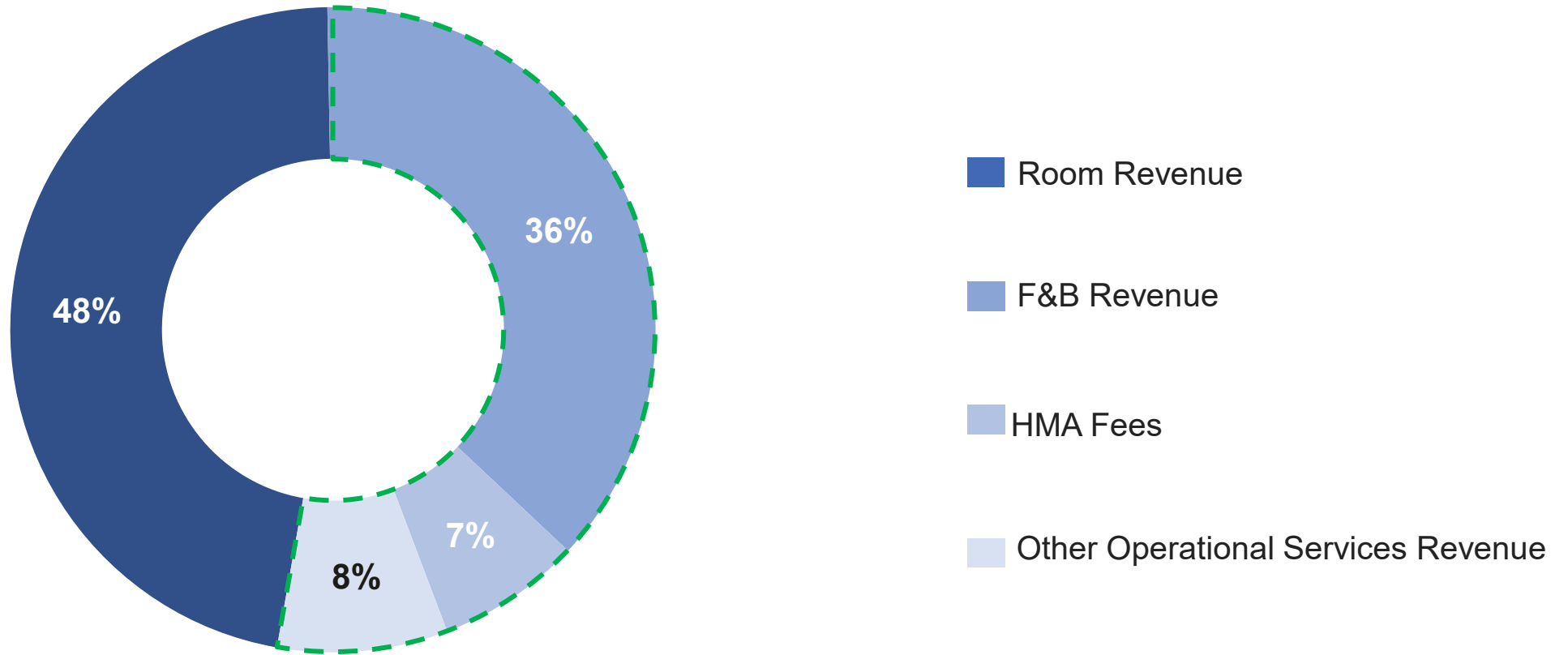
- Growth led by both Pricing and Covers
- Growth in Non-Resident Covers at City Hotels

HMA Fees

- Ramp-up of managed properties, including higher fees in some contracts linked to performance and past key money investments

Operating Revenue Up 33% for Q2FY27, Underpinned by 20%+ Growth Across All Segments

Diversifying Revenue Mix and Growing Non-Room Streams



More Than Half the Revenue Comes From Beyond Rooms

Strong Operating Momentum Across H1FY27

(₹ in Mn)

Particulars	Q2 FY27	Q2 FY26	Var.%	H1 FY27	H1 FY26	Var.%
Revenue from operations	4,119	3,106	33%	7,638	5,854	30%
Other Income	62	228	(73%)	147	493	(70%)
Total Revenue	4,180	3,334	25%	7,785	6,348	23%
EBITDA	1,939	1,607	21%	3,458	2,887	20%
Operating Revenue	4,119	3,106	33%	7,638	5,854	30%
Operating EBITDA	1,877	1,379	36%	3,311	2,394	38%
Operating EBITDA Margin	46%	44%	118 bps	43%	41%	246 bps
Less: Finance costs	384	381	1%	777	1,241	(37%)
Less: Depreciation and amortisation expenses	336	270	24%	663	534	24%
Add: Share of net profit/(loss) of joint ventures & associate ⁽¹⁾	(115)	(24)	-	(271)	(23)	-
Profit before tax	1,104	932	18%	1,747	1,089	60%
Less: Total tax expense	158	185	(15%)	314	255	23%
Profit for the period	946	747	27%	1,433	834	72%

Notes

- Robust EBITDA margin (+118 bps)
- Higher depreciation on addition of Coorg and various value drivers
- Improvement in Dubai JV Contribution vs Q1FY27
- Lower Tax on recognition of Deferred Tax Asset for Coorg

1. Primarily attributable to 25% stake in Dubai Palm Jumeirah Hotel

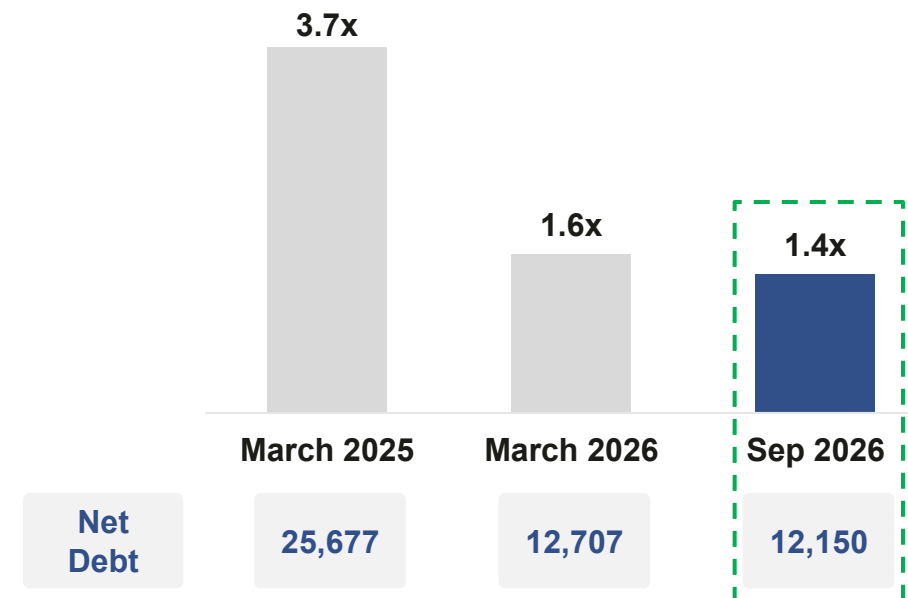
Growth-Ready Balance Sheet

(₹ in Mn)

Particulars	Sep'26	Mar'26
Non-Current Assets	85,507	83,667
Cash and Bank Balance ⁽¹⁾⁽²⁾	3,455	2,861
Current Assets	2,732	2,709
Total Assets	91,694	89,237
Equity Share Capital	3,340	3,340
Reserves and Surplus	62,225	60,697
Non-controlling interest	490	490
Total Equity	66,054	64,527
Borrowings ⁽¹⁾	15,605	15,568
Other Non-Current Liabilities	6,166	6,101
Current Liabilities	3,869	3,041
Total Liabilities	25,640	24,710
Total Equity & Liabilities	91,694	89,237

1. Includes both Current & Non-Current portions
2. Excludes restricted cash & bank balances for the respective period end

Net Debt to LTM EBITDA



- Long-dated Debt Maturity Profile (10+ years)
- AA (Stable) credit rating underscores financial strength
- Interest rate further reduced by **30bps** from mid-Oct'26

Significant capacity to fund future growth initiatives

03 | Growth Updates



The Leela Palace New Delhi
Ranked #2 City Hotel In India

FY27 Openings: Wellness, Desert Leisure & Luxury Homes

The Leela Coorg Forest Sanctuary



**Iconic Resort in South India
(71 Keys*, Owned)**

Rebranded on 8th July 2026

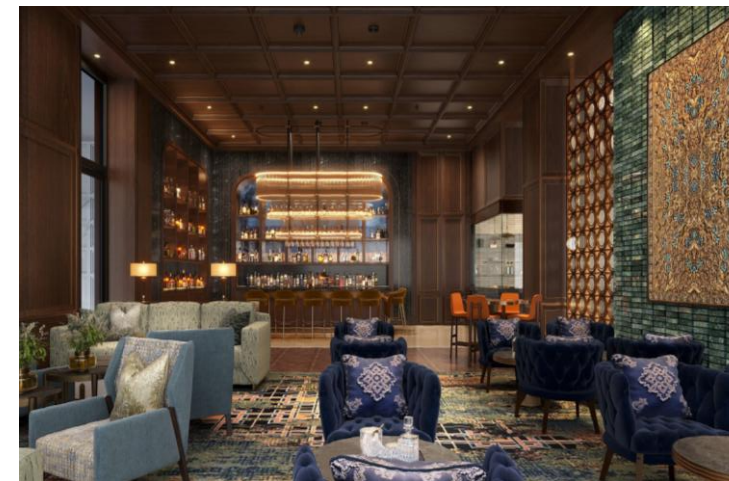
The Leela Jaisalmer



**A Luxury Desert Resort and Spa
(80 Keys, Managed)**

Pre-Opening in Progress

The Leela Luxury Residences, Mumbai



**New Business Vertical
(63 Keys, Managed)**

Pre-Opening in Progress

Key Value Drivers Underway

New Vertical

✓ ARQ New Delhi



🕒 ARQ Chennai



Same Store

✓ Azulian House Bengaluru



🕒 Wellness Facility Bengaluru



Cost Optimization

🕒 Hybrid Plant Chennai



🕒 Solar Plant Coorg



On Track for 1,000+ Keys Addition Across Pipeline Assets

	Keys	Timelines	Status
Jaisalmer	80	CY26	Public area works advancing as planned
Mumbai (Waterstones)	63	CY26	Interior fit-outs have advanced significantly and are in the final stages of execution
Srinagar	170	CY27	Guest Room civil work in progress
Bandhavgarh	30	CY27	Villa construction advancing steadily, with structural work progressing as planned
Sikkim	140	CY28	Main block and villa civil works underway
Ayodhya	100	CY28	Project has advanced to the Shell & Core
Agra	99	CY28	Piling works completed. Excavation, Shell & Core to start
Ranthambore	76	CY28	Fort wall stabilization in progress
Tadoba	30	CY30	Survey work in progress. Appointment of Architect/Consultant in progress
Mumbai (BKC)	250	CY30	Lease premium paid and Lease Agreement executed. Design finalization and site preparation in progress
Total	1,038		

Activities in Full Swing Across Entire Pipeline

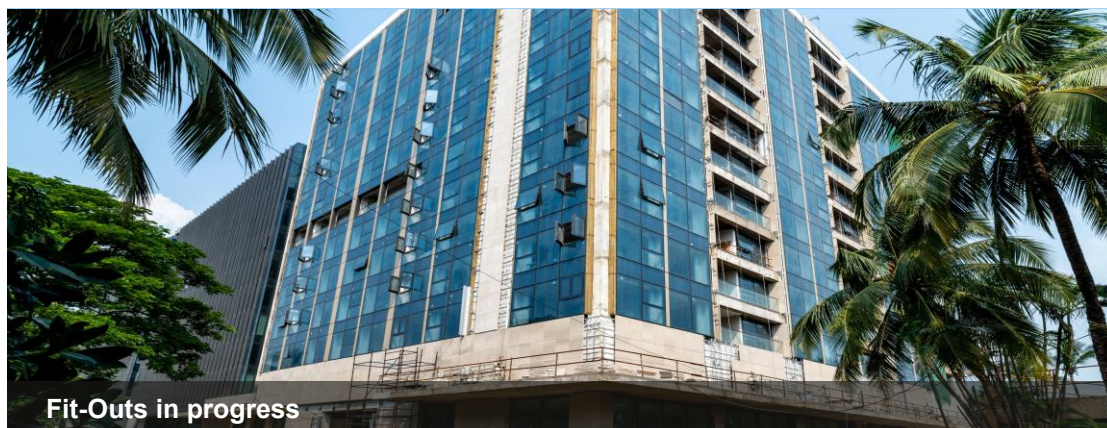
Expansion Pipeline: Execution in Full Swing

Launching This year

Jaisalmer



Waterstones



Launching Next year

Srinagar



Bandhavgarh



The Leela | Value-Creation Levers



04 | ESG



THE LEELA
PALACES HOTELS RESORTS



The Leela Palace Jaipur
Ranked #5 Resort In India

Recognized Certification Showcasing ESG



Green Building

All Owned Hotels **Platinum Rating** certified



Design for Greater Efficiencies

Advanced Rating: Largest Hospitality Portfolio in South-East Asia to get Advanced Rating



Responsible water management

For long-term water resilience



Eliminating single-use plastics

By 2030

05 | Annexure



30
BEST
BARS INDIA



THE LEELA
PALACES HOTELS RESORTS

ZLB23

30 Best Bars in India

Our Journey So Far | Key Quarterly KPIs

Operating Metrics	Units	Q1 FY25	Q2 FY25	Q3 FY25	Q4 FY25	Q1 FY26	Q2 FY26	Q3 FY26	Q4 FY26*	Q1 FY27	Q2 FY27
Occupancy	%	59.7%	64.9%	69.4%	77.6%	63.6%	68.7%	71.0%	71.4%	67.5%	68.8%
ADR	₹	16,698	18,042	25,827	27,918	18,817	19,290	30,337	32,012	20,722	25,046
RevPAR	₹	9,975	11,712	17,912	21,678	11,963	13,262	21,551	22,862	13,982	17,225
RevPAR Growth	%					20%	13%	20%	5%	17%	30%
RevPAR Index (vs India Luxury segment)		1.23x	1.37x	1.41x	1.56x	1.35x	1.52x	1.57x	1.57x	1.41x	1.55x^

Note: RevPAR Premium source: CoStar

Data for Owned Hotels

*Restated

^For the period Jul-Aug '26

“Atithi Devo Bhava (Guest is God)”



THE LEELA
PALACES HOTELS RESORTS

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