JUNIPER®
HOTELS

**JHL/SJ/2026/63** **August 27, 2026**

| | |
|---|---|
| National Stock Exchange of India Limited<br>Exchange Plaza,<br>Bandra Kurla Complex,<br>Bandra (East),<br>Mumbai - 400 051 | BSE Limited,<br>Corporate Relationship Department<br>Phiroze Jeejeebhoy Towers,<br>Dalal Street, Fort,<br>Mumbai - 400 001 |
| **Symbol: JUNIPER** | **Scrip Code: 544129** |

**Subject: Chairman's Speech delivered at the 40th Annual General Meeting**

We are enclosing a copy of the Chairman's Speech delivered at the 40th Annual General Meeting of the Company, being held today, i.e. Thursday, August 27, 2026.

This intimation is also being uploaded on Company's website at www.juniperhotels.com

This is for your information, record and appropriate dissemination.

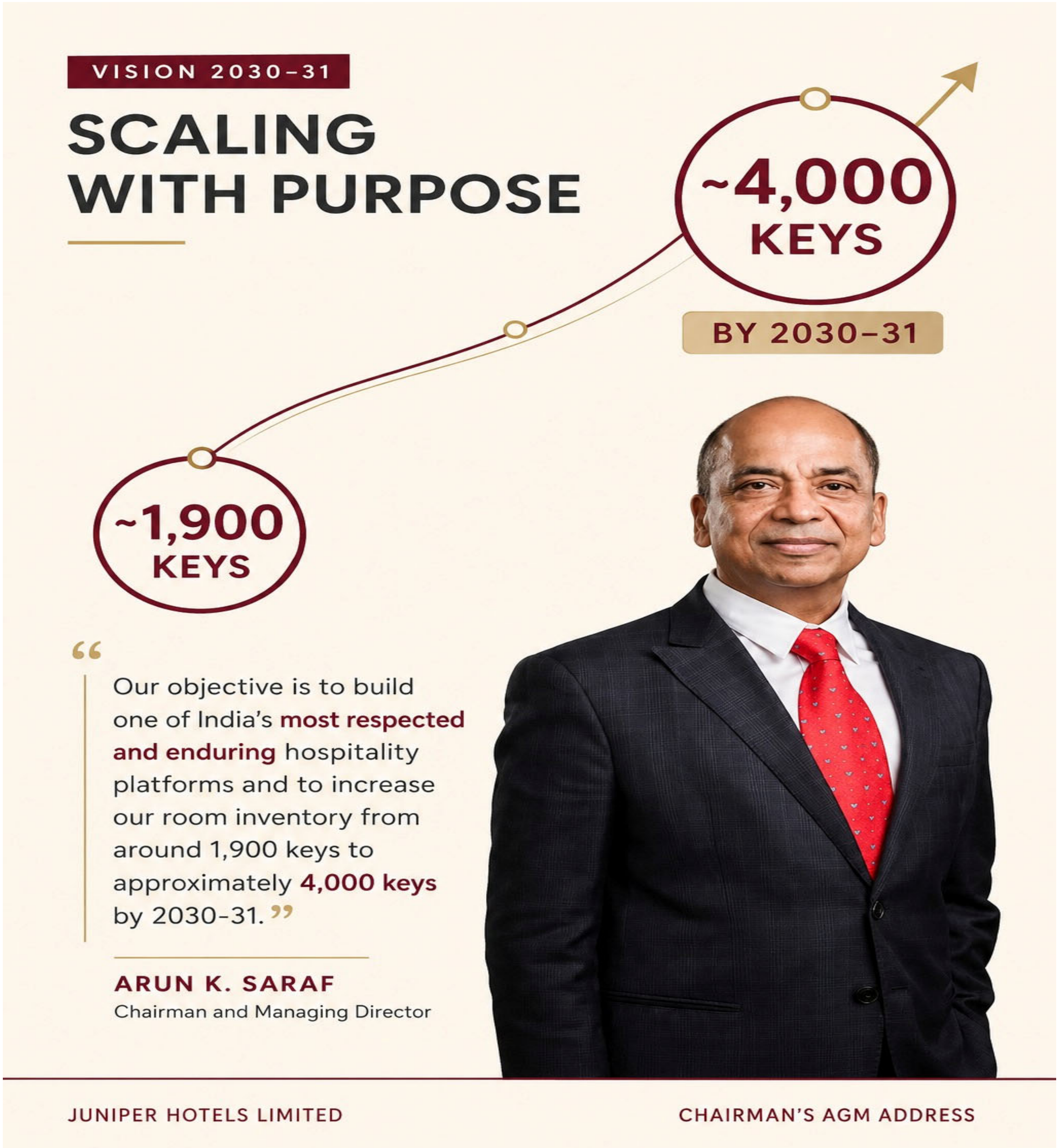
Thanking You,

**For Juniper Hotels Limited**

Sandeep Laxmikant Joshi
Digitally signed by Sandeep Laxmikant Joshi
Date: 2026.08.27 18:08:44 +05'30'

**Sandeep L. Joshi**
**Company Secretary and Compliance Officer**

Encl: a\a


VISION 2030–31
SCALING WITH PURPOSE
~4,000 KEYS
BY 2030–31
~1,900 KEYS
“Our objective is to build one of India’s most respected and enduring hospitality platforms and to increase our room inventory from around 1,900 keys to approximately 4,000 keys by 2030-31.”
ARUN K. SARAF
Chairman and Managing Director
JUNIPER HOTELS LIMITED
CHAIRMAN’S AGM ADDRESS

JUNIPER® HOTELS

## Chairman's Address at the 40th AGM of Juniper Hotels Limited

### Mr. Arun Kumar Saraf (Chairman and Managing Director)

Dear Esteemed Members,

It is my privilege and pleasure to welcome you all to the 40th Annual General Meeting of Juniper Hotels Limited.

As we mark four decades in the journey of Juniper Hotels, we do so with a deep sense of pride in what we have built and, more importantly, with confidence and ambition for what lies ahead.

On behalf of the Board of Directors, I would like to express my sincere gratitude to all our stakeholders for your continued trust and confidence in the Company. Your support has been instrumental in enabling Juniper Hotels to pursue its long-term vision with conviction.

Over the years, we have built a strong portfolio of high-quality hospitality assets, backed by enduring partnerships, disciplined execution and a clear focus on creating sustainable value. As we move into the next phase of our journey, our priorities remain clear — to strengthen our existing portfolio, pursue value-accretive growth opportunities, maintain financial discipline and deliver superior experiences to our guests while creating lasting value for all our stakeholders.

FY2026 marked an important milestone for Juniper Hotels. For the first time in the Company's history, our total income crossed the ₹1,000 crore mark. We also delivered our sixth consecutive quarter of PAT profitability. Our EBITDA stood at ₹444 crore, with an EBITDA margin of 42%, while Profit After Tax nearly doubled to ₹141.6 crore, highlighting the Company's ability to translate revenue growth into meaningful shareholder returns.

These results reflect the strength of our operating model and the continued improvement in our business. Higher average room rates, a better business mix, stronger operating leverage and continued focus on cost efficiencies have supported our performance during the year.

We remain positive about the outlook for the Indian hospitality industry. India's Hospitality sector is entering a prolonged growth cycle, supported by rising domestic travel, increasing inbound tourism, rapid infrastructure development and continued investments in tourism and convention infrastructure. At the same time, the supply of branded hotels remains relatively constrained, particularly in key gateway cities. This creates a favourable demand-supply environment for well-located hospitality assets and provides a strong foundation for sustainable growth in occupancy, room rates and RevPAR.

It is against this backdrop that we are embarking on the next phase of our growth journey – Juniper 2.0. Our objective is to build one of India's most respected and enduring hospitality platforms and to increase our room inventory from around 1,900 keys to approximately 4,000 keys by 2030-31.`

Our development pipeline gives us a clear roadmap towards this objective. We have a total capex of Rs 1930 crores planned up to FY31, which will be primarily funded from our internal surplus. In Bengaluru, we plan to open the first phase of our hotel, with 238 Westin-branded keys, in October this year, marking the Company's first Marriott Hotel. The second phase is expected to add approximately 250 rooms and 25 apartments, taking the development to over 500 keys. Our partnerships with leading global hospitality brands remain an important strength of our business. Our relationship with Hyatt spans four decades, and this year we have entered into an association with Marriott through the Westin brand for the Bengaluru asset. These partnerships give us the ability to select the right brand for each asset while maintaining our focus on long-term value creation.

In New Delhi, a landmark luxury hotel is taking shape in Dwarka with 550 keys, overlooking India's longest golf course and moments from the city's growing convention and diplomatic hub. Along with our existing Andaz Delhi property, this will take our Delhi portfolio to more than 1,000 keys.

In the Northeast, our ongoing development in Guwahati comprising 263 keys and 14 serviced apartments together with Kaziranga will significantly strengthen our presence in the emerging tourism region.

I am pleased to share that our developments in New Delhi and Guwahati will operate under the iconic "Grand Hyatt" brand, further strengthening our long-standing association with Hyatt and enhancing our portfolio of luxury hospitality assets. This important announcement was made at our Analyst Meet in Mumbai on 17th August 2026.

I would like to specially thank Mr. Vikas Chawla from Hyatt for joining us at the Analyst Meet and for sharing Hyatt's perspective on our partnership and the opportunities ahead. We deeply value our association with Hyatt and look forward to further strengthening this partnership as we expand our portfolio across key markets in India.

Our growth will not be limited to new developments. We continue to look at opportunities to unlock value from our existing assets, including the two land parcels adjoining Grand Hyatt Mumbai. We will also remain selective in evaluating brownfield acquisitions and will pursue only those opportunities that we believe can create sustainable long-term value for our shareholders.

As we grow, we remain equally focused on governance and responsible growth. A strong and experienced Board, supported by its committees, continues to provide oversight of the Company's strategy, risks and internal controls.

The opportunity before us is significant, but we remain conscious that growth must be accompanied by discipline. Our focus will continue to be on operational excellence, prudent capital allocation, maintaining a strong balance sheet and developing high-quality assets that can generate sustainable cash flows over the long term.

I want to take this opportunity to thank our brand partners, business partners, lenders and, most importantly, our employees for their continued support and commitment.

Finally, I would like to thank all our shareholders for placing their trust in Juniper Hotels. We remain committed to building a stronger and larger Company, delivering exceptional experience for our guests and creating enduring value for our shareholders.

Sandeep Laxmikant Joshi
Digitally signed by Sandeep Laxmikant Joshi
Date: 2026.08.27 18:09:06 +05'30'