VIKRAM KAMATS HOSPITALITY LIMITED

(Formerly Known as VIDLI RESTAURANTS LIMITED)
CIN: L55101MH2007PLC173446

Date: 7th November, 2026

To,
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001.

Scrip Code: 539659
Scrip ID: KAMATS

Dear Sir/Madam,

Sub: **Outcome of meeting of the Board of Directors and disclosures pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

This is to inform that the Board of Directors at its meeting held on Saturday, 7th November, 2026 have inter alia, considered and approved the Unaudited Standalone and Consolidated Financial Results, the Statement of Assets and Liabilities and Cash Flow Statement for the second quarter and half year ended 30th September, 2026.

In terms of the Regulation 33 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Unaudited Standalone and Consolidated Financial Results, the Statement of Assets and Liabilities and Cash Flow Statement for the second quarter and half year ended 30th September, 2026 along with the Limited Review Report by the Statutory Auditors of the Company thereon.

The meeting of the Board of Directors commenced at 11.30 a.m. and concluded at 2.15 p.m.

Please take the same on record.

Thanking You
For Vikram Kamats Hospitality Limited

VIKRAM
VITHAL
KAMAT

Dr. Vikram V. Kamat
Managing Director
DIN: 00556284
Encl: a/a

INDIA

Chaturvedi Sohan & Co.

Chartered Accountants

FRN - 118424W

Independent Auditor's Limited Review Report on the Unaudited Standalone Financial Results of the Company for the quarter and six months ended on September 30, 2026 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors
Vikram Kamats Hospitality Ltd

Introduction

We have reviewed the accompanying statement of Unaudited Standalone Financial Results (the "Statement") of Vikram Kamats Hospitality Ltd (Formerly **Vidli Restaurants Ltd)** ("the Company") for the quarter and six months ended September 30, 2026. The statement is being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("SEBI Regulations 2015") as amended.

This statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company on 07th November, 2026. The financial statement has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind As-34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 ("the Act"), read with relevant rules issued thereunder and other accounting principles generally accepted in India and Regulation 33 of the SEBI Regulations 2015. Our responsibility is to express a conclusion on this statement based on our review.

Scope of review

We conducted our review of the statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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Tax: tax@cachaturvedi.com / Finance: finance@cachaturvedi.com / Website: www.cachaturvedi.com

Emphasis of matter

We draw attention to note 4(ii) to the statement which describes that on 22nd July 2026, the operations at Company's flagship hotel property i.e VITS Kamats Resort Silvassa, (Dadra & Nagar Haveli) have been affected due to unexpected flash floods and severe waterlogging in the region caused by torrential rainfall and the adjacent river breached its banks, causing river water to enter the hotel premises. Furthermore, the main connecting bridge leading to the property was overflowed with water, completely disrupting safe road access. As a precautionary measure and to ensure the ultimate safety of guests, employees and assets, the management has safely evacuated the premises and operations were temporary suspended. The extent of the damage to the structure, plant and machinery, inventory and other assets has been assessed and its financial impact on the net block of historical costs of 222.23 lakhs is shown as "loss by flood" under Exceptional item. The company had intimated the insurance company, and the claim is under process. After the close of the half year ended 30th September 2026 the insurance company released advance payment of Rs.315.00 Lakhs and the further payment will be made after final assessment of loss incurred by the Company and the lessor of the hotel, on replacement cost method on completion of the damaged hotel facilities and installation of movable assets. The company has recognized insurance claim receivable to the extent of advance payment received as income under Exceptional item and will recognize the balance claim amount as and when it will be released by the insurance company.

Our conclusion is not modified in the respect of above.

Conclusion

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of the company, prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, as amended and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, including the manner in which it is to be disclosed, or that it contains any material misstatements.

For Chaturvedi Sohan & Co.
Chartered Accountants
FRN: 118424W

VIVEKANAND BRIJANAND CHATURVEDI
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Date: 2026.11.07 13:11:35 +05'30'

Vivekanand Chaturvedi
Partner
M. No:106403
UDIN: 26106403EWKSVS7123

Place: Mumbai
Date: 07-11-2026

VIKRAM KAMATS HOSPITALITY LIMITED

(Formerly known as Vidli Restaurants Limited)

Registered Office: Units No. 5-8 at Tapovan Co-operative Housing Society Ltd., Near Nahur Station, Nahur, Bhandup West, Mumbai-400078.

CIN No. L55101MH2007PLC173446

Website : www.kamatsindia.com Email ID : cs@kamatsindia.com

Statement of standalone financial results for the quarter and half year ended 30th September 2026

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended 30th Sept. 2026 (Reviewed)	Quarter ended 30th June 2026 (Reviewed)	Quarter ended 30th Sept. 2025 (Reviewed)	Half year ended 30th Sept. 2026 (Reviewed)	Half year ended 30th Sept. 2025 (Reviewed)	Year ended 31st Mar 2026 (Audited)
1	**Income**						
	(a) Revenue from operations	473.35	745.28	629.67	1,218.63	1,308.22	2,922.26
	(b) Other income	73.24	77.32	63.29	150.56	133.42	250.53
	Total income	**546.59**	**822.60**	**692.96**	**1,369.19**	**1,441.64**	**3,172.79**
2	**Expenses**						
	(a) Cost of Material Consumed and Purchase of stock in trade	158.83	230.06	177.00	388.89	313.11	763.93
	(b) Changes in Inventories	(2.73)	7.06	(31.96)	4.33	(23.92)	15.26
	(c) Employee benefits expense	193.70	182.53	181.79	376.23	366.80	744.19
	(d) Finance cost	43.86	40.58	22.45	84.44	54.04	139.61
	(e) Depreciation and amortisation expenses	106.20	77.35	67.21	183.55	121.55	267.90
	(f) Other expenses						
	(i) Heat, light and power	33.51	36.28	32.68	69.79	66.87	127.61
	(ii) Others	224.70	183.04	171.17	407.74	399.05	813.12
	Total expenses	**758.07**	**756.90**	**620.34**	**1,514.97**	**1,297.50**	**2,871.62**
3	**Profit before exceptional items and tax [1-2]**	**(211.48)**	**65.70**	**72.62**	**(145.78)**	**144.14**	**301.17**
4	Exceptional items (refer note 4 below)	106.00	-	-	106.00	-	(3.44)
5	**Profit for the period / year before tax [3-4]**	**(105.48)**	**65.70**	**72.62**	**(39.78)**	**144.14**	**297.73**
6	**Tax expenses**						
	Current tax	(41.01)	21.35	17.35	(19.66)	29.38	93.28
	Deferred tax expense / (credit) for current period / year (net)	13.59	(4.27)	0.53	9.32	8.12	(15.81)
	Mat Credit	-	-	0.99	-	-	-
	Short / (excess) provision for current tax / deferred tax (net)	-	-	-	-	-	5.88
	Total tax expenses	**(27.42)**	**17.08**	**18.87**	**(10.34)**	**37.50**	**83.35**
7	**Profit / (Loss) for the period / year [5-6]**	**(78.06)**	**48.62**	**53.75**	**(29.44)**	**106.64**	**214.38**
8	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss						
	(i) Remeasurement of defined benefit plans - gain/(loss)	9.75	(0.56)	(5.86)	9.19	(5.31)	(1.69)
	(ii) Income taxes effect on above	(2.54)	0.15	1.52	(2.39)	1.38	0.44
	Total other comprehensive income	**7.21**	**(0.41)**	**(4.34)**	**6.80**	**(3.93)**	**(1.25)**
9	**Total comprehensive income for the period / year [7+8]**	**(70.85)**	**48.21**	**49.41**	**(22.64)**	**102.71**	**213.13**
10	Paid-up equity share capital (Face value per share of Rs. 10/- each)	1,819.92	1,819.92	1,577.59	1,819.92	1,577.59	1,728.99
11	Reserve excluding revaluation reserves (Other Equity)						4,139.84
12	Earnings per share (Face value per share of Rs. 10/- each)						
	(a) Basic (Rs.)	(0.43)	0.27	0.34	(0.16)	0.69	1.33
	(b) Diluted (Rs.)	(0.43)	0.27	0.34	(0.16)	0.69	1.33

Standalone statement of assets and liabilities as at 30th September 2026		
Particulars	**As at 30th September 2026**	**As at 31st March 2026**
	(Reviewed)	**(Audited)**
Assets		
Non-current assets		
a) Property, plant and equipment	1,190.44	1,589.92
b) Capital work-in-progress / intangible assets under development	1,636.94	1,478.61
c) Right-of-Use assets	280.41	503.19
d) Investment Property	482.78	314.06
e) Intangible assets	17.24	19.01
f) Financial assets		
i) Loans	2,301.21	2,015.58
ii) Non-Current Investments	1,177.76	1,106.64
iii) Other non current financial assets	236.13	561.37
g) Other non-current assets	1,793.42	1,736.51
Sub- total	**9,116.33**	**9,324.89**
Current assets		
a) Current Investments	0.13	0.15
b) Inventories	120.58	159.51
c) Financial assets		
i) Trade receivables	218.63	279.23
ii) Cash and cash equivalents	59.10	92.01
iii) Other bank balances	69.38	23.23
iv) Other current financial assets	367.99	40.07
d) Other current assets	187.34	126.38
Sub- total	**1,023.15**	**720.58**
Total assets	**10,139.48**	**10,045.47**
Equity and liabilities		
Equity		
a) Equity share capital	1,819.92	1,728.99
b) Other equity	4,497.30	3,927.92
c) Money received against share warrants	-	211.92
Sub- total	**6,317.22**	**5,868.83**
Liabilities		
Non-current liabilities		
a) Financial liabilities		
i) Borrowings	2,239.46	2,398.09
ii) Lease liabilities	259.37	395.21
iii) Other non-current financial liabilities	1.63	1.54
b) Provisions	42.44	43.46
c) Deferred Tax Liabilities (Net)	40.78	29.07
d) Other Long Term Liabilities	0.52	0.61
Sub- total	**2,584.20**	**2,867.98**
Current liabilities		
a) Financial liabilities		
i) Borrowings	574.14	280.74
ii) Lease liabilities	75.44	168.14
iii) Trade payables		
- Amount due to Micro and small enterprises	107.54	51.26
- Amount due to other than Micro and small enterprises	268.72	306.70
iv) Other financial liabilities	36.30	236.04
b) Other current liabilities	174.70	254.63
c) Provisions	1.22	1.89
d) Current tax liability (Net)	-	9.26
Sub- total	**1,238.06**	**1,308.66**
Total equity and liabilities	**10,139.48**	**10,045.47**

Standalone statement of cash flows for the half year ended 30th September 2026

	Particulars	Half year ended 30th Sept 2026 (Reviewed)	Half year ended 30th Sept 2025 (Reviewed)
A.	**CASH FLOW FROM OPERATING ACTIVITIES:**		
	Net profit/(loss) before taxation and other comprehensive income	**(39.78)**	**144.14**
	Adjustment for:		
	Depreciation and amortization	183.55	121.55
	(Reversal)/provision for expected credit loss and doubtful debts, advances	2.23	-
	Provision for Employee Benefit	7.49	6.71
	Excess Provision written back	(0.17)	(3.48)
	Gain on termination of right of use assets	-	-
	Re-measurement of fair value of deposits (Net)	21.39	22.56
	Fair value measurement of financial assets	(4.35)	(3.11)
	Profit on Sale of Investment	-	-
	Interest income	(123.89)	(110.60)
	Dividend income	(0.08)	(0.08)
	Interest expense	84.44	54.04
	Operating profit / (loss) before working capital changes	**130.83**	**231.73**
	Movements in working capital : (Current and Non-Current)		
	(Increase)/ decrease in trade receivables, financial assets and other assets	(411.35)	(221.96)
	Increase/ (decrease) in trade payables and financial liabilities, other liabilities and provisions	(44.52)	238.87
	(Increase)/ decrease in inventories	38.93	(47.69)
	Cash generated from operations before tax	**(286.11)**	**200.95**
	Adjustment for:		
	Direct taxes - Refund received(net)/ (taxes paid) (Tax deducted at source)	19.76	(4.51)
	Net cash generated/(used) in operating activities ……(A)	**(266.36)**	**196.44**
B.	**CASH FLOW FROM INVESTING ACTIVITIES:**		
	Purchase of property, plant and equipment (including capital work in progress and capital advances)	(222.54)	(415.58)
	Investments made during the year	-	(61.00)
	Investments matured during the year	0.00	-
	Loan given	(310.31)	(1,071.06)
	Interest income received	-	95.66
	(Increase)/decrease in bank balance [Current and non-current] (other than cash and cash equivalent)	279.09	202.10
	Dividend Received	0.08	0.08
	Interest Received	84.37	-
	Cash generated/(used) from investing activities before tax	**(169.31)**	**(1,249.80)**
	Adjustment for:		
	Direct taxes - Refund received/ (taxes paid) (Tax deducted at source)	(9.36)	(11.06)
	Net cash generated/(used) in investing activities ……(B)	**(178.67)**	**(1,260.86)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES:**		
	Repayments of long term borrowings	(246.26)	(289.64)
	Proceeds from long term borrowings	-	580.00
	Proceeds from Issue of Fresh Equity	-	1,020.00
	Proceeds from Issue of Share Warrants	471.02	317.83
	Payment of lease liabilities	(122.67)	(63.29)
	Dividend paid	-	-
	Interest paid	(59.29)	(54.09)
	Net cash generated/(used) in financing activities ……(C)	**42.80**	**1,510.81**
	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	**(402.22)**	**446.39**
	Cash and cash equivalents at beginning of the year	(37.71)	563.97
	Cash and cash equivalents at end of the year*	(439.93)	1,010.36
	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS:	**(402.22)**	**446.39**

***Components of Cash and Cash equivalents**		
Cash and Bank Balances	59.10	1,010.36
Overdraft Facility from a Bank	(499.03)	-
Net	**(439.93)**	**1,010.36**

Notes:

1 The above standalone financial results for the quarter and half year ended 30th September 2026 have been reviewed by the Audit Committee and are approved by the Board of Directors at their respective meeting held on 7th November 2026. The statutory auditors have carried out limited review of the standalone financial results.

2 The above standalone financial results have been prepared in accordance with guidelines issued by Securities and Exchange Board of India ('SEBI') and the Indian Accounting Standards [Ind AS] prescribed under section 133 of the Companies Act 2013. Beginning from 1st April 2022 the Company has for the first time adopted Ind AS..

3 There are no reportable segments under Ind AS-108 'Operating Segments' as the Group is operating only in the hospitality and allied services, therefore, disclosure of segment wise information is not applicable.

4 Exceptional items include the following:

(i) The Company recognised a gain of Rs. 13.23 Lakhs on account of termination of a lease agreement, pursuant to which the related lease assets, fair value of deposits given and lease obligations have been adjusted, and the resultant gain has been disclosed as an exceptional item in the Statement of Profit and Loss for the quarter and half year ended 30th September 2026.

(ii) On 22nd July 2026, the operations at Company's flagship hotel property i.e VITS Kamats Resort Silvassa, (Dadra & Nagar Haveli) have been affected due to unexpected flash floods and severe waterlogging in the region caused by torrential rainfall and the adjacent river breached its banks, causing river water to enter the hotel premises. Furthermore, the main connecting bridge leading to the property was overflowed with water, completely disrupting safe road access. As a precautionary measure and to ensure the ultimate safety of guests, employees and assets, the management has safely evacuated the premises and operations were temporary suspended. The extent of the damage to the structure, plant and machinery, inventory and other assets has been assessed and its financial impact on the net block of historical costs of 222.23 lakhs is shown as "loss by flood" under Exceptional item. The company had intimated the insurance company, and the claim is under process. After the close of the half year ended 30th September 2026 the insurance company released advance payment of Rs.315.00 Lakhs and the further payment will be made after final assessment of loss incurred by the Company and the lessor of the hotel, on replacement cost method on completion of the damaged hotel facilities and installation of movable assets. The company has recognized insurance claim receivable to the extent of advance payment received as income under Exceptional item and will recognize the balance claim amount as and when it will be released by the insurance company.

(iii) Effective 22nd September 2025, the Company has written off GST Input Tax Credit of Rs. 3.44 Lakhs due to a change in GST rates for room tariff services from 12% with ITC to 5% without ITC, and the same has been charged to the Statement of Profit and Loss as an exceptional item in the standalone financial results for the year ended 31st March 2026 and the reversal of ITC on monthly basis after that date is charged to the Statement of Profit and Loss under other expenses.

5 As on 30th September 2026 there was no investor complaint pending.

6 Previous periods / year figures are regrouped and rearranged wherever necessary.

For and on behalf of the Board of Directors of
Vikram Kamats Hospitality Limited

VIKRAM VITHAL KAMAT

Dr. Vikram V. Kamat
Managing Director
DIN: 00556284

Place: Mumbai
Date: 7th November 2026

INDIA

Chaturvedi Sohan & Co.

Chartered Accountants

FRN - 118424W

Independent Auditor's Limited Review Report on the Unaudited Consolidated Financial Results of the Company for the quarter and six months ended on September 30, 2026 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors
Vikram Kamats Hospitality Limited

Introduction

We have reviewed the accompanying statement of unaudited consolidated financial results ("the Statement") of **Vikram Kamats Hospitality Limited (Formerly Vidli Restaurants Limited)** ("the holding company") and it's subsidiary (collectively referred to as "the Group") for the quarter and six months ended on September 30, 2026. The statement is being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("The Listing Regulations")

This statement is the responsibility of the Holding company's Management and has been approved by the Holding company's Board of Directors on 07th November, 2026. The financial statement has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind As-34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 ("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. Our responsibility is to express a conclusion on the statement based on our review.

Scope of review

We conducted our review of the statement in accordance with the Standard on Review Engagement (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Holding company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.

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Tax: tax@cachaturvedi.com / Finance: finance@cachaturvedi.com / Website: www.cachaturvedi.com

Emphasis of matter

We draw attention to note 4(ii) to the statement which describes that on 22nd July 2026, the operations at Company's flagship hotel property i.e VITS Kamats Resort Silvassa, (Dadra & Nagar Haveli) have been affected due to unexpected flash floods and severe waterlogging in the region caused by torrential rainfall and the adjacent river breached its banks, causing river water to enter the hotel premises. Furthermore, the main connecting bridge leading to the property was overflowed with water, completely disrupting safe road access. As a precautionary measure and to ensure the ultimate safety of guests, employees and assets, the management has safely evacuated the premises and operations were temporary suspended. The extent of the damage to the structure, plant and machinery, inventory and other assets has been assessed and its financial impact on the net block of historical costs of 222.23 lakhs is shown as "loss by flood" under Exceptional item. The company had intimated the insurance company, and the claim is under process. After the close of the half year ended 30th September 2026 the insurance company released advance payment of Rs.315.00 Lakhs and the further payment will be made after final assessment of loss incurred by the Company and the lessor of the hotel, on replacement cost method on completion of the damaged hotel facilities and installation of movable assets. The company has recognized insurance claim receivable to the extent of advance payment received as income under Exceptional item and will recognize the balance claim amount as and when it will be released by the insurance company.

Our conclusion is not modified in the respect of above.

Other matters

1) The consolidated financial statement includes holding company and its following subsidiary and Associate:

Name of Entity	Relationship
Vitizen Hotels Limited	Subsidiary
Vits Hospitality Company Limited	Foreign Associate of Subsidiary

The financial statement of subsidiary company has been reviewed by their independent auditor and it reflects total assets of Rs. 6225.90 lakhs as at 30th September 2026, the total revenue of Rs. 1310.87 lakhs and net profit /(loss) of Rs.(19.51) lakhs for the half year ended on that date. This financial statement has been reviewed by their independent auditor whose review report has been furnished to us by the Holding Company's Management. Our conclusion on the accompanying statement, to the extent it has been derived from such interim financial statements is based solely on the report of such other auditor and procedures performed by us as stated above.

The consolidated financial statement also includes the group's share of net profit/ loss of Rs. Nil for the year ended 30 September, 2026, as considered in the consolidated financial statements, in respect of foreign associate of subsidiary company, whose financial statements, which have

CHATURVEDI CHARTERED ACCOUNTANTS INDIA 118424W

not been reviewed by their independent auditor and is certified by the management. Our conclusion on the accompanying statement of the foreign associate of subsidiary is based solely on the management certified interim financial statement/ financial information, to the extent applicable, as stated above.

Conclusion

Based on our review conducted and procedure performed as stated in "Scope of review" paragraph above and based on the consideration of the review report of the other auditor referred to in "Other matter" paragraph, nothing has come to our attention that causes us to believe that the accompanying statements, prepared in accordance with the applicable recognition and measurement principles laid down in Indian Accounting Standards and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Listing Regulations, including the manner in which it is disclosed, or that it contains any material misstatement.

For Chaturvedi Sohan & Co.
Chartered Accountants
FRN: 118424W

VIVEKANAND BRIJANAND CHATURVEDI
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Date: 2026.11.07 13:12:16 +05'30'

Vivekanand Chaturvedi
Partner
M. No: 106403
UDIN: 26106403KZTCYP3231

Place: Mumbai
Date: 07-11-2026

VIKRAM KAMATS HOSPITALITY LIMITED

(Formerly known as Vidli Restaurants Limited)

Registered Office: Units No. 5-8 at Tapovan Co-operative Housing Society Ltd., Near Nahur Station, Nahur, Bhandup West, Mumbai-400078.

CIN No. L55101MH2007PLC173446

Website : www.kamatsindia.com Email ID : cs@kamatsindia.com

Statement of Consolidated financial results for the quarter and half year ended 30th September 2026

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended 30th Sept. 2026 (Reviewed)	Quarter ended 30th June. 2026 (Reviewed)	Quarter ended 30th Sept. 2025 (Reviewed)	Half Year ended 30th Sept. 2026 (Reviewed)	Half Year ended 30th Sept. 2025 (Reviewed)	Year ended 31st Mar 2026 (Audited)
1	**Income**						
	(a) Revenue from operations	1,018.70	1,497.09	1,200.13	2,515.79	2,495.17	5,599.85
	(b) Other income	29.21	37.23	37.75	66.44	67.17	175.88
	Total income	**1,047.91**	**1,534.32**	**1,237.88**	**2,582.23**	**2,562.34**	**5,775.73**
2	**Expenses**						
	(a) Cost of Material Consumed and Purchase of stock in trade	203.04	312.30	237.48	515.34	429.28	1,002.35
	(b) Changes in Inventories	10.57	(8.12)	(31.96)	2.45	(23.92)	0.52
	(c) Employee benefits expense	396.42	397.38	367.96	793.80	738.63	1,506.09
	(d) Finance cost	72.79	77.80	68.93	150.59	158.94	359.54
	(e) Depreciation and amortisation expenses	219.23	209.86	200.61	429.09	386.07	834.60
	(f) Other expenses						
	(i) Heat, light and power	75.99	88.11	71.86	164.10	147.53	284.16
	(ii) Others	419.64	410.52	303.20	830.16	668.32	1,534.69
	Total expenses	**1,397.68**	**1,487.85**	**1,218.08**	**2,885.53**	**2,504.85**	**5,521.95**
3	**Profit before exceptional items and tax [1-2]**	**(349.77)**	**46.47**	**19.80**	**(303.30)**	**57.49**	**253.78**
	Share of profit / (loss) from associate accounted for using equity method	-	-	-	-	-	-
4	Exceptional items (Noted 4 below)	126.38	16.43	-	142.81	-	(155.31)
5	**Profit for the period / year before tax [3-4]**	**(223.39)**	**62.90**	**19.80**	**(160.49)**	**57.49**	**98.47**
6	**Tax expenses**						
	Current tax	(60.32)	36.03	34.58	(24.29)	49.88	136.43
	Deferred tax expense / (credit) for current period / year (net)	14.25	(7.05)	(17.20)	7.20	(6.59)	(56.78)
	Mat Credit	-	-	0.99	-	-	-
	Short / (excess) provision for current tax / deferred tax (net)	-	-	-	-	-	4.36
	Total tax expenses	**(46.07)**	**28.98**	**18.37**	**(17.09)**	**43.29**	**84.01**
7	**Profit / (Loss) for the period / year [5-6]**	**(177.32)**	**33.92**	**1.43**	**(143.40)**	**14.20**	**14.46**
8	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss						
	(i) Remeasurement of defined benefit plans - gain/(loss)	9.75	(0.54)	(1.08)	9.21	(0.53)	(1.61)
	(ii) Income taxes effect on above	(2.53)	0.14	0.28	(2.39)	0.14	0.42
	Total other comprehensive income	**7.22**	**(0.40)**	**(0.80)**	**6.82**	**(0.39)**	**(1.19)**
9	**Total comprehensive income for the period / year [7+8]**	(170.10)	33.52	0.63	(136.58)	13.81	13.27
		-					
	Profit / (loss) for the period attributable to	-					
	Owners of the company	(168.83)	28.55	2.75	(140.28)	13.29	13.53
	Non controlling interests	(8.49)	5.37	(1.32)	(3.12)	0.91	0.93
		(177.32)	**33.92**	**1.43**	**(143.40)**	**14.20**	**14.46**
	Other Comprehensive Income for the period attributable to						
	Owners of the company	7.23	(0.41)	(2.74)	6.82	(2.37)	(1.20)
	Non controlling interests	(0.01)	0.01	1.94	-	1.98	0.01
		7.22	**(0.40)**	**(0.80)**	**6.82**	**(0.39)**	**(1.19)**
	Total Comprehensive Income for the period attributable to						
	Owners of the company	(161.60)	28.14	0.01	(133.46)	10.92	12.33
	Non controlling interests	(8.50)	5.38	0.62	(3.12)	2.89	0.94
		(170.10)	**33.52**	**0.63**	**(136.58)**	**13.81**	**13.27**
10	Paid-up equity share capital (Face value per share of Rs. 10/- each) (Refer Note 6)	1,819.92	1,819.92	1,577.59	1,819.92	1,577.59	1,728.99
11	Reserve excluding revaluation reserves (Other Equity)						4,084.30
12	Earnings per share (Face value per share of Rs. 10/- each)						
	(a) Basic (Rs.)	(0.97)	0.19	0.01	(0.79)	0.09	0.09
	(b) Diluted (Rs.)	(0.97)	0.19	0.01	(0.79)	0.09	0.09

Consolidated statement of assets and liabilities as at 30th September 2026		
Particulars	**As at 30th September 2026**	**As at 31st March 2026**
	(Reviewed)	**(Audited)**
Assets		
Non-current assets		
a) Property, plant and equipment	1,381.85	1,795.40
b) Capital work-in-progress / intangible assets under development	3,938.19	3,044.34
c) Right-of-Use assets	1,546.45	2,887.15
d) Investment Property	482.78	314.06
e) Intangible assets	26.76	30.17
f) Goodwill on Consolidation	83.14	83.14
g) Financial assets		
i) Loans	310.57	200.51
ii) Non-Current Investments	114.22	110.49
iii) Net lease investment	21.75	-
iv) Other non current financial assets	670.78	959.84
h) Income tax asset	93.92	38.29
i) Deferred tax assets (net)	48.14	57.72
j) Other non-current assets	2,221.83	2,154.46
Sub- total	**10,940.38**	**11,675.57**
Current assets		
a) Current Investments	50.90	45.90
b) Inventories	186.70	231.83
c) Financial assets		
i) Trade receivables	475.63	735.33
ii) Cash and cash equivalents	164.71	156.22
iii) Other bank balances	10.01	23.24
iv) Net lease investment	6.41	-
v) Other current financial assets	639.47	370.07
d) Other current assets	306.14	226.91
Sub- total	**1,839.97**	**1,789.50**
Total assets	**12,780.35**	**13,465.07**
Equity and liabilities		
Equity		
a) Equity share capital	1,819.92	1,728.99
b) Other equity	4,330.93	4,084.30
Sub- total	**6,150.85**	**5,813.29**
Minority Interest	**95.08**	**98.20**
Liabilities		
Non-current liabilities		
a) Financial liabilities		
i) Borrowings	2,409.54	2,610.40
ii) Lease liabilities	1,496.22	2,518.80
iii) Other non current financial liabilities	1.63	1.54
b) Provisions	70.26	65.37
c) Other Long Term Liabilities	0.52	0.61
Sub- total	**3,978.17**	**5,196.72**
Current liabilities		
a) Financial liabilities		
i) Borrowings	588.93	295.86
ii) Lease liabilities	274.27	603.66
iii) Trade payables		
- Amount due to Micro and small enterprises	182.79	152.22
- Amount due to other than Micro and small enterprises	587.09	524.06
iv) Other financial liabilities	206.33	271.06
b) Other current liabilities	713.90	507.37
c) Provisions	2.94	2.63
Sub- total	**2,556.25**	**2,356.86**
Total equity and liabilities	**12,780.35**	**13,465.07**

Consolidated statement of cash flows for the half year ended 30th September 2026

	Particulars	Half Year ended 30th Sept. 2026 (Reviewed)	Half Year ended 30th Sept. 2025 (Reviewed)
A.	**CASH FLOW FROM OPERATING ACTIVITIES:**		
	Net profit/(loss) before taxation and other comprehensive income	**(160.49)**	**65.69**
	Adjustment for:		
	Depreciation and amortization	429.09	362.70
	(Reversal)/provision for expected credit loss and doubtful debts, advances	9.80	-
	Provision for Employee Benefit	7.49	5.36
	Excess Provision written back	0.37	(11.74)
	Loss on termination of right of use assets-exceptional	(36.81)	-
	Interest income on lease of equipment	(0.12)	-
	Re-measurement of fair value of deposits (Net)	16.62	23.78
	Fair value measurement of financial assets	(13.18)	(3.11)
	Interest income	(23.36)	(121.13)
	Dividend income	(0.08)	(0.08)
	Interest expense	150.61	158.94
	Operating profit / (loss) before working capital changes	**379.94**	**480.41**
	Movements in working capital : (Current and Non-Current)		
	(Increase)/ decrease in trade receivables, financial assets and other assets	345.53	(421.25)
	Increase/ (decrease) in trade payables and financial liabilities, other liabilities and provisions	(246.58)	443.23
	(Increase)/ decrease in inventories	45.11	(60.33)
	Cash generated from operations before tax	**524.00**	**442.06**
	Adjustment for:		
	Direct taxes - Refund received(net)/ (taxes paid) (Tax deducted at source)	6.55	(13.15)
	Net cash generated/(used) in operating activities .....(A)	**530.54**	**428.91**
B.	**CASH FLOW FROM INVESTING ACTIVITIES:**		
	Purchase of property, plant and equipment (including capital work in progress and capital advances)	(1,162.13)	(1,253.81)
	Investments made during the year	4.45	(65.96)
	Loan given	-	(74.06)
	Refund of loan given	36.14	-
	Interest income received	0.56	96.43
	(Increase)/decrease in bank balance [Current and non-current] (other than cash and cash equivalent)	279.10	203.78
	Dividend Received	0.08	0.08
	Interest Received	84.37	-
	Cash generated/(used) from investing activities before tax	**(757.43)**	**(1,093.54)**
	Adjustment for:		
	Direct taxes - Refund received/ (taxes paid) (Tax deducted at source)	(11.46)	(12.11)
	Net cash generated/(used) in investing activities .....(B)	**(768.88)**	**(1,105.65)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES:**		
	Repayments of long term borrowings	115.77	(289.64)
	Proceeds from long term borrowings	(416.88)	580.00
	Proceeds from Issue of Fresh Equity	-	1,020.00
	Proceeds from Issue of Share Warrants	471.02	317.83
	Inter-corporate deposits	10.00	-
	Payment of lease liabilities	(199.87)	(463.92)
	Dividend paid	-	-
	Interest paid	(102.53)	(54.09)
	Net cash generated/(used) in financing activities .....(C)	**(122.49)**	**1,110.18**
	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	**(360.83)**	**433.44**
	Cash and cash equivalents at beginning of the year*	26.51	628.81
	Cash and cash equivalents at end of the year	(334.32)	1,062.25
	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS:	**(360.83)**	**433.44**

***Components of Cash and Cash equivalents**		
Cash and Bank Balances	164.71	1,062.25
Overdraft Facility from a Bank	(499.03)	-
Net	**(334.32)**	**1,062.25**

Notes:

1 The above consolidated financial results for the quarter and half year ended 30th September 2026 have been reviewed by the Audit Committee and are approved by the Board of Directors at their respective meetings held on 7th November 2026. The statutory auditors have carried out limited review of the consolidated financial results.

2 The above consolidated financial results have been prepared in accordance with guidelines issued by Securities and Exchange Board of India ('SEBI') and the Indian Accounting Standards [Ind AS] prescribed under section 133 of the Companies Act 2013. Beginning from 1st April 2022 the group has for the first time adopted Ind AS.

3 There are no reportable segments under Ind AS-108 'Operating Segments' as the Group is operating only in the hospitality and allied services, therefore, disclosure of segment wise information is not applicable.

4 Exceptional items include the following:

(i) On 22nd July 2026, the operations at Holding Company's flagship hotel property i.e VITS Kamats Resort Silvassa, (Dadra & Nagar Haveli) have been affected due to unexpected flash floods and severe waterlogging in the region caused by torrential rainfall and the adjacent river breached its banks, causing river water to enter the hotel premises. Furthermore, the main connecting bridge leading to the property was overflowed with water, completely disrupting safe road access. As a precautionary measure and to ensure the ultimate safety of guests, employees and assets, the management has safely evacuated the premises and operations were temporary suspended. The extent of the damage to the structure, plant and machinery, inventory and other assets has been assessed and its financial impact on the net block of historical costs is shown as "loss by flood" under Exceptional item. The company had intimated the insurance company, and the claim is under process. After the close of the half year ended 30th September 2026 the insurance company released advance payment of Rs.314.97 Lakhs and the further payment will be made after final assessment of loss incurred by the Company and the lessor of the hotel, on replacement cost method on completion of the damaged hotel facilities and installation of movable assets. The company has recognized insurance claim receivable to the extent of advance payment received as "insurance claim-income" under Exceptional item and will recognize the balance claim amount as and when it will be released by the insurance company.

(ii) The Group recognised a gain of Rs. 13.23 Lakhs on account of termination of a lease agreement by the Holding Company, pursuant to which the related lease assets, fair value of deposits given and lease obligations have been adjusted, and the resultant gain has been disclosed as an exceptional item in the Statement of Profit and Loss for the quarter and half year ended 30th September 2026.

(iii) The Group recognised a gain of Rs. 20.38 Lakhs on account of termination of a lease agreement by the Subsidiary Company, pursuant to which the related lease assets, fair value of deposits given and lease obligations have been adjusted, and the resultant gain has been disclosed as an exceptional item in the Statement of Profit and Loss for the quarter and half year ended 30th September 2026.

(iv) The Group recognised a gain of Rs. 16.43 Lakhs on account of termination of a lease agreement by the Subsidiary company, pursuant to which the related lease assets and obligations have been adjusted, and the resultant gain has been disclosed as an exceptional item in the Statement of Profit and Loss for the quarter ended 30th June 2026.

5 In case of one of the lease agreement, the Group has paid a refundable security deposit of Rs. 1.00 Crores to the lessor and issued four security cheques of Rs. 22.50 lakhs each (total Rs. 90 lakhs). Due to certain non fulfilment of certain obligation by the lessor the said lease agreement got terminated and the Group is in the process of filing arbitration to claim the refund of the said deposit and cheques along with claim of Rs. 1.25 Crores for losses. The court has stayed the proceedings in the matter till the next hearing scheduled on 2nd December 2026. Based on management assessment, the Group believes the amounts are recoverable and accordingly no provision / impairment (ECL) has been recognised as at 30th September 2026.

6 As on 30th September 2026 there was no investor complaint pending.

7 Previous periods / year figures are regrouped and rearranged wherever necessary.

For and on behalf of the Board of Directors of
Vikram Kamats Hospitality Limited

VIKRAM VITHAL KAMAT

Dr. Vikram V. Kamat
Managing Director
DIN: 00556284

Place: Mumbai
Date: 7th November 2026