CARAVELA®
BEACH RESORT
VARCA, GOA

Date: November 16, 2026

To,
The Manager
Corporate Compliance Department
BSE Limited
Rotunda Building P. J. Towers,
Dalal Street, Fort, Mumbai 400001,
Scrip Code – 523269

The Manager- Listing
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, 'G' Block
Bandra Kurla Complex, Bandra (East),
Mumbai 400051
Symbol – ADVANIHOTR

Dear Sir / Madam,

Sub: Submission of 'Press Release'

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations"), we are enclosing herewith the 'Press Release' dated November 13, 2026.

The same will also be made available on the website of the Company i.e. www.carevelabeachresortsgoa.com.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For **Advani Hotels & Resorts (India) Limited,**

SUNDER G ADVANI
Digitally signed by SUNDER G ADVANI
Date: 2026.11.16 11:48:08 +05'30'

Sunder G. Advani
Chairman & Manging Director
DIN: 00001365

Encl: As stated above

Advani Hotels & Resorts (India) Ltd.
(Caravela Beach Resort Goa)

Company Delivers Healthy Growth in Q2 and H1 FY27
with Total Income Rising 8.8% and 7.0% YoY, respectively

Mumbai, November 12, 2026: Advani Hotels & Resorts Ltd., approved the unaudited standalone financial results on November 12, 2026, for the quarter ended September 30, 2026.

Financial Table:

Particulars (₹ In Lakhs)	Q2 FY27	Q2 FY26	H1 FY27	H1 FY26
Revenue from Operations	1,684	1,519	3,786	3,511
Other Income	66	89	170	185
Total Income	1,750	1,608	3,956	3,696
Operating Expenses	2,082	1,640	4,020	3,337
EBITDA (Incl. Other Income)	(332)	(32)	(64)	359
EBITDA Margins (%)	(19.0%)	(2.0%)	(1.6%)	9.7%
Total Room Nights Sold (Numbers)	11,826	10,788	24,883	23,144
Occupancy (%) (on available rooms for sale)	68.0%	60.1%	72.1%	64.9%
Total Revenue per occupied room per night (TRevPOR) after subtracting Tax (₹)	14,798	14,900	15,898	15,971
Liquid Fund Reserves (including Fixed Deposits)			5,085	4,964

Key performance indicators of Q2 & H1 FY27 are below:

- In Q2 FY27, Revenue from Operations grew by 10.9% YoY to ₹1,684 lakhs and H1 FY27, it grew by 7.8% YoY to ₹3,786 lakhs achieved in a seasonally weak monsoon quarter, aided by stable occupancy notwithstanding subdued foreign tourist arrivals into Goa and elevated airfares.

- EBITDA was affected by higher employee benefit expenses, primarily due to a one-time non recurring additional gratuity liability of ₹130 lakh following the revision in the gratuity ceiling from ₹20 lakh to ₹50 lakh, along with increased power and fuel costs amid rising global energy prices and geopolitical tensions.

- The increase in Finance Costs is primarily attributable to the accounting treatment prescribed under Ind AS 116 — Leases, which requires the recognition of interest expenses on lease liabilities. This is a non-cash accounting adjustment in terms of lease rental payments, and does not represent an additional cash outflow over and above the contractual lease payments.

- Despite the ongoing West Asia crisis, subdued foreign tourist inflows, and higher airfares, the Company maintained stable occupancy levels at 68.0% in Q2 FY27 and 72.1% in H1 FY27.

- The Company remains debt-free and the ongoing expansion of banquet hall and new event pool are funded entirely through internal accruals.

Strategic FY27 Initiatives:

- Work on the new banquet hall, with ancillary facilities totalling 16,530 square feet, together with the new event pool, continued to progress during the quarter. New event pool is expected to be completed by the end of December 2026.

Mr. Sunder Advani - Chairman & Managing Director:

"During Q2 and H1 FY27, we continued to focus on driving revenue growth through improved realisations and effective management of occupancy. Total Income for Q2 FY27 stood at ₹1,750 lakhs, registering a growth of 8.8%, while H1 FY27 Total Income grew by 7.0% to ₹3,956 lakhs. The performance was achieved amid a challenging operating environment, including geopolitical uncertainties in West Asia, resulting in elevated airfares and subdued foreign tourist arrivals into Goa.

Q2 is seasonally a weak quarter. Profitability was further impacted by a one-time gratuity expense of ₹130 lakh arising from the revision in the gratuity ceiling, along with higher power and fuel costs amid rising global energy prices.

Looking ahead, construction of the new banquet facility and the new event pool is progressing as planned. The New Event Pool is likely to be completed by the end of December 2026.

To provide a broader perspective (beyond financial measures), from a qualitative perspective, the Company and Management received the below awards during H1 FY27:

- In May 2026, 'Best Hotels and Resorts' award from the IHC London & IIHM Hospitality Honour Award 2026.

- In June 2026, we received the 'Best Shack in Goa 2026' from the Connoisseurs India Awards 2026 - West India Edition.

- In June 2026, we were honored with two prestigious Review Awards from leading online booking portals, MakeMyTrip and Goibibo, earning an impressive 4.4 out of 5.0 rating on both platforms. This dual recognition reflects our guests' strong satisfaction and underscores our team's unwavering commitment to delivering exceptional hospitality.

These awards reflect our unwavering commitment to providing our guests with unparalleled experiences and exceptional service. We are grateful for the recognition and will continue to strive for excellence in all aspects of our operations.

About Advani Hotels & Resorts Ltd.:

Advani Hotels & Resorts (India) Limited (ADVANIHOTR) is a publicly traded company incorporated in 1987, headquartered in Mumbai and listed on BSE Limited and the National Stock Exchange of India Limited.

It owns and operates the 'Caravela Beach Resort Goa'; an independent, 201-key, 5-Star Deluxe golf resort on the Arabian Sea, designed by the world-famous architects WATG (who designed both the 'Atlantis' resorts).

The Caravela is located on a 22-acre estate with a 277-meter long beach-front on the powdery white sands of Varca Beach, South Goa. The Caravela is surrounded by immaculately landscaped gardens and a golf course designed by the international landscape architect, Belt Collins.

Over the last ten years, Advani Hotels has paid total dividends of ₹102 crore, including dividend tax, to its shareholders, with dividends distributed in nine of the last ten years. The only year without a dividend was FY21, when the resort remained closed for six months due to COVID-19.

The Company is managed by the Founder and Chairman & Managing Director - Mr. Sunder G. Advani, the Chief Executive Officer & Whole-Time Director - Mr. Prahlad S. Advani and the Executive Director - Mr. Haresh G. Advani; together with a distinguished Board of Independent Directors.