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
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Ref No. THELEELA/2026-27/66

Date: November 26, 2026

To	To
Sr. General Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400001 **Scrip Code- 544408** **ISIN - INE0AQ201015**	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**

Sub: Press Release- The Leela Expands its Leisure Portfolio with two new signings in the Andaman and Nicobar Islands

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed a copy of the press release titled "The Leela Expands its Leisure Portfolio with two new signings in the Andaman and Nicobar Islands".

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: 2026.11.26 16:17:27 +05'30'

Jyoti Maheshwari
Company Secretary and Compliance Officer
Membership No.: A24469

Encl: As above

PRESS RELEASE

THE LEELA EXPANDS ITS LEISURE PORTFOLIO WITH TWO NEW SIGNINGS IN THE ANDAMAN AND NICOBAR ISLANDS

The addition of 160 keys across Sri Vijaya Puram and Shaheed Dweep marks The Leela's entry into the Andaman and Nicobar Islands, further strengthening its presence in India's luxury leisure market.

Mumbai, India | November 26, 2026: The Leela Palaces, Hotels and Resorts, India's leading luxury hospitality brand, announced the signing of two luxury resorts in the Andaman and Nicobar Islands. Located in Sri Vijaya Puram (formerly Port Blair) and Shaheed Dweep (formerly Neil Island), the properties will add a combined 160 keys to the brand's portfolio. The Leela will manage both resorts for the Sheeraj Group under Hotel Management Agreements.

Slated to open in 2029, **The Leela Sri Vijaya Puram**, featuring 100 keys, will be developed across 7 acres of elevated, sea-facing landscape, approximately 10 minutes from the airport. Conceived as a low-rise luxury resort, the property will offer panoramic sea views, thoughtfully curated dining, elegant spaces for intimate gatherings and bespoke events, and a range of leisure experiences. Its waterfront location and accessibility will position it as a gateway for travellers exploring the Andaman archipelago.

The Leela Shaheed Dweep, expected to open in 2030, will be a 60-key luxury resort, developed across 24 acres of seaside landscape. The resort will enjoy 800 metres of beachfront and feature a two-acre natural lagoon within the property, creating a secluded setting for an intimate island retreat. Both properties will be ground-up developments, planned to respond to the character and natural landscape of their respective locations.

The projects are being undertaken by the Sheeraj Group through long-term public-private partnership concessions with the Andaman and Nicobar Islands Integrated Development Corporation (ANIIDCO). Under the Hotel Management Agreement, The Leela will bring its brand strength, hospitality expertise and operational capabilities to manage the two properties.

The Andaman and Nicobar Islands, with their pristine coastlines and rich marine biodiversity, offer significant potential for luxury leisure travel. The two resorts will cater to travellers seeking immersive island experiences, combining the natural appeal of the archipelago with The Leela's personalised service and gracious Indian hospitality.

Anuraag Bhatnagar Chief Executive Officer, The Leela Palaces, Hotels and Resorts, said, “The Andaman and Nicobar Islands represent an exciting opportunity in the evolution of India’s luxury leisure landscape. Their extraordinary natural beauty and growing appeal among discerning travellers make them a strategic addition to The Leela’s portfolio. Our expansion into Sri Vijaya Puram and Shaheed Dweep reflects our commitment to taking the brand to destinations where we can create meaningful, differentiated experiences. We are delighted to partner with the Sheeraj Group on these two distinctive developments, bringing The Leela’s expression of True Indian Luxury to one of India’s most remarkable island destinations.”

Commenting on the occasion, **Rajender Singh, Pannu Founding Chairman Sheeraj Group**, said, " “Our vision is to create globally acclaimed luxury resorts rooted in sustainability. Through these projects and our partnership with The Leela Palaces, Hotels and Resorts, Sheeraj is committed to setting international

benchmarks in hospitality, responsible development and long-term value creation. The Leela understands how to make a guest feel genuinely welcomed and connect to a place. Together we want to give global travellers a reason to come to the Islands and to return"

The signings reflect The Leela's disciplined, capital-light and management agreement led growth strategy, leveraging its established brand and hospitality capabilities through strategic partnerships to enter high-potential destinations while broadening its portfolio. With 15 operating properties and 12 under development, the brand's growing footprint spans Jaisalmer, Mumbai, Srinagar, Bandhavgarh, Ayodhya, Sikkim, Agra, Ranthambore, Tadoba and the Andaman and Nicobar Islands. Four of these are scheduled to open by end of 2027. These include The Leela Jaisalmer, The Leela Luxury Residences Mumbai, The Leela Bandhavgarh and The Leela Srinagar.

As The Leela builds on four decades of Indian luxury hospitality, it remains committed to growing through enduring partnerships and showcasing the finest expression of Indian hospitality to the world.

About The Leela Palaces, Hotels and Resorts

The Leela Palaces, Hotels and Resorts is India's largest institutionally owned and managed pure-play luxury hospitality brand, measured by the number of operational keys. Backed by Brookfield, The Leela's portfolio includes award-winning properties, comprising15 operating properties spanning owned, operated, and managed hotels and another 12 in the pipeline across leading leisure and business destinations in India and Dubai. Recognized globally for architectural excellence and bespoke services, The Leela was ranked #2 globally among the best Hotel Brand in the World by the Travel + Leisure World's Best Awards 2026 and has been previously ranked as the World's Best Hotel Brand by Travel + Leisure World's Best Awards in 2020 and 2021, and among the global top three in 2023, 2024 and 2026. The brand remains committed to delivering timeless Indian hospitality through world-class luxury experiences.

Please visit our website www.theleela.com and connect with us on Facebook, Twitter and Instagram.

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