VENTIVE
HOSPITALITY

Date: November 27, 2026

To, **BSE Limited** Corporate Relationship Department 25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 **Scrip Code: 544321**	To **National Stock Exchange of India** Exchange Plaza, Plot No. C-1, Block G, Bandra Kurla Complex, Bandra (East) Mumbai -400051 **NSE Symbol: VENTIVE**

Dear Sir/Madam,

Subject: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Intimation of Investor/Analyst Meet.

Pursuant to Regulation 30 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 we wish to inform you that the Company has been invited, and its representatives will be attending the following event:

Day, Date and Time of Event	Event/Institution Details	Type of Meeting / Event	Location	Mode of Meeting
Wednesday, 02 December 2026 12:00 PM – 18:00 PM (IST)	Ambit Travel Ecosystem organized by Ambit Capital Private Limited	One-on-One / Group meeting	Mumbai	In Person

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please find enclosed herewith a copy of the presentation to be made by the Company at the aforesaid event.

No unpublished price sensitive information will be shared during the aforesaid meeting. The aforementioned information is also available on the Company's website at https://www.ventivehospitality.com/disclosures-under-sub-regulation-8-of-regulation-30-of-these-regulations/.

This schedule may undergo change due to exigencies on the part of Investors/ Company.

Please take the above information on record.

Thanking you
Yours faithfully,

For Ventive Hospitality Limited
PRADIP P BHATAMBREKAR
Digitally signed by PRADIP P BHATAMBREKAR
Date: 2026.11.27 12:50:10 +05'30'

Pradip Bhatambrekar
Company Secretary and Compliance Officer
Membership Number: F14201



VENTIVE HOSPITALITY

Ventive Hospitality

India's largest luxury-focused hospitality platform

NSE / BSE: VENTIVE

SAFE HARBOUR

Forward-looking statements

This presentation contains forward-looking statements, including targets for FY31 and beyond under Vision 2031. They reflect management's current expectations and assumptions and involve known and unknown risks and uncertainties — including macroeconomic, geopolitical, currency, fuel-cost, regulatory and project-execution risks — that may cause actual results to differ materially.

Ventive Hospitality Limited undertakes no obligation to update these statements. Nothing in this presentation is an offer or solicitation to buy or sell securities, or investment advice.

Future of Hospitality

Wellness 01

US$1.4 tn

wellness tourism by 2027, growing 17% a year

OUR PLAY **Ritz-Carlton Reserve, Sahyadri Hills**

Pure leisure 02

+10.6%

a year in hotel spend to 2030, India's fastest-growing category

OUR PLAY **Maldives, Sri Lanka, Goa**

Branded luxury residences 03

32% price premium for branded homes in India



OUR PLAY **Ritz-Carlton-serviced villas, Sahyadri Hills**

Spiritual tourism 04

147 mn+ annual visitors to Varanasi (2025)

OUR PLAY **Varanasi Marriott**

Community is the new way of consuming hospitality 05

18% CAGR

to 2027: India's private members'-club market

OUR PLAY **Soho House Mumbai and Delhi**

Offices will continue to fill hotels 06

1,500+

GCCs in Pune and Bengaluru, over 40% of India's total

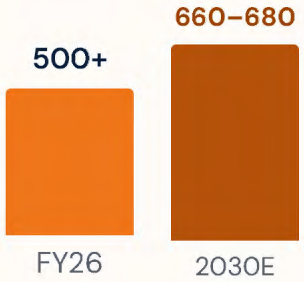
OUR PLAY **Pune and Bengaluru**

Sources: KPMG; Zinnov-nasscom; CBRE; Snap Inc. and BCG; UBS; Hotelivate; Global Wellness Institute; NOESIS; India Today; company data. Full references in the appendix.

Pune: India's fastest-growing GCC hub, amongst the top metropolitan markets

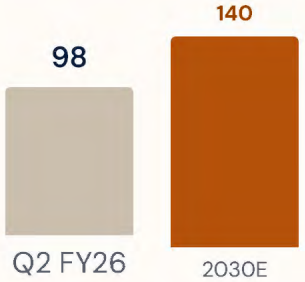


GCC DEMAND ENGINE



+32–36%
GCCs in Pune, FY26 to 2030E

OFFICE GROWTH



+43%
Grade-A office stock, msf, to 2030

A SUPPLY-PROTECTED TOP TIER

Luxury and upper-upscale hotels, Pune

69%	₹12K	Zero	+6 pp
occupancy today	average room rate	luxury hotels in the pipeline	occupancy uplift for Ventive from new office demand

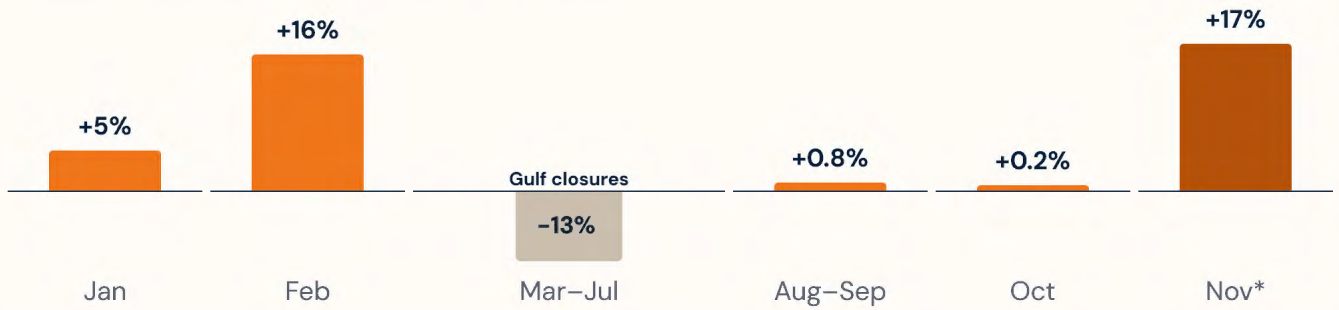
INFRASTRUCTURE **75 mn**-passenger new airport · **173 km** 8-lane ring road · **<3hr** Pune to Mumbai

Sources: KPMG Pune GCC report (Jun 2026); CBRE; Cushman & Wakefield; CoStar; MICHELIN Guide; company data and estimates. Full references in the appendix.

Maldives: Irreplaceable premier leisure destination



TOURIST ARRIVALS 2026, CHANGE VS 2025



MASSIVE INFRASTRUCTURE OVERHAUL

World's largest seaplane terminal
100+ seaplanes; ~300 flights a day, ~600 at peak

New passenger terminal
Capacity of 7.5 mn passengers a year

LIMITED SUPPLY, HIGH BARRIERS TO ENTRY

Negligible near-term supply
Limited new supply of luxury keys

High construction costs
Complex and challenging builds

Long gestation period
Typically **5–8 yrs** to build

Sources: Maldives Ministry of Tourism; Maldives Airports Company; Maldives Monetary Authority; World Travel Awards; company analysis. *Nov = month to date, per Ministry of Tourism dashboard as at 21 Nov 2026.

Top-3 listed hotel player by EBITDA, on just 2,199 keys

2,199 keys · 14 hotels · 3 countries

India 1,684 Maldives 515 Upcoming 421



₹2,461 Cr
Revenue from operations

₹1,094 Cr
Operating EBITDA

₹25,332
Blended TRevPAR

1.6x
Net debt / EBITDA

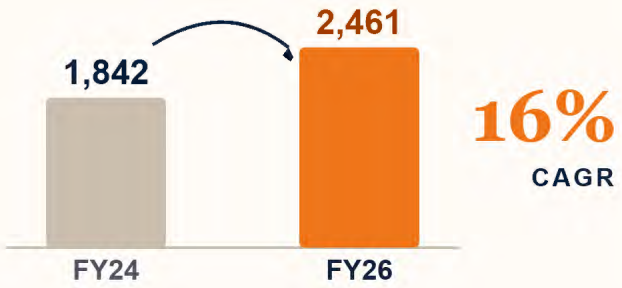
46%
of revenue earned in US$

90%
Annuity EBITDA margin

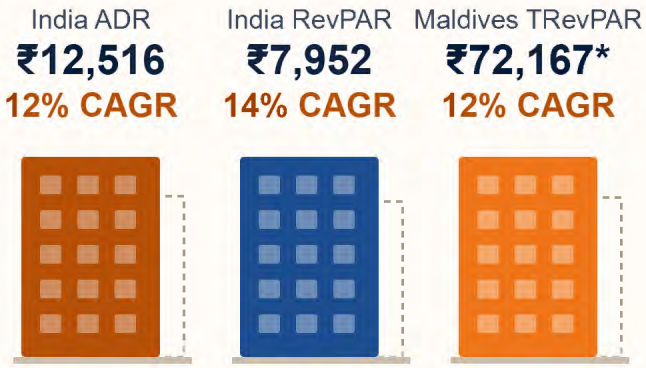
FY26, operating basis excluding other income; net debt / EBITDA as at 30 Sep 2026. Source: company data.

Our performance since the IPO

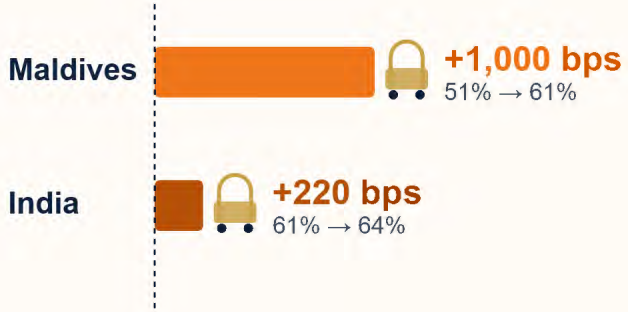
OPERATING REVENUE (IN ₹ CR)



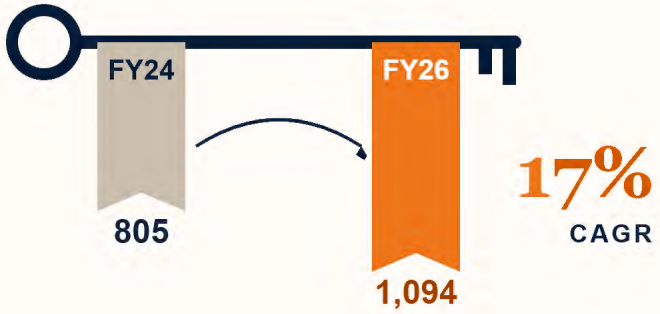
ROOM RATES, FY24–26



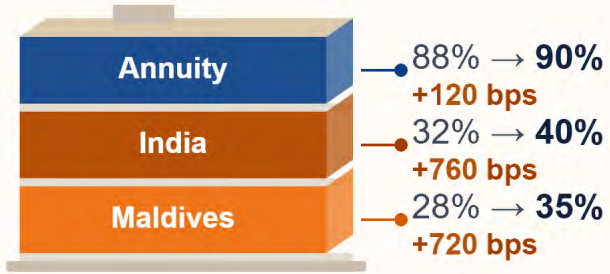
OCCUPANCY, FY24–26



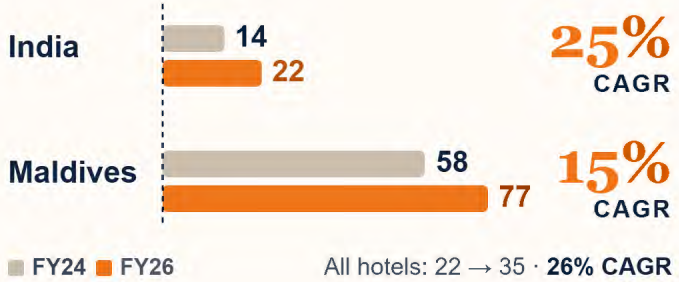
OPERATING EBITDA (IN ₹ CR)



EBITDA MARGIN, FY24–26



HOTEL EBITDA PER KEY (IN ₹ LAKH)



* Maldives TRevPAR excludes RAAYA by Atmosphere (opened 2024); including RAAYA, FY26 TRevPAR was ₹60,289.

Growth pipeline

Owned	KEYS	OPENS	STATUS
AC by Marriott, Whitefield Bengaluru · redevelopment	+33	Q1 FY28	MEP works in progress
Varanasi Marriott Hotel Varanasi	161	Q3 FY28	Room fit-out underway
Ritz-Carlton Reserve, Sahyadri Hills Maharashtra · Phase 1	80	FY29	Acquired Jul '26; OC received
Hilton Goa Resort, Candolim Goa · redevelopment	+50	TBD	Planning and design
Soho House Delhi Delhi	24	FY29	Construction in progress
Ritz-Carlton Reserve, Pottuvil Sri Lanka	73	FY30–31	Designs and approvals underway
Owned committed book Funded from internal accruals and debt	421	₹1,400 Cr incremental capex	~₹250 Cr stabilised EBITDA
ROFO total 4 Marriott hotels in Navi Mumbai and Pune · warm-shell lease	1,114	FY31	Not in FY31 EBITDA
Total pipeline Owned + ROFO	1,500+	keys	

Net new keys, subject to final design and approvals. Timelines per Q2 FY27 investor presentation. ROFO keys count towards 4,000+ keys by FY31 but are excluded from the FY31 EBITDA target.

VENTIVE HOSPITALITY

India's first Ritz-Carlton Reserve

A countryside estate with 3 dams and 5 lakes, 2–3 hours from Mumbai and Pune

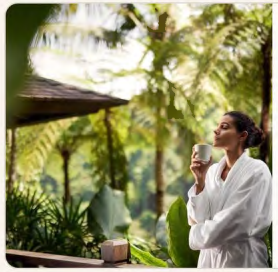
420+	80	₹50 Cr	FY29
acres	keys, Phase 1	stabilised EBITDA	opening, Phase 1

BRAND POSITIONING

Only 9 Reserves worldwide today

ULTRA LUXURY	**Ritz-Carlton Reserve**	Aman · Cheval Blanc · Bulgari · One&Only
LUXURY		Four Seasons · Rosewood · St. Regis · The Ritz-Carlton





Wellness & longevity



Farm to table



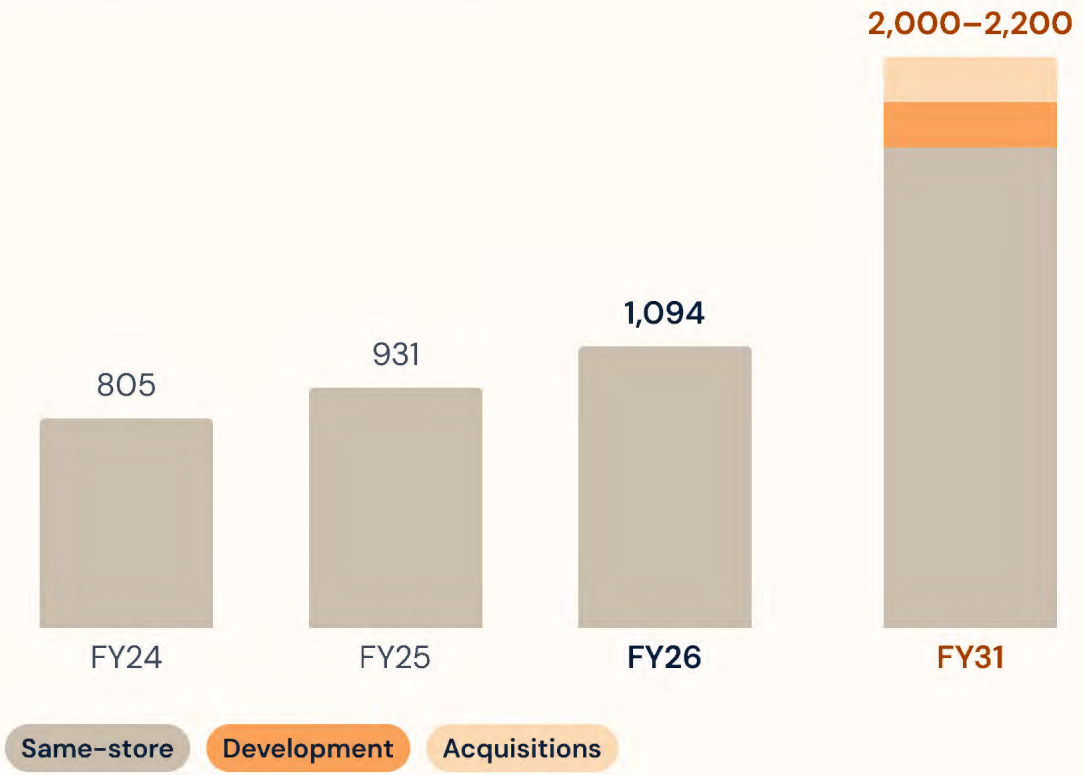
Curated experiences



Branded residences

Vision 2031: doubling our operating EBITDA

OPERATING EBITDA (IN ₹ CR)



FY26 TO FY31



FY31 bridge	Keys	EBITDA (In ₹ Cr)
Existing portfolio	2,199	1,600–1,800
Development	+421	+250
3P acquisitions	+300–400	+200
Total	**3,000**	**2,000–2,200**

Stabilised
Incl. 1,114 ROFO keys and full ramp-up of the pipeline

4,000+ 2,300–2,500

Operating EBITDA, excluding other income and one-offs. Existing portfolio = FY26 base plus same-store growth incl. annuity, net of ₹24 Cr corporate cost. Stabilised adds ROFO (from FY32) and the rest of the pipeline ramp-up; not part of the FY31 target.

Why Ventive is positioned for growth

01	**Strong Industry Tailwinds**	Favourable demand-supply dynamics across key hospitality markets
02	**Luxury-Focused Platform**	India's largest luxury-focused hospitality platform with irreplaceable trophy assets
03	**Robust Balance Sheet**	Low LTV with debt headroom to pursue accretive inorganic & organic opportunities
04	**Proven Execution Capability**	Demonstrated capability to build and manage high-quality assets in all markets
05	**Built for What's Next**	Present, or building, in every new high-demand hospitality segment

5-Year Vision

2X

Operating EBITDA by FY31

Embedded growth levers to catalyse next phase of growth


VENTIVE
HOSPITALITY
Thank you
Questions & answers

APPENDIX

Sources and definitions

GROWTH PIPELINE

Keys subject to final design and approvals. Net new keys. AC by Marriott: 33 new keys; the 166 Aloft keys being rebuilt are already in today's 2,199. Sahyadri Hills shown at Phase 1. Timelines per Q2 FY27 investor presentation. Incremental capex is capex still to be spent; stabilised EBITDA at maturity (Hilton Goa: increment over today; AC by Marriott: total after rebuild).

VISION 2031

[1] FY26 ₹1,094 Cr + same-store growth incl. annuity, net of corporate. The 166 Aloft Whitefield keys being rebuilt sit in existing keys; their EBITDA as AC by Marriott sits in Development. Development keys are net new, as on the pipeline slide. FY31 excludes other income and one-offs; bridge net of ₹24 Cr corporate cost.

FUTURE OF HOSPITALITY

Sources: KPMG (Jun 2026); Zinnov-nasscom 2026; CBRE (Jun 2026); Snap Inc. and BCG (Oct 2024); UBS Global Wealth Report 2024; Hotelivate 2025 and Varanasi snapshot (Feb 2025); Global Wellness Institute (Nov 2023); NOESIS, Landscape of Branded Residences in India (2026); India Today (Oct 2026); company data.

PUNE

[1] KPMG Pune GCC report (Jun 2026); 660–680 GCCs by 2030E. [2] CBRE (Sep 2025; 140 msf incl. PCMC); Cushman & Wakefield MarketBeat CY2025, Q1 2026 (share of new leasing). [3] CoStar, TTM; 3,000 luxury and upper-upscale keys. [4] Company estimate: 40–45 msf of new occupied office space by 2030E at 10–30 room nights a day per msf, 30% luxury share. [5] Q2 FY27 investor presentation. [6] HVS Anarock & JM Financial (Oct 2025). [7] MICHELIN Guide Keys (2025); keys per Q2 FY27 investor presentation. [8] Share of Pune's luxury keys only (company data).

MALDIVES

[1] Maldives Ministry of Tourism, tourist arrivals; Aug–Sep combined; *Nov = month to date per Ministry dashboard. Mar–Jul combined (755K vs 866K tourists). Jan–Oct per Ministry via Hotelier Maldives (2 Nov 2026). [2] Ministry of Tourism; share of tourist arrivals. [3] Maldives Airports Company / Visit Maldives (terminal opened 26 Jul 2025; runway and seaplane terminal opened Oct 2022). [4] Company analysis (appendix). [5] World Travel Awards, 2020–2025. [6] Ministry of Tourism via MMA; 2026 Jan–Sep. [7] Maldives Monetary Authority. [8] ADR and daily flights: company analysis, tourism ministries and airport data (appendix).

LISTED PEER BENCHMARK

FY26 = year to 31 Mar 2026. Operating basis: revenue from operations (Chalet ex-residential; ITC Hotels incl. branded residences). [1] Owned / leased operating keys; EIH incl. managed hotels; ITC Hotels owned 5,700 of 14,372 operating; IHCL owned/subsidiary at Apr-26. [2] EBITDA excl. other income ÷ revenue from operations; derived from company figures where reported EBITDA includes other income. [3] Company-reported ADR/ARR, bases differ: Ventive total hospitality; Leela five owned palaces; Chalet whole portfolio; Juniper excl. Bengaluru; Lemon Tree owned/leased. — = not disclosed. [4] At 30 Sep 2026 (Q2 FY27), TTM. As reported: Ventive, Leela, SAMHI, Juniper (Leela and Juniper on EBITDA incl. other income). Derived: Chalet (net debt ÷ TTM ex-residential EBITDA), Lemon Tree (net of cash and current investments). IHCL, ITC Hotels and EIH: net cash. Sources: company results releases, investor presentations and earnings calls.