

Name of the Issue: SCHLOSS BANGALORE LIMITED

Last Updated on:

31-05-26

1 Type of Issue Initial Public Offer

2 Issue Size (Rs. Mn) 35,000.00
- Fresh Issue Size (Rs. Millions) 25,000.00
- Offer for Sale Component (Rs. Millions) 10,000.00

*Source: Prospectus dated May 28, 2025

3 Grade of issue along with name of the rating agency

Name NA
Grade NA

4 Subscription Level (Number of times) 3.06*

* Figure is prior to rejections

Source: Minutes for basis of allotment

5 QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges

Particulars	%age
(i) On Allotment **	18.41%
(ii) at the end of the 1st Quarter immediately after the listing of the issue (June 30, 2025)	18.60%
(iii) at the end of 1st FY (March 31, 2026)	19.13%
(iv) at the end of 2nd FY (March 31, 2027)*	Not Available
(v) at the end of 3rd FY (March 31, 2028)*	Not Available

**Basis of Allotment

* QIB Holding not disclosed as reporting for relevant period has not been completed.

6 Financials of the issuer

(Rs. Million)

Parameters	1st FY (March 31,2026)	2nd FY (March 31,2027)*	3rd FY (March 31,2028)*
Income from operations	15,272.90	Not Available	Not Available
Net Profit for the period	4,030.33	Not Available	Not Available
Paid-up equity share capital	3,339.58	Not Available	Not Available
Reserves excluding revaluation reserves	64,035.84	Not Available	Not Available

* Financials not available as reporting for the relevant years has not been completed.

7 Trading Status

The equity shares of Schloss Bangalore Limited were listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") on June 02, 2025

The equity shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)	Frequently traded
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available

* Trading status not disclosed as the relevant fiscal year has not completed.

Source: Stock exchange data.

8 Change in Directors of Issuer from the disclosures in the offer document

Particulars	Name of Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2026)	No change	No change
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available	Not Available

* Changes in Directors of Issuer not updated as the reporting for the relevant financial years has not been completed

9 Status of implementation of project/ commencement of commercial production

(i) as disclosed in the offer document	Not applicable
(ii) Actual implementation	Not applicable
(iii) Reasons for delay in implementation, if any	Not applicable

10 Status of utilization of issue proceeds*(i) As disclosed in the offer document*

Particulars	Estimated utilisation from Net Proceeds	Estimated schedule of deployment of Net	
		2026	2027
		(Rs. In millions)	
Repayment/ prepayment/ redemption, in full or in part, of certain outstanding borrowings, interest accrued and prepayment penalties			
(a) our Company	11,025.00	11,025.00	Nil
(b) certain of our wholly owned Subsidiaries and step-down subsidiaries, namely, Schloss Chanakya, Schloss Chennai, Schloss Udaipur and TPRPL, through investment in such Subsidiaries	11,975.00	11,975.00	Nil
General corporate purposes	644.02	624.02	20.00
Total	23,644.02	23,624.02	20.00

#If the Net Proceeds are not utilized (in full or in part) for the Objects during Fiscal 2026 due to factors described below, the remaining Net Proceeds shall be utilized in Fiscal 2027 as may be determined by our Company, in accordance with applicable laws.

(ii) Actual utilization

Particulars	Amount proposed to be funded from Net Proceeds	Amount utilised	Unutilised amount
Repayment/ prepayment/ redemption, in full or in part, of certain outstanding borrowings, interest accrued and prepayment penalties			
(a) our Company	11025.00	11025.000	0.00
(b) certain of our wholly owned Subsidiaries and step-down subsidiaries, namely, Schloss Chanakya, Schloss Chennai, Schloss Udaipur and TPRPL, through investment in such Subsidiaries	11975.00	11975.00	0.00
General corporate purposes	644.02	-	644.02
Total	23644.02	23000.000	644.02

*As per Monitoring Agency Report dated April 28, 2026**(iii) Reasons for deviation, if any*

Not applicable

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds	Nil
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document	Nil
(iii) Any other reservations expressed by the monitoring agency about the end use of funds	Nil

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.)	435.00
Listing Date	2-Jun-25

Price parameters	At close of listing day (June 02, 2025)	Close of 30th calendar day from listing day (July 01, 2025) ⁽¹⁾	Close of 90th calendar day from listing day (August 30, 2025) ⁽²⁾	As at the end of the 2nd FY after the listing of the issue (31st March, 2026)		
				Closing Price	High (During the FY)	Low (During the FY)
Market Price on Designated Stock Exchange ⁽⁵⁾	435.55	405.2	399.5	409.6	474.4	382.5
NIFTY 50 ⁽⁵⁾	24,716.60	25,541.8	24,426.9	22,331.4	26,373.2	21,743.7
Sectoral Index ⁽⁶⁾	Not comparable to any of the available sectoral indices					NA

Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2027) ⁽³⁾⁽⁴⁾			As at the end of the 2nd FY after the listing of the issue (31st March, 2028) ⁽³⁾⁽⁴⁾	
	Closing price	High ((During the FY)	Low ((During the FY)	High ((During the FY)	Low ((During the FY)
Market Price on Designated Stock Exchange ⁽⁵⁾	Not Available	Not Available	Not Available	Not Available	Not Available
NIFTY 50 ⁽⁵⁾	Not Available	Not Available	Not Available	Not Available	Not Available
Sectoral Index ⁽⁶⁾	Not comparable to any of the available sectoral indices				NA

* Being index of NSE, the designated stock exchange

(1) 30th calendar day shall be taken as listing date plus 29 calendar days.

(2) 90th calendar day shall be taken as listing date plus 89 calendar days.

(3) High and Low based on intra day prices

(4) Pricing data not disclosed as the relevant period/ fiscal year has not completed

(5) In case of any reporting day falling on a holiday, next trading day prices/values have been disclosed.

(6) Comparable Sectoral index is not available

13 Basis for Issue Price

Accounting ratio	As disclosed in offer document*	At the end of 2nd FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)**	At the end of 3rd FY (March 31, 2028)**	
EPS (Basic)	<i>Company Consolidated (FY 26)</i>	-	12.43	Not available	Not available
	<i>Company Consolidated (FY 25)</i>	1.97	1.97	Not available	Not available
	<i>Company Consolidated (FY 24)</i>	-0.12	-0.12	Not available	Not available
	Peer Group (Fiscal 2025)				
	The Indian Hotels Company Limited	13.40	14.64	Not available	Not available
	Chalet Hotels Limited	6.53	29.50	Not available	Not available
	Ventive Hospitality Limited	6.83	18.23	Not available	Not available
	ITC Hotels Limited	3.05	3.92	Not available	Not available
	Average of Listed Peers (Fiscal 2025)	7.45	16.57	Not available	Not available

Accounting ratio	As disclosed in offer document*	At the end of 2nd FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)**	At the end of 3rd FY (March 31, 2028)**	
	Listed Peers (Fiscal 2024) ⁽¹⁾				
	The Indian Hotels Company Limited	8.86	14.64	Not available	Not available
	EIH Limited	10.22	10.05	Not available	Not available
	Chalet Hotels Limited	13.54	29.50	Not available	Not available
	Juniper Hotels Limited	1.46	6.36	Not available	Not available
	Ventive Hospitality Limited	-5.24	18.23	Not available	Not available
	ITC Hotels Limited	N.A.#	3.92	Not available	Not available
	Average of Listed Peers (Fiscal 2024)	5.77	15.76	Not available	Not available
	<i>Company Consolidated (FY 26)</i>				
			12.43		
	<i>Company Consolidated (FY 25)</i>				
		1.97	1.97	Not available	Not available
	<i>Company Consolidated (FY 24)</i>				
		-0.12	-0.12	Not available	Not available
	Peer Group (Fiscal 2025)				
	The Indian Hotels Company Limited	13.4	14.64	Not available	Not available
	Chalet Hotels Limited	6.52	29.46	Not available	Not available
	Ventive Hospitality Limited	6.83	18.23	Not available	Not available
	ITC Hotels Limited	3.05	3.92	Not available	Not available
	Average of Listed Peers (Fiscal 2025)	7.45	16.56	Not available	Not available
	Listed Peers (Fiscal 2024) (1)			Not available	Not available
	The Indian Hotels Company Limited	8.86	14.64	Not available	Not available
	EIH Limited	10.22	10.05	Not available	Not available
	Chalet Hotels Limited	13.53	29.46	Not available	Not available
	Juniper Hotels Limited	1.46	6.36	Not available	Not available
	Ventive Hospitality Limited	-5.24	18.23	Not available	Not available
	ITC Hotels Limited	N.A.#	3.92	Not available	Not available
	Average of Listed Peers (Fiscal 2024)	5.77	15.75	Not available	Not available
	<i>Company Consolidated (FY 26)</i>				
			32.95		
	<i>Company Consolidated (FY 25)</i>				
		220.81	220.81	Not available	Not available
	<i>Company Consolidated (FY 24)</i>				
		N.A.##	N.A.##	Not available	Not available
	Peer Group (Fiscal 2025)				
	The Indian Hotels Company Limited	57.17	39.00	Not available	Not available
	Chalet Hotels Limited	138.47	23.81	Not available	Not available
	Ventive Hospitality Limited	110.12	30.11	Not available	Not available
	ITC Hotels Limited	66.48	35.17	Not available	Not available

EPS (Diluted)

Accounting ratio	As disclosed in offer document*	At the end of 2nd FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)**	At the end of 3rd FY (March 31, 2028)**
Average of Listed Peers (Fiscal 2025)	93.06	32.02	Not available	Not available
Listed Peers (Fiscal 2024) (1)				
The Indian Hotels Company Limited	86.46	39.00	Not available	Not available
EIH Limited	36.70	27.22	Not available	Not available
Chalet Hotels Limited	66.73	23.81	Not available	Not available
Juniper Hotels Limited	220.89	29.86	Not available	Not available
Ventive Hospitality Limited	NA	30.11	Not available	Not available
ITC Hotels Limited	N.A.##	35.17	Not available	Not available
Average of Listed Peers (Fiscal 2024)	102.70	30.86	Not available	Not available
<i>Company Consolidated (FY 26)</i>		6.25%		
<i>Company Consolidated (FY 25)</i>	1.32%	1.32%	Not available	Not available
<i>Company Consolidated (FY 24)</i>	N.A.*	N.A.*	Not available	Not available
Peer Group (Fiscal 2025)				
The Indian Hotels Company Limited	16.42%	14.69%	Not available	Not available
Chalet Hotels Limited	4.68%	17.45%	Not available	Not available
Ventive Hospitality Limited	2.80%	15.85%	Not available	Not available
ITC Hotels Limited	5.94%	7.02%	Not available	Not available
Average of Listed Peers (Fiscal 2025)	7.46%	13.75%	Not available	Not available
Listed Peers (Fiscal 2024) (1)				
The Indian Hotels Company Limited	13.13%	14.69%	Not available	Not available
EIH Limited	16.58%	12.15%	Not available	Not available
Chalet Hotels Limited	15.03%	17.45%	Not available	Not available
Juniper Hotels Limited	0.90%	4.94%	Not available	Not available
Ventive Hospitality Limited	-1.82%	15.85%	Not available	Not available
ITC Hotels Limited	N.A.#	7.02%	Not available	Not available
Average of Listed Peers (Fiscal 2024)	8.76%	12.02%	Not available	Not available
<i>Company Consolidated (FY 26)</i>		193.22		
<i>Company Consolidated (FY 25)</i>	148.88	148.88	Not available	Not available
<i>Company Consolidated (FY 24)</i>	-160.57	-160.57	Not available	Not available
Peer Group (Fiscal 2025)				
The Indian Hotels Company Limited	87.22	104.96	Not available	Not available
Chalet Hotels Limited	139.42	168.82	Not available	Not available
Ventive Hospitality Limited	252.88	135.55	Not available	Not available

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Accounting ratio		As disclosed in offer document*	At the end of 2nd FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)**	At the end of 3rd FY (March 31, 2028)**
NAV per share	ITC Hotels Limited	51.55	56.16	Not available	Not available
	Average of Listed Peers (Fiscal 2025)	132.7675	116.37	Not available	Not available
	Listed Peers (Fiscal 2024) (I)				
	The Indian Hotels Company Limited	71.16	104.96	Not available	Not available
	EIH Limited	65.34	86.50	Not available	Not available
	Chalet Hotels Limited	84.74	168.82	Not available	Not available
	Juniper Hotels Limited	119.34	128.92	Not available	Not available
	Ventive Hospitality Limited	157.13	135.55	Not available	Not available
	ITC Hotels Limited	N.A.#	56.16	Not available	Not available
	Average of Listed Peers (Fiscal 2024)	99.54	113.49	Not available	Not available

Notes

* Sourced from Prospectus dated May 28, 2025

**Not available as the relevant fiscal years have not been completed / information not disclosed

14 Any other material information

Date	Announcement
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Notes:

The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable.

For further updates and information, please refer to the website of the Stock Exchanges i.e. www.bsindia.com and / or www.nseindia.com