

Name of the Issue: Ventive Hospitality Limited

1 **Type of Issue** Initial Public Offer

2 **Issue Size (Rs. Mn)** 16,000.00*

**Source: Basis of Allotment Adv*

3 **Grade of issue along with name of the rating agency**

Name Not Applicable

Grade Not Applicable

4 **Subscription Level (Number of times)** 10.2881*

**The above figure is after technical rejection and excludes anchor allotment*

Source: Basis of allotment

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

Particulars	%
(i) On Allotment *	7.55%
(ii) at the end of the Quarter immediately after the listing of the issue (December 31, 2024)*	7.08%
(iii) at the end of 1st FY (March 31, 2025)*	8.33%
(iv) at the end of 2nd FY (March 31, 2026)**	N.A.
(v) at the end of 3rd FY (March 31, 2027)**	N.A.

**Shareholding pattern disclosed to Stock Exchanges*

*** 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, 2025)	2nd FY (March 31,2026) *	3rd FY (March 31,2027) *
Income from operations	16,047.1	Not Available	Not Available
Net Profit for the period	1,650.7	Not Available	Not Available
Paid-up equity share capital	233.5	Not Available	Not Available
Reserves excluding revaluation reserves	47,832	Not Available	Not Available

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

7 Trading Status

The equity shares of the Company are listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE")
The equity shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2025)	Frequently traded
(ii) at the end of 2nd FY (March 31, 2026) *	Not Available
(iii) at the end of 3rd FY (March 31, 2027) *	Not Available

* Trading status not disclosed as the relevant fiscal years have not been completed.

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, 2025) *	Nil	Nil
(ii) at the end of 2nd FY (March 31, 2026) *	Not Available	Not Available
(iii) at the end of 3rd FY (March 31, 2027) *	Not Available	Not Available

* Changes in Directors of Issuer not updated as the relevant financial years have 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	(i) Repayment/prepayment, in part or full, of certain of borrowings availed by our Company including payment of interest accrued thereon and our step-down Subsidiaries namely SS & L Beach Private Limited and Maldives Property Holdings Private Limited including payment of interest accrued thereon through investment in such step-down Subsidiaries (INR 14,000 mn)
(ii) Actual utilization	(ii) General corporate purposes (INR 1,194.56 mn) (i) Repayment/prepayment, in part or full, of certain of borrowings availed by our Company including payment of interest accrued thereon and our step-down Subsidiaries namely SS & L Beach Private Limited and Maldives Property Holdings Private Limited including payment of interest accrued thereon through investment in such step-down Subsidiaries (INR 14,000 mn) Issue expenses of Rs.0.6mn yet to be utilized. (ii) General corporate purposes (INR 1,194.56 mn) - Unutilized amount: INR 0 mn
(iii) Reasons for deviation, if any	No deviation

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds	Funds utilised until the end of the quarter - Nil
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document	No deviation
(iii) Any other reservations expressed by the monitoring agency about the end use of funds	None

12 Pricing Data

Designated Stock Exchange	NSE		
Issue Price (Rs.)	643.00		
Listing Date	30-Dec-24	29-Jan-25	30-Mar-25

Price parameters	At close of listing day- 30-Dec-24	Close of 30th calendar day from listing day	Close of 90th calendar day from listing day	As at the end of the 1st FY after the listing of the issue (31st March, 2025)		
				Closing price	High	Low
Market Price	702.00	678.45	712.45	712.45	734.40	706.65
NIFTY 50	23,644.90	22,957.25	23,519.35	23,519.35	23,649.20	23,450.20
NIFTY INDIA TOURISM	9,137.40	8,346.80	8,546.60	8,546.60	9,258.05	7,879.10
Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2026)*			As at the end of the 3rd FY after the listing of the issue (31st March, 2027)*		
	Closing price	High	Low	Closing price	High	Low
Market Price	Not available*	Not available*	Not available*	Not available*	Not available*	Not available*
NIFTY 50	Not available*	Not available*	Not available*	Not available*	Not available*	Not available*
NIFTY INDIA TOURISM						

* The pricing data is not disclosed as the relevant fiscal years have not been completed
Where the relevant date is not a working day, the immediately previous working day is considered

13 Basis for Issue Price

Accounting ratio	As disclosed in the Prospectus	At the end of 1st FY (March 31, 2025)	At the end of 1st FY (March 31, 2026)***	At the end of 1st FY (March 31, 2027)***
EPS (Diluted)	Company*	15.92	6.83	Not Available
	Company (Proforma)**	(5.24)		
	Peer Group & Industry Avg^{&}	3.59	6.45	Not Available
	Chalet Hotels Limited	13.53	6.52	Not Available
	Samhi Hotels Limited	(14.67)	3.84	Not Available
	Juniper Hotels Limited	1.46	3.20	Not Available
	The Indian Hotels Company Limited	8.86	13.40	Not Available
	EIH Limited	10.22	11.82	Not Available
	Lemon Tree Hotels Limited	1.88	2.48	Not Available
	Apeejay Surrendra Park Hotels Limited	3.82	3.92	Not Available
P/E	Company*	40.39	105.18	Not Available
	Company (Proforma)**	NA#		
	Peer Group & Industry Avg^{&}	78.22	62.00	Not Available
	Chalet Hotels Limited	66.04	129.84	Not Available
	Samhi Hotels Limited	-	38.84	Not Available
	Juniper Hotels Limited	244.86	80.67	Not Available
	The Indian Hotels Company Limited	87.89	60.12	Not Available
	EIH Limited	36.68	31.00	Not Available
	Lemon Tree Hotels Limited	69.10	55.20	Not Available
	Apeejay Surrendra Park Hotels Limited	42.96	38.33	Not Available
	Company*	50.31%	3.43%	Not Available
	Company (Proforma)**	-1.82%		

RONW	Peer Group & Industry Avg ^{&}	10.52%	11.02%	Not Available	Not Available
	Chalet Hotels Limited	15.03%	4.68%	Not Available	Not Available
	Samhi Hotels Limited	NA	7.49%	Not Available	Not Available
	Juniper Hotels Limited	0.90%	2.61%	Not Available	Not Available
	The Indian Hotels Company Limited	13.13%	18.26%	Not Available	Not Available
	EIH Limited	16.58%	16.69%	Not Available	Not Available
	Lemon Tree Hotels Limited	11.75%	20.90%	Not Available	Not Available
	Apeejay Surrendra Park Hotels Limited	5.74%	6.51%	Not Available	Not Available
	Company*	31.65	205.85	Not Available	Not Available
Company (Proforma)**	175.69				
NAV per share	Peer Group & Industry Avg ^{&}	67.03	77.23	Not Available	Not Available
	Chalet Hotels Limited	90.08	139.42	Not Available	Not Available
	Samhi Hotels Limited	47.63	51.63	Not Available	Not Available
	Juniper Hotels Limited	119.34	122.55	Not Available	Not Available
	The Indian Hotels Company Limited	71.16	78.41	Not Available	Not Available
	EIH Limited	65.34	73.76	Not Available	Not Available
	Lemon Tree Hotels Limited	19.52	14.69	Not Available	Not Available
	Apeejay Surrendra Park Hotels Limited	56.13	60.18	Not Available	Not Available

Notes

*The financial information for our Company is based on the Restated Consolidated Financial Information as at and for the financial year ended March 31, 2024.

**All financial information of our Company (Proforma) has been derived from the Pro Forma Financial Information as at and for the financial year ended March 31, 2024.

***Data for relevant period not yet published

[&] The financial information for listed industry peer mentioned above is on a consolidated basis and is sourced from the financial statements for the financial year ended March 31, 2024 and March 31, 2025 submitted to the Stock Exchanges.

#Since the basic and diluted EPS is negative, the Price to Earnings ratio is not ascertainable.

Notes:

(1) Basic/Diluted refers to the Basic/Diluted EPS sourced from the audited consolidated financial statements of the peer group company for the financial year ended March 31, 2024.

(2) Return on Net Worth (%) is calculated as profit/ loss for the year divided by the Net Worth at the end of the respective year.

(3) NAV per equity share refers to Equity attributable to equity shareholders of the parent as at the end of the financial year divided by the number of shares outstanding at the end of the year.

(4) P/E ratio for the peer group has been computed based on the closing market price of equity shares on NSE as on November 28, 2024, divided by the Diluted EPS for financial year ended March 31, 2024.

14 Any other material information

Particulars	Date
Monitoring agency report for quarter ended December 31, 2025 was published	5-Feb-26
operations of Aloft Whitefield Hotel of Urbanedge Hotels Private Limited Wholly owned subsidiary of the Company, have been ceased temporarily for a period of 12 months approximately to allow comprehensive renovations aimed at upgrading facilities, enhancing service offerings, and adding new keys to elevate the property to the standards of a premium hospitality brand such as AC Hotels by Marriott.	2-Feb-26
Further Investment in Soham Leisure Ventures Private Limited (Hilton Goa Resort) [Allotment of Optionally Convertible Debentures ("OCD").] to Ventive Hospitality Limited	18-Nov-25
Monitoring agency report for quarter ended September 30, 2025 was published	14-Nov-25
Company informed regarding resignation of Mr. Tuhin Parikh (DIN: 00544890), from the post of Director (Non-Executive-Non-Independent) of the Company	13-Nov-25
Company through its Material Subsidiary proposes to acquire 100% stake in the Target Entity, which through its subsidiaries holds the exclusive rights for Soho House expansion in India and operates Soho House Mumbai (Juhu).	16-Oct-25
Board of Directors approved the proposed acquisition of 76% stake in Soham Leisure Ventures Private Limited, the owning entity of the Hilton Goa Resort.	25-Sep-25
Media Agreement with Concept Public Relations India Limited	13-Aug-25
Monitoring Agency report for quarter ended June 30, 2025	13-Aug-25
Ventive Hospitality have entered into agreements with Marriott Hotels India Private Limited and its affiliates, to build seven luxury, upper upscale and upscale hotels with 1,548 keys across India and Sri Lanka.	8-Jul-25

Amalgamation of EON-Hinjewadi Infrastructure Private Limited, Restocraft Hospitality Private Limited and Wellcraft Infraprojects Private Limited into Ventive Hospitality Limited subject to approval of National Company Law Tribunal	12-May-25
Based on the recommendation of Audit Committee the Board of Directors of the Company appointed M/s SVD & Associates, Company Secretaries, Pune (Firm Registration No. P2013MH031900), as Secretarial Auditors of the Company	12-May-25
CRISIL Ratings Limited ('CRISIL') vide its letter dated 16th April 2025 (enclosed for reference) assigned credit rating on the long term bank loan facilities of the Company as 'CRISIL AA/Stable'.	16-Apr-25
Company has acquired control over Kudakurathu Island Resort Private Limited	31-Mar-25
Company repaid Rs.14000 million of loans taken - one of the objects of the Issue	4-Feb-25
Monitoring Agency Report for the Quarter ended December 31, 2024.	3-Feb-25
Corporate guarantees given to MALDIVES PROPERTY HOLDINGS PVT LTD. and SS & L BEACH PVT LTD., Subsidiary Companies of Ventive Hospitality Limited	10-Jan-25

Note: For further updates and information, please refer Stock Exchange websites