

Name of the Issue: SCHLOSS BANGALORE LIMITED	Last Updated on:	15-08-2025
--	------------------	------------

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
<i>*Source: Prospectus dated May 28, 2025</i>	

3 Grade of issue along with name of the rating agency		
Name	NA	
Grade	NA	
4 Subscription Level (Number of times)	3.06*	
<i>* Figure is prior to rejections</i>		
<i>Source: Minutes for basis of allotment</i>		

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)*	Not Available	
(iv) at the end of 2nd FY (March 31, 2027)*	Not Available	
(v) at the end of 3rd FY (March 31, 2028)*	Not Available	
<i>**Basis of Allotment</i>		
<i>* QIB Holding not disclosed as reporting for relevant period has not been completed.</i>		

6 Financials of the issuer			
	<i>(Rs. Million)</i>		
Parameters	1st FY	2nd FY	3rd FY
	(March 31, 2026)*	(March 31, 2027)*	(March 31, 2028)*
Income from operations	Not Available	Not Available	Not Available
Net Profit for the period	Not Available	Not Available	Not Available
Paid-up equity share capital	Not Available	Not Available	Not Available
Reserves excluding revaluation reserves	Not Available	Not Available	Not Available
<i>* Financials not available as reporting for the relevant years has not been completed.</i>			

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)*	Not Available
(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)*	Not Available	Not Available
(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

Updated till Aug 15, 2025

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	11025.00	11025.00	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	11975.00	11975.00	Nil
General corporate purposes	644.02	624.02	20.00
Total	23644.02	23624.02	20.00

* The amount utilised for general corporate purposes shall not exceed 25% of the Gross Proceeds.

#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 at the end of Quarter (June 2025)	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	0.0
(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	Not available

As per Monitoring Agency Report dated July 22, 2025

(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) ⁽³⁾⁽⁴⁾	
				High (During the FY)	Low (During the FY)
Market Price on Designated Stock Exchange ⁽⁵⁾	435.55	405.2	Not Available	Not Available	Not Available
NIFTY 50 ⁽⁵⁾	24,716.60	25,541.80	Not Available	Not Available	Not Available
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 25)</i>	1.97	Not available	Not available	Not available
	<i>Company Consolidated (FY 24)</i>	-0.12	Not available	Not available	Not available
	<i>Peer Group (Fiscal 2025)</i>		Not available	Not available	Not available
	The Indian Hotels Company Limited	13.40	Not available	Not available	Not available
	Chalet Hotels Limited	6.53	Not available	Not available	Not available
	Ventive Hospitality Limited	6.83	Not available	Not available	Not available
	ITC Hotels Limited	3.05	Not available	Not available	Not available
	Average of Listed Peers (Fiscal 2025)	7.45	Not available	Not available	Not available
	Listed Peers (Fiscal 2024) (1)		Not available	Not available	Not available
	The Indian Hotels Company Limited	8.86	Not available	Not available	Not available
	EIH Limited	10.22	Not available	Not available	Not available
	Chalet Hotels Limited	13.54	Not available	Not available	Not available
	Juniper Hotels Limited	1.46	Not available	Not available	Not available
	Ventive Hospitality Limited	-5.24	Not available	Not available	Not available
	ITC Hotels Limited	N.A.#	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2024)	5.77	Not available	Not available	Not available	
<i>Company Consolidated (FY 25)</i>	1.97	Not available	Not available	Not available	

EPS (Diluted)

<i>Company Consolidated (FY 24)</i>	-0.12	Not available	Not available	Not available
Peer Group (Fiscal 2025)				
The Indian Hotels Company Limited	13.4	Not available	Not available	Not available
Chalet Hotels Limited	6.52	Not available	Not available	Not available
Ventive Hospitality Limited	6.83	Not available	Not available	Not available
ITC Hotels Limited	3.05	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2025)	7.45	Not available	Not available	Not available
Listed Peers (Fiscal 2024) (1)				
The Indian Hotels Company Limited	8.86	Not available	Not available	Not available
EIH Limited	10.22	Not available	Not available	Not available
Chalet Hotels Limited	13.53	Not available	Not available	Not available
Juniper Hotels Limited	1.46	Not available	Not available	Not available
Ventive Hospitality Limited	-5.24	Not available	Not available	Not available
ITC Hotels Limited	N.A.#	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2024)	5.77	Not available	Not available	Not available

<i>Company Consolidated (FY 25)</i>	220.81	Not available	Not available	Not available
<i>Company Consolidated (FY 24)</i>	N.A.##	Not available	Not available	Not available

Peer Group (Fiscal 2025)

The Indian Hotels Company Limited	57.17	Not available	Not available	Not available
Chalet Hotels Limited	138.47	Not available	Not available	Not available
Ventive Hospitality Limited	110.12	Not available	Not available	Not available
ITC Hotels Limited	66.48	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2025)	93.06	Not available	Not available	Not available
Listed Peers (Fiscal 2024) (1)				
The Indian Hotels Company Limited	86.46	Not available	Not available	Not available
EIH Limited	36.70	Not available	Not available	Not available
Chalet Hotels Limited	66.73	Not available	Not available	Not available
Juniper Hotels Limited	220.89	Not available	Not available	Not available
Ventive Hospitality Limited	NA	Not available	Not available	Not available
ITC Hotels Limited	N.A.##	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2024)	102.70	Not available	Not available	Not available

P/E

<i>Company Consolidated (FY 25)</i>	1.32%	Not available	Not available	Not available
<i>Company Consolidated (FY 24)</i>	N.A.*	Not available	Not available	Not available

Peer Group (Fiscal 2025)

The Indian Hotels Company Limited	16.42%	Not available	Not available	Not available
Chalet Hotels Limited	4.68%	Not available	Not available	Not available
Ventive Hospitality Limited	2.80%	Not available	Not available	Not available
ITC Hotels Limited	5.94%	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2025)	7.46%	Not available	Not available	Not available
Listed Peers (Fiscal 2024) (1)				
The Indian Hotels Company Limited	13.13%	Not available	Not available	Not available

RoNW

EIH Limited	16.58%	Not available	Not available	Not available
Chalet Hotels Limited	15.03%	Not available	Not available	Not available
Juniper Hotels Limited	0.90%	Not available	Not available	Not available
Ventive Hospitality Limited	-1.82%	Not available	Not available	Not available
TTC Hotels Limited	N.A.#	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2024)	8.76%	Not available	Not available	Not available
<i>Company Consolidated (FY 25)</i>	148.88	Not available	Not available	Not available
<i>Company Consolidated (FY 24)</i>	-160.57	Not available	Not available	Not available
Peer Group (Fiscal 2025)				
The Indian Hotels Company Limited	87.22	Not available	Not available	Not available
Chalet Hotels Limited	139.42	Not available	Not available	Not available
Ventive Hospitality Limited	252.88	Not available	Not available	Not available
TTC Hotels Limited	51.55	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2025)	132.7675	Not available	Not available	Not available
Listed Peers (Fiscal 2024)				
(4)				
The Indian Hotels Company Limited	71.16	Not available	Not available	Not available
EIH Limited	65.34	Not available	Not available	Not available
Chalet Hotels Limited	84.74	Not available	Not available	Not available
Juniper Hotels Limited	119.34	Not available	Not available	Not available
Ventive Hospitality Limited	157.13	Not available	Not available	Not available
TTC Hotels Limited	N.A.#	Not available	Not available	Not available
Average of Listed Peers (Fiscal 2024)	99.54	Not available	Not available	Not available

NAV per share

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
02-Jun-25	Listing of equity shares of Schloss Bangalore Limited
03-Jun-25	Disclosure under Regulation 30 of the Securities and Exchange Board of India (LODR Regulations), Company informed that the bid which was submitted by the Company on February 18, 2025, in respect of lease of a commercial plot bearing plot no. C-80 in G-Block, Bandra Kurla Complex, Mumbai ("Plot") has been accepted and MMRDA vide their letter dated June 02, 2025 has approved the allotment of Plot to the Company (with consortium partners M/s Arliga Eospace Business Park Private Limited & M/s Schloss Chanakya Private Limited).
03-Jun-25	Intimation Under Regulation 30 Of SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015- Additional Details in relation to allotment of plot
05-Jun-25	Schloss Bangalore Limited (the "Company") has made an investment in the Schloss Chanakya Private Limited ("Schloss Chanakya"), a wholly-owned-subsidiary of the Company through 4,70,00,000 compulsory convertible preference shares ("CCPS") of INR 100/- each via preferential cum private placement basis, as disclosed in "Objects of the Offer" section of the prospectus dated May 28, 2025 (the "Prospectus")
10-Jun-25	Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Tulsi Palace Resort Private Limited (TPRPL), a material subsidiary of the Company has received show cause notices (SCNs) from the Office of the Commissioner, Central Goods and Service Tax Audit Commissionerate, Jaipur.
20-Jun-25	Intimation under Regulation 30-Demise of Mr. Naresh Asawa, Senior Vice President – Real Estate & Greenfield Projects, a member of the senior management of the Company on June 14, 2025.
17-Jul-25	Board Meeting Intimation for Approval Of The Unaudited Standalone And Consolidated Financial Results Of The Company For The Quarter Ended June 30, 2025
17-Jul-25	Announcement under Regulation 30 (LODR)-Credit Rating
22-Jul-25	Board Meeting Outcome for Unaudited Standalone and Consolidated Financial Results For The Quarter Ended June 30, 2025
22-Jul-25	Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025
22-Jul-25	Monitoring Agency Report for the quarter ended June 30, 2025
25-Jul-25	Disclosure under Regulation 30(2) - n furtherance of our earlier intimations dated June 03, 2025 (Ref: THELEELA/2025-26/003 & THELEELA/2025-26/004) regarding the approval and allotment of the Plot (i.e., lease of commercial plot bearing plot no. C-80 in G-Block, Bandra Kurla Complex, Mumbai) by MMRDA (referred as, "Lease") and pursuant to Regulation 30(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"). Please note that the Lease will be in favour of Leela BKC Holdings Private Limited ("LBHPL").

Source: www.bseindia.com

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

Disclaimer:

The information compiled herein is in accordance with the disclosure requirements with regard to the track record of the public issues managed by JM Financial Limited ("JM Financial") arising out of the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012.

This information is gathered, inter-alia, from the Prospectus of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and / or the National Stock Exchange of India Limited ("NSE" and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

Nothing in this information is intended by JM Financial to be construed as legal, regulatory, accounting, tax or other advice. While reasonable care has been taken to ensure that the information provided herein is accurate and is taken from the sources that we believe are reliable, the user of this information may independently verify the accuracy of the information before taking any decision based on the above information.

Notwithstanding the above, JM Financial does not make any express or implied representation or warranty as to the authenticity, accuracy or completeness of the information or data contained herein and shall not be liable in any manner for the same. Neither JM Financial nor any of its affiliates or their directors, officers and employees will be responsible or be liable for any loss or damage including any loss of profits incidental or consequential damage, howsoever arising, suffered or incurred by any person accessing and / or using this information. The person accessing and utilizing the information is accordingly once again advised to independently verify the information and satisfy himself about the adequacy, accuracy and completeness for his specific requirement. JM Financial does not undertake to update the information contained herein except as required by applicable law or regulation.