

| Name of the Issue: SCHLOSS BANGALORE LIMITED | | Last Updated on: | | 02-06-2025 |
|--|--|----------------------------|----------------------------|----------------------------|
| 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 | | |
| *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)* | Not Available | | |
| | (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 | | |
| **Basis of Allotment | | | | |
| * QIB Holding not disclosed as reporting for relevant period has not been completed. | | | | |
| 6 | Financials of the issuer | | | |
| | Parameters | 1st FY (March 31,2026)* | 2nd FY (March 31,2027)* | 3rd FY (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 |
| * 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)* | 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 June 04, 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 | | Not available | Not available |
| (a) our Company | 11025.00 | Not available | Not available |
| (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 | Not available | Not available |
| General corporate purposes | 644.02 | Not available | Not available |

| | | | |
|-------|----------|---------------|---------------|
| Total | 23644.02 | Not available | Not available |
|-------|----------|---------------|---------------|

** Not updated as the reporting period has not been completed*

(iii) Reasons for deviation, if any Not applicable

11 Comments of monitoring agency, if applicable

| | |
|--|---------------|
| (i) Comments on use of funds | Not available |
| (ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document | Not available |
| (iii) Any other reservations expressed by the monitoring agency about the end use of funds | Not available |

| | |
|---------------------------|----------|
| 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 | Not Available | Not Available | Not Available | Not Available |
|--|--------|---------------|---------------|---------------|---------------|

| | | | | | |
|--------------------------|-----------|---------------|---------------|---------------|---------------|
| NIFTY 50 ^{*(5)} | 24,716.60 | Not Available | 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

| 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 | |
| EPS (Diluted) | <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> | | | | |
| | | | | | |

| | | | | | |
|------|---------------------------------------|--------|---------------|---------------|---------------|
| P/E | 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) | | Not available | Not available | Not available |
| | The Indian Hotels Company Limited | 8.86 | Not available | Not available | Not available |
| | ElIH 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 |
| | Company Consolidated (FY 25) | 220.81 | Not available | Not available | Not available |
| | Company Consolidated (FY 24) | 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 |
| RoNW | Listed Peers (Fiscal 2024) (1) | | | | |
| | The Indian Hotels Company Limited | 86.46 | Not available | Not available | Not available |
| | ElIH 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 |
| | Company Consolidated (FY 25) | 1.32% | Not available | Not available | Not available |
| | Company Consolidated (FY 24) | 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 |
| ElIH 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 |
| ITC Hotels Limited | N.A.# | Not available | Not available | Not available |
| Average of Listed Peers (Fiscal 2024) | 8.76% | Not available | Not available | Not available |

| | | | | | |
|---------------|--|--------------|---------------|---------------|---------------|
| NAV per share | <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 |
| | ITC 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) (1) | | | | |
| | The Indian Hotels Company Limited | 71.16 | Not available | Not available | Not available |
| | ElIH 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 |
| | ITC Hotels Limited | N.A.# | Not available | Not available | Not available |
| | Average of Listed Peers (Fiscal 2024) | 99.54 | Not available | 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 |
| | 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 Ecospace Business Park Private Limited & M/s Schloss Chanakya Private Limited) |

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, 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.

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