JUNIPER® HOTELS

JHL/SJ/2026/61 **August 17, 2026**

National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051	BSE Limited, Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001
Symbol: JUNIPER	**Scrip Code: 544129**

Sub.: Investor Presentation – Investor Meet to be held today, i.e., August 17, 2026

Ref: Regulation 30 of SEBI (LODR) Regulations, 2015

Dear Sir/Madam,

With reference to our letter bearing reference no. JHL/SJ/2026/55 dated August 12, 2026, wherein the Stock Exchanges were informed about the Investor Meet scheduled to be held today, i.e., August 17, 2026, please find enclosed herewith the Investor Presentation in connection with the said Investor Meet.

This intimation is also being made available on the website of the Company at www.juniperhotels.com

This is for your information, record, and appropriate dissemination.

Thanking You,

For Juniper Hotels Limited

Sandeep Laxmikant Joshi

Digitally signed by Sandeep Laxmikant Joshi
Date: 2026.08.17 15:05:35 +05'30'

Sandeep L. Joshi
Company Secretary and Compliance Officer

Encl: a\a

JUNIPER®
HOTELS

Analyst & Investor Day Presentation 2026

Speakers for the Day

Arun Kumar Saraf

Managing Director and Chairman

- One of the Promoters of the Company
- Associated with the Company since 1998
- BA with a major in Business Economics from College of Letters and Science, UCLA

Vikas Chawla

President – India & Southwest Asia, Hyatt

- Leads Hyatt's operations across India and Southwest Asia, driving brand growth, market expansion, and long-term value creation
- Previously held leadership roles at The Coca-Cola Company across India and Europe, including Managing Director, Southeast Europe

Amit Saraf

President

- Responsible for corporate affairs, new hotel development, legal and commercial leasing functions
- MBA from Gauhati University

Varun Saraf

CEO

- Responsible for managing overall operations
- Also serves as MD of Chartered Hotels Pvt Ltd
- BA from Tufts University, USA

P.J. Mammen

COO

- Responsible for asset management of operating hotels / apartments
- Previously worked with Indian Hotels Company Ltd
- Diploma in Hospitality Management from Education Institute of American Hotel & Lodging Association

Sandeep L. Joshi

CS, Compliance Officer and VP

- Responsible for finance and accounts, taxation, secretarial, regulatory compliance functions
- Associate of ICAI and ICSI

Established Today

A portfolio of premium hospitality assets delivering consistent performance and forming the foundation of Juniper Hotels.

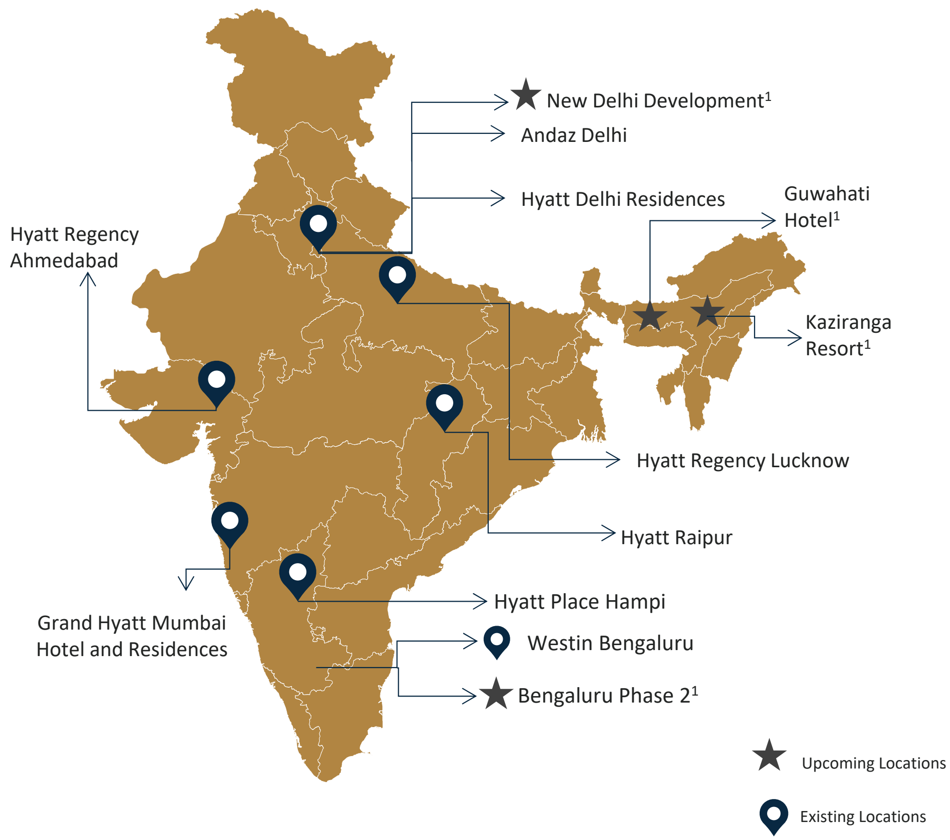
Building Tomorrow

Expanding Beyond

Juniper Hotels - An Overview

JUNIPER HOTELS

Highest share of Hyatt operated keys in India | **Owners & Developers of Landmark Assets** | **Global Hospitality Operator as Promoter Partner**



Existing Footprint

8	2,133	2.25 lakh sq. ft	1.44 lakh sq. ft
Hotel Assets	Number of Keys	MICE Area	Commercial Area

Upcoming Assets[1]

4	1,208	0.82 lakh sq. ft[2]
Hotel Assets	Number of Keys	MICE Area

Note – [1]Addition of upcoming hotel assets subject to corporate and regulatory approvals [2]MICE component under evaluation as part of the upcoming development. This slide does not include Latent opportunities

Balanced Board - Diverse and Highly Experienced

Mr. Arun Kumar Saraf

Chairman and Managing Director

He is also one of the Promoters of our Company. He has been associated with the company since 1998. He holds a bachelor's degree of arts with a major in business economics from the College of Letters and Science, University of California, Los Angeles, USA.

Mrs. Namita Saraf

Non-Executive Director

She has completed her higher secondary examination from West Bengal Council of Higher Secondary Education. She is head of the Saraf Foundation for Himalayan Tradition and Culture, Kathmandu, Nepal.

Mr. David Peters

Non-Executive Director

He holds a bachelor's degree in arts from the College of Arts and Science, Vanderbilt University and a degree of juris doctor from the College of Law, University of Iowa. He is senior vice president and associate general counsel at Hyatt Hotels Corporation.

Mr. Elton Tze Tung Wong

Non-Executive Director

He holds a bachelor's degree in accounting & financial analysis from Warwick Business School, University of Warwick, UK. He is senior vice president – finance (Asia Pacific) at Hyatt Hotels Corporation.

Mrs. Pallavi Shardul Shroff

Independent Director

She holds a bachelor's degree in law and a master's degree in management studies from the University of Bombay. She is managing partner of Shardul Amarchand Mangaldas & Co.

Mr. Sunil Mehta

Independent Director

He holds a master's degree in science (agriculture) from Mohanlal Sukhadia University, Udaipur and a master's degree in business administration from Ramdeo Anandilal Poddar Institute of Management, Jaipur.

Mr. Rajiv Kaul

Independent Director

He has completed the master's in business administration in hospitality management program (IMHI) from ESSEC Business School, France. He was previously associated with HLV Limited in various positions such as brand advisor, president and senior vice president (Leela Hotels Palaces and Resorts)

Mr. Mayur Chokshi

Independent Director

He is a senior Chartered Accountant and Fellow Member of the Institute of Chartered Accountants of India (FCA), also holding DISA (ICAI), with over four decades of post qualification experience in corporate advisory, financial reporting, internal controls, risk management and corporate governance.

Represent Saraf Nominated Directors

Represent Hyatt Nominated Directors

Represent Independent Directors

Brand Announcement "Grand Hyatt" for Guwahati and New Delhi

Guwahati	New Delhi

Reinforcing the **Trusted Hyatt & Juniper Partnership** with the Brand Announcement of **Grand Hyatt Hotels in Guwahati** and **New Delhi**

Developing Landmark Hotels over 25+ years

JUNIPER® HOTELS

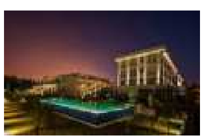
2004

Grand Hyatt Mumbai
Longest operating Grand Hyatt in India

1

2012

Hyatt Place Hampi
1st Hyatt Place in India



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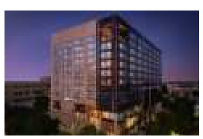
2014

Hyatt Raipur
1st internationally branded hotel in Raipur

3

2015

Hyatt Regency
Ahmedabad



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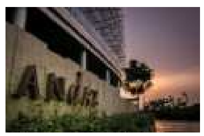
2016

Andaz Delhi
1st Andaz branded hotel in India



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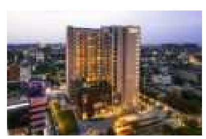
2017

Hyatt Regency Lucknow



6

2018

Hyatt Residences Delhi

7

2027

Westin Bangalore

8

2029

Bangalore Ph-II

9

2029

Commercial Tower GHM

10

2030

Kaziranga

11

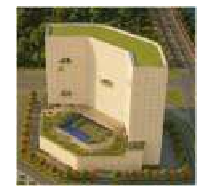
2031

Guwahati

12

2031

New Delhi



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Juniper Hotels Milestones

Key Milestones Ahead

Focused Hospitality Developers - Creating the “Right Asset”

JUNIPER® HOTELS

Portfolio spans Luxury and Upper Upscale categories, with an emphasis on large-scale ‘big box’ hotel developments. This strategy aligns with commitment to asset ownership, ensuring that we benefit from property revaluation while maintaining high standards of hospitality.

Strategic Positioning

Competitive Advantage through presence at key locations, optimal development and aligning relevant sub-brand

Key metro cities (Mumbai, Delhi and Bengaluru)

Emerging business hubs (Ahmedabad, Lucknow, Raipur and Guwahati)

Niche tourist destinations (Hampi and Kaziranga)

Multiple Revenue Stream

Complementary streams contributing to ~50% of revenue from operations including mix of stabilized annuity revenue sources

- Serviced Apartments
- F&B Restaurants
- **MICE Space**
- Lease Rentals
- Other Hospitality Services

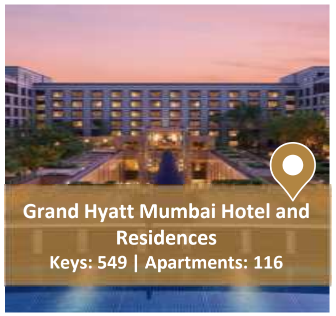
Delivering Standout Assets

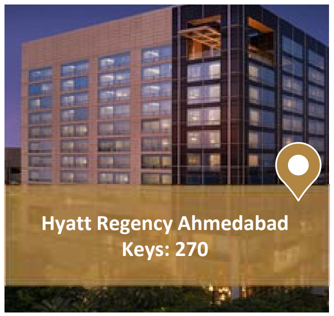
Confluence of Right Sizing and Positioning creates “Big-Box” Hotels

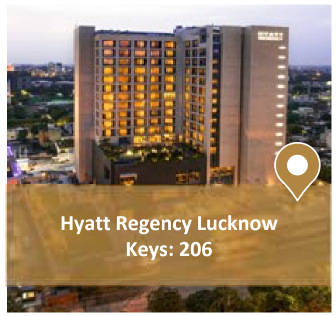
- **Developed Marquee Hotels** - The Grand Hyatt Mumbai Hotel and Residences and Andaz Delhi are the largest assets in their micro markets.
- **Bangalore** - Our focus continues to be in major metro cities with Phase I opening in FY27 and Phase II under development totalling to 513 keys
- **New Delhi** - Our recent acquisition will contribute approximately ~550 additional keys to this vibrant and high-demand market.

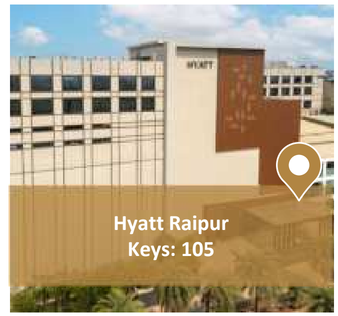
Owner and Developer of Big Box Luxury Assets

JUNIPER® HOTELS

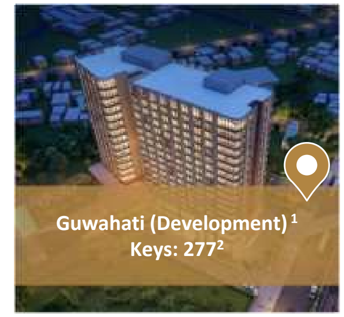

Grand Hyatt Mumbai Hotel and Residences
Keys: 549 | Apartments: 116

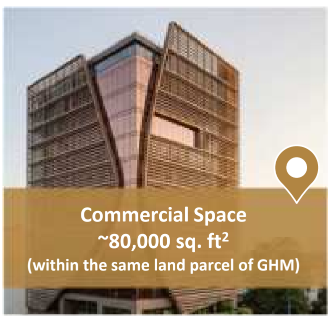

Hyatt Regency Ahmedabad
Keys: 270

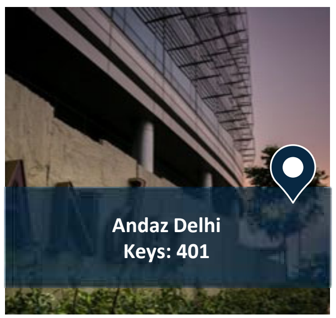

Hyatt Regency Lucknow
Keys: 206

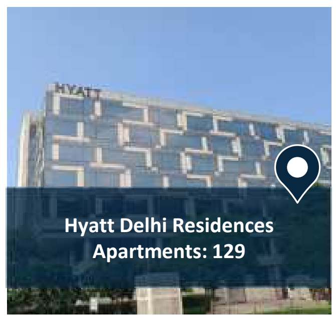

Hyatt Raipur
Keys: 105


Westin Bengaluru
Keys: 513
(Phase 1: 238 ; Phase 2: 275[2])


Guwahati (Development)[1]
Keys: 277[2]


Commercial Space
~80,000 sq. ft[2]
(within the same land parcel of GHM)


Andaz Delhi
Keys: 401


Hyatt Delhi Residences
Apartments: 129


Hyatt Place Hampi
Keys: 119


Kaziranga Resort
Keys: 106[2]


New Delhi (Development)
Keys: ~550[2]

% share of keys		
Mumbai	Delhi	Bangalore
20%	32%	15%

Keys	Existing	Upcoming	Total
Total Count[3]	2,133	1,208	3,341

Owned Land

Long Leased Land

Note – [1]Addition of upcoming hotel assets subject to corporate and regulatory approvals [2]Management Estimate. [3] Excludes latent opportunities.

Key Initiatives since IPO

HYATT REGENCY AHMEDABAD

1. Added 61 new rooms in October 2023
2. Mansion I & II (Banqueting Facility) in October 2025 to cater to corporate and MICE demand.

ACQUISITION OF WESTIN BANGALORE

1. Brownfield expansion of Phase I with 238 keys situated near Bengaluru airport.
2. Further, potential of ~275 keys resulting in a big-box asset.

GRAND HYATT MUMBAI

1. Guest rooms and Grand Club (executive lounge) refurbished
2. Grand showroom
3. Relaunched Celini & Juniper Bar.

ACQUISITION OF KAZIRANGA LAND

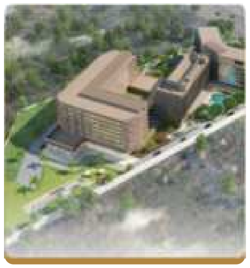
Acquired Kaziranga Land in March 2025. Luxury resort near National Park.

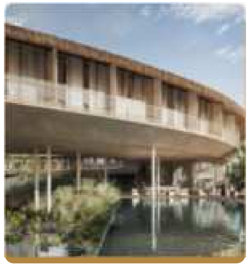
VALUE UNLOCKING

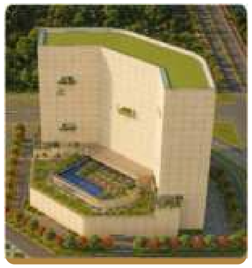
1. Unlocked ~80,000 sq. ft. of commercial space within GHM land parcel creating an additional revenue-generating base.
2. Unlocked the Guwahati land into greenfield development.

ACQUISITION OF NEW DELHI LAND

Long leased land of 2.5 acres with key potential of ~550 keys with low upfront cost.





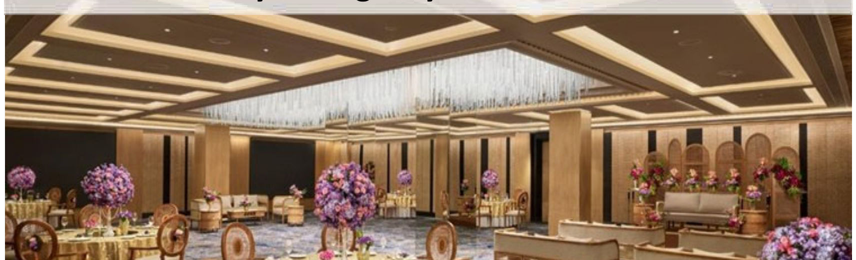
Reinvesting Capital to Optimize Existing Assets

Upgraded and Ready for Future

Grand Hyatt Mumbai

- 49,655-sq. ft. retail space converted into “The Grand Showroom,” for MICE
- F&B and culinary areas refurbished
- Open space behind the Grand Showroom, now sold as part of the package.

Hyatt Regency Ahmedabad



- Mansion I & II positioned as premium banquet venues designed for high-end social and corporate MICE
- Two flexible meeting rooms with dedicated pre-function areas

Andaz, Delhi

Juniper Bar - Andaz Delhi

Refurbishment underway - Annamaya: North Indian & European restaurant at Andaz

Diversified Revenue Streams

JUNIPER® HOTELS

49%

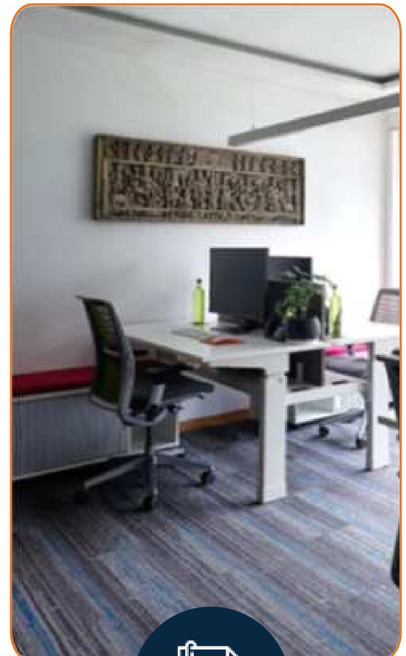
Rooms

10%

Serviced Apartments

30%

F&B and MICE



4%

Lease Rentals

7%

Other Hospitality

Grand Hyatt Mumbai: Revenue Growth Journey & Upside Ahead

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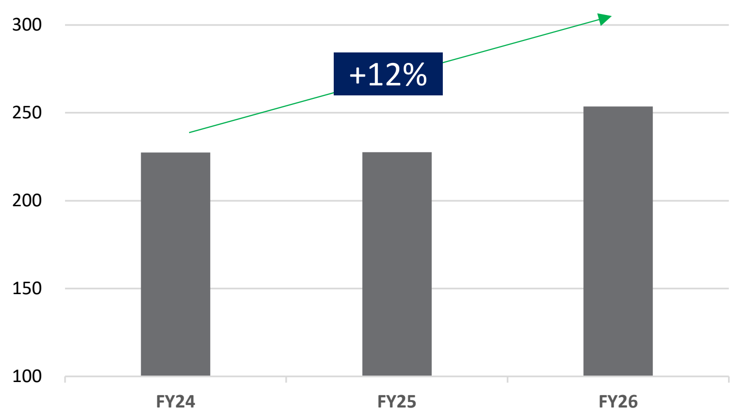
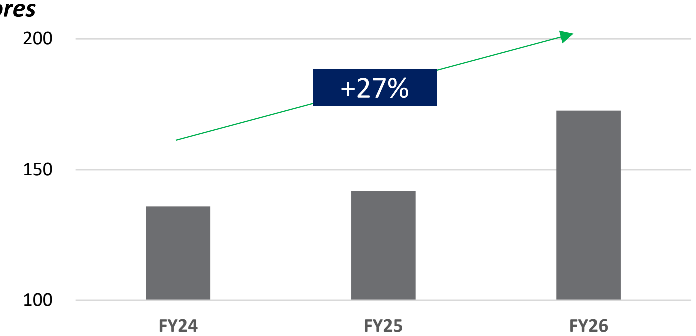
Room Revenue Growth

INR Crores



F&B Revenue Growth

INR Crores



Key Growth Drivers

ADR: ₹13,800 in FY26, +18% CAGR over 2 years

Occupancy: 72% in FY26, leaving further upside

Events: 70% of F&B mix, +21% CAGR over 2 years

Outlets: 24% of F&B mix, Steady growth over 2 years

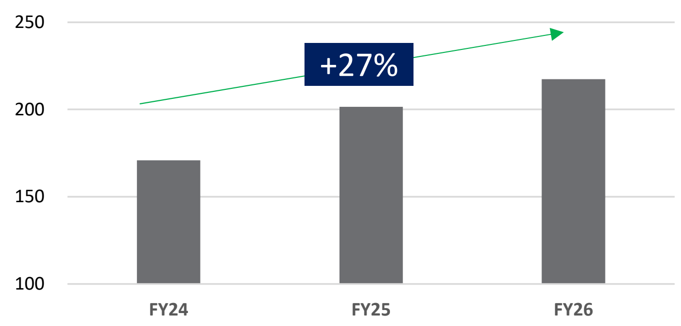
Next Leg of Growth: Further Upside from ARR, Occupancy & MICE-Led F&B

Andaz Delhi: Revenue Growth Journey & Upside Ahead

JUNIPER® HOTELS

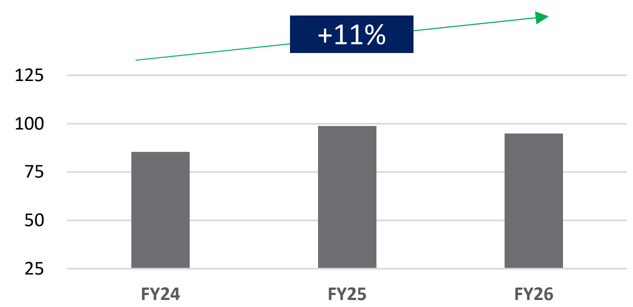
Room Revenue Growth

INR Crores



F&B Revenue Growth

INR Crores



Key Growth Drivers

ADR: ₹14,600 in FY26, +13% CAGR over 2 years

Occupancy: 78% in FY26, leaving further upside

Events: 64% of F&B mix, +5% CAGR over 2 years

Outlets: 25% of F&B mix, +6% CAGR over 2 years

Next Leg of Growth: ARR, Occupancy & New Outlet-Led F&B Upside

Strong EBITDA Margins – FY26

Operating EBITDA Margin

EBITDA Margin Strengthens to ~46% in FY26

F&B Cost (% of Revenue from Operations)

FY26	FY25
7.5%	7.9%

F&B Costs Remain Well Controlled

Employee Cost (% of Rev from Ops)

FY26	FY25
17.7%	18.4%

Employee Cost Improves by 70 bps

HLP Cost (% of Revenue from Operations)

FY26	FY25
5.3%	6.4%

HLP Costs Improves by 110 bps

Stable Costs + Revenue Growth = Sustainable Margins

Established Today

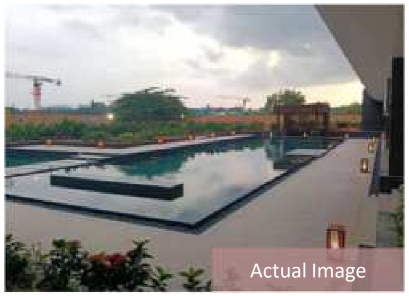
Building Tomorrow

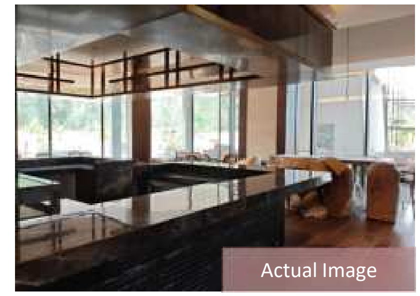
Expanding our footprint through high-quality developments and strategic projects that will meaningfully enhance scale, earnings, and market presence.

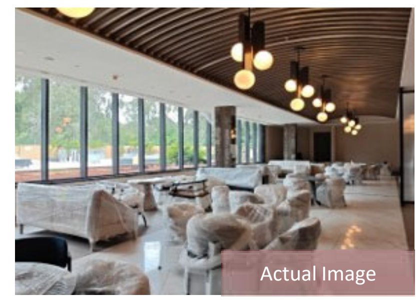
Expanding Beyond

The Westin Bengaluru – Opening October 2026

A Glimpse of the Westin Experience







Keys (phase I)	Area	Acquisition Consideration	To be operational by	Current Status
238	6.5 Acres with 32,345 Sq. Ft. MICE space	₹ 325 Cr[1]	FY27	Finishing works and pre-opening trials underway

Note: It excludes INR 25 crores towards stamp duty.

Juniper and Marriott Forge New Partnership with Westin Bengaluru

JUNIPER® HOTELS

Hotel Management Agreement signed by
Varun Saraf, CEO– Juniper and Rajeev Menon, President, Asia Pacific - Marriott
dated 12 August 2026

Trends observed in Future Growth Markets - Bengaluru

21%
ARR Growth
Jan-Jun YTD'25 YoY

68%
Occupancy
Jan-Jun YTD'25

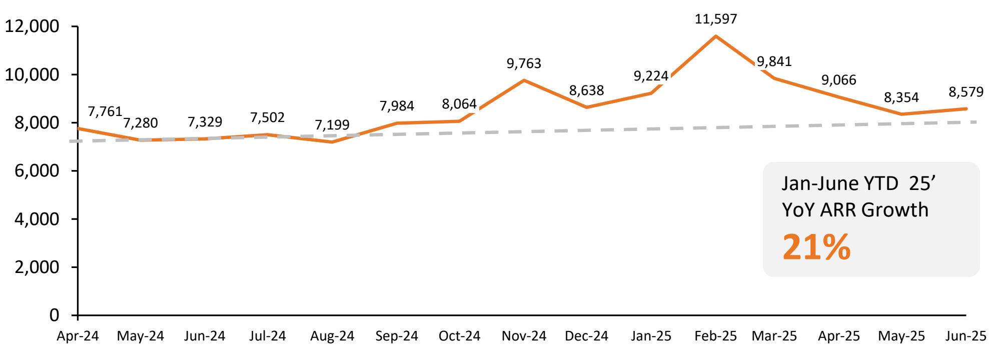
500+
GCCs in Bengaluru
Expected to reach 2,500+ by 2030

250Mn sq. ft.
Office Stock
Largest Office market in India

40Mn+
Airport Passengers
At BLR Airport (FY24)

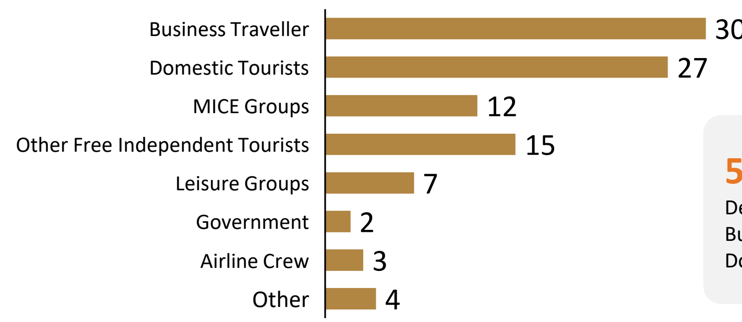
#1
Office Leasing Market in India

Bengaluru Occupancy (%)



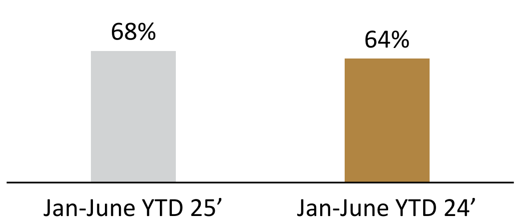
Jan-June YTD 25'
YoY ARR Growth
21%

Business Travel Mix (By Demand Contribution)



57%
Demand Led by Business Traveler's and Domestic Tourists

Bengaluru Occupancy (%)



Source: BW Hotelier; Trav Talk; CBRE

Occupancy remained resilient despite elevated ADRS

Why it Matters for Bengaluru Hotel Market

High ADR Growth

Premium Supply Constraint

Strong Weekday Occupancy

Sustained Pricing Power

JUNIPER® HOTELS

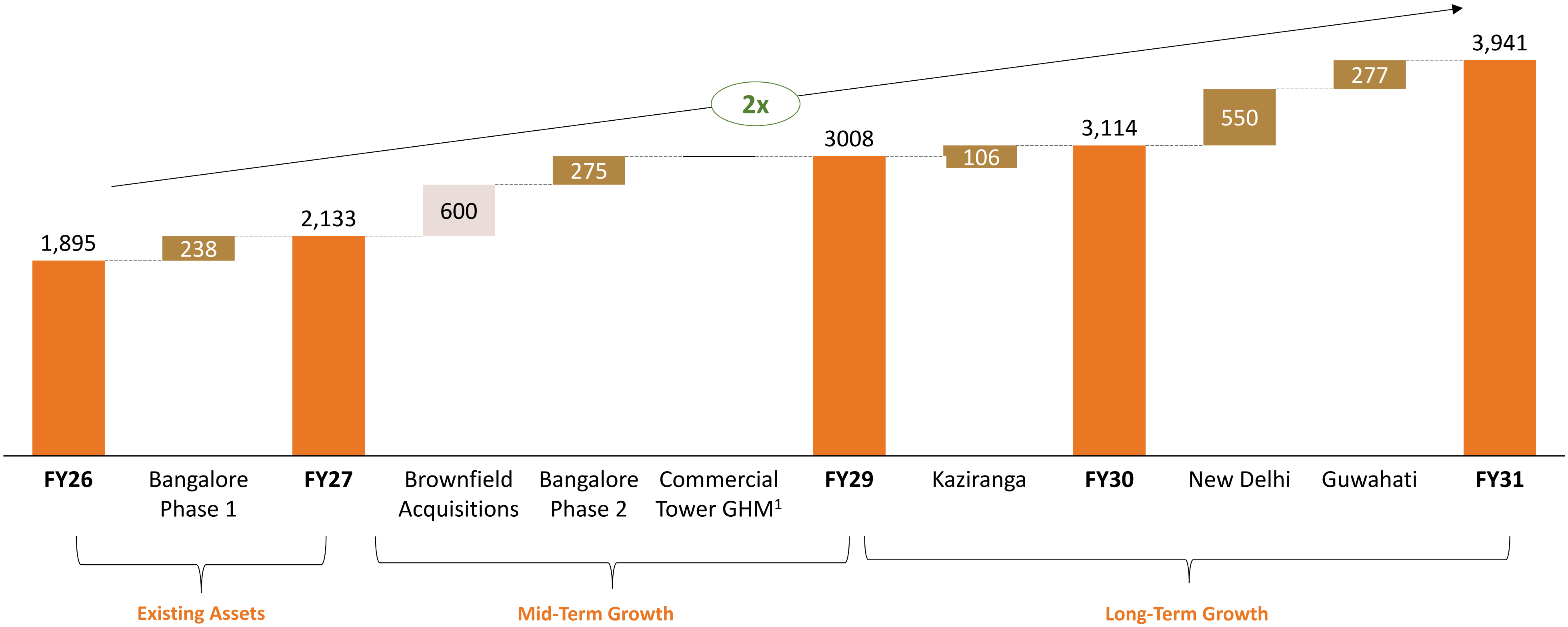
Established Today

Building Tomorrow

Expanding Beyond

Pursuing value-accretive acquisition opportunities to accelerate growth beyond the existing development pipeline.

A Clear Path to Doubling the Key Portfolio



Strategic Expansion Roadmap Positions the Portfolio for 2x Growth

Includes 3 Assets

Notes :1. Commercial Tower –GHM: Built-up Area: ~80,000 sq. ft.

Bengaluru Phase II (275 Keys)

JUNIPER® HOTELS

275 keys
(250 keys +25 Apartments)

Phase I ROCE: ~18%
Total ROCE: ~20%
As Phase II has a lower incremental cost per key

To be operational by
FY29

Current Status
Design approved; ballroom works commenced; structural tendering underway.

Luxury wildlife resort in Kaziranga National Park

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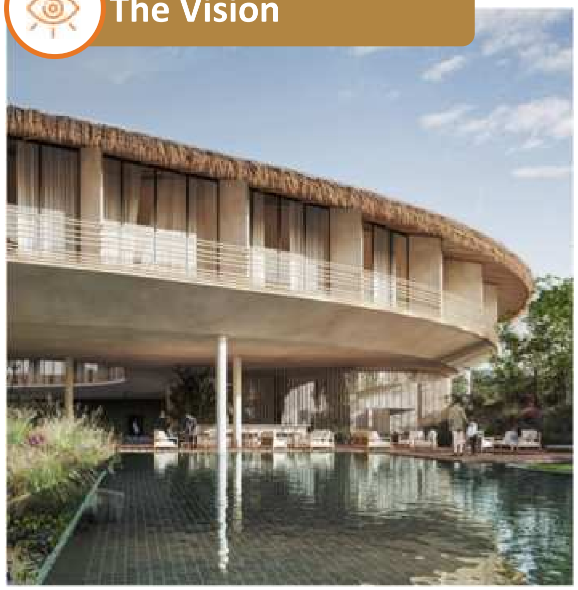
The Vision



The Progress

First ever 5-star Hotel Asset at Kaziranga, Assam	Long Leased Land extendable up to 99 years	Land Area: 4,20,000 Sq. ft. Plan to build ~106 Luxury Rooms	To be operational by FY30	Current Status Site works commenced with contract tendering in progress

Greenfield Luxury Development at Guwahati

Unlocking the Land value

Total:
277 keys
(263 keys +14 apartments)

Land Area
73,000 Sq. ft.

To be Operational by
FY31

Current Status
Design approved; site mobilization planned

Luxury Big Box Greenfield Development in New Delhi

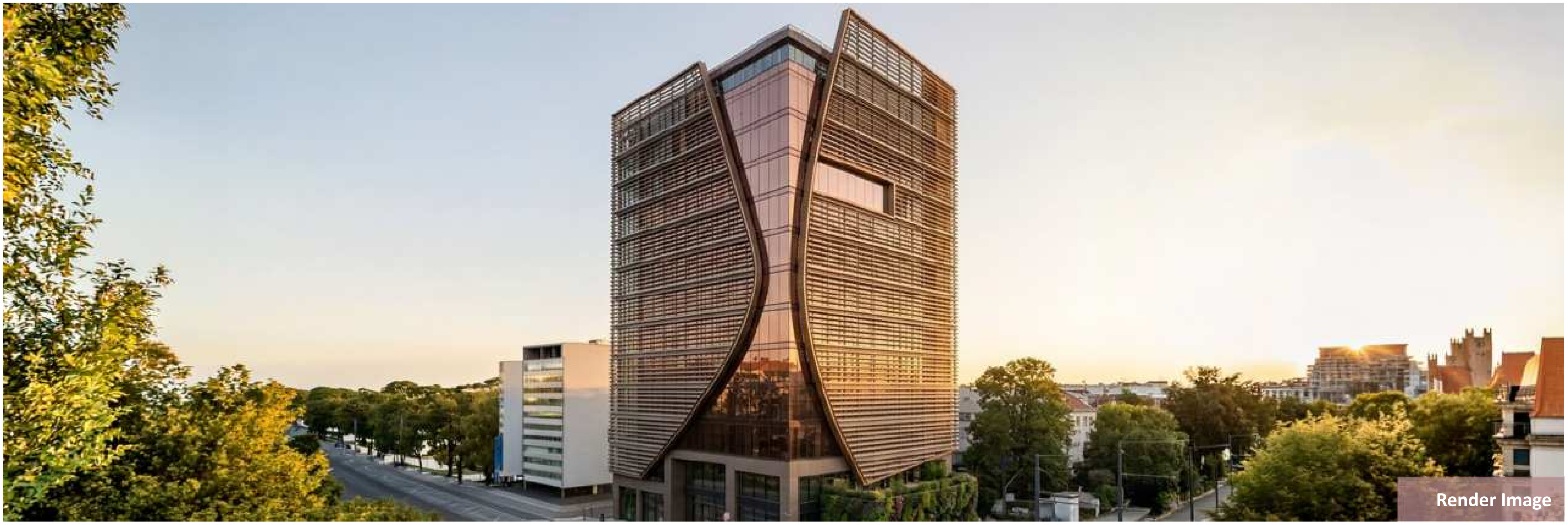
Key Project details

Establishing leadership position in New Delhi with 1000+ keys ~550 Keys Luxury Asset	Vibrant Delhi Airport–Yashobhoomi–Aero city hub for business Excellent Location	No upfront land cost to drive superior project returns ROCE: ~23%	To be Operational by FY31	Current Status Concept design underway

Execution of License Deed with the Delhi Development Authority (DDA)

The signing is done in presence of *Shri Taranjit Singh Sandhu,* the Honorable Lieutenant Governor of Delhi.

Commercial Tower- GHM



Unlocking the Latent Opportunity	Proposed built up area of ~80,000 Sq. ft	Steady annuity income through commercial lease rentals	To be Operational by FY29	Current Status Approvals Underway

Notes: 1. The said space is within the same land parcel of GHM – Grand Hyatt Mumbai

Latent Growth Opportunities

Opportunities that are still lying available to company

Land Bank Available for Further Development

~3,00,000 sq. ft[1] built up area available on land adjacent to Grand Hyatt Mumbai for the purpose of constructing a mixed-use space

Existing land of 17,000 sq. ft. available in Thiruvananthapuram

Additional Development Opportunities on Existing Assets

- ~2,00,000 sq. ft.[1] brownfield expansion at Grand Hyatt Mumbai
- Resulting in the addition of ~317 hotel keys and serviced apartments
- All requisite approvals, including IOD[2] and CC[2], have been secured

Note – [1]Subject to change and regulatory approval. 2. IOD refers to Intimation of Disapproval, and CC refers to Commencement Certificate.

Short To Medium Term Expansion

In advanced stage of discussion to acquire 3 Brownfield assets

~600
Potential Keys

3
Strategic Asset

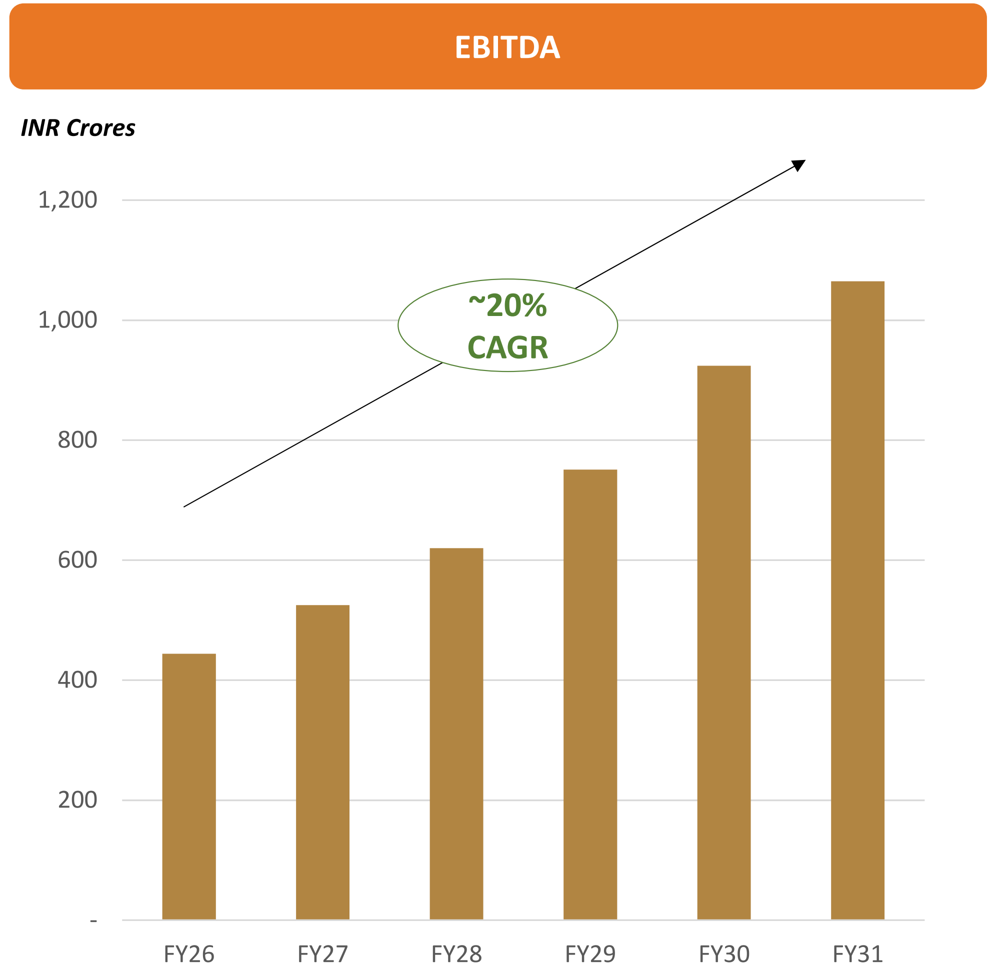
Prime
Locations

Growth
Potential for Future Key Additions

Disciplined Capital Approach

Aim to Double Room Inventory & EBITDA by FY31

"With the strategic growth roadmap, Juniper aims to double its room inventory and EBITDA by FY2030-31"



Funding for the Next Phase of Growth

Capex Requirements	Source of Funds	Internal Benchmarks	Result
Rs. 1930 Cores Total Capex Planned up to FY31	**~ ₹ 1,600 - 1,800 Cr.** Internal Surplus up to FY31	Internal IRR target of **11 – 15%**	**~3900** Keys by FY31 * Incl. inorganic acquisitions
In advanced stage of discussion to acquire **3 Brownfield assets**	**1.6X** FY26 Leverage	**Not exceeding 2.6X** Estimated Gross Debt-to-EBITDA	**2X** EBITDA by FY31

Expanding Beyond with High ROCE Projects

Project wise estimated capital expenditure of ~Rs. 1,930 for upcoming expansion

Bangalore Phase II	Rs 400 Crores	Land acquired in Phase I; key approvals and associated payments already completed.
Kaziranga	Rs 200 Crores	Land leased allotted by government at a reasonable rate to promote tourism
Guwahati	Rs 400 Crores	Land owned by Juniper was acquired over a decade ago
DDA New Delhi	Rs 850 Crores	Limited upfront cash outflow, with license fees payable only upon commencement of operations and lower IDC during the development phase
Commercial Tower GHM	Rs 80 Crores	Land owned by Juniper was acquired over 2 decades ago

Notes :1. Please note the numbers shown above are excluding GST.

Financial Performance

Strong Growth Delivered in FY26

JUNIPER® HOTELS

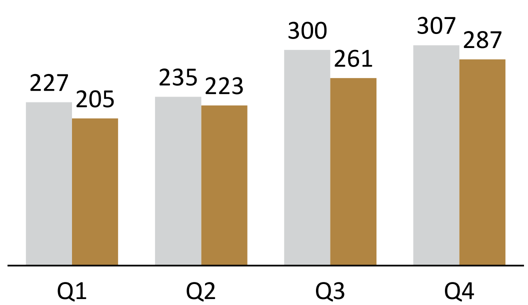
Achieved Milestone of INR 1,000 Crs. + Total Income with strong EBITDA margin of 42%

ARR	Total Income	EBITDA[1]	PBT[2]	PAT
₹ 11,924	₹ 1,069.1 Crs.	₹ 444 Crs.	₹ 235.3 Crs.	₹ 141.6 Crs.
▲ 9%	▲ 10%	▲ 21%	▲ 57%	▲ 99%

▲ *YoY Growth*

Total Income

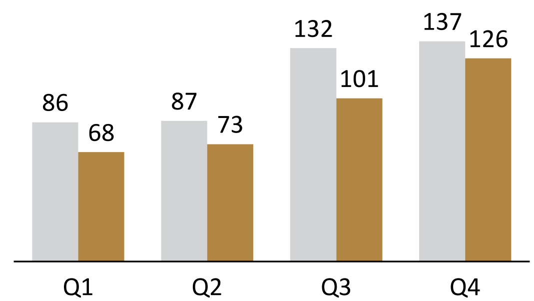
INR Crores



6th Consecutive PAT Positive Quarter

FY26 FY25

EBITDA[1]



Note: 1. Corporate EBITDA includes Other Income. 2. PBT before exceptional item

Consolidated Profit & Loss Statement – Full Year

JUNIPER® HOTELS

All figures in INR Crores	FY26	FY25	FY24
Revenue from Operations	1,047.7	944.3	817.7
Other Income[1]	21.4	31.3	8.6
Total Income	**1,069.1**	**975.6**	**826.3**
Expenses	625	607.5	506.7
EBITDA[2]	**444.0**	**368.1**	**319.7**
EBITDA (% of Total income)	**42%**	**38%**	**39%**
Adjusted EBITDA[3]	**422.7**	**336.7**	**311.0**
Adjusted EBITDA (% of Revenue from operations)	**40%**	**35%**	**38%**
Finance costs	96.6	108.6	265.2
Depreciation and amortization expenses[4]	112.2	109.5	91.2
Profit before exceptional items and tax	**235.3**	**150.0**	**-36.7**
Exceptional items[5]	43.3	0.0	0.0
Profit / (Loss) before tax	**192.0**	**150.0**	**-36.7**
Tax Expense[6]	50.3	78.7	-60.5
Profit / (Loss) for the period	**141.6**	**71.3**	**23.8**

Note: 1. Other Income includes interest income on deposits, financial instruments holding & Government grant income. 2. EBITDA is computed as Total Income less 'Food and beverages consumed', 'Employee benefits expense' and 'Other expenses'; 3.Adjusted EBITDA is computed as EBITDA excluding 'Other Income'; 4. Depreciation and amortization expenses includes capitalization of Grand showroom and full impact of CHPL 5. Exceptional item attributes to Bengaluru Fire insurance, property tax assessment & impact of gratuity liability as per new Labor code. 6. Company has utilized the b/f losses (tax shield) against current period profits. 7. All figures have been rounded off.

Balance Sheet – 31 March 2026

JUNIPER® HOTELS

INR Crores	As at	
Particulars	**March 31, 2026**	**March 31, 2025**
Non-Current Assets	3,750	3,798
Capital Work-in-Progress	345	256
Total Non-Current Assets	4,095	4,054
Cash & Bank Balances	19	246
Other Current Assets	179	97
Total Assets	**4,292**	**4,397**
Total Equity	2,868	2,727
Bank Borrowings	739	776
Other Borrowings	-	244
Other Non-Current Liabilities	460	450
Other Current Liabilities	225	200
Total Liabilities	**4,292**	**4,397**

Strong Financial Position Provides Headroom for Future Growth

- **Strong Tax Shield:** ₹1,095 Cr
- **Robust Credit Profile:** AA- / Stable
- **CWIP Monetisation:** Bengaluru capitalisation in FY27
- **De-risked Forex Exposure:** ECBs fully repaid of ₹267 Cr in FY26
- **Growth Capacity:** Adequate debt headroom

Note: Effective cost of debt stands at 8.27% as of March 2026

Q1FY27 - Executive Summary

JUNIPER® HOTELS

Strong RevPAR Growth of 13% YoY, with Sustained Operating EBITDA Margins

ARR	Total Income	EBITDA[1]	PBT
₹ 11,062	₹ 252 Cr.	₹ 89 Cr.	₹ 45 Cr.
▲ 5%	▲ 11%	▲ 3%	▲ 29%

▲ *YoY Growth*

Operational Drivers

- RevPAR grew 13% YoY, driven by both ARR and occupancy growth.
- ARR increased 5% YoY, outperforming the city and competitive set.
- Occupancy improved by 5 percentage points.

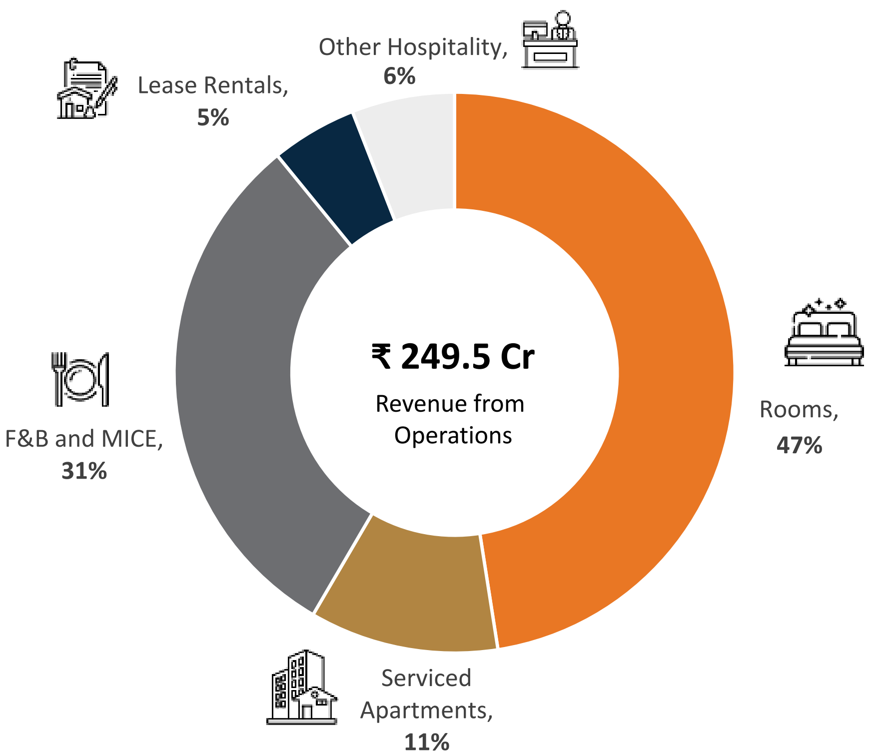
Key Highlights for the Quarter

- Delivered the highest-ever quarterly Revenue across all key assets.
- Transient Mix Up to 68% (vs. 65% YoY)
- Operating EBITDA Margin held steady at 41%, YoY despite cost pressures.

Note: 1. EBITDA includes Other Income. 2. FTA stands for Foreign Travel arrivals

Diversified Revenue Across Segments

Multiple Revenue Streams (Q1FY27)



1

Room Revenue:

- The portfolio achieved ~12% YoY growth in Q1FY27. Driven by:
- GHM: 17% (YoY)
- Andaz: 9% (YoY)
- HRA: 13% (YoY)

2

F&B and MICE Revenue[1]:

- F&B and MICE revenue grew 13% YoY to ₹78 Cr. led by MICE.
- The Grand Showroom revenue doubled YoY to ₹8 Cr.
- Guest experiences were enhanced through curated ready-to-serve menus, which received encouraging guest response.

3

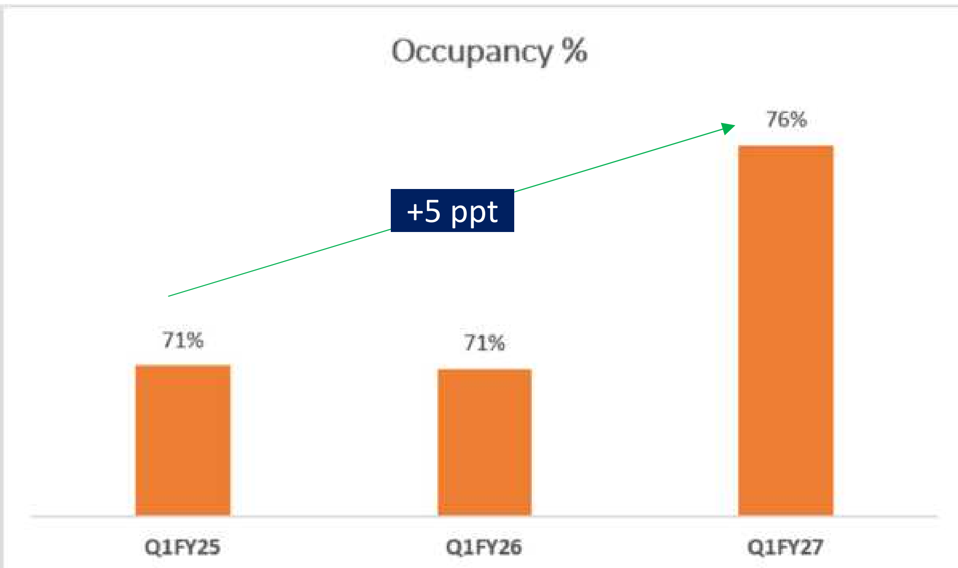
Standard Annuity Asset[2]:

- Standard Annuity Assets: Stable Revenue Contribution of ~₹38.4 Crores.
- Lease revenue grew 15% YoY - signifying space monetization
- Serviced apartment revenue increased 13% YoY

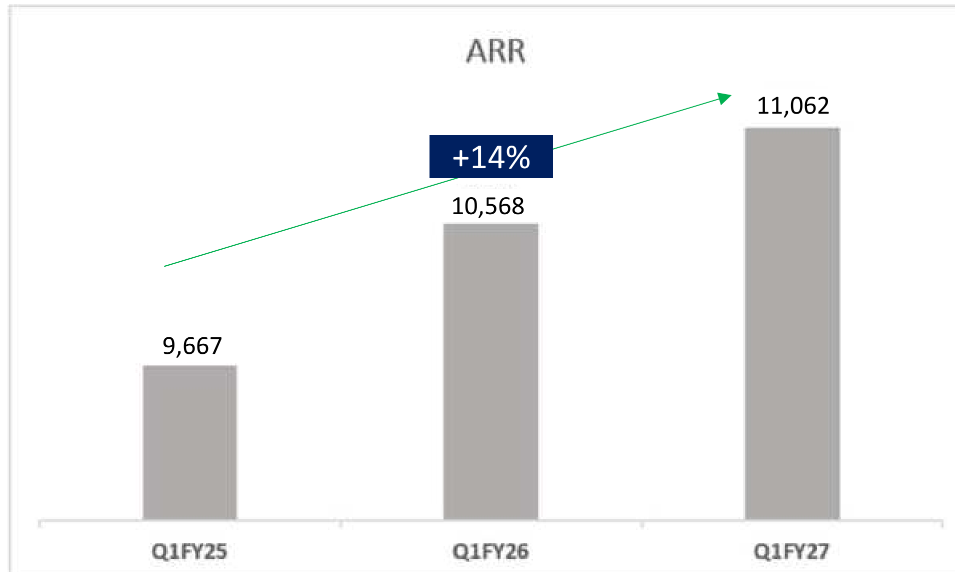
Note: 1. F&B Revenue also includes F&B revenue from banquet and MICE 2. Standard Annuity Asset includes Serviced Apartments and Lease rental income.

Strong RevPAR Momentum Across the Portfolio

RevPAR growth of 13% driven by both ARR and occupancy

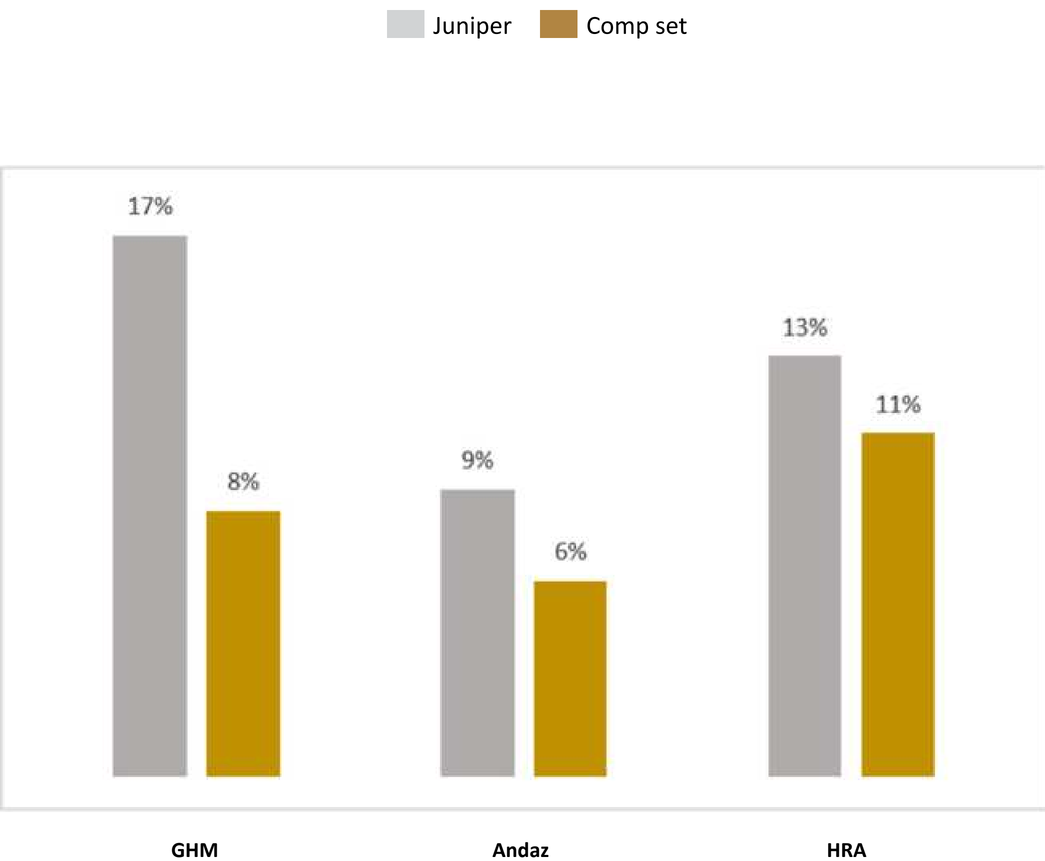


INR Crores



Delivered Healthy RevPAR Growth vs. City and Comp Set

YoY Growth in RevPAR (%)



GHM, Andaz, and HRA refers to Grand Hyatt Mumbai, Andaz Delhi, and Hyatt Regency Ahmedabad, respectively.

*City segment pertains to luxury and Upper-upscale hotels of respective locations.

ARR Growth of 5%

Overall ARR grew by 5% YoY: with following hotels outperforming both city markets and respective comp sets

Performance vs. Respective Comp Sets

- **GHM:** Stable performance, outperforming the city (-1%).
- **Andaz:** 4% growth, in line with the city and ahead of the comp set (-1%).
- **HRA:** 12% growth, outperforming both the city (7%) and comp set (4%).
- Continued narrowing of the ARR gap versus comp sets, supported by a focus on higher-yielding segments.

Occupancy Growth +5 pps

Overall occupancy grew by 5% to 76%

- GHM: 78% (YoY growth: 11 pp vs 1 pp comp set)
- Andaz: 76% (YoY growth: 4 pp vs 5 pp comp set)
- HRA: Occupancy remained robust at 78% vs 71% of comp set.

Q1FY27 - Operational Metrics YoY

Operating EBITDA margins (%)

EBITDA Margin Sustained at ~41%, Reflecting Strong Profitability

F&B Cost (% of Revenue from Operations)

7.6%	7.9%
Q1FY27	Q1FY26

Continued procurement and operating efficiencies

Employee Cost (% of Rev from Ops)

20.0%	19.9%
Q1FY27	Q1FY26

Stable employee cost ratio despite business expansion

HLP Cost (% of Revenue from Operations)

6.2%	6.5%
Q1 FY27	Q1 FY26

HLP cost ratio maintained despite higher scale

Cost Discipline Sustained; New Capacity Drives Further Leverage

Q1FY27 - Consolidated Statement of Profit & Loss

All figures in INR Crores	Q1FY27	Q1FY26	*YoY var.*
Revenue from Operations	249.5	220.7	13%
Other Income[1]	2.7	6.5	-59%
Total Income	**252.2**	**227.3**	**11%**
Expenses	163.3	140.9	16%
EBITDA[2]	**88.9**	**86.4**	**3%**
EBITDA (% of Total income)	**35%**	**38%**	**-3pp**
Adjusted EBITDA[3]	**86.2**	**79.8**	**8%**
Adjusted EBITDA (% of Revenue from operations)	**35%**	**36%**	**-2pp**
Finance costs	18.0	22.4	-20%
Depreciation and amortization expenses	26.1	28.9	-10%
Profit before exceptional items and tax	**44.8**	**35.0**	**28%**
Exceptional items[4]	-	17.1	-
Profit / (Loss) before tax	**44.8**	**17.9**	**151%**
Tax Expense[5]	11.5	8.9	29%
Profit / (Loss) for the period	**33.3**	**9.0**	**270%**

Note: 1. Other Income includes interest income on deposits, financial instruments holding & Government grant income. 2. EBITDA is computed as Total Income less 'Food and beverages consumed', 'Employee benefits expense' and 'Other expenses'; 3.Adjusted EBITDA is computed as EBITDA excluding 'Other Income'; 4. Exceptional items in Q1FY26 pertains to one-off incident relating to Bangalore fire. 5. Company has utilized the b/f losses (tax shield) against current period profits. 6. All figures have been rounded off.

JUNIPER HOTELS

ESG & Awards

ESG Initiative

Community welfare | Social Impact Initiative

Conducted multiple social impact initiatives through NGO partnerships, food support programs, women's day celebrations and blood donation drives.

18% | Diversity & Inclusion

Advancing gender equity by strengthening women's representation across workforce

Earth Check Bronze | Certification

All properties under Juniper portfolio have received the Earth Check Bronze Benchmark Certification, acknowledging their sustainability initiatives.

Renewable Energy | Sustainable Progress

Continued expansion of renewable energy usage across the portfolio, reinforcing our commitment to sustainable operations.

Plastic Reduction | Sustainable Program

Prevents 6.4 tones of plastic from being added to the environment during Q1FY27 period.

Resource Conservation | Waste and Water

- Twice-weekly 'No Bin Days' to reduce food waste
- Kitchen waste converted into garden manure
- Water-saving showerheads installed

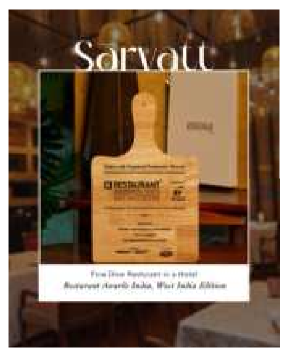
Awards and Achievements

GHM - Best Business Hotel – West Zone

Hyatt Regency Ahmedabad

- Best Five Star Hotel in Gujarat
- Sarvatt – Best Regional Fine Dine Restaurant in Gujarat
- Tinello – Best Italian Restaurant in Gujarat
- Aadi Spa – Best Spa in Gujarat

TOURISM AWARDS® 2025
SEASON 7



2026 Peak Life Gourmet Awards: Annamaya | China House

1. **Best Lifestyle Hotal in North Zone**
2. **Readers' Choice – Favorite Spa Hotel**

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