



Date: March 10, 2026

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400 001.
Security Code No. 514402

Sub: Investor Presentation – March 2026

Ref: Regulation 30 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation to be made / presented at the upcoming investor / analyst conference.

The above presentation is also uploaded on the website of the Company at <https://www.ehrlindia.in>.

You are requested to take the above on record.

Thanking you,

Yours Sincerely,
For **Eco Hotels And Resorts Limited**
HEENA ARJUN SUPADIA Digitally signed by
HEENA ARJUN SUPADIA
Date: 2026.03.10
15:29:37 +05'30'
Heena Supadia
Company Secretary & Compliance Officer
Membership No.: A50025

Encl.: a/a

ECO HOTELS AND RESORTS LIMITED

(Promoted by Eco Hotels UK PLC)

Registered Office:

67/6446, Basin Road, Cochin, Ernakulam High Court,
Ernakulam, Kerala, India - 682031

CIN: L55101KL1987PLC089987

Land line: +91 22 44550546

Corporate Office:

Block no 4, 2nd floor, Raj Mahal, VN Road,
Churchgate, Mumbai – 400020

Email Id: investor.relations@ecohotels.in

Hotels Brands: THE ECO™, THE ECO GRAND™, ECOXPRESS™, ECOVALUE™, ECO BOUTIQUE™, ECO RESORT™, THEECO SATVA™
F&B Brands: SAHAR, GG'S, KICK IN THE BRICK, SAMPARK, SANJH, SANDHAY



ECO HOTELS

A CARBON NEUTRAL HOTEL BRAND



Eco Hotels & Resorts Ltd

**Investor Presentation
March 2026**



ECO HOTELS



Disclaimer

This document may contain forward-looking statements that reflect the Company's current expectations regarding future events, business performance, and financial results. These statements are based on management's beliefs and assumptions, as well as information currently available to the Company.

Forward-looking statements involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from those expressed or implied in such statements. These factors include, but are not limited to, changes in economic conditions, market trends, regulatory developments, competitive landscape, and other risks beyond the Company's control.

The Company undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by applicable law. Investors and stakeholders are advised not to place undue reliance on these statements and to refer to official disclosures, regulatory filings, and financial reports for accurate and updated information.



Table of Contents

Company overview	04
Business overview	08
Our Vision & Strengths	15
Financials	25



Company Overview

ECOHOTELS



Experienced local and global management team (1/2)



Mr. Vinod K Tripathi

Executive Chairman and Director

- Over 40 years experience of managing diverse fields like taxation, textiles, private equity, real estate and wind energy industry
- Ex Income Tax Commissioner, Reliance ADAG, National Textiles Corporation
- He also worked as Auditor at the office of The Comptroller and Auditor General of India
- He is a keen sportsperson, a philanthropist and a poet with three books to his credit



Mr. Suchit Punnose

Non Executive Director

- Serial entrepreneur with 24 years experience across various sectors and VC & PE investment in the UK and India
- Founder of Red Ribbon Asset Management Plc
- Suchit is a mainstream impact investor focused on scaling proven solutions in growth markets like India, with a strong emphasis on climate and sustainability



Mr. Vikram Doshi

Director Finance and Chief Financial Officer

- CA and CS with more than 17 years of experience in the field of finance, accounts, treasury management, business reviews, restructuring, private equity, internal controls, etc.
- In his previous roles, he gained valuable experience and expertise working with Ernst & Young, Reliance Capital, and Nayara Energy



Mrs. Indira Bhargav

Independent Director

- Former Chairman of Central Board of Direct Taxes, India. She belonged to IRS 1970 batch and served Income Tax Department at various designation for more than 35 years



Experienced local and global management team (2/2)



Mr. Parag Mehta

Independent Director

- Senior partner of Vinod S. Mehta & Co. with an experience spanning over than 35 years
- He is a problem solver
- He divides his time between Business Advisory Services and M&A
- He also provides services for family wealth planning and succession planning



Mr. Ajit Kumar Jain

Independent Director

- Ex IAS officer of 1982 batch
- Served as Principal and Addl. Chief Secretary to CM of Maharashtra
- He headed the World Bank and prepared the business plan for Mumbai's infrastructure development
- He worked as State Information Commissioner- Maharashtra too



Mr. Rajiv Basrur

Independent Director

- Highly experienced finance & management professional with more than 4 decades experience
- Held top management positions in the Ambassador group of hotels & flight kitchens, finance group of Sunflag UK, Zicom and as advisor to a number of large corporates in construction and infrastructure development sectors
- Currently he is a senior member on the global board of Sunrise Capital Partners, a leading middle eastern investment group



Mr. Biplab Banerjee

General Manager Operations & Business Development

- Over two decades of hospitality leadership experience, specializing in cluster and resort management, strategic planning, operational optimization, financial performance, and guest experience enhancement.
- He has held multiple senior roles at Mahindra Holidays & Resorts India Ltd, including Cluster Manager for Gujarat and Maharashtra, and General Manager at major leisure destinations such as Puducherry, Virajpet, and Kumbhalgarh.



Key Differentiator and Snapshot

Sustainable Hospitality

Premium value hotel chain prioritizing high standards while ensuring safety of the planet.

Mid Premium Segment

Focusing on developing valuable assets to **address shortcomings** in Midscale & Sub-midscale Segments in India.

Veg / Vegan Focus

Committed to a philosophical stance rooted in ethical & ecological considerations, establishing **Vegetarian & vegan brand**.

3D Volumetric green Construction Technology

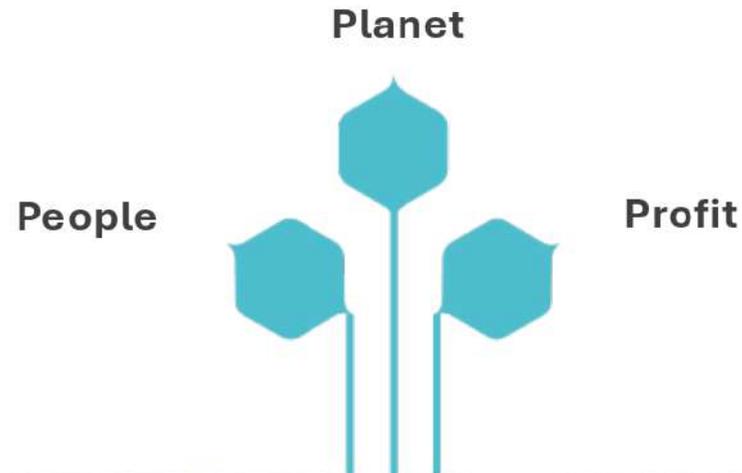
Leveraging AI, Blockchain, & IoT for **cleaner technology & accelerated project execution**.

Strategic Business Model

Utilizing **Leasing, EBOT, & Management contracts** to optimize operational efficiency and operate on an asset light business model.

Strategic Presence

Headquartered in Mumbai: Targeting Tier 1, 2, & 3 cities, focusing on regional demand & supply for hotel facilities.



13

No of Hotels in portfolio

5

Operating Hotels

8

Upcoming Hotels

204

Operational Keys

449

Upcoming Keys

Zero Debt

A Net Debt Zero company

Group Overview

Innovating the Future of Eco-Friendly Tourism and Investment



RED RIBBON
ASSET MANAGEMENT PLC
CREATING WEALTH. RESPONSIBLY.

Red Ribbon Asset Management PLC
Holding company of the Promoter company for Eco Hotels dedicated to mainstream impact investing in real estate, fintech, & fund management since 2007, boasting a diversified portfolio in high-growth areas including UK, Gibraltar, Mauritius, & India.

Real Estate

Transforming modular construction, promoting sustainable hospitality, & managing real estate assets to achieve net zero construction

Fund Management

Fund manager with £53+ million, set to launch 5 funds that will collectively amount to £1 billion.

Fintech

Direct investments in Fintech to utilize new technologies to address issues in growing markets.

10

Global Offices

120+

Employees

Net Zero

Committed to delivering net-zero businesses & measurable environmental & social impact.

ECOHOTELS



World's 1st net zero premium value hotel brand aiming to become a leading owner, developer, & asset manager with to address the gap in mid-scale & budget accommodations.

MODULEX
Modern Method of Construction



Leader in construction technology, focuses on carbon neutrality & innovation.

Utilizing advanced technologies (AI, Blockchain, IoT) to meet global housing & infrastructure needs while ensuring quick delivery & cost-effectiveness.



SUBSTANTIA
REAL ESTATE
obtain . maintain . sustain

360-degree real estate firm acting as the exclusive asset manager for Red Ribbon RE RISE India Real Estate Fund.

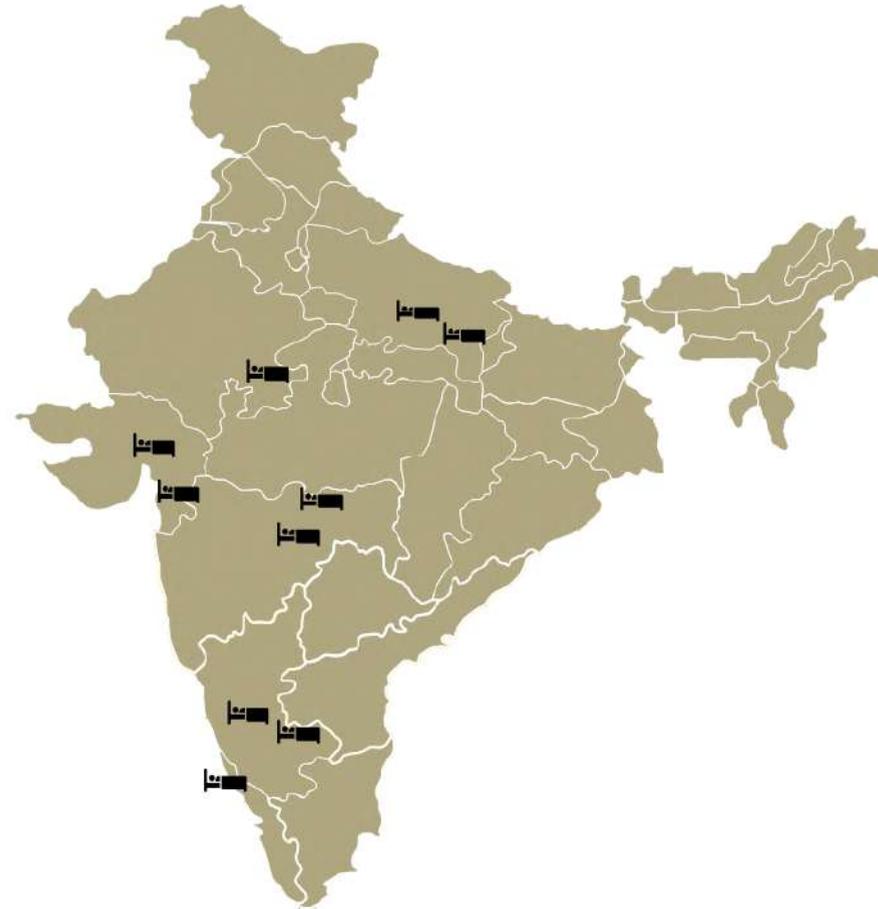
Prioritises location strategy, compliance, & project execution, to create smart buildings through modern construction techniques.



Geographic Presence

Strategically Positioned for Growth Across Key Markets

The Eco Satva, Kota
Star+
63 Keys
The Eco Satva, Ayodhya
4 Star+
33 Keys
The Eco Satva, Vadodara
3 Star+
57 Keys
EcoValue, Cochin
2 Star+
16 Keys
EcoXpress Satva, Varanasi
3 Star+
35 Keys



Eco Satva, Sambhajinagar
3 Star+
54 Keys
Eco Grand, Mysuru
4 Star+
100 Keys
The Eco Boutique, Udaipur
4 Star+
20 Keys
Eco Satva, Shirdi
3 Star+
58 Keys
The Eco Satva, Vadodara
3 Star+
57 Keys

Operational Hotels Upcoming Hotels Star Category No of Keys



Business Overview

ECOHOTELS



Strategic Business Model

Innovative Approaches for Long-Term Success

LEASING



Current Operating Model

- ❑ The leasing model of hotels involves taking hotels on long term lease and operation
- ❑ Refurbishment to brand standards and carbon-neutral operations
- ❑ Continuity of revenue and profits

10, 15, 20 years

Long-term lease contracts

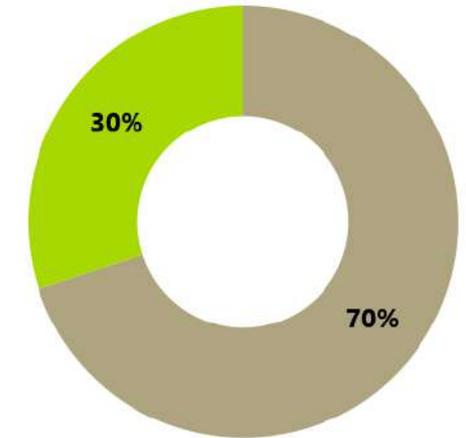
Types of contracts

- Fixed rate
- Revenue-linked
- Hybrid

Revenue Sources

- Room Rent
- F&B, Bar
- Banquets
- Wellness & Spa

FY26 Revenue Bifurcation



■ Room rent

■ F&B, Banquets, Dance Floor, Wellness Spa

EBOT



Future Business Models

Proprietary Franchise Model

A proprietary franchise model by Eco Hotels through a 360-degree development program, tailored for Indian market conditions.

3D Volumetric Construction

Investing in hotel construction using 3D Volumetric construction technology to achieve faster execution.

Investment Targets

- Sovereign funds
- Foreign funds
- Indian investors

Optimized property portfolio.

Comprehensive asset & hotel management solution for an optimized hotel property portfolio.

MANAGEMENT CONTRACTS

Operating hotels on management contracts with management fees, Eco Hotels will manage daily operations for a fee, ensuring monthly profit transfers to the owner.

Fixed Profit Clause: Guarantees a certain profit to the owner

Contract term: 10 years, with extension options of 5-year terms



ECO Brands

Legend

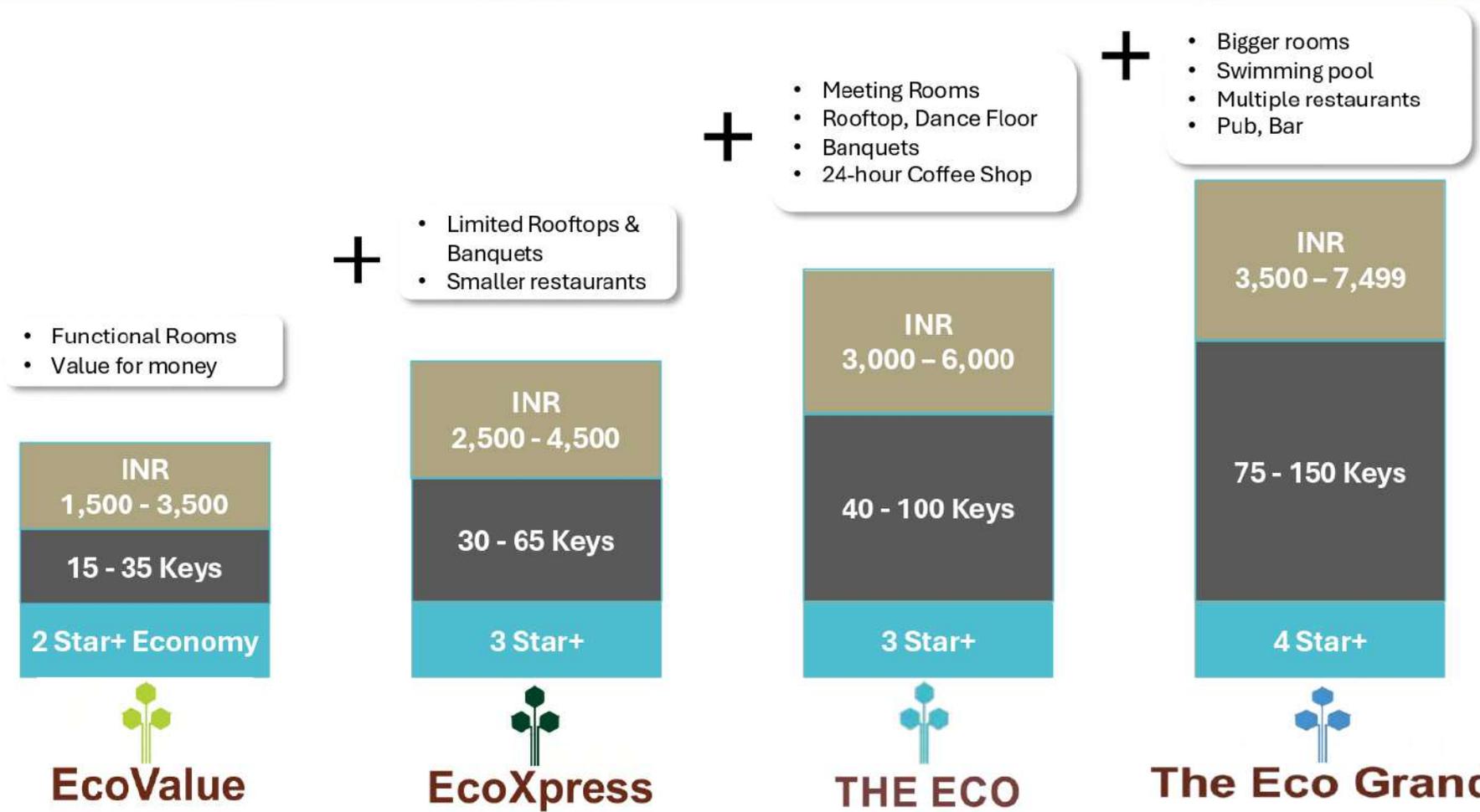
Amenities

Average Room Rate

Current Inventory

- Catering to **pre-millennial & millennial consumers in the expanding middle class**, our brands combine **traditional service with advanced eco-technology** for a low-carbon experience,
- Focusing on **Tier II & III cities**, our offerings include **business hotels, budget stays with lavish experiences, and tailored options** for pilgrimage, wellness, and cultural tourism.

Organized into 4 unique service category brands that reflect our commitment to Triple "P" Philosophy: People, Planet, and Profit.



ECO SATVA

Vegetarian Commitment

ECO Hotels proudly incorporate "SATVA" in their names where only vegetarian food is served.

Philosophical Stance

Vegetarianism is viewed as a holistic philosophy rooted in ethical, spiritual, & ecological values.

Promoting Sustainability

Embracing vegetarianism in our food choices reflect core human values and promote a sustainable lifestyle.



Hotels Portfolio

A Diverse Collection of Unique Experiences

Brand	City	Number of Keys	Launch Date/Status
EcoValue	Cochin (Kerala)	16	November 2024
The Eco Satva	Kota (Rajasthan)	63	February 2025
The Eco Satva	Vadodara – SS (Gujarat)	57	September 2025
EcoXpress Satva	Varanasi (Uttar Pradesh)	35	September 2025
The Eco Satva	Ayodhya (Uttar Pradesh)	33	March 2026
The Eco Boutique	Udaipur (Rajasthan)	20	Q1 FY27
The Eco Satva	Sambhajinagar (Maharashtra)	54	Q1 FY27
The Eco Satva	Shirdi (Maharashtra)	58	Q1 FY27
The Eco Grand	Mysuru (Karnataka)	100	Q2 FY27
The Eco Satva	Vadodara (Gujarat)	57	Q2 FY27



Recent Updates

Entering into MMR (Dombivli Greenfield Project):

- Expanding into the Mumbai Metropolitan Region with a new greenfield project in Dombivli.
- The property will be branded as “The Eco Grand”, positioned as a premium mid-range hotel for both leisure and business travellers.
- The hotel will offer 65-70 rooms along with a 5,000 sq. ft. banquet hall for corporate events and social functions.
- Dining options will include:
 - Sahar – our signature *Back to the Roots* restaurant
 - GG’s – a rooftop open-to-sky restaurant with a covered bar
 - Kick in the Brick – a dance-floor restaurant offering a lively atmosphere
- The project spans 10+ acres and will also feature a high-street shopping complex, a school, a hospital, and a residential development.

- Deals approved by Board and under discussion for closure - Indore 50 rooms, Gandhinagar 135 rooms, Bangalore 40 rooms
- In discussion with various consultants and owners for properties across India which can be ready and be in operation in next 4 -8 months category. Soon list will be send to Board to approve the same.

The Eco Satva Kota, Rajasthan

Embracing Sustainability with Modern Comfort and Vegetarian Cuisine.

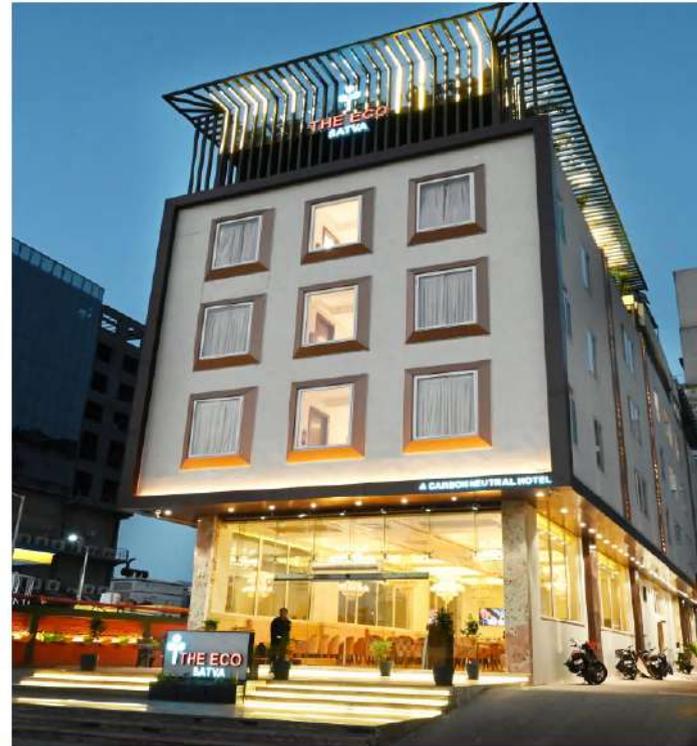
Prime Location

63-room hotel situated in the vibrant heart of Kota, ideal for travellers and locals alike.



Thoughtfully Designed Rooms

Offers peaceful retreats equipped with modern amenities, away from the city's hustle.



Comfort & Sustainability

Combines modern comfort with sustainable practices for a unique guest experience.

Purely Vegetarian & Net-Zero

As a 'Satva' hotel, it is committed to being entirely vegetarian & achieving net-zero carbon emissions.



Unique Dining Experiences

GG's Restobar

Rooftop Pan Asian restaurant offering open-air dining, ideal for casual meals and small gatherings.

KICK IN THE BRICK

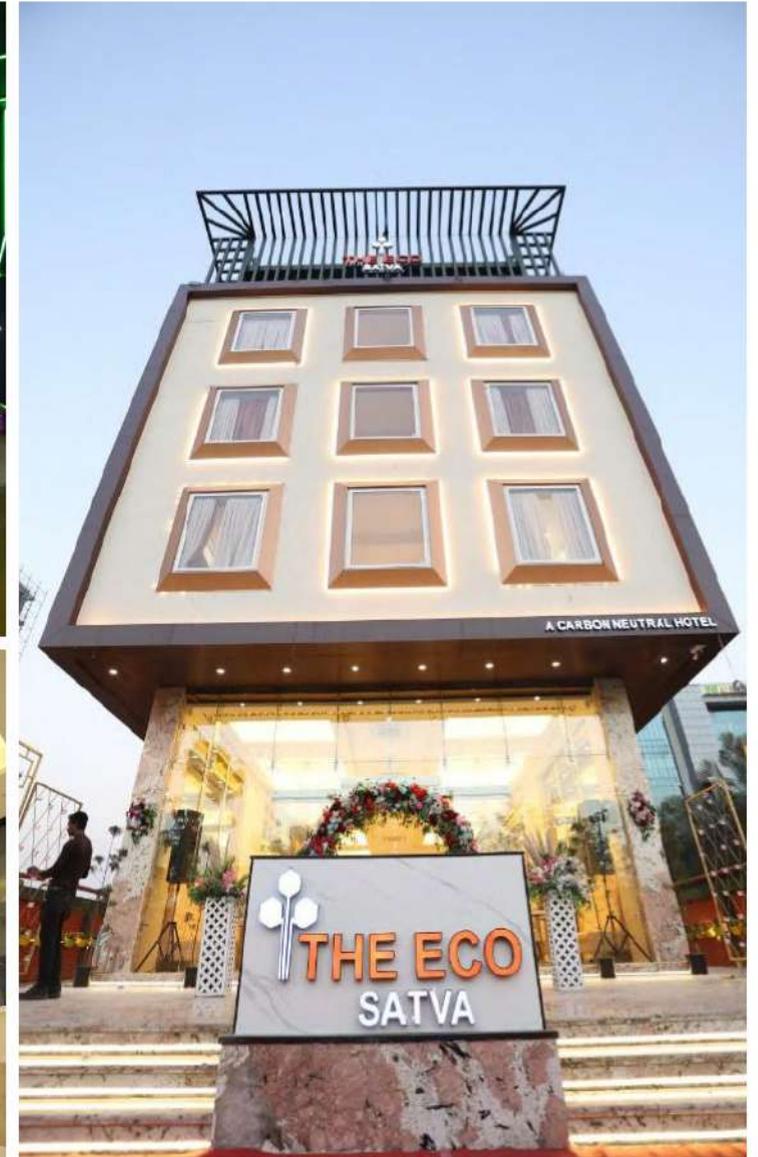
Rooftop pub curated for the young and young-at-heart.

SAHAR

Restaurant offers an elegant indoor dining experience with Indian vegetarian dishes inspired by Vaishnav & Jain dietary practices.



The Eco **Satva** Kota, Rajasthan



The Eco Satva Vadodara, Gujarat

Prime Location

Situated ~ Easy access to vadodara airport, GIDC - Savli and GIDC - Nandesari, Genda Circle, and Alkapuri, etc.

Exceptional Service

Use of 400 thread count linen gives immense comfort, 650 GMS towels and 8 inch mattress (no one using in our class of hotels).

Dedicated staff committed to delivering outstanding service and a warm, welcoming atmosphere.



Elegant Banquet Space with state of the art facility

2800 sq. ft. elegant banquet space state-of-the-art, banquet space, ideal for weddings, corporate events, and private functions, combining elegance, sustainability, and seamless hospitality.

Unique feature - 100 sqft 2.5 pixel LED screen (tri screen) with 2000 watts music system

Comfortable Accommodations

Features 57 elegant comfortable rooms including 3 suites to suit the business and leisure travellers.



Unique Dining Experiences

SAHAR

Restaurant offers an elegant indoor dining experience with Indian vegetarian dishes inspired by Vaishnav & Jain dietary practices.

KICK IN THE BRICK

Dance floor curated for the young and young-at-heart.

The Eco **Satva** Vadodara Sama Savli, Gujarat





EcoXpress Varanasi (Uttar Pradesh)

A Perfect Blend of Convenience and Hospitality

Prime Location

Situated in the heart of the city, all major religious places are within 5 KM radius.

Comfortable Accommodations

Features 35 ergonomic rooms, each tastefully furnished with modern amenities for business and leisure travellers.

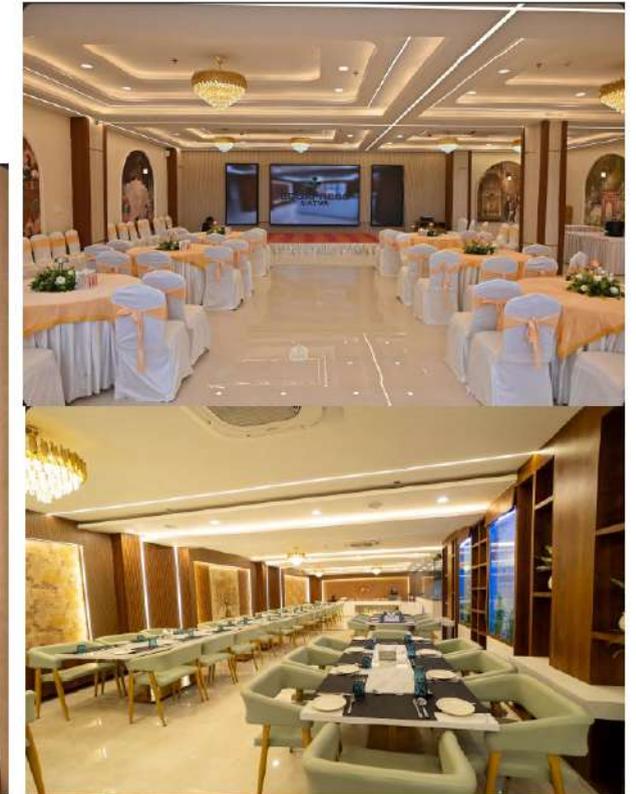
Exceptional F&B Outlets

Sahar restaurant offers an elegant indoor dining experience with Indian vegetarian dishes without onion and garlic.

Kick in the Brick dance floor curated for the young and young-at-heart.

Cultural Exploration

Ideal base for experiencing the heritage and religious culture of Kashi, whether for work, history tour or pleasure.





The EcoValue Kochi (Kerala)

A Perfect Blend of Convenience and Hospitality

Prime Location

Situated ~200 meters from the high court, offering easy access to key attractions & bustling markets.

Comfortable Accommodations

Features 16 ergonomic rooms, each tastefully furnished with modern amenities for business and leisure travellers.

Exceptional Service

Dedicated staff committed to delivering outstanding service and a warm, welcoming atmosphere.

Cultural Exploration

Ideal base for experiencing the vibrant culture of Kochi, whether for work or pleasure.





The Eco **Satva** Ayodhya (Uttar Pradesh)

A Perfect Blend of Sustainable Hospitality & Convenient Stay

Prime Location

Located about 7 km from the Ram Janmabhoomi Temple, with direct highway access

Comfortable Accommodations

33 rooms, along with a swimming pool, landscaped lawn, and rooftop restaurant, designed to provide a premium and convenient stay for visitors

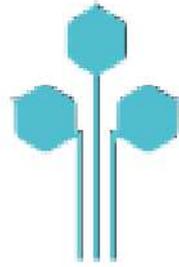


As a 'Satva' hotel, it is committed to being entirely vegetarian

A well-rounded hospitality environment that blends leisure and spiritual travel needs

Pure Vegetarian

Cultural Exploration



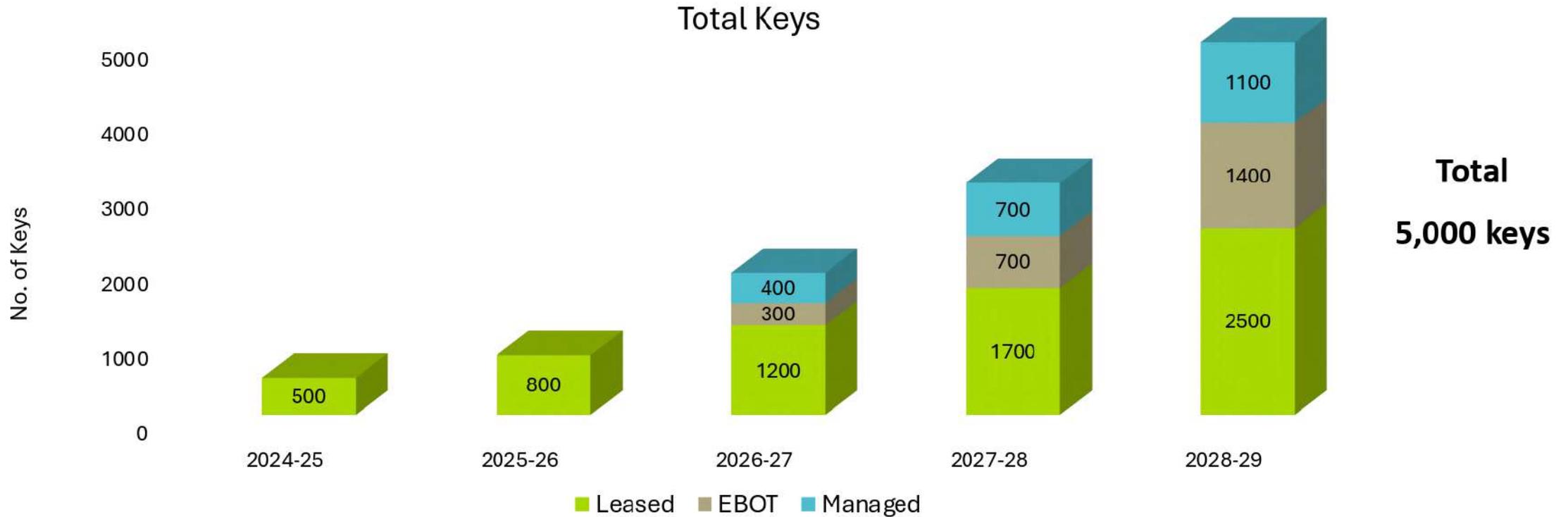
Our Vision & Strengths

ECOHOTELS



5 Year Vision

Vision 2030: Achieving 5,000 Keys for Wider Presence



Strategy-Driven Hotel Placement

Thriving Hospitality Industry

Proprietary hotel development programme EBOT

Experienced local and global management team

World's first net zero hotel brand



Strategy-Driven Hotel Placement (1/2)

Targeting Tier II & III Cities

Focusing on growing business potential in smaller towns, where opportunities exceed those in Tier I cities.

Addressing Sector Shortcomings

Filling gaps in mid & sub-midscale sector, which currently lacks standardization & quality assurance.

Sustainability Commitment

Addressing industry's large carbon footprint through sustainable practices and low-carbon experiences.

Vegetarian & Vegan Focus

Meeting demand for Pure Veg & Vegan hotels to serve a growing customers seeking sustainable options. Sahar restaurant focuses on this theme.

High Growth Regions

Positioning on high-growth areas with rising domestic tourism and demand for budget hotels offering lavish experiences.

Year-Round Footfall

Focusing on hotels located in religious cities that draw regular visitors year-round, maintaining stable occupancy rates.

Modern Management Techniques

Introducing digitization and Artificial Intelligence to enhance operational efficiency and guest experience.

Consumer Expectations

Aligning with shift towards sustainability & mindfulness, ensuring offerings meet modern expectations.

Experiential Framework for ECO Hotels Development



THE ECO

- Business Hotels
- Extended Stays for Education
- Wellness & Tourism
- Cultural Weekend Getaways
- Transit & Day-Use Hotels
- Pilgrimage Tourism
- Pure Vegetarian Options
- Budget Hotels & Serviced Apartments
- Heritage Hotels & Boutique Stays





Strategy-Driven Hotel Placement – Region wise (2/2)

City	Key Trend	Popular Hotel Format
Kota	Long-stay For Education	Budget Hotels, Serviced Apartments
Kochi	Wellness & Tourism	Eco Resorts, Mid-scale Brands
Vadodara	Industrial / Business Purpose	Business Hotels, Pure Veg Brands
Mysore	Cultural Weekend Getaway	Heritage Hotels, Boutique Stays
Shirdi	Pilgrimage Tourism	Budget, Pure Veg Hotels
Ayodhya	Pilgrimage Tourism	Budget, Pure Veg Hotels
Sambhajinagar	Cultural Tourism	Budget Hotels, Transit & Day-use Hotels
Varanasi	Pilgrimage Tourism	Budget, Pure Veg Hotels



Thriving Hospitality Industry

Sector Growth Drivers

Growing footprint in tier 2, 3, and 4 cities

Increasing Disposable Income and Rising Affluence

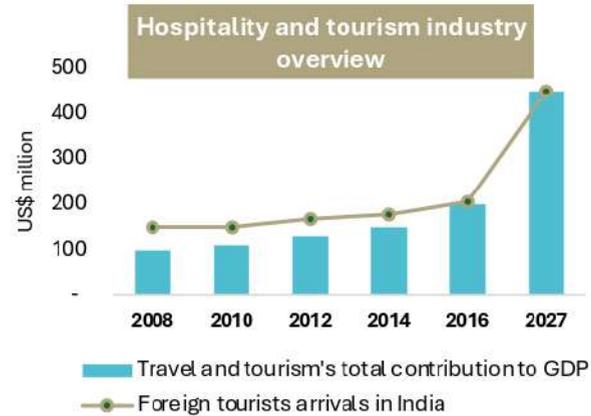
Growth in leisure (Business + Leisure) Travel

Increasing urbanization

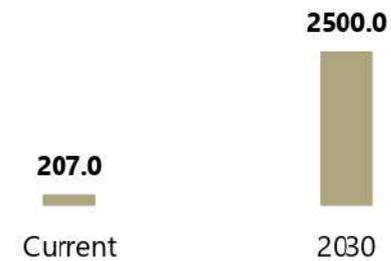
Evolution of religious tourism

Millennial Involvement in cultural & spiritual tourism

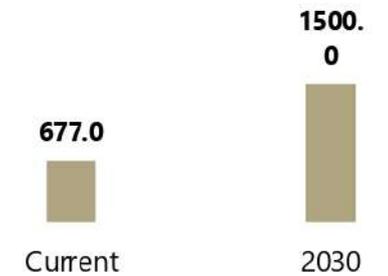
Favourable Sector trends in the segments operated by ECO Hotels



Market capitalisation of Mid segment sector (in INR Bn)



No. of Domestic Tourists



Rise in spiritual tourism

60%

Religious tourism accounts for over 60% of domestic travel in India,

One of the fastest-growing sectors

Identified by UNWTO as one of the fastest-growing sectors globally

9-10%

Projected to expand at 9-10% over the next 5-7 years.

↑ 97%

Searches for religious destinations in Tier II and III cities have risen by 97% in the past two years

Sustainable & eco-friendly tourism

Eco-friendly practices

Eco-friendly and sustainable tourism is growing, as travellers look for destinations that emphasize responsible practices.

Increasing awareness

Trend expected to improve access to sustainable lodging, driven by increasing climate change awareness among guests, hotel owners, and operators.



EBOT Model: Proprietary hotel development program

EBOT™ is a proprietary **turn-key program for hotel development and management**, specifically tailored for budget hotels in India, providing a **comprehensive 360-degree solution** that **optimizes hotel property portfolios** in line with **local market conditions**.





Thank You

ECOHOTELS

For further information, please contact:

Eco Hotels & Resorts Limited

investor.relations@ecohotels.in

E&Y LLP, Investor Relations

Pratik Jagtap: pratik.jagtap@in.ey.com

Jeevika Kishnani: jeevika.hemani@in.ey.com