



Date: February 02, 2026

To, <b>National Stock Exchange of India</b> Corporate Service Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai -400051 <b>NSE Symbol: VENTIVE</b>	To, <b>BSE Limited</b> Corporate Relationship Department 1st Floor, New Trading Ring, Rotunda bldg., P.J. Towers, Dalal Street, Mumbai- 400001 <b>Scrip Code: 544321</b>
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**Sub: Disclosure of Key Performance Indicators (KPIs) under the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018.**

Dear Sir/Madam,

Pursuant to the provisions of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, please find enclosed the Key Performance Indicators (KPIs) for Financial year ended March 31, 2025 (in comparison with the previous two financial years) as **Annexure-A and Annexure B**.

The same has been certified by M/s. G S K A & Co., Chartered Accountants (ICAI Firm Registration No.: 147093W).

You are requested to take the above information on your records.

Thanking You,

**For Ventive Hospitality Limited**

**Pradip Bhatambrekar**  
**Company Secretary and Compliance Officer**  
**Membership No: A25111**

VENTIVE HOSPITALITY LIMITED

Regd Off: 2nd Floor, Tower 'D', Tech Park One, Yerwada, Pune - 411 006  
cs@ventivehospitality.com | www.ventivehospitality.com | CIN-L45201PN2002PLC143638  
Tel.: +9120 6906 1900 | Fax: +9120 6906 1901

(Formerly known as VENTIVE HOSPITALITY PRIVATE LIMITED) | (Formerly known as ICC REALTY (INDIA) PRIVATE LIMITED)

**Annexure A**

Details of our KPIs are as set out below:

(₹ in million, unless otherwise specified)

	Units	Company			Company (Proforma)		
		As at and for year ended March 31,			As at and for year ended March 31,		
		2025	2024	2023	2025	2024	2023
Total income <sup>(1)</sup>	₹ in million	16,725.28	4,947.08	4,417.54	21,595.04	19,073.78	17,621.87
Total income growth (%) <sup>(2)</sup>	%	238.08%	11.99%	86.00%	13.22%	8.24%	47.14%
Revenue from operations	₹ in million	16,047.05	4,779.80	4,308.13	20,783.68	18,420.66	16,993.74
Revenue Growth (%) <sup>(3)</sup>	%	235.73%	10.95%	87.99%	12.83%	8.40%	46.17%
F&B Revenue <sup>(4)</sup>	₹ in million	4,261.58	1,110.61	1,096.78	5,489.52	4,815.08	4,454.28
F&B revenue contribution (As a % of revenue from operations) <sup>(5)</sup>	%	26.56%	23.24%	25.46%	26.41%	26.14%	26.21%
EBITDA <sup>(6)</sup>	₹ in million	8,286.49	3,005.59	2,500.92	10,124.40	8,697.75	7,711.21
EBITDA growth (%) <sup>(7)</sup>	%	175.70%	20.18%	100.72%	16.40%	12.79%	56.59%
EBITDA margin (%) <sup>(8)</sup>	%	49.54%	60.75%	56.61%	46.88%	45.60%	43.76%
Profit / (loss) for the year <sup>(9)</sup>	₹ in million	1,650.73	1,663.17	1,312.73	483.07	(667.46)	156.75

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Profit / (loss) margin <sup>(10)</sup>	%	9.87%	33.62%	29.72%	2.24%	(3.50%)	0.89%
Net borrowings <sup>(11)</sup>	₹ in million	17,831.42	3,416.86	3,658.48	17,831.42	34,071.58	33,623.58
Net borrowings/ total equity	Number	0.30	1.02	2.18	0.30	0.93	0.92
Inventory/ Keys <sup>(12)</sup>	Number	2,036	415	415	2,036	2,036	1,869
Number of hotels <sup>(13)</sup>	Number	11	1	1	11	11	10
Average room rate <sup>(14)</sup>	₹	19,979.86	12,690.40	10,526.54	21,002.73	19,975.99	17,992.55
Average occupancy <sup>(15)</sup>	%	63.10%	56.09%	60.03%	64.10%	59.47%	63.67%
RevPAR <sup>(16)</sup>	₹	12,607.79	7,117.45	6,318.84	13,463.57	11,880.69	11,456.44
Total Revenue per Occupied room <sup>(17)</sup>	₹	36,159.59	28,701.87	24,939.30	37,325.28	35,615.85	31,811.83
<b>Annuity Related KPIs:</b>							
Income from Annuity assets <sup>(18)</sup>	₹ in million	3,926.59	2,323.67	2,030.51	4,853.00	4,661.03	4,161.24
Committed Occupancy <sup>(19)</sup>	%	98.00%	98.61%	95.73%	98.00%	97.04%	94.02%

*Note: On August 12, 2024, the Company acquired 50.28% equity interest in Kudakurathu Island Resort Private Limited ("KIRPL") (which holds Raaya by Atmosphere, Maldives). The entity was accounted for as a Joint Venture under the equity method of accounting in the Company's Pro Forma Financial Statements and Consolidated Financial Statements up to December 31, 2024.*

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The shareholders of KIRPL entered into an amendment agreement dated March 31, 2025 to the Investment Agreements (entered into with initial investors) which is effective from January 1, 2025 resulting in changes in rights and obligations of the shareholders. Accordingly, the Group has reassessed the control over KIRPL and considered it as a subsidiary with effect from January 1, 2025.

Accordingly, all operating data presented in this section does not include the data relating to KIRPL up to December 31, 2024, except for the metrics of Number of hotels and Inventory / Keys.

**Notes:**

1. Total income means the sum of revenue from operations and other income.
2. Total income growth (%) is calculated as a percentage of total income of the relevant year minus total income of the preceding year, divided by total income of the preceding year.
3. Revenue Growth (%) is calculated as a percentage of revenue from operations of the relevant year minus revenue from operations of the preceding year, divided by revenue from operations of the preceding year.
4. F&B revenue is calculated as the sum of revenue from food and beverages.
5. F&B revenue contribution (As a % of revenue from operations) is calculated as a percentage of F&B revenue of the relevant year divided by Revenue from operations for the same year.
6. EBITDA = Profit/ (loss) for the year plus tax expense/(benefit) plus exceptional items, plus finance costs plus depreciation and amortization expense.
7. EBITDA growth (%) is calculated as a percentage of EBITDA of the relevant year, divided by EBITDA of the preceding year.
8. EBITDA margin (%) = EBITDA divided by Total Income.
9. Profit / (loss) for the year = Total Income less Total Expenses less Total Tax expenses for the year
10. Profit/(loss) margin for the year (%) = Profit/(loss) for the year divided by the total income for the year
11. Net borrowings = Non-current borrowings plus current borrowings minus cash and cash equivalents and other balances with banks.
12. Inventory/ Keys = Number of rooms in our portfolio at the end of the relevant year.
13. Number of hotels are the total number of operational hotels during the relevant year.
14. Average Room Rate is calculated as room revenues plus service charges during a given year divided by total number of room nights sold in that year.
15. Average occupancy (hotels) is calculated as total room nights sold during a relevant year divided by the total available room nights during the same year.
16. Revenue per Available Room is calculated by multiplying the Average Room Rate by the Average Occupancy for that year.
17. Total Revenue Per Occupied Room is calculated as total operating revenue from hotels plus service charges during a given year divided by the total room nights sold during the same year.
18. Income from Annuity assets includes rental income, maintenance and parking charges, revenue from sale of construction materials and scrap sale.
19. Committed Occupancy means occupied area plus leasable signed up for lease under a letter of intent/ Agreement to Lease divided by the total leasable area

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**Annexure B**

SI. No.	Key Performance Indicators	Formula used for the calculation
1.	Total income	Derived from the audited consolidated financial statements /audited standalone financial statements/the Unaudited Proforma Financial Information of the Company, as applicable
2.	Total income growth (%)	Total income growth (%) is calculated as a percentage of total income of the relevant year minus total income of the preceding year, divided by total income of the preceding year.
3.	Revenue from operations	Derived from the audited consolidated financial statements /audited standalone financial statements/the Unaudited Proforma Financial Information of the Company, as applicable
4.	Revenue growth (%)	Revenue Growth (%) is calculated as a percentage of revenue from operations of the relevant year minus revenue from operations of the preceding year, divided by revenue from operations of the preceding year.
5.	F&B revenue	F&B revenue is calculated as the sum of revenue from food and beverages.
6.	F&B revenue contribution (As a % of revenue from operations)	F&B revenue contribution (As a % of revenue from operations) is calculated as a percentage of F&B revenue of the relevant year divided by Revenue from operations for the same year
7.	EBITDA	EBITDA = Profit/ (loss) for the year plus tax expense/(benefit) plus exceptional items, plus finance costs plus depreciation and amortization expense.

8.	EBITDA growth (%)	EBITDA growth (%) is calculated as a percentage of EBITDA of the relevant year, divided by EBITDA of the preceding year.
9.	EBITDA margin (%)	EBITDA margin (%) = EBITDA divided by Total Income.
10.	Profit/ (loss) for the year	Profit/(loss) for the year = Total Income less Total Expenses less Total Tax expenses for the year
11.	Profit/ (loss) margin (%)	Profit/(loss) margin for the year (%) = Profit/(loss) for the year divided by the total income for the year
12.	Net borrowings	Net borrowings = Non-current borrowings plus current borrowings minus cash and cash equivalents and other balances with banks.
13.	Net borrowings/ Total equity	Net borrowings divided by Total equity
14.	Inventory/ Keys	Inventory/ Keys = Number of rooms in the portfolio at the end of the relevant year.
15.	Number of hotels	Number of hotels are the total number of operational hotels during the relevant year.
16.	Average room rate (ARR)	Average Room Rate is calculated as room revenues plus service charges (for Maldives assets) during a given year as per MIS divided by total number of room nights sold in that year.
17.	Average occupancy	Average occupancy (hotels) is calculated as total room nights sold during a relevant year divided by the total available room nights during the same year.

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18.	Revenue per available room (RevPAR)	Revenue per Available Room is calculated by multiplying the Average Room Rate by the Average Occupancy for that year.
19.	Total Revenue per Occupied room (TRevPOR)	Total Revenue Per Occupied Room is calculated as total operating revenue from hotels plus service charges (for Maldives assets) during a given year as per MIS divided by the total room nights sold during the same year.
20.	Income from Annuity assets	Income from Annuity assets includes rental income, maintenance and parking charges, revenue from sale of construction materials and scrap sale
21.	Committed Occupancy	Committed Occupancy means occupied area plus leasable signed up for lease under a letter of intent/ Agreement to Lease divided by the total leasable area

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