APEEJAY
SURRENDRA
PARK HOTELS

Date: November 13, 2026

Listing Manager, **National Stock Exchange of India Limited** Exchange Plaza, 5th Floor Plot No. C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400051, India Symbol: PARKHOTELS ISIN No.: INE988S01028	**BSE Limited** **Corporate Relationship Department** 1st Floor, New Trading Ring Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai – 400001, India Scrip Code: 544111 ISIN No.: INE988S01028

Subject: Intimation of outcome of Board Meeting held on November 13, 2026 and disclosure under Regulation 30 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015

Respected Sir/Ma'am,

In compliance with Regulations 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR'), we hereby submit the following w.r.t. the meeting of Board of Directors ('Board') held on Friday, November 13, 2026:

a) Approved and taken on record the Un-audited (Standalone and Consolidated) Financial Results ("UFRs") of the Company for the second quarter and six months' period ended on September 30, 2026 pursuant to Regulation 33 of SEBI LODR *(enclosed herewith).*

b) Taken on record the Limited Review Report of *M/s* S.R. Batliboi & Co. LLP, Chartered Accountants (Statutory Auditors) on the said UFRs *(enclosed herewith).*

The above financial results have been reviewed by the Audit & Risk Management Committee in its meeting held on Friday, November 13, 2026, and based on its recommendation, approved by the Board of Directors at its meeting held on Friday, November 13, 2026.

The Board meeting commenced at 01:00 P.M. and concluded at 04:15 P.M.

Kindly take the same on record.

Thanking you,

Yours Sincerely,
For **Apeejay Surrendra Park Hotels Limited**

Shalini Keshan
(Company Secretary and Compliance Officer)
Membership No.: ACS-014897

Encl: As above

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Apeejay Surrendra Park Hotels Limited
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S.R. BATLIBOI & CO. LLP
Chartered Accountants

4th Floor, Office 405
World Mark - 2, Asset No. 8
IGI Airport Hospitality District, Aerocity New
Delhi - 110 037, India
Tel : +91 11 4681 9500

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Apeejay Surrendra Park Hotels Limited

1. We have reviewed the accompanying statement of unaudited financial results of Apeejay Surrendra Park Hotels Limited (the "Company") for the quarter ended September 30, 2026 and year to date from April 01, 2026 to September 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm registration number: 301003E/E300005

per Gaurav Kumar Gupta
Partner
Membership No.: 509101

UDIN: 26509101LJAUQZ7696

New Delhi
November 13, 2026

APEEJAY SURRENDRA PARK HOTELS

CIN: L85110WB1987PLC222139
Registered Office:
17 Park Street,
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STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED SEPTEMBER 30, 2026

(Rs. in crores, unless otherwise stated)

S. No.	Particulars	Quarter ended			Six Months Ended		Year ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	**Income**						
	Revenue from operations	171.11	158.50	159.39	329.61	309.55	668.65
	Other income	1.74	3.97	1.42	5.71	4.69	7.01
	Total income (I)	**172.85**	**162.47**	**160.81**	**335.32**	**314.24**	**675.66**
II	**Expenses**						
	Food and beverages consumed	23.00	19.95	21.91	42.95	41.42	86.63
	(Increase) / Decrease in Inventory of finished goods	(0.28)	(0.10)	(0.28)	(0.38)	(0.47)	0.13
	Employee benefit expense	41.19	38.84	36.73	80.03	72.23	152.40
	Other expenses	52.82	53.56	53.65	106.38	104.14	220.14
	Total expenses (II)	**116.73**	**112.25**	**112.01**	**228.98**	**217.32**	**459.30**
III	**Profit before Finance costs, Depreciation and amortisation expense, exceptional items and Tax (I-II)**	**56.12**	**50.22**	**48.80**	**106.34**	**96.92**	**216.36**
	Finance costs	8.15	7.83	5.69	15.98	11.26	25.53
	Depreciation and amortization expense	20.76	18.92	16.28	39.68	32.98	68.15
	Profit before exceptional items and tax for the period/year	**27.21**	**23.47**	**26.83**	**50.68**	**52.68**	**122.68**
	Exceptional item (gain)/loss	-	-	-	-	-	2.99
IV	**Profit before tax for the period/year**	**27.21**	**23.47**	**26.83**	**50.68**	**52.68**	**119.69**
V	**Tax expense**						
	Other than exceptional items						
	Current tax	7.41	6.30	4.69	13.71	9.15	22.43
	Deferred tax charge	(0.19)	2.28	6.64	2.08	10.94	28.11
	Exceptional items :						
	Net tax (benefit)/expense on exceptional items	-	-	-	-	-	(1.05)
	Total Tax expense (V)	**7.22**	**8.58**	**11.33**	**15.79**	**20.09**	**49.49**
VI	**Profit after tax for the period/year (IV-V)**	**19.99**	**14.89**	**15.50**	**34.89**	**32.59**	**70.20**
VII	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss in subsequent periods						
	Re-measurement losses on defined benefit obligations	0.29	0.30	1.82	0.59	1.48	1.18
	Income tax effect on above	(0.08)	(0.08)	(0.10)	(0.16)	-	(0.21)
	Other comprehensive loss for the period/year, net of tax (VII)	**0.21**	**0.22**	**1.72**	**0.43**	**1.48**	**0.97**
VIII	**Total comprehensive income for the period/year, net of tax (VI + VII)**	**20.20**	**15.11**	**17.22**	**35.32**	**34.07**	**71.17**
IX	Paid-Up Equity Share Capital (Face value per share - Re. 1 each)	21.34	21.34	21.34	21.34	21.34	21.34
	Other equity						1,321.92
	Earnings per equity share of face value of Re. 1 each						
	Basic (Rs.)	0.94	0.70	0.73	1.64	1.53	3.29
	Diluted (Rs.)	0.94	0.70	0.73	1.64	1.53	3.29
		(not annualised)	(not annualised)	(not annualised)	(not annualised)	(not annualised)	(annualised)

See accompanying notes to unaudited standalone financial results

SURRENDRA PARK HOTELS LIMITED * APEEJAY

APEEJAY SURRENDRA PARK HOTELS

CIN: L85110WB1987PLC222139
Registered Office:
17 Park Street,
Kolkata – 700 016
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Apeejay Surrendra Park Hotels Limited
Standalone Balance Sheet as at September 30, 2026
(All amounts in Rupees Crores, unless otherwise stated)

Particulars	As at September 30, 2026	As at March 31, 2026
ASSETS		
Non-current assets		
Property, plant and equipment	906.55	897.07
Capital work-in-progress	83.42	79.38
Goodwill	22.81	22.81
Other intangible assets	24.38	24.11
Right to use assets	307.25	277.83
Intangible assets under development	3.65	-
Financial assets		
Investments	209.33	205.39
Loans	23.81	6.15
Other financial assets	41.78	39.28
Non-Current tax assets (net)	12.30	12.53
Other non-current assets	38.27	24.72
Total non current assets	**1,673.55**	**1,589.27**
Current assets		
Inventories	113.76	113.26
Financial assets		
Investments	83.29	74.99
Trade receivables	43.51	39.81
Cash and cash equivalents	22.71	18.24
Other bank balances	17.35	0.40
Loans	0.01	0.02
Other financial assets	27.24	7.71
Other current assets	45.33	40.03
Total current assets	**353.20**	**294.46**
TOTAL ASSETS	**2,026.75**	**1,883.73**
EQUITY AND LIABILITIES		
EQUITY		
Equity share capital	21.34	21.34
Other equity	1,340.97	1,321.92
Total equity	**1,362.31**	**1,343.26**
LIABILITIES		
Non-current liabilities		
Financial Liabilities		
Borrowings	137.78	104.60
Lease Liabilities	109.97	82.59
Other financial liabilities	41.32	39.40
Provisions	17.03	15.65
Other non-current liabilities	2.29	2.14
Deferred tax liabilities (net)	105.13	103.05
Total non-current liabilities	**413.52**	**347.43**
Current liabilities		
Financial liabilities		
Borrowings	58.15	53.33
Lease Liabilities	27.91	22.67
Trade payables		
(i) Total outstanding dues of micro enterprises and small enterprises	2.67	3.00
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	53.74	41.53
Other financial liabilities	41.24	42.12
Provisions	11.43	10.42
Current tax liabilities (net)	5.46	-
Other current liabilities	50.32	19.97
Total current liabilities	**250.92**	**193.04**
Total Liabilities	**664.44**	**540.47**
TOTAL EQUITY AND LIABILITIES	**2,026.75**	**1,883.73**

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Apeejay Surrendra Park Hotels Limited
Unaudited standalone statement of cash flow
(All amounts in Rupees Crores, unless otherwise stated)

Particulars		Six months ended September 30, 2026 (Unaudited)	Six months ended September 30, 2025 (Unaudited)
Cash flows from operating activities			
Profit before tax		50.68	52.68
Adjustments for:			
Depreciation and amortisation expense		39.68	32.98
Interest income on advances, deposits and tax refunds		(1.35)	(2.44)
Net (gain) / loss on disposal of property, plant and equipment		0.01	0.04
Amortisation of deferred revenue		-	(0.72)
Finance costs		14.42	9.32
Fair value gain on financial instruments at fair value through profit and loss		(2.94)	(1.07)
Lease modification		(0.45)	-
Share based payments		0.16	1.25
Liabilities no longer required written back		-	(0.01)
Provision for doubtful debts no longer required written back		-	(0.09)
Operating profit before working capital adjustments		**100.21**	**91.94**
Working capital adjustments:			
Increase in inventories		(0.49)	(2.43)
Increase/(Decrease) in trade receivables		(3.70)	(1.16)
Increase in other financial assets and other assets		(13.99)	(10.01)
Increase/(Decrease) in trade payables		11.91	(4.13)
Increase/ (Decrease) in other financial liabilities, other liabilities and provision		35.38	4.73
Cash generated from operations		**129.32**	**78.94**
Income taxes paid (net of refunds)		8.02	11.66
Net cash flows from operating activities	**(A)**	**121.30**	**67.28**
Cash flows from investing activities			
Payments for Purchase of property, plant and equipment, capital work in progress and intangibles		(54.68)	(39.86)
Proceeds from sale of Property, plant and equipment		0.05	0.25
Proceeds from mutual funds		13.89	33.29
Investment in mutual funds		(33.14)	(59.11)
Investment in Subsidiaries		(19.37)	(20.93)
Loans received/ (given) during the period (net)		(17.11)	(11.19)
Investment in bank deposits having maturity of more than 3 months		(1.43)	(10.06)
Interest received		0.71	0.71
Net cash flows (used in) investing activities	**(B)**	**(111.08)**	**(106.90)**
Cash flows from financing activities			
Payment of share issues expenses		0.06	(1.57)
Proceeds from borrowings*		79.59	95.36
Repayment of borrowings*		(37.46)	(49.23)
Payment of interest portion of lease liabilities		(6.66)	(4.39)
Payment of principal portion of lease liabilities		(14.19)	(8.99)
Dividend paid (transferred to unpaid dividend account)		(16.00)	-
Finance costs paid		(6.96)	(4.12)
Net cash flows from / (used in) financing activities	**(C)**	**(1.62)**	**27.06**
Net (decrease)/increase in cash and cash equivalents	**(A+B+C)**	8.60	(12.55)
Cash and cash equivalents at the beginning of the year		(1.81)	9.41
Cash and cash equivalents at the end of the period		**6.79**	**(3.14)**
Components of Cash and cash equivalents			
Cash on hand		1.51	1.90
Balances with banks			
- in current Accounts		21.10	16.89
- deposits with original maturity of less than three months		-	-
Cheques/drafts in hand		0.10	1.04
Bank overdrafts (Cash credit)		(15.92)	(22.97)
			-
Total cash and cash equivalents		**6.79**	**(3.14)**

*Includes proceeds from long-term borrowings amounting to Rs. 48.60 crores as on September 30, 2026 (September 30, 2025 : Rs. 59.04 Crores) and repayment from long-term borrowing amounting to Rs. 6.25 crores as on September 30, 2026 (September 30, 2025 : Rs. 3.13 crores).

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Notes to the unaudited standalone financial results

1.The Company's unaudited standalone financial results for the quarter and six months period ended September 30, 2026 have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) Interim Financial Reponing" prescribed under Section 133 of the Companies Act, 2013 as amended, read With relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

2. The above unaudited standalone financial results of the Company for the quarter and six months period ended September 30, 2026, have been reviewed and recommended by the Audit and Risk Management Committee and approved by the Board of Directors in their respective meetings held on November 13. 2026. The Statutory auditors have expressed an unmodified conclusion on these unaudited standalone financial results.

3..The Company is primally engaged in business of owning, operating and managing hotels ('Hospitality segment'). The Board of directors which are Identified as the Chief operating decision maker ('CODM') reviews the performance of the Company as a single operating segment in accordance with Ind AS-108 "Operating Segments" i.e., the 'Hospitality segment', notified pursuant to the Companies (Indian Accounting Standard) Rules, 2015. Accordingly. no separate segment Information has been furnished herewith.

4. The Board of Directors of the Company in their meeting held on May 26, 2026 had proposed final dividend on equity shares for the year ended March 31, 2026 at the rate of Re. 0.75 per share amounting to Rs. 16.00 crores. The said dividend was approved at the Annual General Meeting of the Company held on September 26, 2026. The dividend has been subsequently paid.

For and on behalf of the Board of Directors of
Apeejay Surrendra Park Hotels Limited

Vijay Dewan
Managing Director
DIN: 00051164
Place: New Delhi
Date: November 13, 2026

APEEJAY SURRENDRA PARK HOTELS LIMITED

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Chartered Accountants

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Apeejay Surrendra Park Hotels Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Apeejay Surrendra Park Hotels Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended September 30, 2026 and year to date from April 01, 2026 to September 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

S. No.	Name of the Entity	Relationship
1.	Apeejay Hotels & Restaurants Private Limited	Subsidiary
2.	Apeejay North-West Hotels Private Limited	Subsidiary
3.	Apeejay Charter Private Limited	Subsidiary
4.	Zillion Hotels and Resorts Private Limited	Subsidiary
5.	Fishermans Grove Resorts Private Limited	Subsidiary
6.	Thali Hotels and Destinations Private Limited	Subsidiary

S.R. BATLIBOI & CO. LLP NEW DELHI

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The accompanying Statement includes the unaudited interim financial results/statements and other financial information, in respect of:

   - 6 subsidiaries, whose unaudited interim financial results include total assets of Rs. 170.68 as at September 30, 2026 total revenues of Rs 9.18 crores and Rs 18.04 crores, total net loss after tax of Rs. 2.71 crores and Rs. 5.95 crores, total comprehensive loss of Rs. 2.70 crores and Rs. 5.97 crores, for the quarter ended September 30, 2026 and the period ended on that date respectively, and net cash outflows of Rs. 0.28 crores for the period from April 01, 2026 to September 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

   The independent auditor's reports on interim financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries, joint operations, joint ventures and associates is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the Statement in respect of matters stated in para 6 above is not modified with respect to our reliance on the work done and the reports of the other auditors.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm registration number: 301003E/E300005

per Gaurav Kumar Gupta
Partner
Membership No.: 509101

UDIN: 26509101QEJRLL1549

New Delhi
November 13, 2026

APEEJAY SURRENDRA PARK HOTELS

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STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED SEPTEMBER 30, 2026

(Rs. in crores, unless otherwise stated)

S. No.	Particulars	Quarter ended			Six Months Ended		Year ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
I	**Income**						
	Revenue from operations	179.67	166.78	167.36	346.45	323.51	707.28
	Other income	1.36	4.79	1.20	6.15	3.48	5.72
	Total income (I)	**181.03**	**171.57**	**168.56**	**352.60**	**326.99**	**713.00**
II	**Expenses**						
	Food and beverages consumed	24.09	20.94	22.66	45.03	42.79	90.47
	(Increase) / Decrease in Inventory of finished goods	(0.28)	(0.10)	(0.28)	(0.38)	(0.47)	0.13
	Employee benefit expense	43.23	40.61	38.28	83.84	75.22	159.36
	Other expenses	58.33	58.47	57.70	116.80	111.58	239.30
	Total expenses (II)	**125.37**	**119.92**	**118.36**	**245.29**	**229.12**	**489.26**
III	**Profit before Finance costs, Depreciation and amortisation expense, exceptional items and Tax (I-II)**	**55.66**	**51.65**	**50.20**	**107.31**	**97.87**	**223.74**
	Finance costs	10.75	10.37	4.58	21.12	11.07	29.89
	Depreciation and amortization expense	22.94	21.08	17.66	44.02	35.70	74.38
	Profit before exceptional items and tax for the period/year	**21.97**	**20.20**	**27.96**	**42.17**	**51.10**	**119.47**
	Exceptional item (gain)/loss	-	-	0.15	-	0.88	3.87
IV	**Profit before tax for the period/year**	**21.97**	**20.20**	**27.81**	**42.17**	**50.22**	**115.60**
V	**Tax expense**						
	Other than exceptional items						
	Current tax	7.77	6.49	5.01	14.26	9.50	23.76
	Deferred tax charge	(0.44)	2.22	6.59	1.78	11.08	27.17
	Exceptional items :						
	Net tax (benefit)/expense on exceptional items						(1.05)
	Total Tax expense (V)	**7.33**	**8.71**	**11.60**	**16.04**	**20.58**	**49.88**
VI	**Profit after tax for the period/year (IV-V)**	**14.64**	**11.49**	**16.21**	**26.13**	**29.64**	**65.72**
VII	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss in subsequent periods						
	Re-measurement losses on defined benefit obligations	0.37	0.30	2.01	0.67	1.62	1.33
	Income tax effect on above	(0.13)	(0.08)	(0.15)	(0.21)	(0.03)	(0.25)
	Other comprehensive loss for the period/year, net of tax (VII)	**0.24**	**0.22**	**1.86**	**0.46**	**1.59**	**1.08**
VIII	**Total comprehensive income for the period/year, net of tax (VI + VII)**	**14.88**	**11.71**	**18.07**	**26.59**	**31.23**	**66.80**
IX	**Income for the period/year attributable to :-**						
	Equity holders of the parent	14.64	11.49	16.20	26.12	29.63	65.71
	Non-controlling interest	-	-	0.01	0.01	0.01	0.01
	Other comprehensive income for the period/ year attributable to						
	Equity holders of the parent	0.24	0.22	1.86	0.46	1.59	1.08
	Non-controlling interest	-	-	-	-	-	-
	Total other comprehensive income for the period/ year attributable to						
	Equity holders of the parent	14.88	11.71	18.06	26.58	31.22	66.79
	Non-controlling interest	-	-	0.01	0.01	0.01	0.01
X	Paid-Up Equity Share Capital (Face value per share - Re. 1 each)	21.34	21.34	21.34	21.34	21.34	21.34
	Other equity						1,320.98
	Earnings per equity share of face value of Re. 1 each						
	Basic (Rs.)	0.69	0.54	0.76	1.22	1.39	3.08
	Diluted (Rs.)	0.69	0.54	0.76	1.22	1.39	3.08
		(not annualised)	(not annualised)	(not annualised)	(not annualised)	(not annualised)	(annualised)

See accompanying notes to unaudited Consolidated financial results

APEEJAY SURRENDRA PARK HOTELS LIMITED

APEEJAY SURRENDRA PARK HOTELS

CIN: L85110WB1987PLC222139
Registered Office:
17 Park Street,
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Email: investorrelations@asphl.in
Website: www.theparkhotels.com

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED SEPTEMBER 30, 2026

(Rs. in crores, unless otherwise stated)

S. No.	Particulars	Quarter ended			Six Months Ended		Year ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Segment Revenue**						
	- Hospitality	179.47	166.62	167.08	346.09	322.99	706.17
	- Others	0.20	0.16	0.28	0.36	0.52	1.11
	Revenue from operations	**179.67**	**166.78**	**167.36**	**346.45**	**323.51**	**707.28**
2	**Segment Results (EBIDTA)**						
	- Hospitality	55.67	51.57	50.15	107.24	97.76	223.50
	- Others	(0.01)	0.08	0.05	0.07	0.11	0.24
	Total Segment Results (EBIDTA)	**55.66**	**51.65**	**50.20**	**107.31**	**97.87**	**223.74**
	Less: Finance Cost	(10.75)	(10.37)	(4.58)	(21.12)	(11.07)	(29.89)
	Less: Depreciation and amortisation expense	(22.94)	(21.08)	(17.66)	(44.02)	(35.70)	(74.38)
	Profit before exceptional items and tax for the period/year	**21.97**	**20.20**	**27.96**	**42.17**	**51.10**	**119.47**
	Exceptional item (gain)/loss	-	-	0.15	-	0.88	3.87
	Profit before tax for the period/year	**21.97**	**20.20**	**27.81**	**42.17**	**50.22**	**115.60**
3	**Segment Assets**						
	- Hospitality	2,021.20	1,946.81	1,832.91	2,021.20	1,832.91	1,924.42
	- Others	1.41	1.20	1.41	1.41	1.41	1.44
	- Unallocated	149.66	143.84	103.05	149.66	103.05	128.39
	Total	**2,172.27**	**2,091.85**	**1,937.37**	**2,172.27**	**1,937.37**	**2,054.25**
4	**Segment Liabilities**						
	- Hospitality	411.38	354.43	313.99	411.38	313.99	342.61
	- Others	1.81	1.20	1.13	1.81	1.13	1.21
	- Unallocated	406.64	381.96	316.78	406.64	316.78	368.31
	Total	**819.83**	**737.59**	**631.90**	**819.83**	**631.90**	**712.13**

See accompanying unaudited consolidated financial results.

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Apeejay Surrendra Park Hotels Limited
Consolidated Balance Sheet as at September 30, 2026
(All amounts in Rupees Crores, unless otherwise stated)

Particulars	As at September 30, 2026	As at March 31, 2026
ASSETS		
Non-current assets		
Property, plant and equipment	1,243.22	1,238.49
Capital work-in-progress	89.92	80.36
Goodwill	22.81	22.81
Other intangible assets	24.49	24.21
Right to use assets	315.27	286.15
Intangible assets under development	3.65	-
Financial assets		
Investments	0.02	0.02
Other financial assets	42.33	39.72
Non-Current tax assets (net)	12.84	18.22
Deferred tax assets (net)	2.51	2.18
Other non-current assets	38.89	25.56
Total non current assets	**1,795.95**	**1,737.72**
Current assets		
Inventories	114.61	114.03
Financial assets		
Investments	85.57	77.19
Trade receivables	44.55	41.42
Cash and cash equivalents	28.01	23.81
Other bank balances	17.35	0.40
Loans	0.31	0.15
Other financial assets	26.64	7.10
Other current assets	59.28	52.43
Total current assets	**376.32**	**316.53**
TOTAL ASSETS	**2,172.27**	**2,054.25**
EQUITY AND LIABILITIES		
EQUITY		
Equity share capital	21.34	21.34
Other equity	1,331.30	1,320.98
Equity attributable to equity holders of the parent	**1,352.64**	**1,342.32**
Non-controlling interests	(0.20)	(0.20)
TOTAL EQUITY	**1,352.44**	**1,342.12**
LIABILITIES		
Non-current liabilities		
Financial Liabilities		
Borrowings	242.45	202.00
Lease Liabilities	117.91	91.09
Other financial liabilities	41.78	39.86
Provisions	17.49	16.16
Other non-current liabilities	2.29	2.14
Deferred tax liabilities (net)	105.13	103.05
Total non-current liabilities	**527.05**	**454.30**
Current liabilities		
Financial liabilities		
Borrowings	58.92	55.29
Lease Liabilities	30.16	24.51
Trade payables		
(i) Total outstanding dues of micro enterprises and small enterprises	3.47	3.89
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	64.58	50.80
Other financial liabilities	64.54	86.06
Provisions	11.74	10.60
Current tax liabilities (net)	5.46	4.70
Other current liabilities	53.91	21.98
Total current liabilities	**292.78**	**257.83**
Total Liabilities	**819.83**	**712.13**
TOTAL EQUITY AND LIABILITIES	**2,172.27**	**2,054.25**

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Apeejay Surrendra Park Hotels Limited
Unaudited consolidated statement of cash flow
(All amounts in Rupees Crores, unless otherwise stated)

Particulars		Six months ended September 30, 2026 (Unaudited)	Six months ended September 30, 2025 (Unaudited)
Cash flows from operating activities			
Profit before tax		42.17	50.22
Adjustments for:			
Depreciation and amortisation expense		44.02	35.70
Interest income on advances, deposits and tax refunds		(0.78)	(0.93)
Net (gain) / loss on disposal of property, plant and equipment		(0.04)	0.08
Conversion Charges from Loans to Share Capital - Exceptional items		-	0.88
Amortisation of deferred revenue		-	(0.72)
Finance costs		19.36	9.13
Fair value gain on financial instruments at fair value through profit and loss		(2.94)	(1.14)
Lease modification		(0.45)	-
Share based payments		0.16	1.25
Liabilities no longer required written back		(0.03)	(0.21)
Provision for doubtful debts no longer required written back		-	(0.09)
Operating profit before working capital adjustments		**101.47**	**94.17**
Working capital adjustments:			
Increase in inventories		(0.58)	(2.77)
Increase/(Decrease) in trade receivables		(3.15)	0.35
Increase in other financial assets and other assets		(13.75)	(7.92)
Increase/(Decrease) in trade payables		13.35	(3.04)
Increase/ (Decrease) in other financial liabilities, other liabilities and provision		19.23	2.57
Cash generated from operations		**116.57**	**83.36**
Income taxes paid (net of refunds)		8.12	12.00
Net cash flows from operating activities	**(A)**	**108.45**	**71.36**
Cash flows from investing activities			
Payments for Purchase of property, plant and equipment, capital work in progress and intangibles		(60.23)	(188.31)
Proceeds from sale of Property, plant and equipment		0.05	0.25
Proceeds from mutual funds		13.89	33.27
Investment in mutual funds		(33.22)	(20.93)
Payment made to settle purchase consideration towards acquisition of subsidiaries		(15.40)	-
Investment in bank deposits having maturity of more than 3 months		(1.48)	(10.07)
Interest received		0.69	0.74
Net cash flows (used in) investing activities	**(B)**	**(95.70)**	**(185.05)**
Cash flows from financing activities			
Payment of share issues expenses		0.06	(1.57)
Proceeds from borrowings*		87.59	175.43
Repayment of borrowings*		(39.39)	(49.23)
Conversion Charges from Loans to Share Capital - Exceptional items		-	(0.88)
Payment of interest portion of lease liabilities		(6.17)	(4.39)
Payment of principal portion of lease liabilities		(19.12)	(9.88)
Dividend paid (transferred to unpaid dividend account)		(16.00)	-
Finance costs paid		(11.40)	(4.19)
Net cash flows from / (used in) financing activities	**(C)**	**(4.43)**	**105.30**
Net (decrease)/increase in cash and cash equivalents	**(A+B+C)**	8.32	(8.39)
Cash and cash equivalents at the beginning of the year		3.77	10.67
Cash and cash equivalents at the end of the period		**12.09**	**2.28**
Components of Cash and cash equivalents			
Cash on hand		2.00	5.43
Balances with banks			
- in current Accounts		25.86	18.78
- deposits with original maturity of less than three months		0.05	-
Cheques/drafts in hand		0.10	1.04
Bank overdrafts (Cash credit)		(15.92)	(22.97)
Total cash and cash equivalents		**12.09**	**2.28**

*Includes proceeds from long-term borrowings amounting to Rs. 56.60 crores as on September 30, 2026 (September 30, 2025 : Rs. 59.04 Crores) and repayment from long-term borrowing amounting to Rs. 6.25 crores as on September 30, 2026 (September 30, 2025 : Rs. 3.13 crores).

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Notes to the unaudited Consolidated financial results

1. The above consolidated financial results of Apeejay Surrendra Park Hotels Limited ("the Company") and its subsidiaries (together referred as "the Group") have been reviewed and recommended by the Audit and Risk Management Committee and approved by the Board of Directors (in their respective meetings) held on November 13, 2026. The Statutory Auditors have expressed an unmodified conclusion on these unaudited consolidated financial results.

2. The Group's unaudited consolidated financial results for the quarter and six months period ended September 30, 2026. have been prepared in accordance With the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended. read with relevant rules issued thereunder and Other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

3. The Board of Directors of the Group in their meeting held on May 26, 2026 had proposed final dividend on equity shares for the year ended March 31, 2026 at the rate of Re. 0.75 per share amounting to Rs. 16.00 crores. The said dividend was approved at the Annual General Meeting of the Company held on September 26, 2026. The dividend has been subsequently paid.

For and on behalf of the Board of Directors of
Apeejay Surrendra Park Hotels Limited

APEEJAY SURRENDRA PARK HOTELS LIMITED

Vijay Dewan
Managing Director
DIN: 00051164
Place: New Delhi
Date: November 13, 2026