

Name of the issue: Apeejay Surrendra Park Hotels Limited

1	Type of issue (IPO/ FPO)	IPO
2	Issue size (Rs. in crore)	920.00
3	Grade of issue alongwith name of the rating agency	
	Name	Not Applicable
	Grade	
4	Subscription Level (Number of times) ⁽¹⁾	35.19
	<i>Source: Minutes for Basis of Allotment dated February 8, 2024</i>	
	<i>(1) Figure is after technical rejections</i>	
5	QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges	
	Particulars	%
	(i) On Allotment February 8, 2024	20.84%
	(ii) at the end of the 1st Quarter immediately after the listing of the issue and at the end of 1st FY (March 31,	21.51%
	(iii) at the end of 1st FY (March 31, 2025)	15.54%
	(iv) at the end of 2nd FY (March 31, 2026)	12.53%

6	Financials of the issuer (consolidated basis)	<i>(Rs. crore)</i>		
	Parameters	31-Mar-24	31-Mar-25	31-Mar-26
	Revenue from operations	578.97	631.45	707.28
	Net Profit for the period	68.77	83.6	65.72
	Paid up equity share capital	21.34	21.31	21.34
	Other Equity	1176.65	1262.78	1320.98

Source: Stock Exchange Website

7 Trading status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Particulars	Status
(i) at the end of 1st FY (March 31, 2024)	Frequently traded
(ii) at the end of 2nd FY (March 31, 2025)	Frequently traded
(iii) at the end of 3rd FY (March 31, 2026)	Frequently traded

8 Change, if any, in directors of issuer from the disclosures in the offer document

Particulars	Name of Director	Appointed / Resigned
During year ended March 31, 2024	No change	
	Vijay Dewan	Re-appointment
During year ended March 31, 2025	Priya Paul	Re-appointment
	Ranjit Kumar Pachnanda	Appointment
During year ended March 31, 2026 ⁽¹⁾		

(1) Change in Directors of Issuer is not updated as the relevant financial years have not been completed

9 Status of implementation of project/ commencement of commercial production

Particulars	Remarks
(i) as disclosed in the offer document	Not Applicable
(ii) Actual implementation	Not Applicable
(iii) Reasons for delay in implementation, if any	Not Applicable

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Rs. in Million

Particulars	Amount which will be financed from Net Proceeds	Estimated Utilisation of Net Proceeds	
		FY 2024	FY 2025
Repayment/ prepayment, in full or in part of certain outstanding borrowings availed by the Company	5,500	3,000	2,500
General corporate purposes	162.3	62.3	100
Total	5662.30	3062.3	2600

(ii) Actual utilization

Particulars	Utilised (Rs. Million)	Un-utilised (Rs. Million)
Repayment/ prepayment, in full or in part of certain outstanding borrowings availed by the Company	5,500	-
General corporate purposes	162.3	

Total **5662.30** **0.00**

(iii) Reasons for deviation, if any None

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds None

(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document None

(iii) Any other reservations expressed by the monitoring agency about the end use of funds None

12 Price-related data

Designated SE NSE
 Issue Price (Rs.) 155
 Listing Date February 12, 2024

Price parameters	At close of listing day February 12, 2024	At close of 30th calendar day from listing day	At close of 90th calendar day from listing day	As at the end of March 31, 2024		
				Closing price during FY	High during FY	Low during FY
Market Price	203.55	172.90	182.20	190.30	227.00	172.90
Nifty 50	21,616.05	21,997.70	22,055.20	22,326.90	22,493.55	17,398.05
Price parameters	As at the end of March 31, 2025			As at the end of March 31, 2026		
	Closing price during FY	High during FY	Low during FY	Closing price during FY	High during FY	Low during FY
Market Price	146.44	211.75	138.00	96.44	173.20	95.10
Nifty 50	23,519.35	26,277.35	21,281.45	22,331.40	26,373.20	21,743.65

Source: Stock Exchange data. Where the 30th day / 90th day/ March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	Face Value (Rs.)	As disclosed in the offer document	At the end of 1st FY March 31, 2024	At the end of 2nd FY March 31, 2025	At the end of 3rd FY March 31, 2026
EPS	Issuer: Consolidated ⁽¹⁾	1	2.75	3.82	3.92	3.08
	Peer Group:					
	Chalet Hotels Limited	10	9.06	13.53	6.52	29.5
	Lemon Tree Hotels Limited	10	1.45	1.88	2.48	2.87
	Indian Hotels Company Limited	1	7.06	8.86	13.40	14.64
	EIH Limited	2	5.03	10.22	11.82	8.61
	SAMHI Hotels Limited*	1	-47.48	-14.67	3.84	25.47
	Industry Avg			-4.98	3.96	7.61
P/E	Issuer: Consolidated	1	-	49.82	37.36	31.31
	Peer Group:					
	Chalet Hotels Limited	10	79.78	65.28	125.68	23.81
	Lemon Tree Hotels Limited	10	92.34	69.44	51.78	34.99

	Indian Hotels Company Limited	1	65.67	66.72	58.77	39.00
	EIH Limited	2	56.59	43.98	29.91	31.77
	SAMHI Hotels Limited*	1	NA	-14.41	36.67	5.03
	Industry Avg		73.60	46.20	60.56	26.92
	Issuer: Consolidated ⁽³⁾	1	8.65%	5.74%	6.51%	4.90%
RoNW%	Peer Group:					
	Chalet Hotels Limited	10	12.03%	15.03%	4.68%	17.45%
	Lemon Tree Hotels Limited	10	16.46%	18.79%	16.90%	20.71%
	Indian Hotels Company Limited	1	13.19%	14.07%	17.09%	17.22%
	EIH Limited	2	9.75%	23.28%	16.03%	11.49%
	SAMHI Hotels Limited*	1	NA	-22.59%	7.49%	25.96%
	Industry Avg:		12.86%	9.72%	12.44%	18.56%
	Issuer: Consolidated ⁽⁴⁾	1	31.81	56.15	60.18	62.91
	Peer Group:					
	Chalet Hotels Limited	10	75.2	90.10	139.44	1688.24
NAV per share	Lemon Tree Hotels Limited	10	10.78	12.20	14.69	1756.94
	Indian Hotels Company Limited	1	56.2	66.44	78.41	9169.59
	EIH Limited	2	53.96	63.00	73.76	74.98
	SAMHI Hotels Limited*	1	2.51	47.63	51.63	982.37
	Industry Avg:		39.73	55.87	71.59	2734.42
	Issuer: Consolidated ⁽⁴⁾	1	6.31	6.86	4.78	2.89
	Peer Group:					
	Chalet Hotels Limited	10	12.6	12.63	10.21	0.55
	Lemon Tree Hotels Limited	10	12.07	9.61	7.90	0.05
	Indian Hotels Company Limited	1	11.07	12.10	13.09	0.08
Market Cap/Total Income	EIH Limited	2	8.49	10.70	7.68	6.08
	SAMHI Hotels Limited*	1	4.12	4.71	2.71	0.22
	Industry Avg:		9.67	9.95	8.32	1.40

* The financial information for SAMHI Hotels Limited has been included based on their proforma condensed financial statements as at and for the year ended March 31, 2023, since the audited financial statements of SAMHI Hotels Limited as at and for the year ended March 31, 2023 do not reflect the impact of a subsequent acquisition by SAMHI Hotels Limited, which was completed post March 31, 2023.

(1) Diluted earnings per share (in Rs.) = Diluted EPS refers to the diluted earnings per share of the respective company

(2) P/E: P / E Ratio has been computed based on the closing market price of equity shares on BSE on January 18, 2024, divided by the Diluted EPS for the year ended March 31, 2023

(3) Return on Net worth is calculated as restated profit/ (loss) for the period/ year attributable to equity holders of the parent divided by Net worth at the end of the period/ year

(4) Net Asset Value per Equity Share is calculated as Net worth attributable to the owners of the company divided by number of Equity Shares outstanding at the end of the period/ year.

(5) Net worth means the aggregate value of the paid-up equity share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account after deducting the aggregate value of the accumulated losses as on March 31, 2023. Net worth represents equity attributable to equity holders of the Parent and does not include amount attributable to non- controlling interests

(6) Market Cap has been computed based on the closing market price of equity shares on BSE on January 18, 2024. For the Company, Market Cap has been calculated based on the Offer Price.

14 Any other material information

Particulars	Date
Opening of THE Lotus Palace Chettinad, a heritage hotel in Tamilnadu under THE Park Collection brand	October 28, 2024
A new hotel in the brand name 'The Park' in Amgarhi, Nainital, Uttarakhand (India) shall be started by the Company as a managed property by October'25. The necessary agreement(s) in this regard, have been entered into by the Company.	June 8, 2024
Soft opening of 'Zone Connect by The Park' in Prayagraj, Uttar Pradesh	January 9, 2025
Company has entered into binding Memorandum of Understanding today for acquisition of 90% stake of Zillion Hotels and Resorts Private Limited from its existing shareholders	April 23, 2025
The Company has entered into a Limited Liability Agreement (the "LLP Agreement") with Mr. Anand Goyal and Mrs. Nidhi Goyal ("Goyal Group") for the incorporation of a Limited Liability Partnership ("LLP") in which the Company will hold 51% capital contribution. Post incorporation, the LLP will build, own and operate a hotel on land admeasuring 18,000 square metre situated in Jaipur, Rajasthan, India at Plot No. 03, Hotel Site, Village Dhand, Amer, Jaipur- Delhi National Highway-8 ("Demised Land") and carry out related and ancillary services at the Demised Land.	June 2, 2025
signing of Hotel Management Agreement with Goyal Parmarthik Trust for the upcoming Zone by THE PARK, Mathura, to be located at Aanyor, Tehsil Govardhan, Mathura, Uttar Pradesh	June 2, 2025
The Company has entered into Memorandum of Understanding (MoU) with Katsons Hotel and Developer Private Limited and Mr. Ved Parkash Kataria, in relation to acquiring on lease and managing properties located at Goa (42 rooms), Manali (24 rooms), Shimla (24 rooms), and Dharamshala (48 rooms), under the Company's hospitality brand. The MoU contemplates a 12-year lease arrangement for all four properties with a total of 138 rooms. Post execution of definitive lease agreements, the properties in Goa and Dharamshala are expected to be operational within 60 days and the other two properties at Manali and Shimla within 90 days.	July 11, 2025
Company has entered into Share Purchase Agreement today for acquisition of 90% (with an option to acquire balance 10% shareholding subsequently, based on certain events) stake of Zillion Hotels and Resorts Private Limited from its existing shareholders (namely Handa Family Shareholders and Nair Family Shareholders). Consequent to the aforesaid acquisition, Zillion Hotels and Resorts Private Limited will become a subsidiary of the Company.	September 24, 2025
Apeejay Surrendra Park Hotels Limited ('Company'), has entered into Memorandum of Understanding (MoU) today with M/s. Raman Industrial Enterprises, a partnership firm based in Mathura, Uttar Pradesh ("Owner"), to take on lease and to operate a 42-room hotel property along with associated facilities, currently under construction on land admeasuring approximately 1308 sq. meters, situated at Village Jaisinghpura Bangar, Tehsil Sadar, District Mathura, Uttar Pradesh – 281003. The Company intends to take the aforesaid hotel and manage the same for a lease term of 12 (twelve) years, subject to fulfilment of agreed conditions precedent, statutory approvals, and execution of a definitive Lease Deed. The Lease Deed is proposed to be executed on or before March 31, 2026, or such other date as may be mutually agreed between the parties.	November 29, 2025
Apeejay Surrendra Park Hotels Limited ("Company") has executed a Lease Deed today with Katsons Hotel and Developer Private Limited, ("Lessor"), a company incorporated under the Companies Act, 1956, having its registered office at 922 A, Hemkunth Chamber, 89, Nehru Palace, New Delhi - 110019, and Mr. Ved Parkash Kataria ("the Confirming Party"), for taking on lease a fully furnished and operational hotel property known as "Casa De Katson," bearing House No. 192/29, situated on land bearing Survey No. 87/15, admeasuring approximately 1850 sq. mts. with a built-up area of approximately 2772.69 sq. mts., located in Bardez, Goa ("Hotel Property"). The Hotel Property comprises of 42 rooms (excluding 1 additional room reserved for the Confirming Party) along with associated facilities, furniture, fittings, fixtures, plant & machinery, and all existing amenities. The physical possession of the Hotel Property,	December 2, 2025
Apeejay Surrendra Park Hotels Limited ('Company'), has entered into a Share Purchase Agreement ("SPA") for 100% stake of THALI Hotels and Destinations Private Limited ("THALI") [including a direct acquisition of 75.39% stake and indirect acquisition of 24.61% stake through acquisition of Fishermans Grove Resorts Private Limited ("FGRPL")], 100% stake of Fishermans Grove Resorts Private Limited ("FGRPL") from its existing shareholders, for acquisition of "Purity", the lakefront property held by THALI and situated at east of Aryakara, Muhamma - 688525, Kerala along with the luxury houseboat, "Discovery". Further, the Company has executed a Lease Deed and a Share Purchase Agreement with Cochin Residency Private Limited ("Lessor" / "CRPL"), owner of the hotel property known as "The Malabar House", situated at 1/268-269, Parade Road, Fort Kochi, Kochi, Kerala – 682001, constructed on freehold land	December 16, 2025
Company launched 3 new hotels	March 31, 2026
For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and www.nseindia.com	