

**SAMHI Hotels Ltd.**

CIN:  
L55101DL2010PLC211816  
Regd. Office: Caspia Hotels  
Delhi, District Centre Crossing,  
Opp. Galaxy Toyota Outer Ring  
Road, Outer Ring Rd., Haider  
Pur, Shalimar Bagh, Delhi-  
110088.

04<sup>th</sup> October 2024

**BSE Limited**  
**Corporate Relationship Department**  
Phiroze Jeejeebhoy Towers  
Dalal Street, Mumbai 400 001  
Maharashtra, India

**Scrip Code: 543984**

**National Stock Exchange of India**  
**Limited**  
Exchange Plaza, C-1, Block G  
Bandra Kurla Complex,  
Bandra (East)  
Mumbai – 400 051  
**Scrip Code: SAMHI**

**Sub: Press Release**

Dear Sir / Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**‘SEBI LODR Regulations’**), attached is a copy of the Press Release in relation to the acquisition of SPV – **‘INNMAR TOURISM AND HOTELS PRIVATE LIMITED’**, approved by the Board of Directors of the Company at its meeting held on Friday, 04<sup>th</sup> October 2024.

You are hereby requested to take the above information on record.

Thanking You.

Yours faithfully,

For **SAMHI Hotels Limited**

**Sanjay Jain**  
**Senior Director- Corporate Affairs,**  
**Company Secretary and Compliance Officer**

## SAMHI Hotels Expands Portfolio with Strategic Acquisition of operating hotel in Whitefield, Bengaluru

**Gurugram, 4<sup>th</sup> October 2024:** SAMHI Hotels Limited (BSE: 543984) (NSE: SAMHI) a prominent branded hotel ownership and asset management platform in India, is pleased to announce the completion of execution of the Share Purchase Agreement (“SPA”) for the acquisition of Innmar Tourism and Hotels Private Limited (“ITHPL”).

The acquisition includes an operating hotel featuring 142 rooms in Whitefield, Bengaluru, one of India’s key commercial markets. There is further expansion opportunity to add a second hotel with 200-220 rooms and take the total inventory of the complex to 340-360 rooms in the Upper Upscale & Upscale segment.

Through this acquisition, SAMHI strengthens its market share in Bengaluru, which is India’s largest & fastest growing office market. The Company already owns and operates 6 hotels with 918<sup>1</sup> rooms in Bengaluru across segments. The completion of this acquisition will add 142 rooms on an immediate basis, with another 200 – 220 rooms being added over a period. The two hotels will be managed under Upper Upscale & Upscale brands being finalized with a large international operator.

Basis the strong performance of our hotels in the Upper Upscale & Upscale segment, the 340 – 360 rooms complex in Whitefield, Bengaluru will significantly augment the same-store growth of our existing portfolio upon completion of the renovation and proposed expansion. This will also be the second “twin hotel complex” to be owned by SAMHI, the first being the 336 rooms Courtyard by Marriott & Fairfield by Marriott in Outer Ring Road (“ORR”) Bengaluru.

The purchase consideration for this acquisition stands at ~₹2,050 million (Enterprise Value), adjusted for net current assets, including cash and other working capital. Following this transaction, ITHPL will become a wholly owned subsidiary of SAMHI Hotels Ltd. The acquisition is being completely funded from the Company’s internal accruals.

Commenting on the performance, **Mr. Ashish Jakhanwala, Chairman & Managing Director, SAMHI Hotels Ltd.** said,

*“I am delighted to announce the acquisition of Innmar Tourism and Hotels Private Limited (ITHPL). This transaction aligns with our growth strategy, which focuses on turnaround opportunities in large office and aviation markets. We are confident that with the planned rebranding of the existing hotel and its repositioning in the upscale segment and addition of a second hotel in the upper-upscale segment within the same complex, we would add tremendous value for our Company.”*

1: Includes 54 new rooms in Holiday Inn Express Bengaluru (Whitefield) – scheduled to open in Q3FY25

**About SAMHI Hotels Ltd.**

SAMHI is a prominent branded hotel ownership and asset management platform in India with an institutional ownership model, experienced leadership and professional management team. SAMHI has long-term management arrangement with three of the established and well recognized global hotel operators, namely, Marriott, IHG and Hyatt. SAMHI has a portfolio of 32 operating hotels comprising 4,943 keys and has a diverse geographic presence in 13 cities across India, including National Capital Region (NCR), Bengaluru, Hyderabad, Chennai and Pune.

**Forward-looking and Cautionary Statements**

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.

**For further information, please contact****Company:**

**SAMHI Hotels Limited**  
CIN: L55101DL2010PLC211816

**Mr. Gyana Das**

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**Investor Relations Advisors:**

**Strategic Growth Advisors Pvt. Ltd.**  
CIN: U74140MH2010PTC204285

**Ms. Ami Parekh / Mr. Rahul Agarwal**

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