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.

28th October 2025

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,
Maharashtra, India

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, as amended from time to time ("**SEBI LODR Regulations**"), attached is a copy of the Press Release in relation to the Unaudited Standalone and Consolidated Financial Results for the quarter and six months ended 30th September 2025, approved under Regulation 33 of the SEBI LODR Regulations by the Board of Directors of the Company at its meeting held on Tuesday, 28th October 2025.

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

Thanking You.

Yours faithfully,

For **SAMHI Hotels Limited**

SANJAY JAIN

Digitally signed by SANJAY JAIN
Date: 2025.10.28 19:12:20 +05'30'

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

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SAMHI Reports Strong Operating Performance and Enhanced Profitability for Q2 & H1 FY26

Q2 FY26
- *RevPAR[1] up 11.2% YoY*
- *Total Income up 11.0% YoY*
- *Consolidated EBITDA up 14.2% YoY*
- *PAT[2] Rs. 998 Mn, up 691.1% YoY*

H1 FY26
- *RevPAR[1] up 10.8% YoY*
- *Total Income up 12.0% YoY*
- *Consolidated EBITDA up 16.3% YoY*
- *PAT[2] Rs. 1,190 Mn, up 606.3% YoY*

Gurugram, 28th October 2025: SAMHI Hotels Limited (BSE: 543984) (NSE: SAMHI) a prominent branded hotel ownership and asset management platform in India, announced its unaudited Standalone and Consolidated results for the quarter and half year ended 30th September 2025.

Business Update: SAMHI accelerates growth with two landmark developments
- **Landmark dual-branded hotel** to be developed near the **Navi Mumbai** International Airport and DY Patil Stadium with **~400 rooms in Phase I**, with the potential to **expand to ~700 rooms** upon full development. Proposed to be operated under **Westin and Fairfield by Marriott brands** (subject to execution of definitive agreements).
- Signed an **Agreement to Lease for a ~260-room Mid-scale hotel** to be developed as part of a mixed-use project in **Hyderabad's Financial District**.

Key Highlights for Q2FY26:
- **RevPAR[1]** at Rs. 5,026 up 11.2% YoY.
- **Occupancy** stood at 75% for Q2FY26.
- **Total Income** for the quarter was Rs. 2,963 Mn up 11.0% YoY.
- **EBITDA** for the quarter was Rs. 1,105 Mn up 14.2% YoY.
- **PAT[2]** stood at Rs. 998 Mn up 691.1% YoY.
- **Exceptional Item** includes:
  - Reversal of impairment (Navi Mumbai land) – Rs. 696 Mn
  - Gain on sale of Caspia, Delhi which was recognized under "discontinued operations" – Rs. 145 Mn
- Credit rating upgraded to **A+ stable** by CARE

Key Highlights for H1FY26:
- **RevPAR[1]** up 10.8% YoY.
- **Occupancy** stood at 75% for H1FY26.
- **Total Income** for the half year was Rs. 5,836 Mn up 12.0% YoY.
- **EBITDA** for the half year was Rs. 2,161 Mn up 16.3% YoY.
- **PAT[2]** stood at Rs. 1,190 Mn up 606.3% YoY.

Consolidated Financial Highlights:

In Rs. Mn	Q2FY26	Q2FY25	YoY%	H1FY26	H1FY25	YoY%
Total Income	**2,963**	**2,669**	**+11.0%**	**5,836**	**5,211**	**+12.0%**
Consolidated EBITDA	**1,105**	**967**	**+14.2%**	**2,161**	**1,858**	**+16.3%**
EBITDA Margin%	37.3%	36.2%		37.0%	35.7%	
PBT (before exceptional items)	**382**	**137**	**+179.2%**	**641**	**192**	**+233.3%**
Exceptional Items	841	-		841	-	
Profit/ (Loss) from discontinued operations	(26)	(15)		(55)	(35)	
PBT	**1,197**	**122**		**1,427**	**157**	
PAT[2]	**998**	**126**	**+691.1%**	**1,190**	**168**	**+606.3%**
Attributable to SAMHI	*924*	*126*		*1,097*	*168*	
Attributable to Minority Interest	*74*	-		*93*	-	

[1] Based on same store, i.e., excludes the Four Points by Sheraton, Chennai OMR sold in Feb'25, Trinity acquired in Oct'24, Caspia Delhi sold in Aug'25, HIEX Greater Noida (reopened in Dec'24), HIEX Kolkata (opened in May'25) and Sheraton Commercial

[2] Includes ₹696mn of reversal of Navi Mumbai land impairment, less ₹125mn of deferred tax; net impact of ₹571mn

Debt Profile:

In Rs. Mn	Sep 30, 2025	Jun 30, 2025	Mar 31, 2025
Net Debt	**13,700**	**14,345**	**19,669**
TTM EBITDA[1]	4,702[4]	4,574	4,434
Net Debt : EBITDA	**2.9x**	**3.1x**	**4.4x**
Interest Rate	8.5%[2]	8.6%	9.2%
Annualised Interest Cost[3]	**1,250**	**1,400**	**1,900**

[1] Excluding ESOP & One-time Expenses
[2] As on 13th October 2025
[3] Does not include non-cash finance cost items such as interest on lease, EIR, etc. which are charged to P&L
[4] Excludes Caspia Delhi EBITDA on TTM basis

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

> *"We are pleased to announce results for the period ending 30th September 2025 along with news of the landmark development in Navi Mumbai.*
>
> *During the quarter total revenue growth was ~11.0% with a consol. EBITDA growth of 14.2% over same period last year. With continued growth in EBITDA and reduction in finance cost, we witnessed ~2.8x growth in PBT for the quarter. Accounting for the reinstatement of Navi Mumbai, we are very pleased to report a PAT of ~₹998mn for the quarter. **For the first half of FY2026**, total revenue growth was **12.0% and EBITDA growth of 16.3%** over same period last year. This sets a very strong base for the remaining part of FY2026 and for FY2027.*
>
> *We are very excited about the **Navi Mumbai development**. This project will redefine, both Navi Mumbai's skyline and SAMHI's future with potential to create a **700-room dual branded hotel**. We are happy to contribute to the state's commitment to make Navi Mumbai a world class city.*

During the quarter, we also signed a long-term variable lease for a ***large midscale hotel in heart of Financial District in Hyderabad,*** *allowing us to secure an impactful share of the market that continues to outperform.*

We made good progress on on-going growth projects. By end of December 2025, we would have ***added about 8% inventory*** *to our portfolio in current year, which will aide performance in Q4-FY2026 and FY2027. Work on the W-Hyderabad, Westin Bengaluru and other initiatives continue as planned.*

With all these growth initiatives, same-store growth continuing in range of our forecast (~9%-11% CAGR) and strong free cash from operations, we are confident of SAMHI's growth and the value it will create for our shareholders."

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 arrangements 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 4,948 keys and has a diverse geographic presence in 14 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

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