

**SAMHI Hotels Ltd.**

CIN: L55101DL2010PLC211816  
Regd. & Corp. Office: 5<sup>th</sup> Floor,  
Unit No. Office - 11, Worldmark  
4, Asset Area No. LP-1B-04,  
Gateway District, Delhi Aerocity,  
Near Indira Gandhi International  
Airport, New Delhi - 110037,  
India

15<sup>th</sup> April 2026

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

**National Stock Exchange of India**  
**Limited**

Exchange Plaza, C-1, Block G, Bandra Kurla  
Complex, Bandra (East), Mumbai - 400 051,  
Maharashtra, India

**Scrip Code: 543984**

**Scrip Code: SAMHI**

**Ref: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (“SEBI Listing Regulations”).**

**Sub: Signing of an agreement to lease/ sub-lease for a proposed ~162 rooms Up-scale hotel to be constructed as part of a Mixed-use Development in Noida, Uttar Pradesh**

Dear Sir / Madam,

With reference to the captioned subject, we wish to inform you that SAMHI Skyline Private Limited (“**SAMHI Skyline**”), a wholly owned subsidiary of SAMHI Hotels Limited (“**SAMHI**” / “**Company**”), has, on 15<sup>th</sup> April 2026, executed an agreement with INGKA Centres India Private Limited (“**Lessor**”), part of the Ingka Group (Ingka Group operates three businesses in one: IKEA Retail, Ingka Centres and Ingka Investments), for a long term lease/sub-lease in respect of a ~162 rooms Upscale hotel to be developed as part of a mixed-use development comprising of commercial, hospitality, office space and other additional/ ancillary components (“**Mixed Development**”) to be constructed on land situated at E-01, Sector-51, Noida, Gautambuddha Nagar, Uttar Pradesh, 201301, India.

The agreement covers an estimated built-up area of 15,022 square meters for the proposed hotel. The Mixed Development is to be developed and completed by the Lessor within a specified timeline. Under the terms of the arrangement, SAMHI Skyline will take possession for execution of hotel fitouts and branding post completion of the Lessor’s scope of work. The hotel will be managed under an international hotel brand to be determined in due course.

The transaction has been structured as a long-term lease/sub-lease between SAMHI Skyline and the Lessor. The execution of this agreement underscores SAMHI’s disciplined, capital-efficient growth strategy, while further densifying our presence in core markets across multiple price points.

The details required under Regulation 30 of the SEBI Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 issued on July 11, 2023, and last updated on 30<sup>th</sup> January 2026, are enclosed as **Annexure - A**.

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

Thanks & Regards,  
For **SAMHI HOTELS LIMITED**

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

**Correspondence:**

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International Airport, New Delhi -  
110037, India  
Tel: +91-11- 49077700 | Email:  
compliance@samhi.co.in  
[www.samhi.co.in](http://www.samhi.co.in)

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**Annexure - A**

**Information as required under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 are as follows:**

<b>Name(s) of parties with whom the agreement is entered</b>	INGKA Centres India Private Limited and SAMHI Skyline Private Limited i.e. the Company's wholly owned subsidiary.
<b>Purpose of entering into the agreement</b>	To take on lease in respect of ~162 rooms Up-scale hotel to be developed as a part of mixed-use development comprising of commercial, hospitality, office space and other additional/ ancillary components to be constructed on land situated at E-01, Sector-51, Noida, Gautambuddha Nagar, Uttar Pradesh, 201301, India.  The transaction is subject to fulfilment of certain conditions as specified in the agreement, and the lease deed will be executed upon receipt of requisite building sanctions for the construction of the building.
<b>Size of agreement</b>	The rent payable by SAMHI Skyline shall be calculated as a percentage of Net Revenue generated from the hotel operations, with the specific details in relation thereto expressly provided in the agreement.  In addition to the rent, SAMHI Skyline shall also be liable to pay applicable ancillary service and utility charges in accordance with the terms of the agreement.
<b>Shareholding, if any, in the entity with whom the agreement is executed</b>	Not applicable
<b>Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.</b>	Not applicable
<b>Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship</b>	Not applicable
<b>Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"</b>	This transaction does not fall under related party transactions.
<b>In case of issuance of shares to the parties, details of issue price, class of shares issued</b>	Not applicable

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<p><b>In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis</b></p>	<p>Not applicable</p>
<p><b>Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.</b></p>	<p>Not applicable</p>
<p><b>In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s):</b></p> <ul style="list-style-type: none"> <li><b>(i) Name of parties to the agreement;</b></li> <li><b>(ii) Nature of the agreement;</b></li> <li><b>(iii) Not Applicable Date of execution of the agreement;</b></li> <li><b>(iv) Details of amendment and impact thereof or reasons of termination and impact thereof.</b></li> </ul>	<p>Not applicable</p>

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