SAMHI Hotels Ltd.
CIN: L55101DL2010PLC211816
Regd. & Corp. Office: 5th 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

03rd August 2026

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

<u>Sub: Press Release</u>

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 ended 30th June 2026, approved under Regulation 33 of the SEBI LODR Regulations by the Board of Directors of the Company at its meeting held on Monday, 03rd August 2026.

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: 2026.08.03 21:09:01 +05'30'

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

Correspondence:
SAMHI Hotels Ltd.
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SAMHI
SMART HOTEL INVESTMENTS

SAMHI Hotels Limited

Q1FY27 Results: Strong Execution, Resilient Growth

Healthy revenue growth supported by sustained operating performance.

9.6%	3,083Mn	1,013Mn	249Mn
RevPAR growth[1]	Total Income	Consolidated EBITDA	PAT

All values in ₹mn, unless specified otherwise

New Delhi, 03rd August 2026: SAMHI Hotels Limited (BSE: 543984, NSE: SAMHI), a prominent branded hotel ownership and asset management platform in India, today announced its unaudited Standalone and Consolidated results for the quarter ended 30th June 2026.

Q1 FY27 — KEY HIGHLIGHTS

- **RevPAR**[1] at Rs. 5,219, up 9.6% YoY, despite geopolitical disruptions
- **Occupancy**[1] stood at ~79.3% (up from ~74.2% Q1-FY26)
- **Total Income** for the quarter was Rs. 3,083 Mn, up 10.8% YoY Comparable[2] and +7.3% YoY Reported
- **EBITDA** for the quarter was Rs. 1,013 Mn, up 12.1% YoY Comparable[2], down 4.1% YoY Reported
- **Effective Interest Rate** is 7.8%, ~300bps lower since IPO
- **Net Debt to EBITDA** is at ~3.2x, ~2.4x on Operating Assets
- **PAT** stood at Rs. 249 Mn, up by 29.6% YoY

CONSOLIDATED FINANCIAL HIGHLIGHTS

In Rs. Mn	Q1 FY27	Q1 FY26	YoY %	FY26
Total Income	3,083	2,873[3]	+7.3%	12,790
Consolidated EBITDA[4]	1,013	1,056	-4.1%	4,626
EBITDA Margin %	32.9%	36.8%		36.2%
PBT (before exceptional items)	327	259	+26.4%	1,650
Exceptional Items	–	–		1,075
Profit/(Loss) from discontinued ops[5]	–	(28)		(55)
PBT	**327**	**231**	**+41.8%**	**2,671**
PAT	**249**	**192**	**+29.6%**	**5,665**
Attributable to SAMHI	*183*	*173*		*5,030*
Attributable to Minority Interest	*67*	*19*		*636*

1. Based on same-store, i.e., excludes the Trinity acquired in Oct'24, HIEX Greater Noida (reopened in Dec'24), HIEX Kolkata (opened in May'25), Caspia Delhi (discontinued operation) and Sheraton Commercial
2. Comparable excludes one-time GIC-transaction related items in Q1FY26 and the GST input tax credit (ITC) impact in Q1FY27.
3. Includes the impact of: ~₹91mn of one-time other income in Q1FY26 on account of a subsidiary capital restructuring related to the GIC transaction.
4. Includes the impact of: ~₹21mn of one-time GIC transaction expenses in Q1FY26, ~₹92mn of GST – input tax credit (ITC) impact of operating expenses in Q1FY27
5. Profit/Loss from discontinued operations represents Caspia Delhi

DEBT PROFILE

In Rs. Mn	Jun 30, 2026	Mar 31, 2026	Mar 31, 2025	Sep 30, 2023
Net Debt	14,928	14,507	19,669	17,974
TTM EBITDA[1]	4,664[2]	4,721[2]	4,434	3,398
Net Debt: EBITDA	3.2x	3.1x	4.4x	5.3x
Net Debt: EBITDA (Adjusted for Growth Capital)	2.4x[3]	2.4x	3.9x	-
Interest Rate	7.8%[4]	7.9%	9.2%	10.8%
Net Annualised Interest Run Rate[5]	~1,240	~1,270	~1,900	~2,400

1. Excluding ESOP & One-time Expenses
2. Excludes Caspia Delhi EBITDA on TTM basis
3. Capital allocated towards W (HITEC Hyd.), Westin Bglr., HRP Apartments, Sheraton Rooms & Apartments, HIEX (Wht. Bglr.) and other capital expenditure
4. As on 30th June 2026. Please note that the interest rate includes the upfront fee which is amortized over the estimated repayment period
5. Does not include non-cash finance cost items such as interest on lease, EIR, etc. which are charged to P&L

MANAGEMENT COMMENTARY

Commenting on the performance, Mr. Ashish Jakhanwala, MD & CEO, SAMHI Hotels Ltd., said:

I am pleased to report another quarter of resilient performance despite temporary geopolitical headwinds. On a comparable basis, RevPAR grew 9.6% YoY, Total Income grew 10.8% YoY on comparable basis to ₹3,083 million, while Consolidated EBITDA increased 12.1% YoY on comparable basis to ₹1,013 million. Operating EBITDA margin improved to 36.0% (excluding the GST impact) and Occupancy remained healthy at 79.3%, reflecting the continued strength of our operating platform.

The quarter witnessed some disruption to international travel due to the Middle East conflict. However, the resilience of domestic demand, supported by sustained corporate travel and MICE activity, enabled us to deliver healthy growth and maintain strong operating performance across our portfolio.

Our growth pipeline remains on track, with ongoing hotel additions, rebranding and renovation initiatives expected to increase the share of upscale inventory from ~41% to ~60% by FY2030, driving higher revenue per key and margins.

Our strategic partnership with RARE India extends our capabilities into the experience-led leisure segment. Combined with the proposed Marriott distribution partnership, RARE positions us to benefit from the structural growth in premium leisure travel through a disciplined, asset-light approach. In addition, we intend to provide succession capital to select RARE hotels by making small, tactical investments in `high-quality leisure assets, enabling us to gradually scale our leisure portfolio while maintaining a prudent capital allocation strategy.

Looking ahead, we are confident that our growth pipeline within the core portfolio, together with the progress at RARE India, provides a strong runway for long-term growth. The increasing share of upscale inventory, which remains unaffected by the recent GST changes, is expected to support operating EBITDA margins of approximately 40%.

Our balance sheet remains strong, with Net Debt to EBITDA at a comfortable ~3.0x. With interest outflows expected to remain stable, we are well positioned to further strengthen our free cash flow generation, providing greater financial flexibility to support our long-term growth initiatives.

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 a professional management team. SAMHI has long-term management arrangements with three established and well-recognized global hotel operators — Marriott, IHG and Hyatt. The company has a portfolio of 31 operating hotels comprising 4,899 keys, with a diverse geographic presence across 13 cities in India, including the National Capital Region (NCR), Bengaluru, Hyderabad, Chennai and Pune.

FORWARD-LOOKING 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, and project potential and target dates — 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	Investor Relations Advisors
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