SAMHI
SMART HOTEL INVESTMENTS

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

Sub: Outcome of the Board Meeting held on Monday, 03rd August 2026

Dear Sir/ Madam,

This is to inform you that the Board of Directors of SAMHI Hotels Limited ("**the Company**") at its meeting held today, i.e. **Monday, 03rd August 2026** (which commenced at 04:30 p.m. (IST) and concluded at 06:58 p.m. (IST)) has transacted the following business(es):

(1) Approved the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended 30th June 2026 ("**UFRs/ Results**"), pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("**SEBI LODR Regulations**"). A copy of the said Results along with the Limited Review Report issued by M/s. Walker Chandiok & Co. LLP, Chartered Accountants (Firm Registration No.: 001076N/ N500013) ("**Statutory Auditors**"), on the above UFRs of the Company for the quarter ended 30th June 2026 are enclosed herewith.

(2) Approved the increase in Authorized Share Capital of the Company **from** INR 25,00,00,000/- (Indian Rupees Twenty Five Crores Only) divided into 25,00,00,000 (Twenty-Five Crore) equity shares of INR 1/- (Indian Rupee One) each **to** INR 29,00,00,000/- (Indian Rupees Twenty Nine Crores Only) divided into 29,00,00,000 (Twenty-Nine Crore) equity shares of INR 1/- (Indian Rupee One) each and consequent amendment in the Capital Clause (Clause V) of the Memorandum of Association of the Company, subject to approval of the shareholders of the Company.

(3) Approved the enabling resolution for **raising of funds** for an aggregate amount not exceeding INR 750,00,00,000/- (Indian Rupees Seven Hundred Fifty Crores) by way of issuance of equity shares (including warrants, or otherwise), fully convertible debentures, with or without warrants and/ or convertible preference shares or any security convertible into Equity Shares or any combination thereof, in one or more tranches through permissible modes, including but not limited to a private placement, a qualified institutions placement, preferential issue, or any other method or combination of methods as may be permitted under the applicable laws, subject to such regulatory/ statutory approvals as may be required and the approval of shareholders of the Company at the forthcoming Annual General Meeting of the Company.

The Company has planned a strong capital expenditure cycle to add significant room inventory in the next few years, continues to see attractive acquisition/ growth opportunities and is prepared to operate in an increasingly volatile geo-political environment. While the Company has a visibility of strong internal accruals, a stronger balance sheet would help to strengthen its position and continue to grow rapidly. The proposed enabling resolution will provide the Company with the necessary flexibility to access capital markets in a timely manner and efficiently capitalize on emerging opportunities to preserve and build on the shareholder value.

The timing and terms for such infusion is dependent on prevailing market conditions and will be in consultation with the committee of the Board of Directors of the Company.

Correspondence:
SAMHI Hotels Ltd.
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
Tel: +91-11- 49077700 | Email: compliance@samhi.co.in
www.samhi.co.in

SANJAY JAIN

Digitally signed by SANJAY JAIN
Date: 2026.08.03 19:23:01 +05'30'

SAMHI
SMART HOTEL INVESTMENTS

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

The details as required under Regulation 30 of the SEBI LODR Regulations read along with SEBI circular SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January 2026, are given as ***Annexure - A***.

(4) Approved to hold the **16th (Sixteenth) Annual General Meeting** ("**AGM**") of the shareholders of the Company on Monday, 31st day of August 2026 & Notice convening the said AGM and the Board's Report for the financial year 2025-26.

(5) Approved the **acquisition of 29,582 (Twenty Nine Thousand Five Hundred and Eighty Two) fully paid-up equity shares** of face value of INR 10/- (Indian Rupees Ten only) each, constituting 100% (one hundred per cent) of the issued, subscribed and paid-up equity share capital **of Itmenaan Lodges Private Limited**, a company incorporated under the laws of India, bearing CIN: U74999DL2011PTC212592 and having its registered office at 26/13, Third Floor, Old Rajinder Nagar, New Delhi – 110060 ("**Target**"), from existing shareholders of the Target, for an aggregate cash consideration of INR 12,00,00,000/- (Indian Rupees Twelve Crores only) ("**Proposed Transaction**"), pursuant to a share purchase agreement to be executed between the Company, existing shareholders and the Target ("**SPA**") with a total approved investment (including any further capital expenditure for expansion and/or renovation) not exceeding INR 25,00,00,000/- (Indian Rupees Twenty Five Crores Only).

The Target is engaged in the business of promoting, operating and managing the hotel, restaurants and the provisioning of hospitality services in respect of the hotel premises known as 'Itmenaan Estate' situated at Village: Naugaon, Tehsil: Bhanoli, District Almora, Uttarakhand, which is a part of RARE India.

We are enclosing herewith the relevant details of the transaction as prescribed under SEBI LODR Regulations read with SEBI circular SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January 2026, in ***Annexure - B***.

This information is also being uploaded on the website of the Company i.e. https://www.samhi.co.in/.

This is for your information and records.

Thanking You.

Yours faithfully,

For **SAMHI Hotels Limited**

SANJAY JAIN
Digitally signed by SANJAY JAIN
Date: 2026.08.03 19:23:22 +05'30'

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

Correspondence:
SAMHI Hotels Ltd.
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
Tel: +91-11- 49077700 | Email: compliance@samhi.co.in
www.samhi.co.in

SAMHI
SMART HOTEL INVESTMENTS

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

Annexure - A

Details of Raising of Funds

S. No.	Particulars	Remarks
1.	**Type of securities proposed to be issued (viz. equity shares, convertibles etc.)**	Equity shares (including warrants, or otherwise), fully convertible debentures, with or without warrants and/ or convertible preference shares or any security convertible into Equity Shares or any combination thereof or any other eligible security(ies), in accordance with applicable laws, in one or more tranches.
2.	**Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)**	By way of any permissible modes, including but not limited to a private placement, a qualified institutions placement, preferential issue, or any other method or combination of methods as may be permitted under the applicable laws, subject to such regulatory/ statutory approvals as may be required and the approval of shareholders of the Company at the forthcoming Annual General Meeting of the Company.
3.	**Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)**	Upto an aggregate amount not exceeding 750,00,00,000/- (Indian Rupees Seven Hundred and Fifty Crores) or an equivalent amount thereof (inclusive of such premium as may be fixed on such Securities) in one or more tranches at such price or prices as may be permissible under applicable law.
4.	**In case of preferential issue the listed entity shall disclose the following additional details to the stock exchange(s)**	Not Applicable
5.	**In case of bonus issue the listed entity shall disclose the following additional details to the stock exchange(s)**	Not Applicable
6.	**In case of issuance of depository receipts (ADR/GDR) or FCCB the listed entity shall disclose following additional details to the stock exchange(s)**	Not Applicable
7.	**In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s)**	Not Applicable
8.	**Any cancellation or termination of proposal for issuance of securities including reasons thereof**	Not Applicable

SANJAY JAIN

Digitally signed by SANJAY JAIN
Date: 2026.08.03 19:23:36 +05'30'

Correspondence:
SAMHI Hotels Ltd.
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
Tel: +91-11- 49077700 | Email: compliance@samhi.co.in
www.samhi.co.in

SAMHI
SMART HOTEL INVESTMENTS

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

Annexure - B

S. No.	Particulars	Remarks
1.	**Name of the target entity, details in brief such as size, turnover etc.**	Itmenaan Lodges Private Limited, a company incorporated under the laws of India, bearing CIN: U74999DL2011PTC212592 and having its registered office at 26/13, Third Floor, Old Rajinder Nagar, New Delhi – 110060 ("**Target**"). The Target is engaged in the business of promoting, operating and managing the hotel, restaurants, and provisioning of hospitality services in respect of the hotel premises known as 'Itmenaan Estate' situated at Village: Naugaon, Tehsil: Bhanoli, District Almora, Uttarakhand ("**Hotel**"), which operates as part of RARE India
2.	**Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"**	The Proposed Transaction is not a related party transaction.
3.	**Industry to which the entity being acquired belongs**	Hospitality Services
4.	**Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)**	The Proposed Transaction is line with our earlier stated plan to scale up RARE India including by way of tactical property level investments.
5.	**Brief details of any governmental or regulatory approvals required for the acquisition**	NA
6.	**Indicative time period for completion of the acquisition;**	By 30th August,2026
7.	**Consideration - whether cash consideration or share swap or any other form and details of the same;**	Cash consideration. Total cash consideration: INR 12,00,00,000 (Indian Rupees Twelve Crore only) ("**Purchase Consideration**"), subject to TDS and certain adjustments in the manner set out in the SPA.
8.	**Cost of acquisition and/or the price at which the shares are acquired**	INR 12,00,00,000/- (Indian Rupees Twelve Crore only), being the aggregate consideration payable to the existing shareholders of the Target for the acquisition of 29,582 (Twenty Nine Thousand Five Hundred and Eighty Two) fully paid-up equity shares of face value of INR 10/- (Indian

Correspondence:
SAMHI Hotels Ltd.
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
Tel: +91-11- 49077700 | Email: compliance@samhi.co.in
www.samhi.co.in

SANJAY JAIN
Digitally signed by SANJAY JAIN
Date: 2026.08.03 19:25:01 +05'30'

SAMHI
SMART HOTEL INVESTMENTS

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

		Rupees Ten Only) each of the Target, constituting 100% (one hundred per cent) of the issued, subscribed and paid-up equity share capital of the Target.
9.	**Percentage of shareholding / control acquired and / or number of shares acquired**	100% (one hundred percent) of the issued, subscribed and paid-up equity share capital of the Target, comprising 29,582 (Twenty-Nine Thousand Five Hundred and Eighty-Two) fully paid-up equity shares of face value of INR 10/- (Indian Rupees Ten) each.
10.	**Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)**	**Date of incorporation:** 14th December 2011. **Product/line of business:** Ownership and operation of the boutique luxury hotel property known as 'Itmenaan Estate', situated at Village: Naugaon, Tehsil: Bhanoli, District Almora, Uttarakhand, including provisioning of allied hospitality and food & beverage services. **Last 3 (three) years total income:** Financial Year 2025-26: INR 69,76,266 Financial Year 2024-25: INR 85,75,908 Financial Year 2023-24: INR 88,99,955 **Presence of entity:** India

SANJAY JAIN

Digitally signed by SANJAY JAIN
Date: 2026.08.03 19:25:15 +05'30'

Correspondence:
SAMHI Hotels Ltd.
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
Tel: +91-11- 49077700 | Email: compliance@samhi.co.in
www.samhi.co.in

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

T +91 124 4628099
F +91 124 4628001

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of SAMHI Hotels Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of SAMHI Hotels Limited

1. We have reviewed the accompanying statement of standalone unaudited quarterly financial results ('the Statement') of SAMHI Hotels Limited ('the Company') for the quarter ended 30 June 2026 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

WALKER CHANDIOK & CO LLP
CHARTERED ACCOUNTANTS

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of SAMHI Hotels Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

5. The Statement also includes the Company's share in the net loss of Rs. 7.38 million for the quarter ended 30 June 2026, in respect of a partnership firm, whose interim financial information has not been reviewed by their auditors and has been furnished to us by the Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the partnership firm, is based solely on such unreviewed interim financial information. According to the information and explanations given to us by the management, these interim financial information are not material to the Company.

   Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the Board of Directors.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

Neeraj Goel
Partner
Membership No. 099514

UDIN: 26099514QZSUUM5820

Place: Gurugram
Date: 03 August 2026

SAMHI Hotels Limited

CIN : L55101DL2010PLC211816

Registered 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

Website : www.samhi.co.in

Email : compliance@samhi.co.in

SAMHI — SMART HOTEL INVESTMENTS —

Telephone : +91 (11) 49077700

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2026

(INR in million, except per equity share data)

S. No.	Particulars	Quarter ended			Year ended
		30 June 2026 (Unaudited)	31 March 2026 (Audited) Refer note 7	30 June 2025 (Unaudited)	31 March 2026 (Audited)
	Continuing operations				
1	**Income**				
	Revenue from operations (Refer note 6)	335.20	303.65	337.54	1,350.18
	Other income	9.40	34.21	2.24	40.46
	Total income	**344.60**	**337.86**	**339.78**	**1,390.64**
2	**Expenses**				
	Cost of materials consumed	12.20	11.75	13.24	53.14
	Employee benefits expense	124.10	136.48	116.49	505.69
	Other expenses	117.73	116.53	601.60	933.61
		254.03	**264.76**	**731.33**	**1,492.44**
3	**Earnings before finance costs, depreciation and amortisation, exceptional items and tax (1-2)**	**90.57**	**73.10**	**(391.55)**	**(101.80)**
4	Finance costs	44.19	52.82	72.03	228.96
5	Depreciation and amortisation expenses	34.20	43.20	24.25	118.41
		78.39	**96.02**	**96.28**	**347.37**
6	**Profit/(loss) before exceptional items and tax (3-4-5)**	**12.18**	**(22.92)**	**(487.83)**	**(449.17)**
7	Exceptional items (net) (Refer note 5)	-	2,490.77	974.93	4,347.05
8	**Profit from continuing operations before tax (6+7)**	**12.18**	**2,467.85**	**487.10**	**3,897.88**
9	**Tax expense**				
	Current tax	-	-	-	-
	Deferred tax	-	-	-	-
		-	-	-	-
10	**Profit from continuing operations for the period/year (8-9)**	12.18	**2,467.85**	487.10	**3,897.88**
	Discontinued operations				
	Loss from discontinued operations before tax	-	-	(28.22)	(54.51)
	Tax expense of discontinued operations	-	-	-	-
11	**Loss from discontinued operations for the period/year**	-	-	**(28.22)**	**(54.51)**
12	**Profit for the period/year (10+11)**	**12.18**	**2,467.85**	**458.88**	**3,843.37**
13	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss				
	- Re-measurement gain/ (loss) on defined benefit obligations	0.25	(0.11)	-	1.01
	- Income tax relating to items mentioned above	-	-	-	-
	Other comprehensive income, net of tax	**0.25**	**(0.11)**	-	**1.01**
14	**Total comprehensive income for the period/year (12+13)**	**12.43**	**2,467.74**	**458.88**	**3,844.38**
15	**Paid up equity share capital (face value of INR 1 each, fully paid)**	**222.13**	**222.13**	**221.21**	**222.13**
16	**Other equity as shown in the audited balance sheet**				**32,275.07**
17	**Earnings per equity share from continuing operations (Face value of INR 1 each):**				
	(not annualised for quarters)				
	Basic (INR)	0.05	11.15	2.20	17.62
	Diluted (INR)	0.05	11.09	2.18	17.53
18	**Earnings per equity share from discontinued operations (Face value of INR 1 each):**				
	(not annualised for quarters)				
	Basic (INR)	-	-	(0.13)	(0.25)
	Diluted (INR)	-	-	(0.13)	(0.25)
19	**Earnings per equity share from continuing and discontinued operations (Face value of INR 1 each):**				
	(not annualised for quarters)				
	Basic (INR)	0.05	11.15	2.07	17.37
	Diluted (INR)	0.05	11.09	2.05	17.28

See accompanying notes to the unaudited standalone financial results

SAMHI HOTELS LIMITED

SAMHI Hotels Limited
CIN : L55101DL2010PLC211816
Registered 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
Website : www.samhi.co.in
Email : compliance@samhi.co.in
Telephone : +91 (11) 49077700

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2026

Notes to the Statement of unaudited standalone financial results for the quarter and year ended 31 March 2026:

1 The above unaudited standalone financial results of SAMHI Hotels Limited ("the Company") have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2 The above unaudited standalone financial results for the quarter ended 30 June 2026 were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 31 July 2026 and 03 August 2026. The Statutory Auditors of the Company have conducted "Limited Review" of these financial results in terms of Regulation 33 of the Listing Regulations.

3 The results for the quarter ended 30 June 2026 are available on the Bombay Stock Exchange website (URL: www.bseindia.com), the National Stock Exchange website (URL: www.nseindia.com) and on the Company's website (URL: www.samhi.co.in).

4 The Chief Operating Decision Maker ("CODM") evaluates the Company's performance at an overall company level as one segment i.e. "developing and running of hotels". Hence, no further disclosures are required to be furnished in accordance with Ind AS 108 – Operating Segments.

5 **Exceptional items includes:**

(INR in million)

Particulars	Quarter ended			Year ended
	30 June 2026 (Unaudited)	31 March 2026 (Audited) Refer note 7	30 June 2025 (Unaudited)	31 March 2026 (Audited)
Profit on sale of investment	-	-	974.93	979.07
Reversal of impairment of investment in subsidiary, net	-	2,510.60	-	3,250.87
Gain on sale of business undertaking	-	-	-	144.90
Impact of New Labour Codes	-	(19.83)	-	(27.79)
Total	-	2,490.77	974.93	4,347.05

6 Revenue from operations include service income from subsidiaries of INR 123.16 million for the quarter ended 30 June 2026 (Quarter ended 31 March 2026: INR 114.62 million, Quarter ended 30 June 2025: INR 132.49 million, Year ended 31 March 2026: INR 514.50 million).

7 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of full financial year and the unaudited published year to date figures upto the third quarter of the year ended 31 March 2026.

8 The Board of directors of the Company, in its meeting held on 05 March 2026, approved the acquisition of 70% interest in RARE India for an aggregate consideration of INR 473.90 million, to be executed in one or more tranches. Consequently, during the current quarter, the Company has acquired a 55% partnership interest in RARE India on 22 April 2026 and obtained control over the partnership. The remaining 15% interest is proposed to be acquired subsequently in accordance with the terms of the definitive transaction agreements.

9 During the quarter, on 22 May 2026, the Company acquired a 49% equity interest in Clean Max Nile Private Limited for a consideration of INR 15.05 million for sourcing renewable energy through group captive solar arrangements for certain hotels of its subsidiaries. Based on the terms of the agreement and related assessment, the Company does not have any significant influence over Clean Max Nile Private Limited and hence the same has not been considered as an associate entity as defined under Ind AS 28.

10 The Company acquired 24,487,096 Compulsorily Convertible Preference Shares (CCPS) in Duet India Hotels Hyderabad Private Limited from Duet India Hotels (Pune) Private Limited on 20 April 2026 at their carrying amount of INR 440.18 million.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

SAMHI HOTELS LIMITED

For and on behalf of Board of Directors of
SAMHI Hotels Limited

Ashish Jakhanwala
Chairman, Managing Director and CEO
DIN: 03304345

Place: New Delhi
Date: 03 August 2026

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

T +91 124 4628099
F +91 124 4628001

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of SAMHI Hotels Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of SAMHI Hotels Limited

1. We have reviewed the accompanying statement of unaudited consolidated quarterly financial results ('the Statement') of SAMHI Hotels Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the list of subsidiaries included in the Statement) for the quarter ended 30 June 2026, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulation, to the extent applicable.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of SAMHI Hotels Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. The Statement includes the interim financial information of three subsidiaries, which have not been reviewed by their auditors, whose interim financial information reflect total revenues of Rs. 1.91 million, net loss after tax of Rs. 17.14 million and total comprehensive loss of Rs. 17.14 million for the quarter ended 30 June 2026 respectively, as considered in the Statement and has been furnished to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, are based solely on such unreviewed interim financial information. According to the information and explanations given to us by the management, these interim financial information are not material to the Group.

   Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the Board of Directors.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Neeraj Goel
Partner
Membership No. 099514

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

UDIN: 26099514JEQMHK9210

Place: Gurugram
Date: 03 August 2026

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of SAMHI Hotels Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

Annexure 1

List of entities included in the Statement

1. Argon Hotels Private Limited
2. Ascent Hotels Private Limited
3. Barque Hotels Private Limited
4. Caspia Hotels Private Limited
5. Paulmech Hospitality Private Limited
6. SAMHI JV Business Hotels Private Limited
7. SAMHI Hotels (Ahmedabad) Private Limited
8. SAMHI Hotels (Gurgaon) Private Limited
9. Duet India Hotels (Pune) Private Limited
10. Duet India Hotels (Hyderabad) Private Limited
11. Duet India Hotels (Ahmedabad) Private Limited
12. Duet India Hotels (Chennai) Private Limited
13. Duet India Hotels (Jaipur) Private Limited
14. Duet India Hotels (Navi Mumbai) Private Limited
15. Innmar Tourism and Hotels Private Limited
16. SAMHI Hospitality Ventures Private Limited (formerly known as ACIC Advisory Private Limited)
17. SAMHI Skyline Private Limited (from 16 January 2026)
18. RARE India (from 22 April 2026)

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

SAMHI Hotels Limited

CIN : L55101DL2010PLC211816

Registered 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

Website : www.samhi.co.in Email : compliance@samhi.co.in Telephone : +91 (11) 49077700

SAMHI — SMART HOTEL INVESTMENTS —

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2026

(INR in million, except per equity share data)

S. No.	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		(Unaudited)	(Audited) Refer note 6	(Unaudited)	(Audited)
	Continuing operations				
1	**Income**				
	Revenue from operations	3,052.06	3,448.60	2,722.11	12,477.96
	Other income	30.77	86.09	150.86	312.02
	Total income	**3,082.83**	**3,534.69**	**2,872.97**	**12,789.98**
2	**Expenses**				
	Cost of materials consumed	211.75	295.29	216.78	1,000.11
	Employee benefits expense	502.07	499.94	466.59	1,954.09
	Other expenses	1,355.96	1,537.40	1,133.73	5,210.16
		2,069.78	**2,332.63**	**1,817.10**	**8,164.36**
3	**Earnings before finance costs, depreciation and amortisation, exceptional items and tax (1-2)**	**1,013.05**	**1,202.06**	**1,055.87**	**4,625.62**
4	Finance costs	376.89	373.26	506.16	1,709.14
5	Depreciation and amortisation expenses	308.83	381.55	290.66	1,266.65
		685.72	**754.81**	**796.82**	**2,975.79**
6	**Profit before exceptional items and tax (3-4-5)**	**327.33**	**447.25**	**259.05**	**1,649.83**
7	Exceptional items (net) (Refer note 5)	-	244.90	-	1,075.26
8	**Profit from continuing operations before tax (6+7)**	**327.33**	**692.15**	**259.05**	**2,725.09**
9	**Tax expense**				
	Current tax	-	0.58	-	0.58
	Deferred tax	78.06	(3,302.39)	38.67	(2,995.45)
		78.06	**(3,301.81)**	**38.67**	**(2,994.87)**
10	**Profit from continuing operations for the period/year (8-9)**	**249.27**	**3,993.96**	**220.38**	**5,719.96**
	Discontinued operations				
	Loss from discontinued operations before tax	-	-	(28.22)	(54.51)
	Tax expense of discontinued operations	-	-	-	-
11	**Loss from discontinued operations for the period/year**	-	-	**(28.22)**	**(54.51)**
12	**Profit for the period/year (10+11)**	**249.27**	**3,993.96**	**192.16**	**5,665.45**
13	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss				
	- Re-measurement loss on defined benefit obligations	(0.47)	(0.29)	(0.06)	(3.22)
	- Income tax relating to items mentioned above	-	0.11	-	0.11
	Other comprehensive income, net of tax	**(0.47)**	**(0.18)**	**(0.06)**	**(3.11)**
14	**Total comprehensive income for the period/year (12+13)**	**248.80**	**3,993.78**	**192.10**	**5,662.34**
15	**Profit attributable to:**				
	Owners of the Company	182.50	3,536.71	172.80	5,029.90
	Non-controlling interests	66.77	457.25	19.36	635.55
	Profit for the period/year	**249.27**	**3,993.96**	**192.16**	**5,665.45**
16	**Other comprehensive income attributable to:**				
	Owners of the Company	(0.39)	(0.10)	(0.06)	(2.78)
	Non-controlling interests	(0.08)	(0.08)	-	(0.33)
	Other comprehensive income for the period/year	**(0.47)**	**(0.18)**	**(0.06)**	**(3.11)**
17	**Total comprehensive income attributable to:**				
	Owners of the Company	182.11	3,536.61	172.74	5,027.12
	Non-controlling interests	66.69	457.17	19.36	635.22
	Total comprehensive income for the period/year (15+16)	**248.80**	**3,993.78**	**192.10**	**5,662.34**
18	**Paid up equity share capital (face value of INR 1 each, fully paid)**	**222.13**	**222.13**	**221.21**	**222.13**
19	**Other equity as shown in the audited balance sheet**				**21,599.67**
20	**Earnings per equity share from continuing operations**				
	(Face value of INR 1 each):				
	(not annualised for quarters)				
	Basic (INR)	1.12	18.04	1.00	25.85
	Diluted (INR)	1.12	17.94	0.99	25.72
21	**Earnings per equity share from discontinued operations**				
	(Face value of INR 1 each):				
	(not annualised for quarters)				
	Basic (INR)	-	-	(0.13)	(0.25)
	Diluted (INR)	-	-	(0.13)	(0.25)
22	**Earnings per equity share from continuing and discontinued operations**				
	(Face value of INR 1 each):				
	(not annualised for quarters)				
	Basic (INR)	1.12	18.04	0.87	25.61
	Diluted (INR)	1.12	17.94	0.86	25.47
	See accompanying notes to the unaudited consolidated financial results				

SAMHI HOTELS LIMITED

CHARTERED ACCOUNTANTS

SAMHI Hotels Limited
CIN : L55101DL2010PLC211816
Registered 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
Website : www.samhi.co.in Email : compliance@samhi.co.in Telephone : +91 (11) 49077700

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2026

Notes to the Statement of unaudited consolidated financial results for the quarter ended 30 June 2026:

1 The above unaudited consolidated financial results of SAMHI Hotels Limited (hereinafter referred to as "the Parent", "the Holding Company" or "the Company") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2 The above unaudited consolidated financial results for the quarter ended 30 June 2026 were reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Parent at their respective meetings held on 31 July 2026 and 03 August 2026. The Statutory Auditors of the Company have conducted "Limited Review" of these financial results in terms of Regulation 33 of the Listing Regulations.

3 The results for the quarter ended 30 June 2026 are available on the Bombay Stock Exchange website (URL: www.bseindia.com), the National Stock Exchange website (URL: www.nseindia.com) and on the Parent's website (URL: www.samhi.co.in).

4 The Chief Operating Decision Maker ("CODM") evaluates the Group's performance at an overall group level as one segment i.e. "developing and running of hotels". Hence, no further disclosures are required to be furnished in accordance with Ind AS 108 – Operating Segments.

5 **Exceptional items includes:**

(INR in million)

Particulars	Quarter ended			Year ended
	30 June 2026 (Unaudited)	31 March 2026 (Audited) Refer note 6	30 June 2025 (Unaudited)	31 March 2026 (Audited)
Reversal of impairment in value of property, plant and equipment and other intangible assets	-	268.93	-	268.93
Gain on sale of business undertaking	-	-	-	144.90
Reversal of impairment in value of right-of-use assets, net	-	-	-	696.58
Impact of New Labour Codes	-	(24.03)	-	(35.15)
Total	-	244.90	-	1,075.26

6 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of full financial year and the unaudited published year to date figures upto the third quarter of the year ended 31 March 2026.

7 The Board of directors of the Parent, in its meeting held on 05 March 2026, approved the acquisition of 70% interest in RARE India for an aggregate consideration of INR 473.90 million, to be executed in one or more tranches.Consequently, during the current quarter, the Parent has acquired a 55% partnership interest in RARE India and obtained control over the partnership. Accordingly, RARE India has been consolidated with effect from the acquisition date i.e., 22 April 2026. The remaining 15% interest is proposed to be acquired subsequently in accordance with the terms of the definitive transaction agreements.The aforesaid acquisition has been accounted for under the acquisition method w.e.f. 22 April 2026 in accordance with Ind AS 103 – Business Combinations. The determination of the fair values of the identifiable assets acquired and liabilities assumed, including the purchase price allocation ("PPA"), is currently in progress. Accordingly, the amounts recognised in these unaudited consolidated financial results are provisional and have been determined in accordance with Ind AS 103.

8 During the quarter, on 22 May 2026, the Parent acquired a 49% equity interest in Clean Max Nile Private Limited for a consideration of INR 15.05 million for sourcing renewable energy through group captive solar arrangements for certain hotels of the Group. Based on the terms of the agreement and related assessment, the Group does not have any significant influence over Clean Max Nile Private Limited and hence the same has not been considered as an associate entity as defined under Ind AS 28.

CHANDIOK & CO LLP * WALKER * CHARTERED ACCOUNTANTS

SAMHI HOTELS LIMITED

For and on behalf of Board of Directors of
SAMHI Hotels Limited

Ashish Jakhanwala
Chairman, Managing Director and CEO
DIN: 03304345

Place: New Delhi
Date: 03 August 2026