

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 January 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: Investor Presentation for Quarter 3 - FY 26

Dear Sir / Madam,

Please find attached the Investor Presentation on the performance of the Company for the Quarter 3 - FY 26.

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

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: 2026.01.28
20:02:48 +05'30'
Sanjay Jain
**Senior Director- Corporate Affairs,
Company Secretary and Compliance Officer**

Correspondence:
SAMHI Hotels Ltd.
14th Floor, Building 10C,
Cyber City, Phase II,
Gurgaon 122002, Haryana,
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www.samhi.co.in



Hyatt Regency, Pune

Investor Presentation Q3 FY2026

Important notes on the presentation format

- We are now uploading a **detailed Excel file** containing all supporting data for your convenience on our website <https://samhi.co.in/investor-relations/>
- To avoid any ambiguity, we have streamlined our EBITDA representations by reporting only **Consolidated EBITDA**.
- All operating performance metrics are presented on a same-store basis (and highlighted in the color: **orange**), allowing for a more accurate reflection of business performance and comparability
- All future estimates and information includes Navi Mumbai & Hyderabad Financial District projects

From the CEO's Desk



We are pleased to share an update on our performance for the quarter ending **31st December 2025**, along with key developments across our portfolio.

We would summarize the quarter as follows:

- Strong operating performance: **same store RevPAR growth of 13.3% YoY; total revenue growth of 16.2% YoY**
- Performance resilient despite the largest Indian carrier airline crisis during December 2025
- **EBITDA growth was 19.2% YoY** prior to accounting for impact of GST regulations, indicating strength of operating flow-through
- New GST regulations, removing input tax credit for hotels with rates less than ₹7,500 resulted in EBITDA growth moderating to 13.2% YoY
- Same store revenue growth and flow-through remain ahead of our long-term forecast indicating strong demand

While changes to GST impacted margins in the near term, we believe that the overall GST reduction will continue to boost demand in the long term. Further, reduction in GST on several construction materials will reduce the capital expenditure in our on-going development assets and help improve long term returns.

We generated **~₹3,000mn of surplus cash on a TTM basis**, providing adequate internal accruals to fund our ongoing and planned growth initiatives, which remain as planned.

Thank you for your continued support.

Ashish Jakhanwala

Q3FY26 Highlights

RevPAR¹	Total Income
₹5,643 + 13.3% YoY	₹3,419mn + 16.2% YoY
Consol. EBITDA²	PAT³
₹1,263mn +19.2% YoY (w/o GST impact) +13.2% YoY (with GST impact)	₹481mn + 111.3% YoY

- Delivered a strong and healthy operating performance, with revenue growth of 16.2% YoY, reflecting sustained demand and pricing strength
- Consolidated EBITDA margin impacted by ~2.0% due to change in GST slab from 12% input tax credit (ITC) to 5% without ITC. **Excluding this impact, Consol. EBITDA grew by 19.2% YoY** underscoring strong operating momentum

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. Due to GST amendments i.e. change in GST slab from 12% with Input Tax Credit (ITC) to 5% without ITC, EBITDA YoY is shown both before and after the GST impact to reflect true performance

3. PAT attributable to SAMHI is ₹396mn and minority interest is ₹85mn

9M - FY 2026

	Q3 FY26 % chg. YoY basis	9M FY26 % chg. YoY basis
RevPAR ¹	₹5,643mn +13.3%	₹5,147mn +11.7%
Total Income	₹3,419mn +16.2%	₹9,255mn +13.5%
Consol. EBITDA	₹1,263mn +13.2%	₹3,424mn +15.2%
PBT <small>Before exceptional items</small>	₹562mn	₹1,203mn
PAT ²	₹481mn	₹1,671mn

Recorded healthy **revenue growth of 13.5% YoY with EBITDA growth of 15.2% YoY** during the nine months of FY2026

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. In Q3FY26 PAT attributable to SAMHI is ~₹396mn and minority interest is ~₹85mn and in 9MFY26 PAT attributable to SAMHI is ~₹1,493mn and minority interest is ~₹178mn



Macro Dynamics

Fairfield by Marriott, Coimbatore (ADD)

Robust commercial activity across key markets

	Office market size ¹ (mn sq. ft.)		Net Absorption ²			
			FY25	Q3FY25	Q3FY26	9MFY26
	■ Current	■ Upcoming	Total of ~51 mn sqft	Total of ~16 mn sqft	Total of ~17 mn sqft	Total of ~47 mn sqft
Bangalore	219	37	13.1	4.0	4.9	11.9
Hyderabad	137	46	8.4	3.7	4.7	7.3
Pune	86	24	5.8	1.7	1.4	6.2
Delhi NCR	158	22	8.7	2.4	1.9	7.8
Kolkata	30	4	1.7	0.2	0.2	1.0
Chennai	79	16	2.2	0.3	1.7	6.4
Mumbai	157	21	11.3	4.1	2.0	6.7

4 Key Markets (Bangalore, Hyderabad, Pune, Delhi NCR) captured ~77% of the total absorption in Q3FY26

Contribute ~76% to SAMHI's Q3FY26 Asset Income

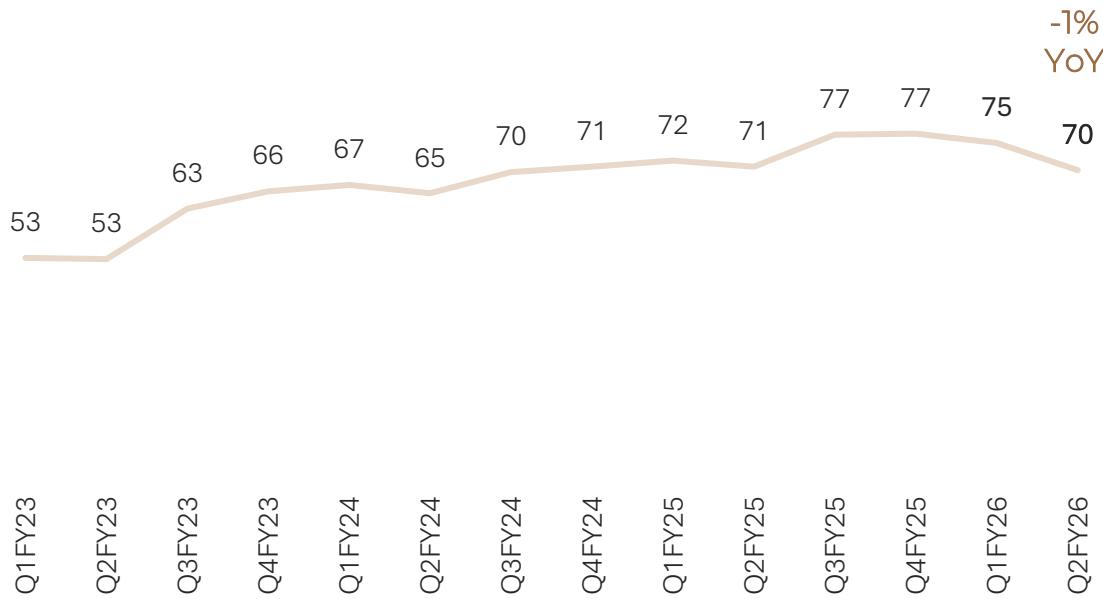


1: Source: JLL FY25

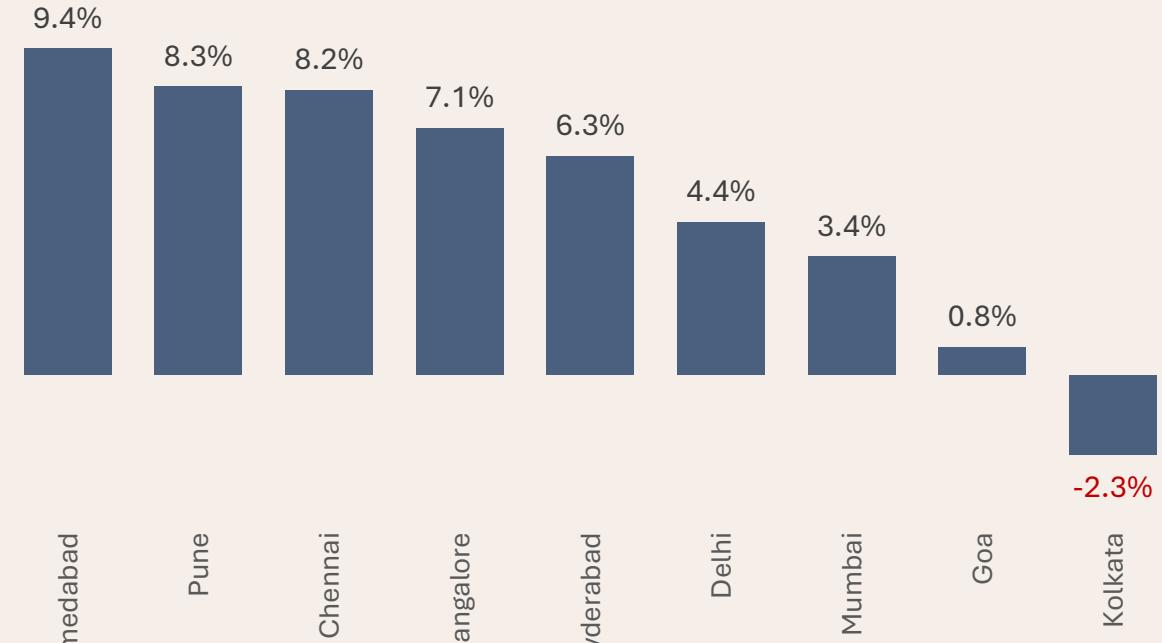
2: Source: Cushman and Wakefield Office Report Q3FY26

Early Signs of Normalization Emerge in Q3 Passenger Traffic Trends

QoQ airline passenger growth (in mn)¹



Q3FY26 change over Q3FY25²



1: Source: Airports Authority of India (AAI). Includes the 10 key metro cities inc. Delhi, Mumbai, Bangalore, Hyderabad, Chennai, Kolkata, Ahmedabad, Pune and Kochi

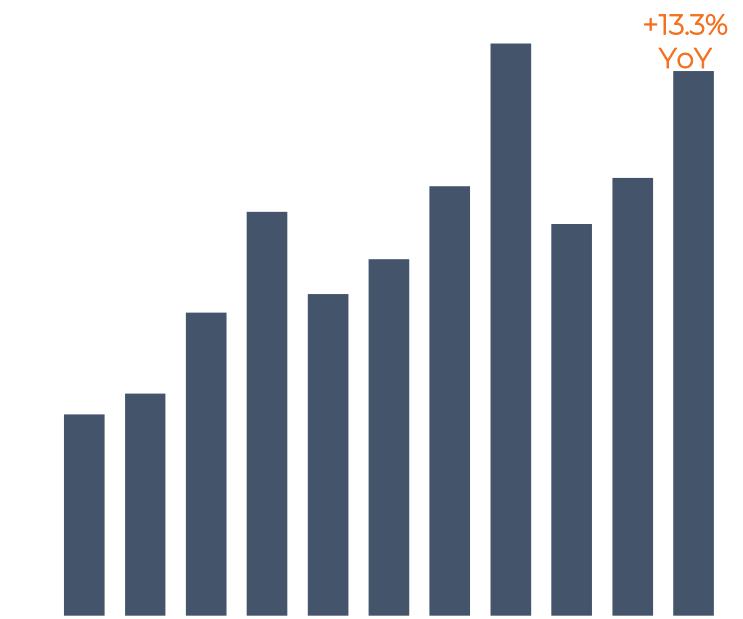
2. Includes data for Oct & Nov for FY25 & FY26 for Y-O-Y analysis as December'26 data is currently unavailable



Performance Summary

Courtesy by Marriott, ORR (ADD)

Sustained Revenue and EBITDA Growth

	FY2025 ⁵				FY2026			RevPAR Trend
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
Total Income	2,568	2,705	2,987	3,236	2,873	2,963	3,419	
YoY growth	33.5%	21.2%	9.3%	11.6%	13.0%	11.0%	16.2%	
Consol. EBITDA	934	1,016	1,177	1,307	1,056 ³	1,105	1,263 ⁶	
YoY growth	43.7%	37.6%	15.5%	21.4%	18.6%	14.2%	13.2%	
Depreciation	(299)	(288)	(291)	(290)	(291)	(296)	(298)	
Finance Cost	(556)	(562)	(617) ¹	(553)	(506)	(427)	(403)	
PBT (excl. exceptional items)	35	122	224	420	259	382	562	
PAT	42	126	228	459²	192⁴	998⁴	481⁴	 +13.3% YoY

1. Interest Cost includes one-time non-cash impact of ₹65mn on account of refinancing a high-cost term-loan, which would result in an annual interest saving of ~₹160mn

2. Deferred tax asset creation impact considered in PAT

3. Includes the impact of one-time transaction expense of ~₹21mn relating to GIC JV, loss in Sheraton Commercial revenue due to its conversion to 42 apartments of ~₹18mn and loss due to sale of FPS Chennai OMR of ~₹3mn

4. In Q1FY26, PAT attributable to SAMHI is ~₹173mn and minority interest is ~₹19mn; in Q2FY26, it includes ₹696mn of reversal of Navi Mumbai land impairment, less ₹125mn of deferred tax; net impact of ₹571mn and PAT attributable to SAMHI is ~₹924mn and minority interest is ~₹74mn; in Q3FY26 PAT attributable to SAMHI is ₹396mn and minority interest is ₹85mn

5. FY 2025 numbers does not have the impact of discontinued operations of Caspia Delhi

6. EBITDA reported post GST change implementation

Segment Performance

- **Stable:** Y-o-Y change of +/-200bps;
- ▲ **Upward:** Y-o-Y increase of between 200 – 700bps;
- ▲ **Strong Upwards:** Y-o-Y increase of more than 700bps;
- ▼ **Downward:** Y-o-Y decrease of between 200 – 700bps; and
- ▼ **Strong Downwards:** Y-o-Y decrease of more than 700bps

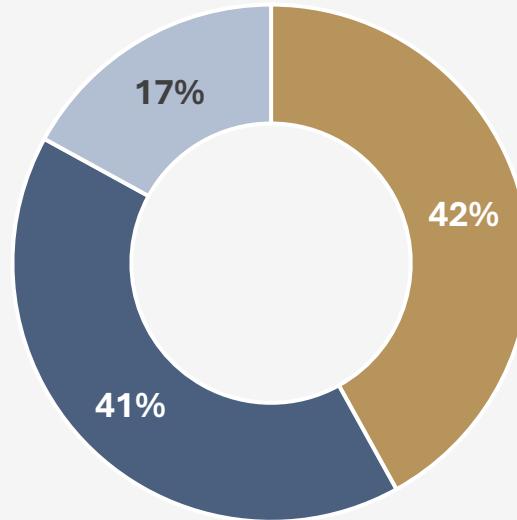
	Upper Upscale & Upscale	Upper Mid-scale	Mid-scale
			
	<i>Individually stylized hotels catering to high-end business travelers. Provide extensive dining options and large social and meeting venues</i>	<i>Prototypical design for efficiency and scalability; cater to a wide spectrum of travelers. Can cater to medium sized meeting and social events.</i>	<i>One of the most efficient hotel products in market; highly scalable. Focus on high quality and affordable room and breakfast</i>
Hotels	5	14	12
Rooms	1,128	2,047	1,729
Occupancy ¹ (%)	71% ▼	71% ▼	76% ■
ARR ¹ (₹)	12,537 ▲	7,904 ▲	4,385 ▲
RevPAR ¹ (₹)	8,881 ▲	5,598 ▲	3,330 ▲



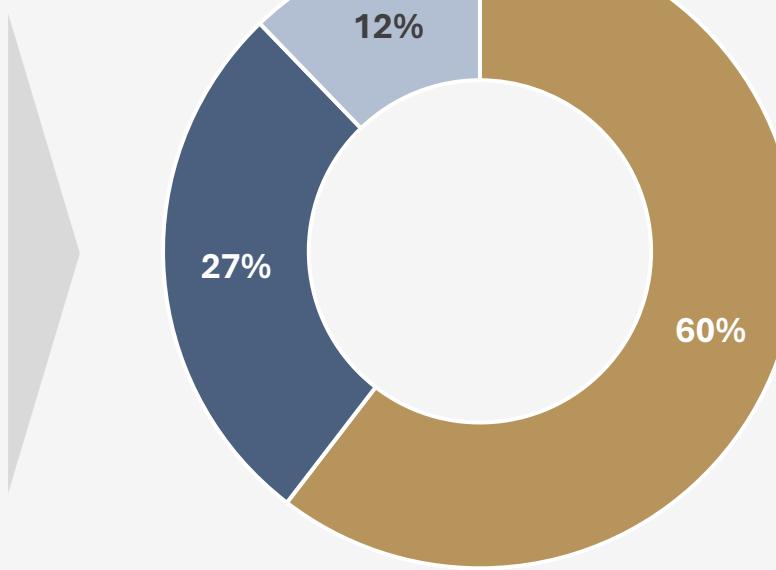
1. Based on same-store, i.e., excludes the Four Points by Sheraton, Chennai OMR sold in Feb'25, Trinity acquired in Oct'24, Caspia Delhi sold in Aug'25, HIEX Greater Noida reopened in Dec'24, HIEX Kolkata opened in May'25 and Sheraton Commercial Page 11

Revenue share by segment

■ Upper Upscale & Upscale ■ Upper Mid-scale ■ Mid-scale



Q3FY26

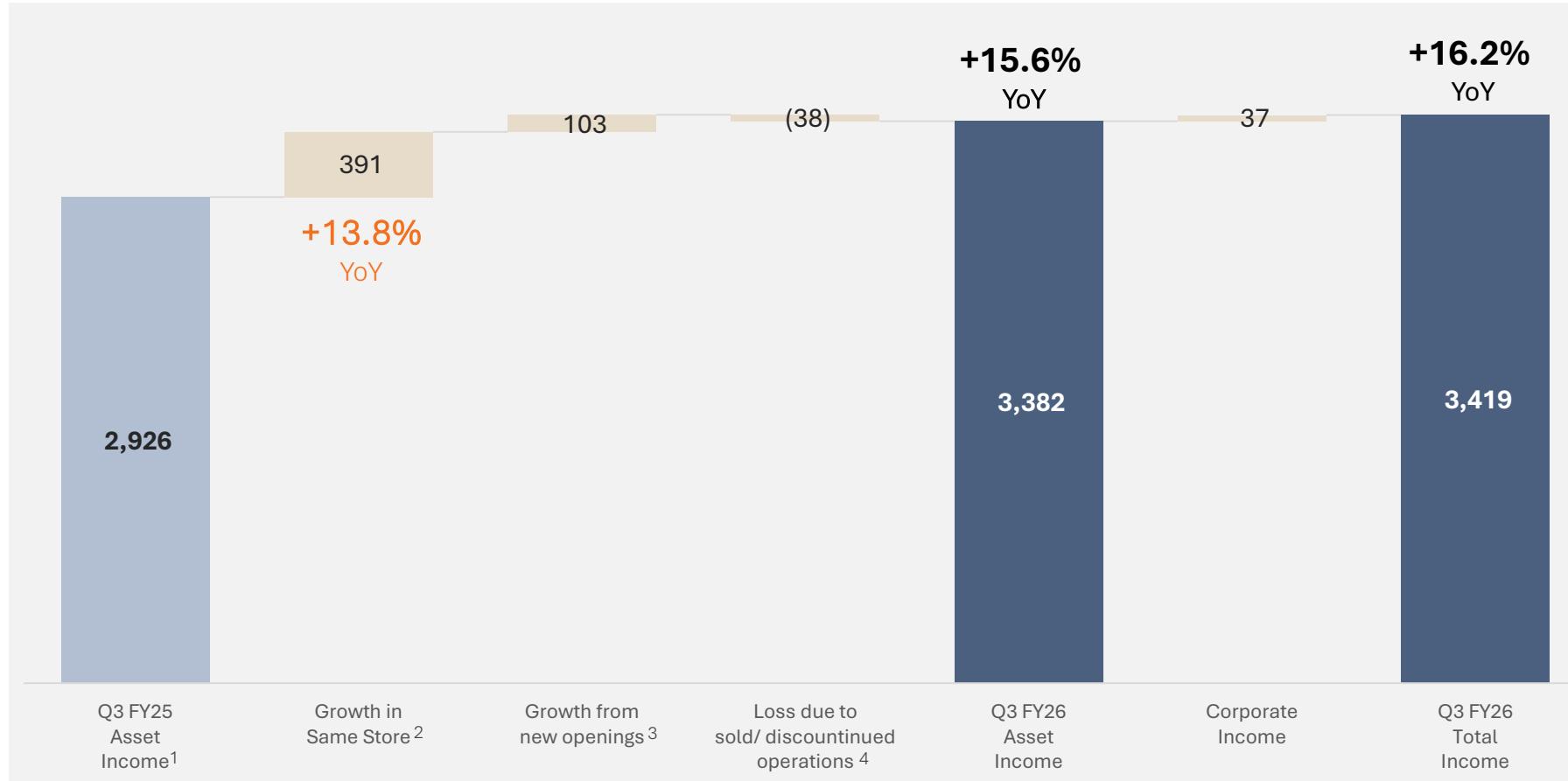


Upon Completion
of Committed Projects

On-going rebranding/
renovations to
increase **Upscale**
share of revenues
from ~42% to ~60%

Q3FY26 - Total Income bridge

(amounts in ₹ mn, unless specified otherwise)



Recorded healthy same store growth of **13.8%** with a total income growth of **16.2%**

1. Q3FY25 Asset Income is adjusted for Caspia Delhi numbers

2. Same-store 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

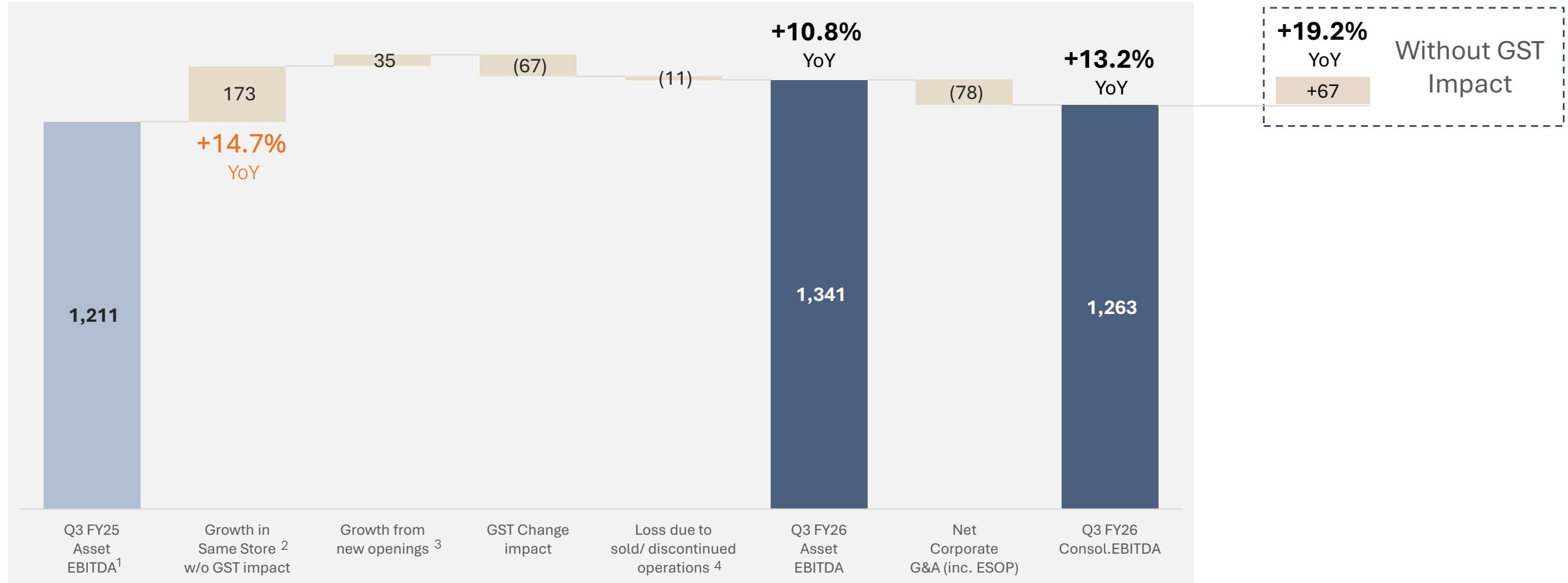
3. Includes Trinity Bangalore, HIEX Greater Noida and HIEX Kolkata

4. Includes Four Points by Sheraton, Chennai (OMR) and Sheraton Commercial



Q3FY26 – Consol. EBITDA bridge

(amounts in ₹ mn, unless specified otherwise)



1. Q3FY25 Asset EBITDA is adjusted for Caspia Delhi numbers

2. Same-store 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

3. Includes Trinity Bangalore, HIEX Greater Noida and HIEX Kolkata

4. Includes Four Points by Sheraton, Chennai (OMR) and Sheraton Commercial

GST Impact Analysis

Q3 FY26 Revenue Growth¹

		GST impact as % of segment revenue
Upscale+	11.7%	0.7%
Upper Mid-scale	16.1%	2.3%
Mid-scale	14.0%	4.7%

Recent **GST change** has reduced the overall cost to customers, improving affordability across segments; reflected in strong revenue growth

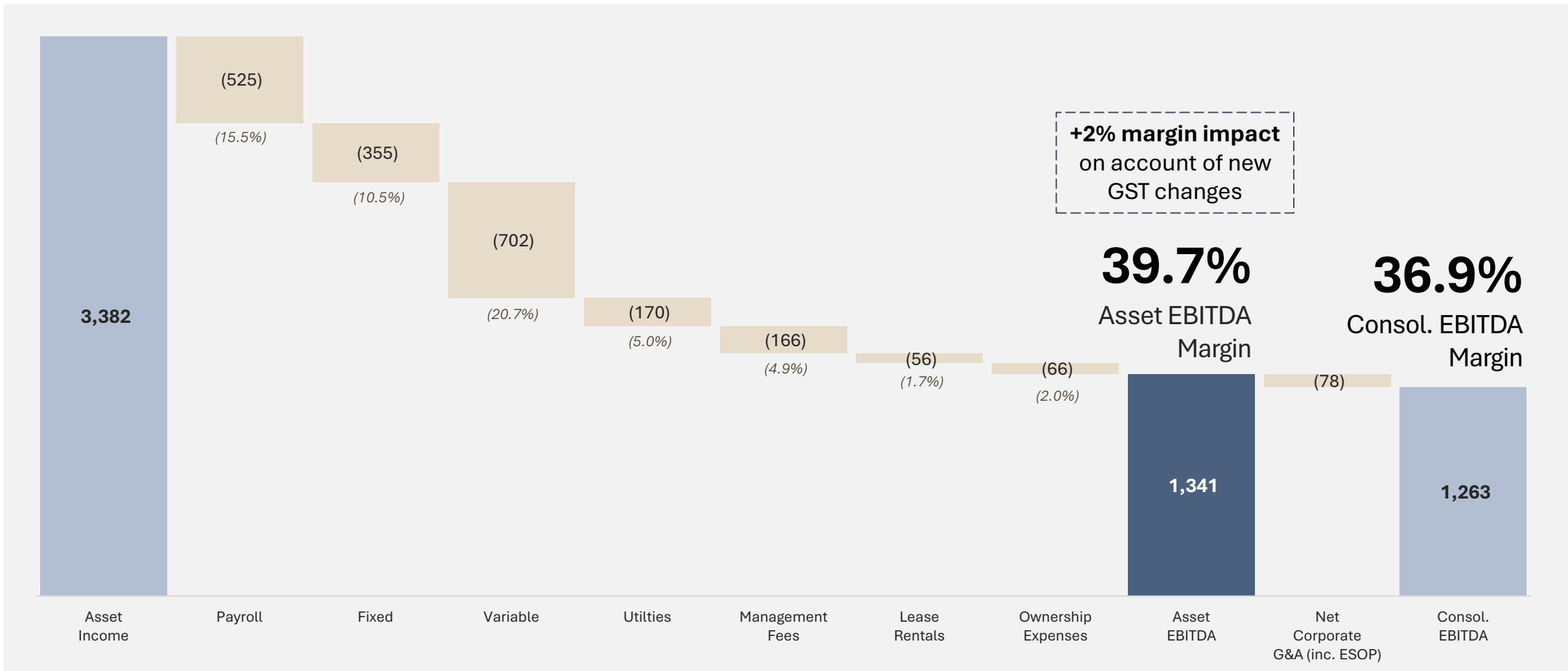
Early evidence indicates this has **stimulated incremental demand**, particularly in price-sensitive Mid-scale and Upper Mid-scale segments

While the GST change creates a **one-time baseline reset in reported EBITDA**, the resulting demand response is expected to drive **sustainable volume-led growth over time**

Reduction of GST on certain construction materials would effectively reduce capital expenditure in our development assets helping improve return on investments

Operational Efficiency

Q3FY26 Bridge from Total Asset Income to Consol. EBITDA





Growth Projects

Renaissance, Ahmedabad (ADD)

Internal growth projects to accelerate future growth

4,904¹ current operational rooms
 Rebranding of 473 rooms and addition of 1,458 rooms through combination of expansion and new opening to aid revenue expansion

#	Hotel	Segment	Growth Project	Status	FY26	FY27	FY28	FY29	FY30+
1	Holiday Inn Express, Greater Noida	Mid-scale	Rebranding	Completed	133				
2	Holiday Inn Express, Kolkata	Mid-scale	New Opening	Completed	113				
3	Sheraton, Hyderabad	Upscale	Expansion	Completed	12				
4	Holiday Inn Express, Whitefield, Bangalore	Mid-scale	Expansion	Completed	56				
5	Sheraton, Hyderabad	Upscale	Expansion	Completed	42				
6	Hyatt Regency, Pune	Upscale	Expansion	Pre-Opening	22				
7	W, HITEC City, Hyderabad	Upscale	New Opening	Design & Civil		170			
8	Courtyard by Marriott, Pune	Upscale	Conversion from Four Points by Sheraton	Design		217			
9	Tribute Portfolio by Marriott, Whitefield, Bangalore	Upscale	Rebranding from Trinity	Design			142		
10	Tribute Portfolio by Marriott, Jaipur	Upscale	Rebranding from Four Points by Sheraton	Design			114		
11	Fairfield by Marriott, Sriperumbudur, Chennai	Upper Mid-scale	Expansion	Design			86		
12	Westin, Whitefield, Bangalore	Upscale	New Opening	Design			220		
13	Mid-scale asset, Financial District, Hyderabad	Mid-Scale	New Opening	Design			260		
14	Westin & Fairfield by Marriott, Navi Mumbai	Upscale	New Opening	Design					~700

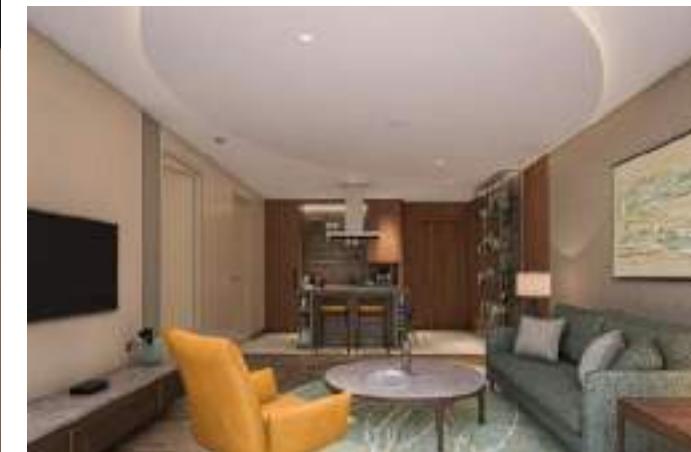


1. This excludes 142 rooms of Caspia Delhi which was sold on 13th August '25 and includes 56 rooms of HIEX, Whitefield Bangalore opened on 4th Sept '25 and 42 apartments of Sheraton, Hyderabad opened in Jan '26



Nagar Road, Pune (22 apartments under pre-opening)

Expansion



Artist impression, actual may vary



Gachibowli, Hyderabad (42 apartments - Completed)
Expansion

Artist impression, actual may vary



W

HITEC City, Hyderabad
(170 rooms)

An iconic brand in
one of India's largest
commercial districts
under development



Current Status:

- Design development is at final stage
- Existing building modifications undergoing
- Mock-up rooms to commence in Q4FY26

Strong product in a resilient market
to allow high ARR performance

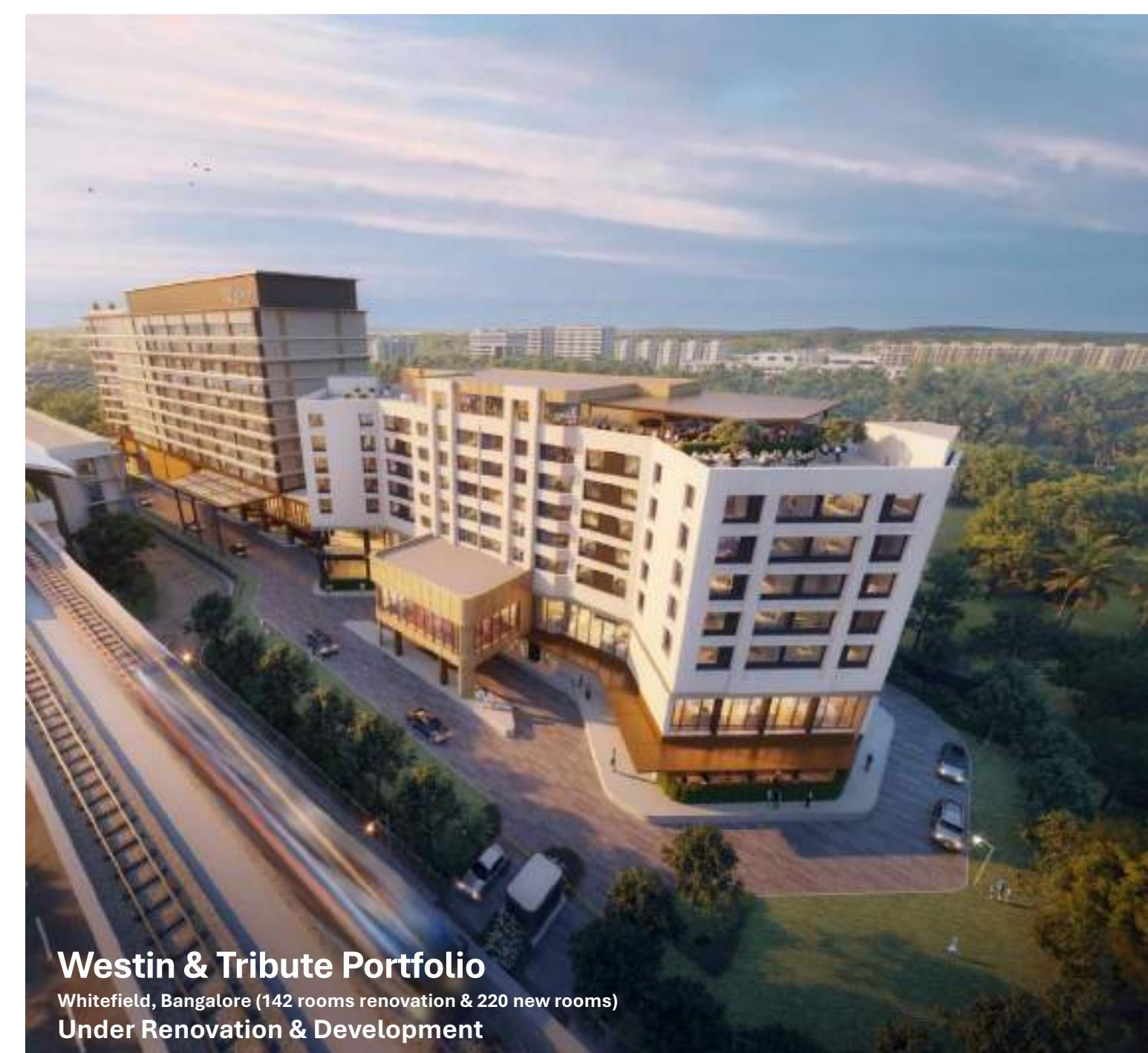


W

HITEC City, Hyderabad (170 rooms)
New Development

Artist impression, actual may vary





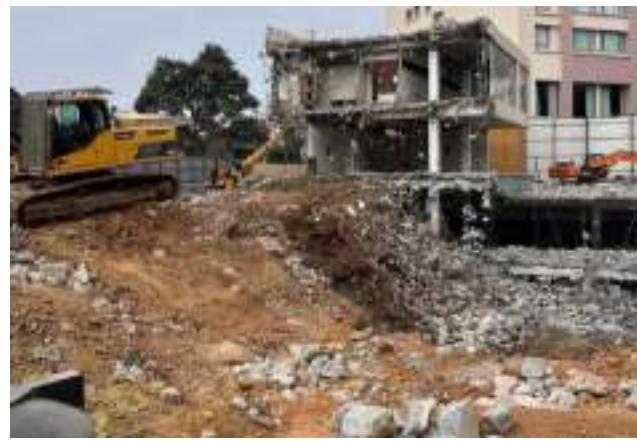
Westin & Tribute Portfolio

Whitefield, Bangalore (142 rooms renovation & 220 new rooms)

Under Renovation & Development



Artist impression, actual may vary



Commencement of demolition and pre-construction activities at site for Westin block



Westin & Tribute Portfolio

Whitefield, Bangalore (142 rooms renovation & 220 new rooms)

Under Renovation & Development



Summary Financials

Hyatt Place, Gurgaon (ADD)

Financial Summary (Consolidated P&L)

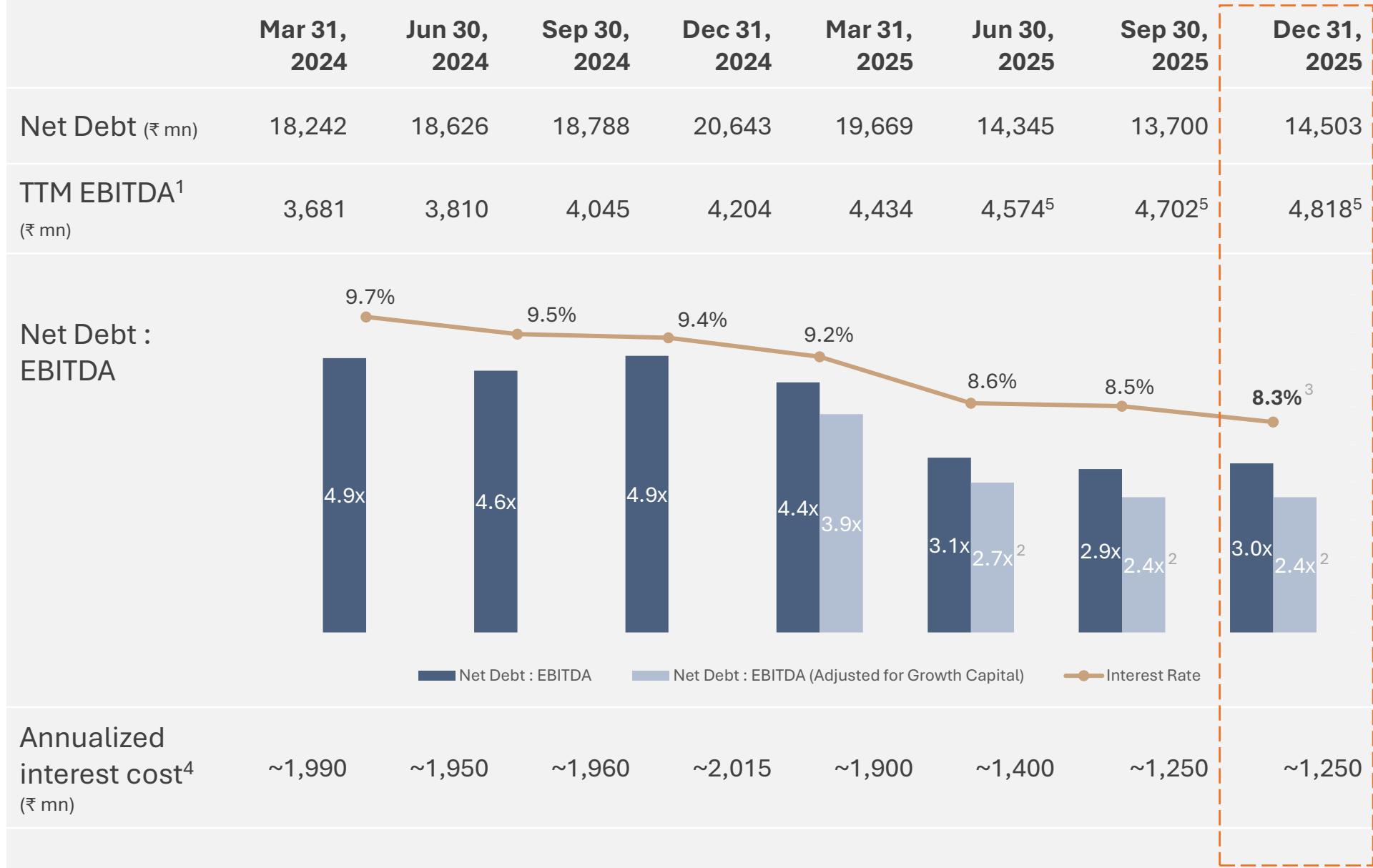
Without GST change impact, **consolidated EBITDA grew by +19.2% YoY**, reflecting healthy operating performance and **strong flow-through** against income growth of 16.2% YoY

One-time impact in Q3FY26 due to implementation of 'New Labor Codes'

	Q3FY26	Q3FY25	YoY %	9MFY26	9MFY25	YoY %	FY25
Total Income	3,419	2,941	+16.2%	9,255	8,152	+13.5%	11,386
Consolidated EBITDA	1,263	1,115	+13.2%	3,424	2,973	+15.2%	4,251
<i>EBITDA Margin</i>	<i>36.9%</i>	<i>37.9%</i>		<i>37.0%</i>	<i>36.5%</i>		<i>37.3%</i>
Depreciation & Amortization	(298)	(288)		(885)	(870)		(1,157)
Finance cost	(403)	(599)		(1,336)	(1,683)		(2,223)
PBT (before exceptional items)	562	228	+146.4%	1,203	420	+186.2%	872
Exceptional Items	(11)	-		830	-		(194)
Profit/ (Loss) from discontinued operations	-	(4)		(55)	(39)		(71)
PBT	551	224		1,978	381		607
Tax Expense	(69)	4		(307)	15		248
PAT	481	228	+111.3%	1,671	396	+321.7%	855
<i>Attributable to SAMHI</i>	396	228		1,493	396		855
<i>Attributable to Minority Interest</i>	85	-		178	-		-

Financial Flexibility

Credit rating upgraded to **A+** stable by CARE



1. Excluding ESOP & One-time Expenses

2. Capital allocated towards W (HITEC Hyd.), Trinity & Westin Bglr., HIEX Greater NOIDA and HIEX Kolkata, HRP Apartments, FFM Hyd, Sheraton Rooms & Apartments, HIEX (Wht. Bglr.) and Hyatt Place Gurgaon Renovation

3. As on 31st December 2025. Please note that the interest rate includes the upfront fee which is amortized over the estimated repayment period

4. Does not include non-cash finance cost items such as interest on lease, EIR, etc. which are charged to P&L

5. Excludes Caspia Delhi EBITDA on TTM basis

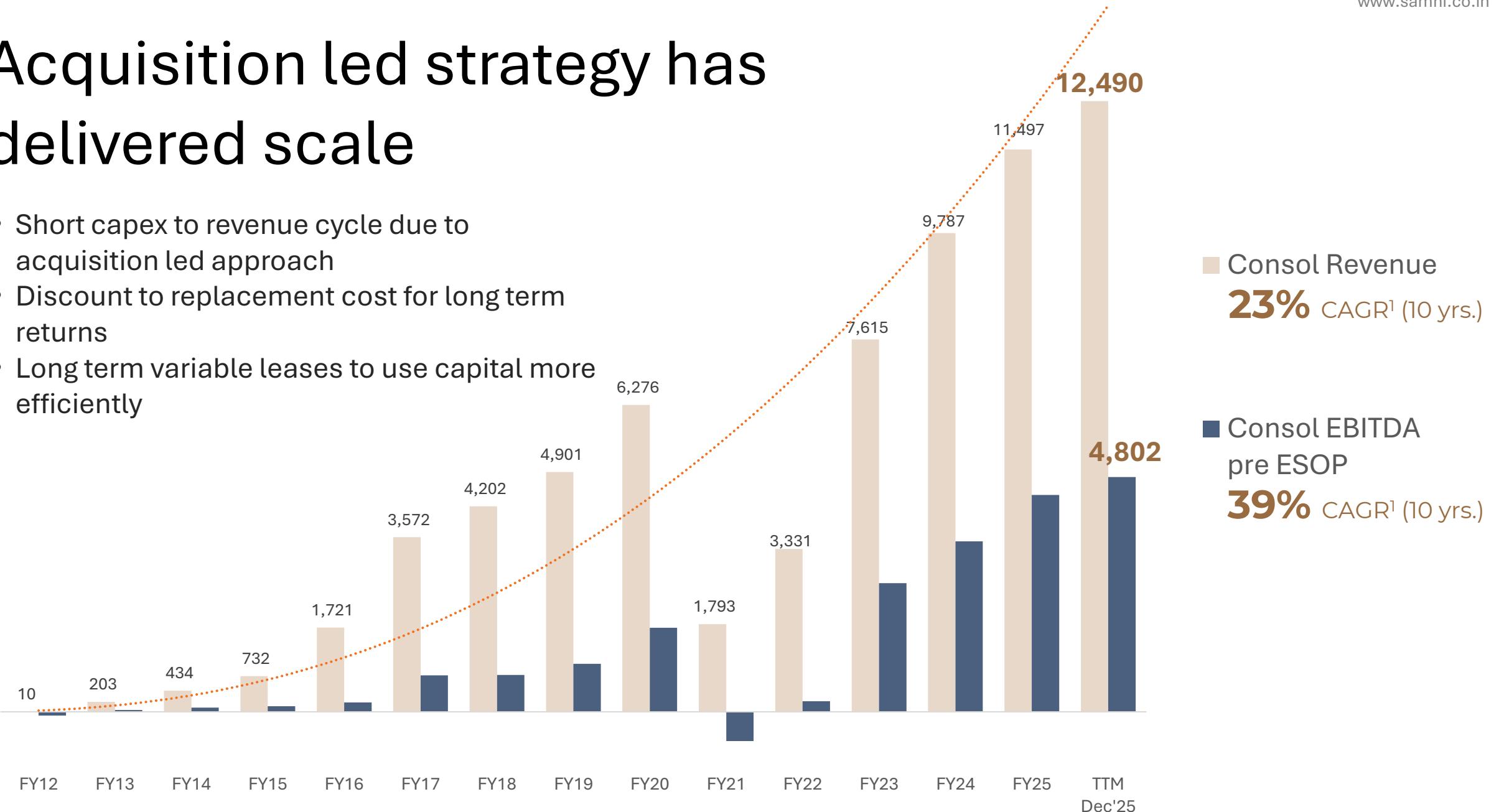


Renaissance, Ahmedabad (lobby)

About Us

Acquisition led strategy has delivered scale

- Short capex to revenue cycle due to acquisition led approach
- Discount to replacement cost for long term returns
- Long term variable leases to use capital more efficiently



Note: All values in ₹mn, unless specified otherwise

1. CAGR has been calculated from FY16 to TTM Dec'25 i.e. for 9.75 years

Our portfolio spans across price points capturing a wide segment of travelers



Mid-scale

Unique portfolio of assets with a 14 sq. mt. room but competing with much larger room products in the market

Low footprint and capex per key, coupled with high operating efficiency give us tremendous headroom to grow



Upper Mid-scale

Bridge to high-end hotels. Maintain efficiency of Mid-scale but allow us to leverage the market opportunity



Upper Upscale & Upscale

Individually curated hotels capturing the high-end travelers, MICE and local dining business

Driven by conversions given complexities of development

Upper Upscale & Upscale

5 Hotels +**6** under development

1,128 Rooms

(+1,235* under development/ rebranding)

₹1,412mn Revenue (Q3FY26)

Under Development



COURTYARD
Marriott

Pune



TRIBUTE
PORTFOLIO

Jaipur



W
HOTELS
Hyderabad



WESTIN
HOTELS & RESORTS

TRIBUTE
PORTFOLIO

Bengaluru



HYATT
REGENCY

PUNE
HOTELS & RESORTS



HYATT
PLACE

Gurugram Udyog Vihar



R
RENAISSANCE

AMMESAHEB HOTELS



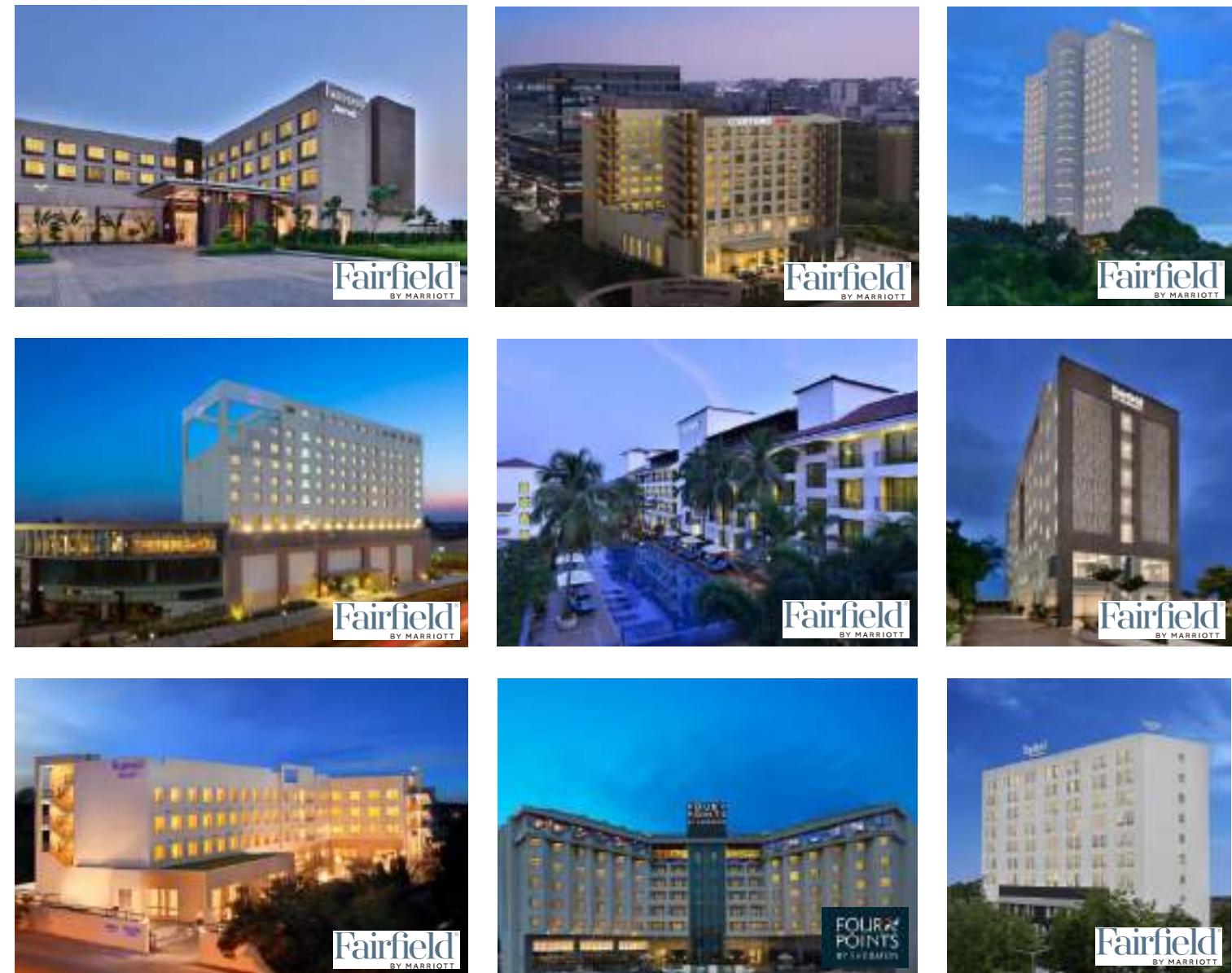
Upper Mid-scale

14 Hotels **+1** under development

2,047 Rooms

(+436* under development and inc. 473 under rebranding)

₹1,396mn Revenue (Q3FY26)



Mid-scale

12 Hotels **+1** under development

1,729 Rooms

(+260 under development)

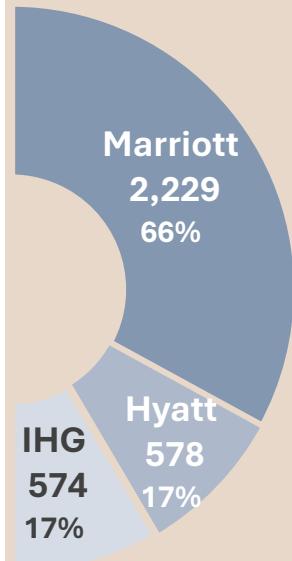
₹574mn Revenue (Q3FY26)



Dominant share with leading operators

Our hotels operate under some of the most well recognized global hotel brands

This gives us access to loyalty programs, distribution and high degree of customer affinity



Team that built the business



13+ yrs
In SAMHI

Ashish Jakhanwala
Chairman, MD & CEO

- Experience across hotel operations, design, consulting and investment
- Previously worked at InterGlobe Hotels (Director, Development) and Pannell Kerr Forster (Consultant)



Rajat Mehra
CFO

- Previously worked with Religare Corporate Services as an EVP - Finance
- CA with diploma in Management from IGNOU

14+ yrs
In SAMHI

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

- Previously worked with Beekman Helix India and DLF
- B.Com from University of Delhi, Cost Acct. and CS

14+ yrs
In SAMHI

Gyana Das
EVP & Head of Investments

- Previously worked with InterGlobe Hotels
- Masters in City Planning; IIT, Kharagpur & Bachelors in Architecture; NIT, Nagpur



8+ yrs
In SAMHI

Tanya Chakravarty
General Counsel

- Previously worked with Phoenix Legal and Unitech
- Bachelor's degree in law from Army Institute of Law, Mohali



Manish Bhagat
VP - Finance

12+ yrs
In SAMHI



Ayush Singhal
SVP - Finance

2+ yrs
In SAMHI



Sangeeta Mohan
VP – Asset Management

11+ yrs
In SAMHI



Nakul Manaktala
SVP – Investment

6+ yrs
In SAMHI

Strong governance with highly experienced board members



Ashish Jakhanwala
Chairman,
MD & CEO

- Accor
- Interglobe Hotels
- Pvt. Ltd.
- Pannel Kerr Forster Consultants Pvt. Ltd.



Manav Thadani
Non-Executive &
Non-Independent
Director

- Hotelivate Pvt. Ltd.
- HVS Licensing LLC



Ajish Abraham Jacob
Non-Executive &
Non-Independent
Director

- Asiya Capital Investments Company K.S.C.P.
- Albazie & Co (RSM)
- Ernst & Young



Michael David Holland
Independent
Director

- Nexus Select Mall Management
- Embassy Office Parks Management Services Pvt. Ltd.
- Assetz Property Management Services Pvt. Ltd.
- JLL



Aditya Jain
Independent
Director

- International Market Assessment (India) Pvt. Ltd.
- PR Pandit Public Relations Pvt. Ltd.
- Chemplast Sanmar Ltd.



Archana Kapoor
Independent
Director

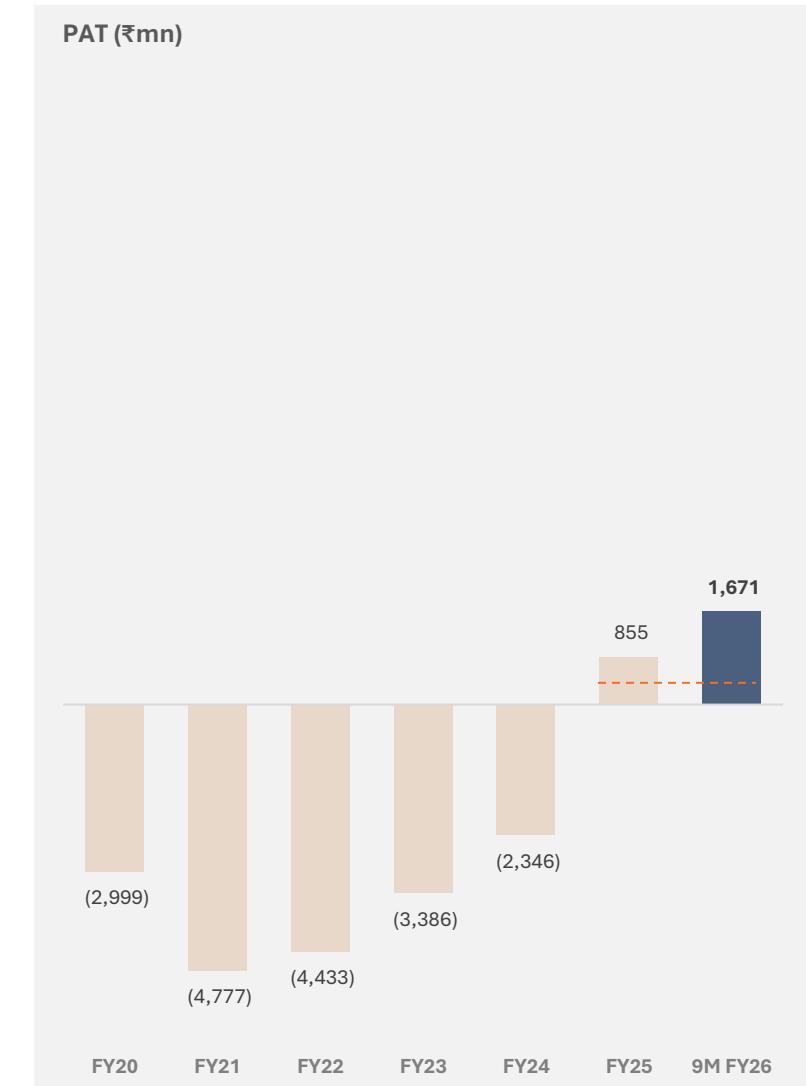
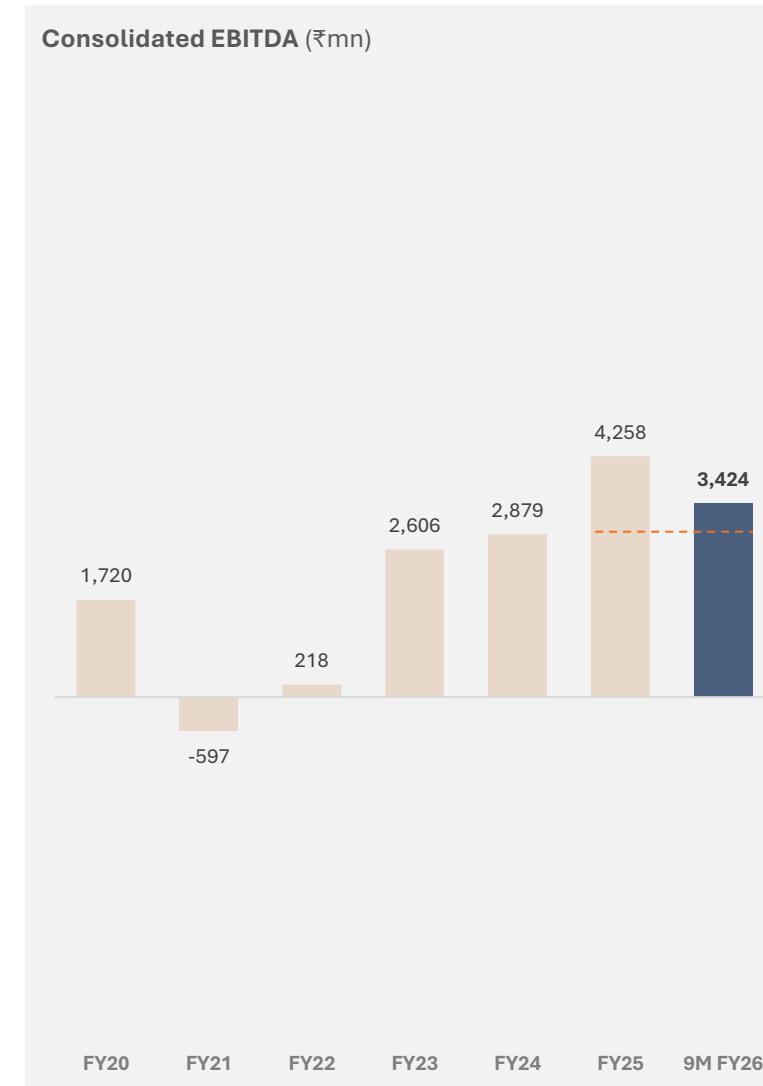
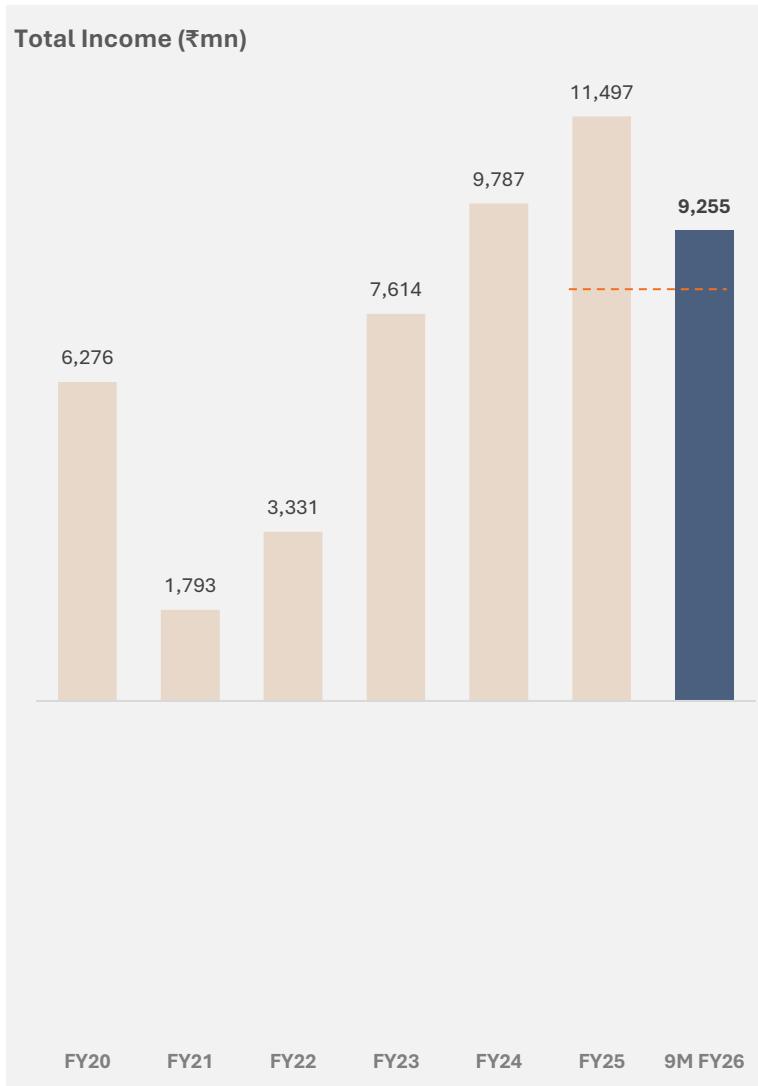
- Tourism Finance Corporation of India
- Birla Cable Limited
- S Chand and Company Ltd.
- Sandhar Technologies Ltd.



Krishan Dhawan
Independent
Director

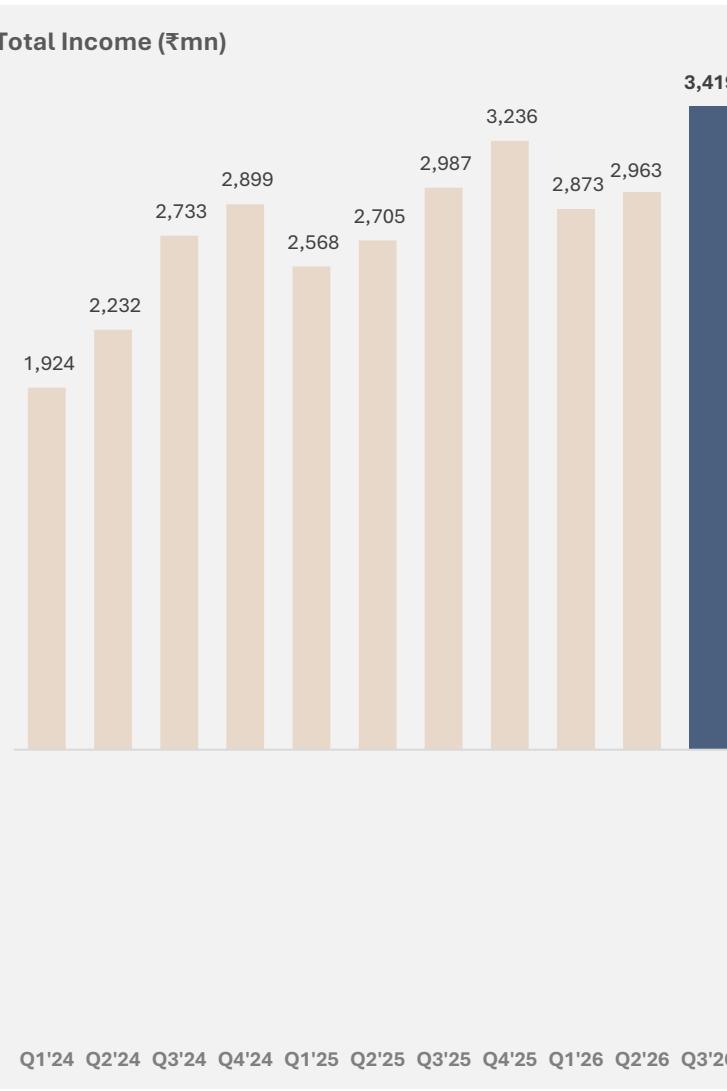
- Bank of America
- Oracle India

Historical Consolidated P&L Summary

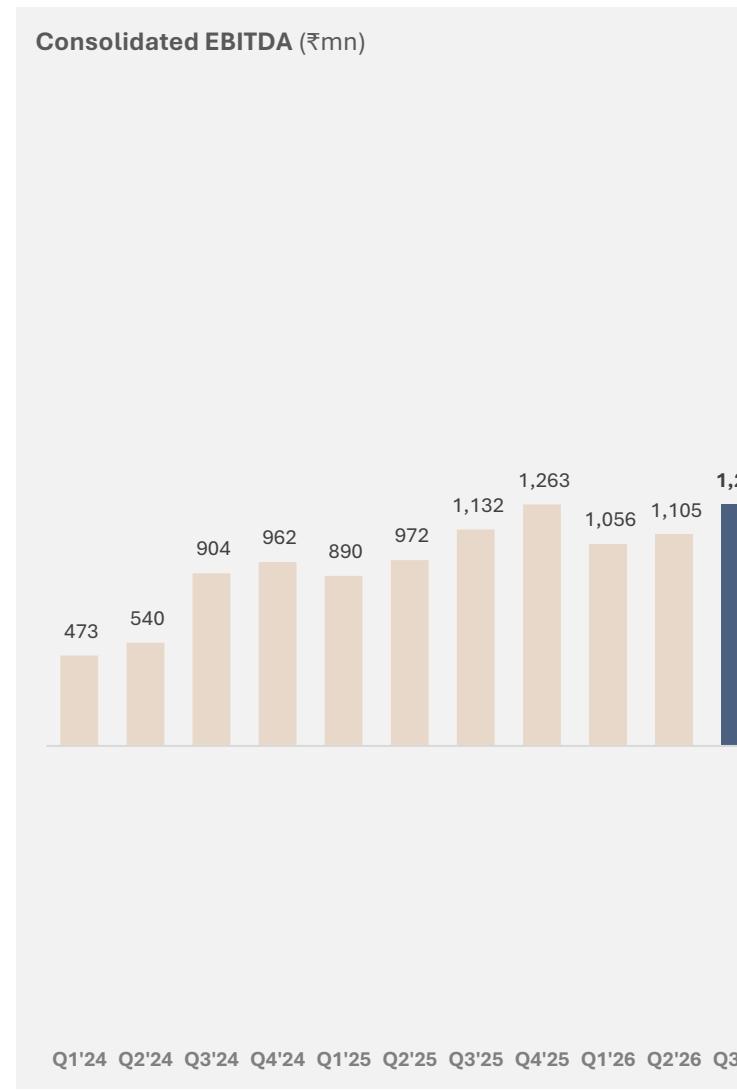


Historical Consolidated Quarterly P&L Summary

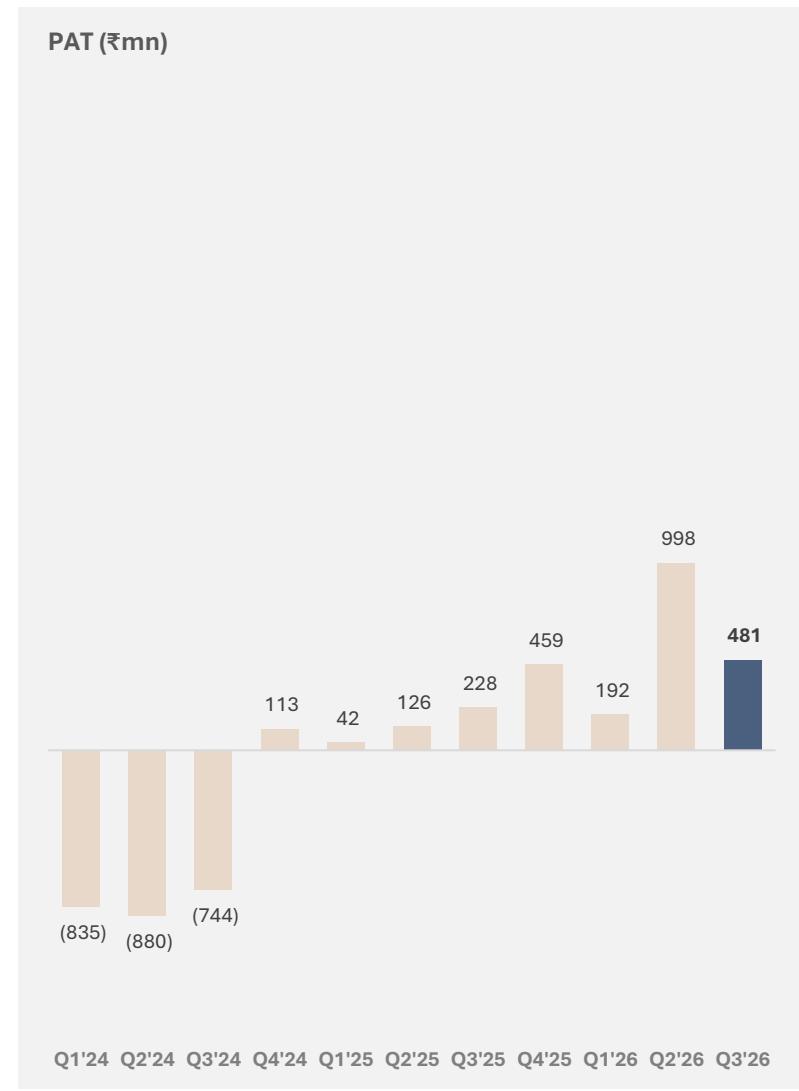
Total Income (₹mn)



Consolidated EBITDA (₹mn)



PAT (₹mn)



Note: EBITDA reported post GST implementation

Glossary

#	Hotel Brand	City	Location	Operator	Segment	Operating Rooms	Addition/ Renovation
1	Hyatt Regency™	Pune	Nagar Road	Hyatt	Upper Upscale	301	22
2	Renaissance	Ahmedabad	SG Highway	Marriott	Upper Upscale	155	-
3	Sheraton ¹	Hyderabad	Gachibowli	Marriott	Upscale	326	-
4	Courtyard by Marriott	Bangalore	Outer Ring Road	Marriott	Upscale	170	-
5	Hyatt Place™	Gurugram	Udyog Vihar	Hyatt	Upscale	176	-
6	Four Points by Sheraton	Visakhapatnam	City Center	Marriott	Upper Mid-scale	123	-
7	Fairfield by Marriott	Bangalore	Whitefield	Marriott	Upper Mid-scale	104	-
8	Fairfield by Marriott	Bangalore	City Center	Marriott	Upper Mid-scale	148	-
9	Fairfield by Marriott	Bangalore	Outer Ring Road	Marriott	Upper Mid-scale	166	-
10	Fairfield by Marriott	Coimbatore	Airport	Marriott	Upper Mid-scale	126	-
11	Fairfield by Marriott	Chennai	Sriperumbudur	Marriott	Upper Mid-scale	153	86
12	Fairfield by Marriott	Pune	Kharadi	Marriott	Upper Mid-scale	109	-
13	Fairfield by Marriott	Goa	Anjuna	Marriott	Upper Mid-scale	130	-
14	Holiday Inn Express	Ahmedabad	SG Road	IHG	Mid-scale	130	-
15	Holiday Inn Express	Bangalore	Whitefield	IHG	Mid-scale	217	-
16	Holiday Inn Express	Pune	Hinjewadi	IHG	Mid-scale	104	-
17	Holiday Inn Express	Gurugram	Sohna Road	IHG	Mid-scale	205	-
18	Holiday Inn Express	Pune	Pimpri	IHG	Mid-scale	142	-
19	Holiday Inn Express	Hyderabad	Hi-tech City	IHG	Mid-scale	150	-
20	Holiday Inn Express	Nashik	Ambad	IHG	Mid-scale	101	-
21	Holiday Inn Express	Hyderabad	Banjara Hills	IHG	Mid-scale	170	-
22	Holiday Inn Express	Bangalore	Tumkur Road	IHG	Mid-scale	115	-
23	Holiday Inn Express	Chennai	Thoraipakkam	IHG	Mid-scale	149	-
24	Fairfield by Marriott	Hyderabad	Gachibowli	Marriott	Upper Mid-scale	232	-
25	Four Points by Sheraton	Pune	Viman Nagar	Marriott	Upper Mid-scale	217	Rebranding
26	Fairfield by Marriott	Ahmedabad	Ashram Road	Marriott	Upper Mid-scale	147	-
27	Four Points by Sheraton	Jaipur	City Square	Marriott	Upper Mid-scale	114	Rebranding
28	Fairfield by Marriott	Chennai	Mahindra World Centre	Marriott	Upper Mid-scale	136	-
Sub-total (Same Store Portfolio)						4,516	108
29	Holiday Inn Express	Greater Noida	Knowledge Park	IHG	Mid-scale	133	-
30	Holiday Inn Express	Kolkata	Rajarhat	IHG	Mid-scale	113	-
31	Tribute Portfolio	Bangalore	Whitefield	Marriott	Upper Mid-scale	142	Rebranding
32	Westin	Bangalore	Whitefield	Marriott	Upper Upscale	-	220
33	W	Hyderabad	HITEC City	Marriott	Upper Upscale	-	170
34	Mid-scale asset ²	Hyderabad	Financial District	-	Mid-scale	-	260
35	Westin + Fairfield by Marriott ³	Navi Mumbai	MIDC	Marriott	Upper Upscale + Upper Mid-scale	-	~700
Sub-total (Others)						388	1,350
Grand Total						4,904	6,362

Note: Caspia Delhi (142 rooms) was sold in August 2025

1.42 apartments opened in Sheraton, Hyderabad

2. SAMHI signed a long-term variable lease for ~260 room hotel in Financial District, Hyderabad

3. Subject to execution of definitive agreements

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The equity shares of SAMHI Hotels Ltd. were listed on National Stock Exchange of India Ltd. (NSE) and BSE Ltd. (BSE) on 22 September 2023. Accordingly, the unaudited standalone and consolidated financial results for the quarter ended 31st December, 2025 has been drawn up in accordance with the requirement of Regulation 33 of the Listing Regulations.



Company

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Thank
You