

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
Pheroze Jeejeebhoy Towers
Dalal Street, Mumbai - 400 001,
Maharashtra, India

Scrip Code: 543984

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 nine months ended 31st December 2025, approved under Regulation 33 of the SEBI LODR Regulations by the Board of Directors of the Company at its meeting held on Wednesday, 28th January 2026.

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

Thanking You.

Yours faithfully,

For SAMHI Hotels Limited

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

Robust Operating Performance and Disciplined Execution Accelerate SAMHI's Growth Momentum

Q3 FY26

- *RevPAR¹ up 13.3% YoY*
- *Total Income up 16.2% YoY*
- *Consolidated EBITDA² up 13.2% YoY*
- *PAT Rs. 481 Mn, up 111.3% YoY*

9M FY26

- *RevPAR¹ up 11.7% YoY*
- *Total Income up 13.5% YoY*
- *Consolidated EBITDA² up 15.2% YoY*
- *PAT Rs. 1,671Mn, up 321.7% YoY*

Gurugram, 28th January 2026: 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 nine months ended 31st December 2025.

Key Highlights for Q3 FY26:

- **RevPAR¹** at Rs. 5,643 up 13.3% YoY
- **Occupancy** stood at 73% for Q3FY26
- **Total Income** for the quarter was Rs. 3,419 Mn up 16.2% YoY
- **EBITDA²** for the quarter was Rs. 1,263 Mn up 13.2% YoY
- **Consolidated EBITDA margin** impacted by ~2.0% due to change in GST slab. Excluding this impact, Consol. EBITDA grew by 19.2% YoY underscoring strong operating momentum
- **Exceptional Item** includes one-time impact of Rs. 11 Mn due to implementation of 'New Labor Codes'
- **PAT** stood at Rs. 481 Mn up 111.3% YoY

Key Highlights for 9M FY26:

- **RevPAR¹** up 11.7% YoY
- **Occupancy** stood at 74% for 9MFY26
- **Total Income** for the nine months was Rs. 9,255 Mn up 13.5% YoY
- **EBITDA²** for the nine months was Rs. 3,424 Mn up 15.2% YoY
- **PAT** stood at Rs. 1,671 Mn up 321.7% YoY

Consolidated Financial Highlights:

In Rs. Mn	Q3FY26	Q3FY25	YoY%	9MFY26	9MFY25	YoY%
Total Income	3,419	2,941	+16.2%	9,255	8,152	+13.5%
Consolidated EBITDA²	1,263	1,115	+13.2%	3,424	2,973	+15.2%
EBITDA Margin%	36.9%	37.9%		37.0%	36.5%	
PBT (before exceptional items)	562	228	+146.4%	1,203	420	+186.2%
Exceptional Items	(11)	-		830	-	
Profit/ (Loss) from discontinued operations	-	(4)		(55)	(39)	
PBT	551	224		1,978	381	
PAT	481	228	+111.3%	1,671	396	+321.7%
<i>Attributable to SAMHI</i>	396	228		1,493	396	
<i>Attributable to Minority Interest</i>	85	-		178	-	

* Please note that all figures for Q3FY26, Q3FY25, 9MFY26, 9MFY25 and FY5 have been adjusted for Caspia Delhi as the asset has been recognized under "discontinued operation"

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 shown here is post GST change implementation

Debt Profile:

In Rs. Mn	Dec 31, 2025	Sep 30, 2025	Mar 31, 2025
Net Debt	14,503	13,700	19,669
TTM EBITDA ¹	4,818 ⁴	4,702 ⁴	4,434
Net Debt : EBITDA	3.0x	2.9x	4.4x
Interest Rate	8.3% ²	8.5%	9.2%
Annualised Interest Cost³	~1,250	~1,250	~1,900

¹ Excluding ESOP & One-time Expenses

² As on 31st December 2025. Please note that interest rate includes the upfront fee which is amortized over the estimated repayment period

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 quarter and nine months ending 31st December 2025, along with key developments across our portfolio. Our operating performance continued to be resilient, with same-store RevPAR growth of ~13.3% YoY despite the disruptions caused from a crisis at India's largest carrier airline in December 2025.

During the quarter total revenue growth was ~16.2% YoY with a consol. EBITDA growth of 19.2% over same period last year, prior to accounting for impact of new GST regulations, indicating strong flowthrough. The new GST regulations, removing input tax credit for hotels with rates less than Rs. 7,500 has resulted in EBITDA growth moderating to 13.2% YoY. While GST changes had a near-term impact on margins, the overall reduction is expected to structurally support demand over the long term.

With continued growth in EBITDA and reduction in finance costs, we witnessed ~2.5x growth in PBT for the quarter. We are pleased to report a PAT of ~Rs. 481mn for the quarter, which is 111.3% growth over same period last year. For the nine months FY2026, total revenue growth was 13.5% and consol. EBITDA growth of 15.2% over same period last year. With this we set a strong foundation for the performance in remainder of FY2026 and position us for sustained growth in FY2027.

Importantly, we generated ~Rs. 300 crores of surplus cash on a trailing twelve-month basis, reinforcing our financial strength and providing adequate internal accruals to fund ongoing and planned growth initiatives as envisaged.

We made significant progress on the on-going growth projects during the quarter. Work on the W-Hyderabad, Westin Bengaluru and other initiatives continue to execute as planned. Backed with a robust pipeline of growth initiatives, sustained same-store growth within our forecast (~9%-11% CAGR) and strong free cash generation from operations, we are confident of SAMHI's growth trajectory and its ability to sustainably compound long-term value 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 31 operating hotels comprising 4,904 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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CIN: L55101DL2010PLC211816

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Investor Relations Advisors:



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