

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.

27th August 2025

To,

BSE Limited
Department of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001, India

National Stock Exchange of India Limited
Listing Department
Exchange Plaza, C/1, Block G,
Bandra Kurla Complex, Bandra (E), Mumbai -
400051, India

Scrip Code: 543984

Trading Symbol: 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 Agreement to Lease for a proposed ~260 room Mid-scale hotel to be constructed as part of a Mixed-use Development in Financial District, Hyderabad

Dear Sir / Madam,

With reference to the captioned subject, we wish to inform you that Barque Hotels Private Limited (“**Barque**”), a wholly owned subsidiary of SAMHI Hotels Limited (“**SAMHI/ Company**”), has, on 27th August 2025, executed an Agreement to Lease (ATL) with Mrs. P Pramoda, Mrs. P Harika and Aurean Eskar (collectively the “**Lessors**”) for a **~260-room Mid-scale hotel**, to be developed as part of a mixed-use project in Financial District, Hyderabad.

Under the terms of the arrangement, the building will first be developed by Aurean Eskar Homes LLP within a pre-defined time period. Upon completion of the building, SAMHI will take possession for execution of hotel fitouts and branding, in line with our established development framework. The estimated development cost for SAMHI’s scope of work is ~₹1,250mn – ₹1,430mn.

The transaction has been structured as a long-term variable lease, ensuring alignment of interests between SAMHI and the Lessors. This structure effectively ties the valuation of the underlying land to the operating performance of the hotel, allowing SAMHI to participate in market upside while mitigating fixed lease obligations.

This transaction is consistent with SAMHI’s stated strategy of capturing multiple price points within our core micro markets. Within Financial District Hyderabad, SAMHI already owns the following hotels:

- Sheraton (326 keys, including 42 keys under development, **Upscale+** segment)
- Fairfield by Marriott (232 keys, **Upper Mid-Scale** segment)

The proposed **Mid-scale** hotel will add a third complementary product offering, thereby enhancing our positioning in one of the fastest growing micro markets in India. This diversification across price points allows SAMHI to capture a wider demand spectrum, thereby strengthening portfolio performance and risk-adjusted returns.

The execution of this ATL on a variable lease structure underscores SAMHI’s disciplined, capital-efficient growth strategy, while further densifying our presence in core markets across multiple price points.

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The transaction is subject to customary conditions subsequent (“CS”) items, and the final lease deed will be executed upon receipt of requisite building sanctions for the construction of the building.

Further details on this development shall be provided in our Q2 FY2026 quarterly presentation.

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

Thanking You,

For SAMHI Hotels Limited

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

Correspondence:

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