

**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.

27<sup>th</sup> 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**

**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 signing of an Agreement to Lease (“**ATL**”) on 27<sup>th</sup> August 2025 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 Hyderabad’s Financial District.

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

Thanking You,

**For SAMHI Hotels Limited**

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

## SAMHI signs Agreement to Lease for ~260-room Mid-Scale Hotel in Hyderabad's Financial District

**Gurugram, 27<sup>th</sup> August 2025: SAMHI Hotels Limited** (BSE: 543984) (NSE: SAMHI), a prominent branded hotel ownership and asset management platform in India, through its wholly owned subsidiary Barque Hotels Private Limited, today announced the signing of 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 Hyderabad's Financial District

Under the agreement, the building will be developed by Aurean Eskar and subsequently handed over to SAMHI for fitouts and branding. The estimated development cost for SAMHI's scope of work is ~₹1,250mn – ₹1,430mn.

Aurean Eskar has recently completed and fully leased *One Golden Mile*, a premium commercial tower spanning ~500,000 sq. ft featuring a curated mix of boutique offices and high-street retail, located in the Business District of Kokapet, Hyderabad.

The transaction has been structured as a long-term variable lease, aligning the interests of both parties by linking land value realization to the hotel's operating performance. This model enables SAMHI to participate in market upside while maintaining a capital-efficient approach to growth.

This hotel will mark SAMHI's third property in the Financial District, alongside the Sheraton with 326 rooms, including 42 under development, in the **Upscale+ segment**, and the Fairfield by Marriott with 232 rooms in the **Upper Mid-Scale segment**. With this addition, SAMHI will now serve three distinct price points in Hyderabad's Financial District, a micro-market witnessing robust office space development and strong economic activity, thereby strengthening our positioning and ability to capture the area's expanding demand base.

With this addition, SAMHI reinforces its strategy of building scale and density in core micro-markets by offering high-quality branded hotels across multiple segments, thereby optimizing portfolio returns and driving long-term value creation.

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.

Commenting on the development, **Mr. Ashish Jakhanwala, Chairman & Managing Director, SAMHI Hotels Ltd.** said,

*“With this agreement, we are deepening our presence in Hyderabad's Financial District by adding a new mid-scale offering alongside our existing upscale and upper mid-scale hotels. This not only enables us to serve a wider customer base but also reflects our disciplined, capital-efficient approach to growth, with the long-term variable lease structure dovetailing into this strategy by linking commitments to the hotel's performance and ensuring prudent capital deployment for value-accretive expansion.”*

On behalf of Aurean Eskar, **Managing Partners Pushkin Reddy and Rithwik Mali** said:

*“We are delighted to collaborate with SAMHI Hotels on this landmark hospitality project in the Financial District and strengthen our commercial portfolio to include hospitality. This partnership reaffirms Aurean Eskar’s focused strategy of identifying high-potential opportunities and working with trusted partners to drive growth in a dynamic market. This development also marks an important step in bringing greater balance to the commercial real estate landscape of West Hyderabad and is poised to create long-term value for all stakeholders.”*

**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 4,806 keys and has a diverse geographic presence in 13 cities across India, including National Capital Region (NCR), Bengaluru, Hyderabad, Chennai and Pune.

**About Aurean Eskar**

Aurean Eskar is a Real Estate and Property Development firm based out of Hyderabad founded by Pushkin Reddy, Rithwik Mali, and Shri Charan Reddy. Aurean Eskar's local expertise and stronghold in the burgeoning real estate market of West Hyderabad (Kokapet and Financial District) via their substantial land holdings combined with the global experience and perspective of its founders enable it to provide a unique value proposition to all stakeholders involved and gain a competitive advantage.

**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****Company:**

**SAMHI Hotels Limited**  
CIN: L55101DL2010PLC211816

**Mr. Gyana Das**

**Email:** [Compliance@samhi.co.in](mailto:Compliance@samhi.co.in)

[www.samhi.co.in](http://www.samhi.co.in)

**Investor Relations Advisors:**

**Strategic Growth Advisors Pvt. Ltd.**  
CIN: U74140MH2010PTC204285

**Ms. Ami Parekh / Mr. Rahul Agarwal**

[ami.parekh@sgapl.net](mailto:ami.parekh@sgapl.net) / [rahul.agarwal@sgapl.net](mailto:rahul.agarwal@sgapl.net)

+91 8082466052 / +91 9821438864

[www.sgapl.net](http://www.sgapl.net)