

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.

08th November 2024

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
Scrip Code: SAMHI

Sub: Press Release – Expansion of SAMHI’s presence with Signing of Long-Term Variable Lease in Hitec City, Hyderabad

Dear Sir / Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**‘SEBI LODR Regulations’**), attached is a copy of the Press Release in relation to addition of a new hotel to its portfolio with signing a long-term variable lease for an Upper Upscale hotel of 170 - 175 rooms in Hitec City, Hyderabad by Duet India Hotels (Hyderabad) Private Limited (“Company”), a wholly owned subsidiary of the Company.

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

Thanking You.

Yours faithfully,

For **SAMHI Hotels Limited**

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

[SAMHI Hotels Expands its Presence with Signing of Long-term Variable Lease in Hitec City, Hyderabad](#)

Gurugram, 8th November 2024: SAMHI Hotels Limited (BSE: 543984) (NSE: SAMHI) a prominent branded hotel ownership and asset management platform in India, is pleased to announce the addition of a new hotel to its portfolio by signing a long-term variable lease for an Upper Upscale hotel of 170 – 175 rooms in Hyderabad.

The hotel will be completed through conversion of an office building located on the main arterial road of Hitec City, the largest office micro-market in Hyderabad and surrounded by a high density of Grade A office stock. The structure is already completed with ~270,000 sq.ft. of built-up area and SAMHI will now undertake the fit-out work of the building.

Through this lease agreement, SAMHI strengthens its market share in Hyderabad, which has one of the India's largest & fastest growing office markets. The Company already owns and operates 4 hotels with 878¹ rooms in Hyderabad across segments. This transaction will further add 170 – 175 rooms in the Upper Upscale segment which will be managed by a large international operator.

Basis FY24 financials, revenue from leased assets contributed 13% to SAMHI's total revenue. This transaction will help us in achieving the target of 20%+ revenue contribution from leased assets which are significantly more capital efficient. The hotel once completed will also increase our share of our Upper Upscale & Upscale assets in a key market after our last acquisition in Bengaluru.

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

"I am delighted to announce the signing of long-term variable lease in Hitec City, Hyderabad. This transaction aligns with our stated strategy of increasing the share of long-term leases for better capital efficiency and higher risk adjusted returns. We are also proud to have executed one of the first office building conversions to a hotel, which opens up a new avenue for our growth. With a quick conversion of this building to an Upper Upscale hotel, we have secured strong growth for our portfolio."

1: Includes 54 new rooms in Sheraton, Hyderabad (Gachibowli)

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 arrangement with three of the established and well recognized global hotel operators, namely, Marriott, IHG and Hyatt. SAMHI has a portfolio of 32 operating hotels comprising 4,943 keys and has a diverse geographic presence in 13 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**Company:**

SAMHI Hotels Limited
CIN: L55101DL2010PLC211816

Mr. Gyana Das

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Investor Relations Advisors:

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