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The National Stock Exchange of India Limited Exchange Plaza, 5 th Floor Plot No. C/1, G Block Bandra Kurla Complex Bandra(E) Mumbai – 400051 Code: EIHOTEL	The BSE Limited Corporate Relationship Dept. 1 st Floor, New Trading Ring, Rotunda Building Phiroze Jeejeebhoy Towers Dalal Street, Fort Mumbai – 400001 Code: 500840
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Sub: Press Release- The Oberoi Group announces The Oberoi, Makaibari Tea Estate, Darjeeling

Dear Sir/Madam,

We enclose herewith a press release being issued by the Company on the above-mentioned subject.

This is for your information and records.

Thanking you,

Yours faithfully,
For **ElH Limited**

Lalit Kumar Sharma
Company Secretary

CIN: L55101WB1949PLC017981

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PRESS RELEASE

EIH Limited Announces The Oberoi, Makaibari Tea Estate, Darjeeling

A luxury resort in the historic Makaibari Tea Estate, defined by natural beauty and timeless heritage.

New Delhi, India, 15 December 2025 — EIH Limited, the flagship company of [The Oberoi Group](#), today announced the signing of a management agreement for an Oberoi luxury resort at the iconic Makaibari Tea Estate in Darjeeling. The project represents a significant milestone in the Group's long-term strategy to curate exceptional hospitality experiences in the most extraordinary natural settings.

One of the world's oldest and most storied tea estates, established in 1859, Makaibari is celebrated for its dramatic Himalayan vistas, lush primary forests and rare biodiversity. The 1,236 acres (500-hectare) estate includes one of the world's oldest functioning tea factories - constructed entirely of wood, bamboo and cast iron, offering a rare view into living industrial heritage. Recognised globally as the world's first fully certified organic tea estate (1988), Makaibari has pioneered biodynamic and permaculture farming long before such practices became mainstream.

The estate's longstanding commitment to sustainability extends beyond agriculture. Makaibari has established a model for community development, including fair labour practices, livelihood enhancement and long-term support for worker families - an ethos that aligns strongly with The Oberoi Group's philosophy of care and responsibility towards local communities.

Set within this remarkable environment, the resort will feature 25 keys and is scheduled to open in 2030. Designed by Nava Design Studios Co. Ltd., Bangkok, and developed in partnership with Luxmi Tea Co Private Limited, The Oberoi, Makaibari Tea Estate, Darjeeling will offer convenient access—just 35 kilometres from Bagdogra International Airport—while preserving an atmosphere of seclusion amid the natural beauty of the eastern Himalayas. The resort has also been master-planned with the potential for additional keys in the future, allowing for thoughtful expansion in harmony with the landscape. Rooted in heritage, tea culture and the region's breathtaking terrain, the experience will be crafted to reflect the timeless character and extraordinary setting of Makaibari.

Mr. Rudra Chatterjee, Managing Director, Luxmi Tea Co Private Limited, said, "Makaibari is a living legacy shaped by nature, craftsmanship and community over 150 years. With its pristine forests, panoramic Himalayan views and rare biodiversity, it offers a setting that is truly exceptional. We are delighted to partner with EIH Limited

and The Oberoi Group to create a resort that reflects this heritage and brings a new dimension of experiential luxury to Darjeeling. The Oberoi Group's enduring legacy of excellence makes them the ideal partner for this venture. The hotel will also play an important role in training and skilling local people, enabling long-term employment opportunities within The Oberoi Group. Every aspect of the development will prioritise sustainable practices, ensuring that the estate's existing flora and fauna remain fully protected."

Mr. Arjun Oberoi, Executive Chairman, The Oberoi Group, further added, "The Oberoi, Makaibari Tea Estate, Darjeeling is an inspiring addition to our development portfolio. Makaibari's natural beauty, artisanal traditions and historical significance make it an extraordinary setting for an Oberoi resort. This partnership reflects our commitment to creating transformational experiences in destinations where nature, culture and heritage come together in meaningful ways. We also see exceptional potential in the broader eastern Himalayan region, including parts of the Northeast, which is blessed with unspoilt natural beauty and remains largely unexplored. As New India seeks to explore the country's most exceptional landscapes, we believe authentic luxury hospitality can play a meaningful role. Management contracts such as this remain central to our long-term growth strategy, enabling us to expand thoughtfully in regions that hold extraordinary promise for immersive luxury experiences."

Mr. Vikram Oberoi, Chief Executive Officer, The Oberoi Group, said, "Makaibari is an extraordinary location, distinguished by its natural beauty, rich biodiversity and remarkable heritage. As we develop this resort, our priority is to honour this exceptional setting and contribute meaningfully to the communities that have long been its custodians. We are committed to creating sustainable employment, advancing skill development and strengthening long-term community initiatives. Our endeavour is to shape an experience that reflects the timeless character of Makaibari complimented by warmth, sincerity and attention to detail that define The Oberoi Group."

This announcement comes as EIH Limited continues to advance a robust expansion plan, with a development pipeline of 29 upcoming hotels and luxury cruisers scheduled to open by 2030. These projects across India and select international destinations will add approximately 2,251 keys to the portfolio. A significant proportion of these developments will be operated under management contracts, underscoring the strategic importance of this model in the company's long-term growth roadmap.

With The Oberoi, Makaibari Tea Estate, Darjeeling, EIH Limited further strengthens its vision of shaping iconic destinations anchored in heritage, nature and an unwavering commitment to excellence.

Further Notes to the Editor

About Oberoi Hotels & Resorts:

[Oberoi Hotels & Resorts](#) is founded on the belief that the guest is everything. This philosophy is evident in every one of our people and manifested most visibly in the sincere personal care and attention that is afforded every guest. While it is true that Oberoi's exceptional properties, accommodations and facilities contribute greatly to the esteem in which we are held, we measure our success by the value of the human interaction practiced by our people and deeply felt by our guests.

For further details, please visit: www.oberoihotels.com

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