

05<sup>th</sup> August 2025

<b>The National Stock Exchange of India Limited</b> Exchange Plaza, 5 <sup>th</sup> Floor Plot No. C/1, G Block Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 <b>Code: EIHOTEL</b>	<b>BSE Limited</b> Corporate Relationship Dept., 1 <sup>st</sup> Floor, New Trading Ring, Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400001 <b>Code: 500840</b>
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**Sub: Unaudited Standalone and Consolidated Financial Results for the quarter ended 30<sup>th</sup> June 2025**

Dear Sir / Madam,

The Board of Directors at their meeting held today i.e., 05<sup>th</sup> August 2025 has approved Unaudited Financial Results (Standalone and Consolidated) of the Company for the Quarter ended 30<sup>th</sup> June 2025.

We are enclosing herewith the following:

1. Limited Review Report for the Unaudited Standalone and Consolidated Financial Results:
2. Standalone and Consolidated Financial Results of the Company in the prescribed format under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

The Board meeting started at 04:00 P.M. and concluded at about 5:35 P.M.

The above may please be taken on record.

Thank you,

Yours faithfully,

**For EIH Limited**

**Lalit Kumar Sharma**  
Company Secretary

**CIN: L55101WB1949PLC017981**

Corporate Office: 7, Sham Nath Marg, Delhi – 110 054, India/ Telephone: +91 - 11- 2389 0505 /  
Website: [www.eihltd.com](http://www.eihltd.com), Email: [isdho@oberoigroup.com](mailto:isdho@oberoigroup.com)

Registered Office: N-806-A, 8th Floor, Diamond Heritage Building, 16, Strand Road, Fairley Place, Kolkata - 700001

## INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

### To The Board of Directors of EIH Limited

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **EIH Limited** ("the Company"), for the quarter ended June 30, 2025 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



**Deloitte  
Haskins & Sells LLP**

5. We draw attention to Note 4 to the Statement, which, *inter alia* describes the effects of the Order of the Hon'ble High Court of Himachal Pradesh dated June 2, 2025, and the manner in which the carrying amounts of related assets and liabilities have been adjusted/determined, pending the future outcome of pending litigation and reconciliation of accounts of MRL as per the directions of the Hon'ble High Court of Himachal Pradesh. Our conclusion on the Statement is not modified in respect of this matter.



For **Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

A handwritten signature in blue ink, appearing to read "Alka Chadha", with a long horizontal stroke at the end.

**Alka Chadha**

Partner

(Membership No. 93474)

(UDIN: 25093474BMOMBX1820)

Place: New Delhi

Date: August 5, 2025



# ***EIH Limited***

**A MEMBER OF THE OBEROI GROUP**

Registered Office : N-806-A, 8th Floor, Diamond Heritage Building, 16, Strand Road Fairley Place, Kolkata – 700 001, India

Phone : 91-33-22486751 Fax : 91-33-22486785

Website: www.eihltd.com Email ID : isdho@oberoigroup.com



CIN : L55101WB1949PLC017981

## Statement of Standalone Financial Results for the Quarter Ended 30th June 2025

(Rs. in Crores)

Particulars	3 months ended 30.06.2025 Unaudited	3 months ended 31.03.2025 (Refer note 7)	3 months ended 30.06.2024 Unaudited	Year ended 31.03.2025 Audited
<b>Income</b>				
a) Revenue from operations	518.77	727.82	455.94	2,399.87
b) Other income	52.35	29.62	41.88	135.42
<b>Total income</b>	<b>571.12</b>	<b>757.44</b>	<b>497.82</b>	<b>2,535.29</b>
<b>Expenses</b>				
a) Consumption of provisions, wines and others	55.08	62.67	49.15	226.88
b) Employee benefits expense	127.58	129.60	116.60	491.99
c) Finance costs	3.71	3.78	3.70	15.57
d) Depreciation and amortisation expense	30.32	30.01	30.57	123.82
c) Other expenses	194.99	229.63	181.26	811.44
<b>Total expenses</b>	<b>411.68</b>	<b>455.69</b>	<b>381.28</b>	<b>1,669.70</b>
<b>Profit before exceptional items and tax</b>	<b>159.44</b>	<b>301.75</b>	<b>116.54</b>	<b>865.59</b>
Exceptional items (Note 5)	(110.32)	103.14	(2.15)	96.90
<b>Profit before tax</b>	<b>49.12</b>	<b>404.89</b>	<b>114.39</b>	<b>962.49</b>
<b>Tax expense</b>				
a) Current tax	11.22	69.03	28.43	188.14
b) Deferred tax	1.54	4.09	0.61	23.07
<b>Profit for the period / year</b>	<b>36.36</b>	<b>331.77</b>	<b>85.35</b>	<b>751.28</b>
<b>Other comprehensive income / (loss)</b>				
<b>Items that will not be reclassified to profit or loss</b>				
- Re-measurements of the defined benefit plans	0.13	4.60	(0.56)	0.51
- Tax relating to these items	0.01	(0.87)	0.17	(0.13)
<b>Total other comprehensive income / (loss) for the period / year, net of tax</b>	<b>0.14</b>	<b>3.73</b>	<b>(0.39)</b>	<b>0.38</b>
<b>Total comprehensive income for the period / year</b>	<b>36.50</b>	<b>335.50</b>	<b>84.96</b>	<b>751.66</b>
<b>Paid-up equity share capital (Face Value - Rs. 2 each)</b>	<b>125.07</b>	<b>125.07</b>	<b>125.07</b>	<b>125.07</b>
<b>Other equity</b>				<b>4,120.12</b>
<b>Earnings per equity share (in Rupees) (Face Value Rs. 2 each) (Note 6)</b>				
(a) Basic	0.58	5.30	1.36	12.01
(b) Diluted	0.58	5.30	1.36	12.01

For Identification Only

Deloitte Haskins & Sells LLP



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## Notes to the Statement of Standalone Financial Results:

1. The Board of Directors of the Company, in its meeting dated 20<sup>th</sup> May 2025, had proposed final dividend of Rs. 1.50 per share for FY 2024-25 which is subject to approval of members at the ensuing Annual General Meeting. The dividend proposed is in accordance with Section 123 of the Companies Act 2013, as applicable.
2. These Standalone Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ("Ind AS") 34, 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
3. The Company has no reportable segments other than hotels as per the Indian Accounting Standards.
4. Mashobra Resort Limited ('MRL'), a subsidiary of the Company till 31st March 2025, had acquired ownership of the Wildflower Hall property in 1997, pursuant to a joint venture agreement between EIH Limited ('Company') and the Government of Himachal Pradesh ('State') in 1995. A long-standing dispute between the JV partners culminated in an order dated 20th February 2024 by the Hon'ble Supreme Court of India, directing to vacate and handover the hotel to the State by 31st March 2025.

In compliance with the above order, the vacant and peaceful possession of the hotel was handed over to the State on 31st March 2025. The shares of MRL held by the Company were agreed to be transferred to the Government of Himachal Pradesh at a valuation to be fixed by the Hon'ble High Court.

Pursuant to the loss of control of the Company over MRL on 31st March 2025, the Company had re-assessed the aforesaid investment at estimated fair value and had continued to classify the said investment as an 'assets classified as held for sale'. Pending determination of the valuation of MRL shares by the Hon'ble High Court, in view of the uncertainty, and having regard to the contingencies, the Company had considered it prudent to restrict the aforesaid estimate to Rs. 141.21 crores considering its share of the un-audited carrying amount of net assets in MRL as at 31st March 2025. The resultant difference of Rs. 115.21 crores was credited to the Statement of Profit and Loss for the year ended 31st March 2025 under Exceptional items.

During the current quarter, the Hon'ble High Court of Himachal Pradesh has issued an Order dated 2nd June 2025, adjudicating the claims/ counter-claims of the parties. Accordingly, the Company has:

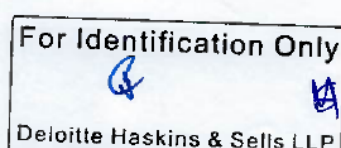
- adjusted the value of its investments in MRL to Rs. 13.00 crores and continued to classify the same as 'assets classified as held for sale'.
- the advances recoverable from MRL, amounting to Rs.136.19 crores as at 31st March 2025, have been written down to Rs. 68.09 crores, representing 50% of the total outstanding amount.
- reversed obligation towards user fees (including interest) to the extent of Rs. 85.99 crores as no longer payable.

The net impact of above aggregating to Rs. 110.32 crores has been charged to the Profit and Loss and included under Exceptional items during the quarter ended 30th June 2025.

The Company is also evaluating the legal options, including potential remedies before appropriate court.

Adjustments, if any, are contingent upon future outcome of pending litigation and reconciliation of accounts of MRL by the Chartered Accountant appointed by Hon'ble High Court of Himachal Pradesh in its order dated 2<sup>nd</sup> June 2025.

5. Exceptional items consist of the following:
  - a) loss amounting to Rs. 9.95 crores on de-recognition of property, plant and equipment at The Oberoi Grand, Kolkata pursuant to closure of hotel for major renovation during the quarter and year ended 31st March 2025.




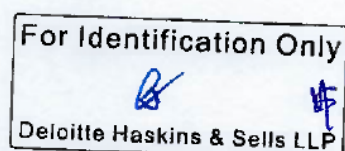


- b) obligation recognised towards user fees for use of property (Wildflower Hall) amounting to Rs. 2.15 crores and Rs. 2.11 crores, including interest, during the quarter ended 30th June 2024 and 31<sup>st</sup> March 2025, respectively, and Rs. 8.35 crores for the year ended 31<sup>st</sup> March 2025, pursuant to an application filed by EIH Limited with the Hon'ble High Court. (refer note 4)
- c) fair value change (gain) of Rs. 115.21 crores on re-measurement of investment in equity shares of MRL recorded in the Standalone Financial Results for the quarter and year ended 31st March 2025 pursuant to loss of control of the Company over MRL. (refer note 4)
- d) pursuant to the order of Hon'ble High Court dated 2<sup>nd</sup> June 2025, following adjustments have been considered during the quarter ended 30<sup>th</sup> June 2025 (refer note 4):
- fair value change (loss) on re-measurement of investment in MRL amounting to Rs. 128.21 crores.
  - provision against advances recoverable from MRL amounting to Rs. 68.10 crores.
  - obligation recognised towards user fee for use of property (Wildflower Hall) has been reversed to the extent of Rs. 85.99 crores.
6. Earnings per share are not annualised except for the year ended 31<sup>st</sup> March 2025.
7. Figures for the 3 months ended 31st March 2025 are the balancing figures between audited figures for the year ended 31st March 2025 and the unaudited published figures for the 9 months ended 31st December 2024 which were subjected to limited review.
8. The Standalone Financial Results for the first quarter are not indicative of a full year's performance due to the seasonal nature of the Indian Hotel Industry.
9. Figures have been regrouped or rearranged, wherever necessary.
10. The above Standalone Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at its Meeting held on 5th August 2025. The Statutory Auditors have carried out a limited review of the aforesaid results.

New Delhi  
5th August 2025



  
VIKRAMJIT SINGH OBEROI  
Managing Director and Chief Executive Officer  
(DIN: 00052014)



## INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

### To The Board of Directors of EIH Limited

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **EIH Limited** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter ended June 30, 2025 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

#### Parent:

EIH Limited

#### Subsidiaries:

1. Mumtaz Hotels Limited
2. Oberoi Kerala Hotels and Resorts Limited
3. EIH International Ltd
4. EIH Holdings Ltd
5. PT Widja Putra Karya





## **Deloitte Haskins & Sells LLP**

6. PT Waka Oberoi Indonesia
7. PT Astina Graha Ubud
8. EIH London Investments Limited

### **Associates**

1. EIH Associated Hotels Limited
2. La Roseaie De L'altas
3. Usmart Education Limited

### **Joint Ventures**

1. Avis India Mobility Solutions Private Limited (formerly Known as Mercury Car Rentals Private Limited)
  2. Oberoi Mauritius Ltd (Including its subsidiary, Island Resort Limited)
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 4 to the Statement, which, *inter alia* describes the effects of the Order of the Hon'ble High Court of Himachal Pradesh dated June 2, 2025, and the manner in which the carrying amounts of related assets and liabilities have been adjusted/determined, pending the future outcome of Pending Litigation and reconciliation of accounts of MRL as per the directions of the Hon'ble High Court of Himachal Pradesh. Our conclusion on the Statement is not modified in respect of this matter.
7. We did not review the interim financial information of six subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflect total revenues of Rs. 34.75 crores for the quarter ended June 30, 2025, total net profit after tax of Rs. 3.91 crores for the quarter ended June 30, 2025, and total comprehensive income of Rs. 5.77 crores for the quarter ended June 30, 2025, as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of profit after tax of Rs. 0.07 crores for the quarter ended June 30, 2025 and total comprehensive income of Rs. 0.07 crores for the quarter ended June 30, 2025, as considered in the Statement, in respect of one joint venture and one associate, whose interim financial information has not been reviewed by us. This interim financial information has been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint venture and associate, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Certain of these subsidiaries/associate/joint venture are located outside India whose financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been reviewed by other auditors under generally accepted auditing standards applicable in their respective countries.



The Company's management has converted the financial information of such subsidiaries/associate/ joint venture located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have reviewed these conversion adjustments made by the Company's management. Our conclusion in so far as it relates to such subsidiaries/associate/ joint venture located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Company and reviewed by us.

Our conclusion on the Statement is not modified in respect of these matters.

8. The consolidated unaudited financial results includes the interim financial information of one subsidiary which has not been reviewed by their auditor, whose interim financial information reflect total revenues of Rs. 0.02 crores for the quarter ended June 30, 2025, total net profit after tax of Rs. 0.00 crores for the quarter ended June 30, 2025, and total comprehensive income of Rs. 0.00 crores for the quarter ended June 30, 2025, as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of loss after tax of Rs. 0.00 crores for the quarter ended June 30, 2025 respectively, and total comprehensive loss of Rs. 0.00 crores for the quarter ended June 30, 2025, in respect of one associate, as considered in the Statement, based on their interim financial information which have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.

Our conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.



For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**  
Partner  
(Membership No. 93474)  
(UDIN: 25093474BMOMBY8047)

Place: New Delhi  
Date: August 5, 2025

# EIH Limited

A MEMBER OF THE OBEROI GROUP

Registered Office : N-806-A, 8th Floor, Diamond Heritage Building, 16, Strand Road, Fairley Place, Kolkata - 700 001

Phone : 91-33-22486751 Fax : 91-33-22486785

Website: www.eihltd.com Email ID : isdho@oberoigroup.com

CIN : L55101WB1949PLC017981

## Statement of Consolidated Financial Results for the Quarter Ended 30th June 2025

(Rs. in Crores)

Particulars	3 months ended 30.06.2025 Unaudited	3 months ended 31.03.2025 (Refer note 7)	3 months ended 30.06.2024 Unaudited	Year ended 31.03.2025 Audited
<b>Income</b>				
a) Revenue from operations	573.58	827.45	526.54	2,743.15
b) Other income	35.48	38.39	33.37	136.36
<b>Total income</b>	<b>609.06</b>	<b>865.84</b>	<b>559.91</b>	<b>2,879.51</b>
<b>Expenses</b>				
a) Consumption of provisions, wines and others	58.53	67.74	53.73	246.61
b) Employee benefits expense	138.87	142.74	128.81	544.53
c) Finance costs	5.82	5.85	4.62	21.35
d) Depreciation and amortisation expense	33.36	32.98	33.38	134.47
e) Other expenses	216.37	266.17	209.14	934.98
<b>Total expenses</b>	<b>452.95</b>	<b>515.48</b>	<b>429.68</b>	<b>1,881.94</b>
<b>Profit before exceptional items, share of net profit / (loss) of associates and joint ventures accounted for using equity method and tax</b>	<b>156.11</b>	<b>350.36</b>	<b>130.23</b>	<b>997.57</b>
Share of net profit of associates and joint ventures accounted for using equity method	8.56	26.75	5.43	58.77
<b>Profit before exceptional items and tax</b>	<b>164.67</b>	<b>377.11</b>	<b>135.66</b>	<b>1,056.34</b>
<b>Exceptional items (Note 5)</b>	<b>(110.49)</b>	<b>(22.12)</b>	<b>(2.15)</b>	<b>(28.36)</b>
<b>Profit before tax</b>	<b>54.18</b>	<b>354.99</b>	<b>133.51</b>	<b>1,027.98</b>
<b>Tax expense</b>				
a) Current tax	12.95	84.14	34.08	223.15
b) Deferred tax	4.35	9.23	2.68	34.93
<b>Profit for the period / year</b>	<b>36.88</b>	<b>261.62</b>	<b>96.75</b>	<b>769.90</b>
<b>Other comprehensive income / (loss)</b>				
<b>A Items that will not be reclassified to profit or loss</b>				
- Share of other comprehensive income / (loss) of associates and joint ventures accounted for using the equity method	(0.03)	(0.39)	0.04	(0.45)
- Re-measurements of the defined benefit plans	0.17	4.42	(0.59)	0.66
- Tax relating to these items	0.01	(0.84)	0.17	(0.09)
<b>B Items that may be reclassified to profit or loss</b>				
- Exchange differences on translation of foreign operations	15.32	3.65	(2.33)	8.70
<b>Total other comprehensive income / (loss) for the period / year, net of tax</b>	<b>15.47</b>	<b>6.84</b>	<b>(2.71)</b>	<b>8.82</b>
<b>Total comprehensive income for the period / year</b>	<b>52.35</b>	<b>268.46</b>	<b>94.04</b>	<b>778.72</b>
<b>Profit attributable to:</b>				
a) Owners of EIH Limited	33.86	252.94	92.19	739.45
b) Non-controlling interests	3.02	8.68	4.56	30.45
<b>Other comprehensive income / (loss) attributable to:</b>				
a) Owners of EIH Limited	15.02	7.45	(2.07)	8.88
b) Non-controlling interests	0.45	(0.61)	(0.64)	(0.06)
<b>Total comprehensive income attributable to:</b>				
a) Owners of EIH Limited	48.88	260.39	90.12	748.33
b) Non-controlling interests	3.47	8.07	3.92	30.39
<b>Paid-up equity share capital (Face Value - Rs. 2 each)</b>	<b>125.07</b>	<b>125.07</b>	<b>125.07</b>	<b>125.07</b>
<b>Other equity</b>				<b>4,487.77</b>
<b>Earnings per equity share attributable to owners of the Company (In Rupees) Face Value Rs. 2 (Note 6)</b>				
(1) Basic	0.54	4.04	1.47	11.82
(2) Diluted	0.54	4.04	1.47	11.82

For Identification Only

Deloitte Haskins & Sells LLP





## Notes to the Statement of Consolidated Financial Results:

1. The Board of Directors of the Company, in its meeting dated 20<sup>th</sup> May 2025, had proposed final dividend of Rs. 1.50 per share for FY 2024-25 which is subject to approval of members at the ensuing Annual General Meeting. The dividend proposed is in accordance with Section 123 of the Companies Act 2013, as applicable.
2. These Consolidated Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ("Ind AS") 34, 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
3. The Company and its subsidiaries have no reportable segments other than hotels as per the Indian Accounting Standards.
4. Mashobra Resort Limited ('MRL'), a subsidiary of the Company till 31<sup>st</sup> March 2025, had acquired ownership of the Wildflower Hall property in 1997, pursuant to a joint venture agreement between EIH Limited ('Company') and the Government of Himachal Pradesh ('State') in 1995. A long-standing dispute between the JV partners culminated in an order dated 20<sup>th</sup> February 2024 by the Hon'ble Supreme Court of India, directing to vacate and handover the hotel to the State by 31<sup>st</sup> March 2025.

Following the Supreme Court's ruling on 20th February 2024, which allowed the Company to maintain possession and management of the property until 31st March 2025, EIH continued to exercise control over MRL up to the date of handover, in accordance with Ind AS 110, Consolidated Financial Statements.

In compliance with the above order, the vacant and peaceful possession of the hotel was handed over to the State on 31st March 2025. The shares of MRL held by the Company were agreed to be transferred to the Government of Himachal Pradesh at a valuation to be fixed by the Hon'ble High Court.

Pursuant to the loss of control of the Company over MRL on 31st March 2025, the Company de-recognised the assets and liabilities of MRL from the consolidated financial statements and had measured the investments in MRL at estimated fair value and had classified the said investment as an 'assets classified as held for sale'. Pending determination of the valuation of MRL shares by the Hon'ble High Court, in view of the uncertainty, and having regard to the contingencies, the Company considered it prudent to restrict the aforesaid estimate to Rs. 141.21 crores considering its share of the un-audited carrying amount of net assets in MRL as at 31st March 2025.



During the current quarter, the Hon'ble High Court of Himachal Pradesh has issued an Order dated 2nd June 2025, adjudicating the claims/ counter-claims of the parties. Accordingly, the Company has:

- adjusted the value of its investments in MRL to Rs. 13.00 crores and continued to classify the same as 'assets classified as held for sale'.
- the advances recoverable from MRL, amounting to Rs.136.19 crores as at 31<sup>st</sup> March 2025, have been written down to Rs. 68.09 crores, representing 50% of the total outstanding amount.
- reversed obligation towards user fees (including interest) to the extent of Rs. 85.99 crores as no longer payable.

The net impact of above aggregating to Rs. 110.32 crores has been charged to the Profit and Loss and included under Exceptional items during the quarter ended 30th June 2025.

The Company is also evaluating the legal options, including potential remedies before appropriate court.

Adjustments, if any, are contingent upon future outcome of pending litigation and reconciliation of accounts of MRL by the Chartered Accountant appointed by Hon'ble High Court of Himachal Pradesh in its order dated 2<sup>nd</sup> June 2025.

For Identification Only  
  
Deloitte Haskins & Sells LLP  







5. Exceptional items consist of the following:

- a) loss amounting to Rs. 9.95 crores on de-recognition of property, plant and equipment at The Oberoi Grand, Kolkata pursuant to closure of hotel for major renovation during the quarter and year ended 31st March 2025.
  - b) impairment loss amounting to Rs. 10.05 crores recognised during the quarter and year ended 31st March 2025, in respect of capital work-in-progress related to hotel project in Tirupati, Andhra Pradesh. This loss has been recognised following a communication from the Andhra Pradesh Tourism Development Corporation Ltd. on 10th May 2025, indicating the likely substitution of the original allotted land with an alternate parcel of land under same terms and conditions of the original lease. A further charge of Rs. 0.17 crores has been recognised in this respect during the quarter ended 30<sup>th</sup> June 2025.
  - c) obligation recognised towards user fees for use of property (Wildflower Hall) amounting to Rs. 2.15 crores and Rs. 2.11 crores, including interest, during the quarter ended 30<sup>th</sup> June 2024 and 31<sup>st</sup> March 2025, respectively, and Rs. 8.35 crores for the year ended 31<sup>st</sup> March 2025, pursuant to an application filed by EIH Limited with the Hon'ble High Court. (refer note 4)
  - d) pursuant to the order of Hon'ble High Court dated 2nd June 2025, following adjustments have been considered during the quarter ended 30<sup>th</sup> June 2025 (refer note 4):
    - fair value change (loss) on re-assessment of investment in MRL amounting to Rs. 128.21 crores.
    - provision against advances recoverable from MRL amounting to Rs. 68.10 crores
    - obligation recognised towards user fee for use of property (Wildflower Hall) has been reversed to the extent of Rs. 85.99 crores.
6. Earnings per share are not annualised except for the year ended 31<sup>st</sup> March 2025.
7. Figures for the 3 months ended 31st March 2025 are the balancing figures between audited figures for the year ended 31st March 2025 and the unaudited published figures for the 9 months ended 31st December 2024 which were subjected to limited review.
8. The Consolidated Financial Results for the first quarter are not indicative of a full year's performance due to the seasonal nature of the Indian Hotel Industry.
9. Figures have been regrouped or rearranged, wherever necessary.
10. The above Consolidated Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at its Meeting held on 5th August 2025. The Statutory Auditors have carried out a limited review of the aforesaid results.

New Delhi  
5<sup>th</sup> August 2025



  
VIKRAMJIT SINGH OBEROI  
Managing Director and Chief Executive Officer  
(DIN: 00052014)

