

11th November 2025

The National Stock Exchange of India Limited Exchange Plaza, 5 th Floor Plot No. C/1, G Block Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Code: EIHOTEL	BSE Limited Corporate Relationship Dept., 1 st Floor, New Trading Ring, Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400001 Code: 500840
---	--

Sub: Unaudited Standalone and Consolidated Financial Results for the quarter and six months ended 30th September 2025

Dear Sir / Madam,

The Board of Directors at their meeting held today i.e., 11th November 2025 has approved Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and six months ended 30th September 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 6:00 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, Email: 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 and half year ended September 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 Orders of the Hon'ble High Court of Himachal Pradesh dated June 2, 2025 and October 14, 2025, and the manner in which the carrying amounts of related assets and liabilities have been adjusted/determined. 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)

Alka Chadha

Alka Chadha

Partner

(Membership No. 93474)

(UDIN: 25093474BMOMDH5125)

Place: Mumbai

Date: November 11, 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 and Half Year ended 30th September 2025

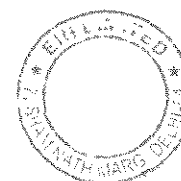
(Rs. in Crores)

Particulars	3 months ended 30.09.2025 Unaudited	3 months ended 30.06.2025 Unaudited	3 months ended 30.09.2024 Unaudited	6 months ended 30.09.2025 Unaudited	6 months ended 30.09.2024 Unaudited	Year ended 31.03.2025 Audited
Income						
a) Revenue from operations	530.37	518.77	520.72	1,049.14	976.66	2,399.87
b) Other income	41.18	52.35	36.96	93.53	78.84	135.42
Total income	571.55	571.12	557.68	1,142.67	1,055.50	2,535.29
Expenses						
a) Consumption of provisions, wines and others	58.47	55.08	52.36	113.55	101.51	226.88
b) Employee benefits expense	135.10	127.58	119.66	262.68	236.26	491.99
c) Finance costs	3.70	3.71	4.12	7.41	7.82	15.57
d) Depreciation and amortisation expense	31.47	30.32	31.85	61.79	62.42	123.82
c) Other expenses	201.69	194.99	196.52	396.68	377.78	811.44
Total expenses	430.43	411.68	404.51	842.11	785.79	1,669.70
Profit before exceptional items and tax	141.12	159.44	153.17	300.56	269.71	865.59
Exceptional items (Note 5)	8.41	(110.32)	(2.01)	(101.91)	(4.16)	96.90
Profit before tax	149.53	49.12	151.16	198.65	265.55	962.49
Tax expense						
a) Current tax	40.07	11.22	33.37	51.29	61.80	188.14
b) Deferred tax	5.99	1.54	3.36	7.53	3.97	23.07
Profit for the period / year	103.47	36.36	114.43	139.83	199.78	751.28
Other comprehensive income / (loss)						
Items that will not be reclassified to profit or loss						
- Re-measurements of the defined benefit plans	(2.52)	0.13	(2.17)	(2.39)	(2.73)	0.51
- Tax relating to these items	0.97	0.01	0.36	0.98	0.53	(0.13)
Total other comprehensive income / (loss) for the period / year, net of tax	(1.55)	0.14	(1.81)	(1.41)	(2.20)	0.38
Total comprehensive income for the period / year	101.92	36.50	112.62	138.42	197.58	751.66
Paid-up equity share capital (Face Value - Rs. 2 each)	125.07	125.07	125.07	125.07	125.07	125.07
Other equity						4,120.12
Earnings per equity share (in Rupees) (Face Value Rs. 2 each) (Note 6)						
(a) Basic	1.66	0.58	1.83	2.24	3.19	12.01
(b) Diluted	1.66	0.58	1.83	2.24	3.19	12.01

For Identification Only



Deloitte Haskins & Sells LLP



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

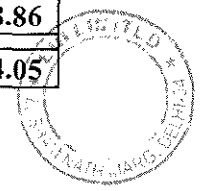
Standalone Balance Sheet as at 30th September 2025

(Rs. in Crores)

	As at	
	30.09.2025 Unaudited	31.03.2025 Audited
ASSETS		
1. Non-current assets		
(a) Property, plant and equipment	1,788.81	1,787.79
(b) Right-of-use assets	348.76	356.65
(c) Capital work-in-progress	364.87	285.03
(d) Intangible assets	4.09	1.53
(e) Intangible assets under development	-	0.54
(f) Investment property	94.12	95.43
(g) Financial assets		
(i) Investments	960.84	924.91
(ii) Other non-current financial assets	123.32	189.45
(h) Tax assets (net)	87.66	36.91
(i) Other non-current assets	51.42	91.14
Total non-current assets	3,823.89	3,769.38
2. Current assets		
(a) Inventories	58.43	54.39
(b) Financial assets		
(i) Investments	4.31	4.44
(ii) Trade receivables	202.61	224.56
(iii) Cash and cash equivalents	46.26	266.71
(iv) Bank balance other than (iii) above	757.99	530.12
(v) Other current financial assets	52.87	22.88
(c) Other current assets	125.26	60.36
	1,247.73	1,163.46
(d) Assets classified as held for sale (Note 4)	13.00	141.21
Total current assets	1,260.73	1,304.67
Total assets	5,084.62	5,074.05
EQUITY AND LIABILITIES		
1. Equity		
(a) Equity share capital	125.07	125.07
(b) Other equity	4,164.74	4,120.12
Total equity	4,289.81	4,245.19
Liabilities		
2. Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	-
(ii) Lease liabilities	144.07	148.09
(iii) Other non-current financial liabilities	20.36	21.89
(b) Provisions - non-current	26.28	25.32
(c) Other non-current liabilities	1.26	1.26
(d) Deferred tax liabilities - (net)	141.01	133.43
Total non-current liabilities	332.98	329.99
3. Current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	-
(ii) Lease liabilities	8.99	7.95
(iii) Trade payables		
Total outstanding dues of micro enterprises and small enterprises	19.74	19.65
Total outstanding dues of creditors other than micro enterprises and small enterprises	189.45	227.17
(iv) Other current financial liabilities	19.12	17.63
(b) Provisions - current	17.12	101.84
(c) Other current liabilities	207.41	124.63
Total current liabilities	461.83	498.87
Total liabilities	794.81	828.86
Total equity and liabilities	5,084.62	5,074.05

For Identification Only

Deloitte Haskins & Sells LLP



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

Standalone Statement of Cash Flows for the Half Year ended 30th September 2025

(Rs. in Crores)

	6 months ended 30.09.2025 Unaudited	6 months ended 30.09.2024 Unaudited	Year ended 31.03.2025 Audited
Cash flow from operating activities			
Profit before tax	198.65	265.55	962.49
Adjustments for			
Depreciation and amortisation expense	61.79	62.42	123.82
Loss/(gain) on sale/discard of property, plant and equipment (net)	(0.60)	2.74	18.31
Bad debts and advances written off	0.02	-	-
Provision for doubtful trade receivables and advances with significant increase in credit risk	0.26	0.18	0.21
Provision for contingencies	(90.58)	4.16	8.35
Interest income on balance with government authorities	(3.82)	-	-
Advance recoverable from Mashobra Resort Limited written down	68.10	-	-
Fair value changes on investments measured at fair value through profit or loss (net)	127.52	(0.21)	(115.72)
Provisions/Liabilities written back	(3.35)	(2.35)	(4.79)
Profit on sale/redemption of investments (net)	-	-	(0.22)
Dividend income	(26.45)	(19.13)	(19.13)
Interest income	(33.18)	(26.74)	(51.53)
Rental income from investment property	(15.51)	(13.68)	(28.48)
Finance costs	7.41	7.82	15.57
Change in operating assets and liabilities			
(Increase)/Decrease in trade receivables	21.69	9.20	(37.26)
(Increase)/Decrease in inventories	(4.05)	2.26	2.98
Increase in other current / non-current financial assets	(11.37)	(11.09)	(6.59)
Increase in other current / non-current assets	(18.73)	(18.04)	(16.00)
Increase/(Decrease) in trade payables	(34.36)	(42.09)	19.48
Increase/(Decrease) in provisions	4.41	(4.25)	(0.00)
Increase/(Decrease) in other current /non-current financial liabilities	(3.63)	(0.02)	2.84
Increase in other current /non-current liabilities	82.77	84.17	16.15
Cash generated from operations	326.99	300.90	890.48
Income tax paid - net	(101.00)	(96.99)	(158.83)
Net cash from operating activities	225.99	203.91	731.65
Cash flows from investing activities			
Payments for property, plant and equipment, right-of-use assets and capital work in progress	(136.38)	(141.51)	(265.17)
Payments for intangible assets and intangible assets under development	(2.60)	-	(1.04)
Investment in equity shares of subsidiary	(35.45)	-	(240.81)
Proceeds from sale of investments	0.20	0.20	2.62
Rental income from investment property	15.51	13.68	28.48
Proceeds from sale of property, plant and equipment	1.76	1.25	5.43
Changes in bank balances other than cash and cash equivalent - deposits matured/(placed) net	(227.87)	47.13	25.85
Dividend received	26.45	19.13	19.13
Interest received	16.18	7.65	46.58
Net cash used in investing activities	(342.20)	(52.47)	(378.93)
Cash flows from financing activities			
Interest paid	(6.87)	(6.81)	(14.28)
Repayment of lease liabilities	(3.95)	(2.69)	(5.52)
Payment of dividend/ unpaid dividends transferred to Investor Education and Protection Fund	(93.42)	(74.68)	(74.99)
Net cash used in financing activities	(104.24)	(84.18)	(94.79)
Net increase/(decrease) in cash and cash equivalents	(220.45)	67.26	257.93
Cash and cash equivalents at the beginning of the period/year	266.71	8.78	8.78
Cash and cash equivalents at the end of the period/year	46.26	76.04	266.71

Notes to the Statement of Standalone Financial Results:

1. The Board of Directors of the Company, in its meeting dated 20th May 2025, had proposed final dividend of Rs. 1.50 per share for FY 2024-25 which was approved by the members at the Annual General Meeting held on 6th August 2025 and was paid to the members on 12th August 2025. The dividend declared and paid by the Company 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 Himanchal 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.

Pursuant to the order of Hon'ble High Court of Himachal Pradesh dated 2nd June 2025, adjudicating the claims/ counter-claims of the parties, the Company has:

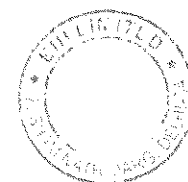
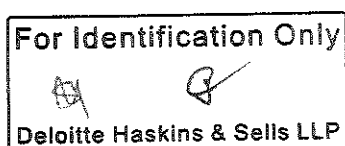
- adjusted the value of its investments in MRL to Rs. 13.00 crores and continued to classify the same as 'assets classified as held for sale'.
- the advances recoverable from MRL, amounting to Rs.136.19 crores as at 31st March 2025, have been written down to Rs. 68.09 crores, representing 50% of the 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, was charged to Profit and Loss and included under Exceptional items during the quarter ended 30th June 2025.

Pursuant to the Hon'ble High Court's order dated 14th October 2025, the obligation towards user fees and interest thereon amounting to Rs. 4.59 crores is no longer payable and has accordingly been reversed. The Company has further recorded an interest income amounting to Rs 3.82 crores on amount deposited with registrar. These have been included under Exceptional Items in the Standalone Financial Results during the quarter and half year ended 30th September 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 year ended 31st March 2025.



- b) obligation recognised towards user fees for use of property (Wildflower Hall) amounting to Rs. 2.01 crores and Rs. 4.16 crores, including interest, during the quarter and the half year ended 30th September 2024, respectively, and Rs. 8.35 crores for the year ended 31st 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 year ended 31st March 2025 pursuant to loss of control of the Company over MRL. (refer note 4)
- d) adjustment amounting to a net charge of Rs. 110.32 crores, pursuant to the order of Hon'ble High Court dated 2nd June 2025, during the quarter ended 30th June 2025 (refer note 4).

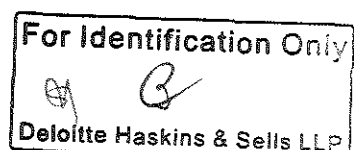
Further, adjustment aggregating to Rs. 8.41 crores credited to Profit and Loss, pursuant to the order of the Hon'ble High Court dated 14th October 2025 during the quarter ended 30th September 2025 (refer note 4).

Accordingly, exceptional items include a net charge of Rs. 101.91 crores in respect of the above during the half year ended 30th September 2025.

- 6. Earnings per share are not annualised except for the year ended 31st March 2025.
- 7. The Standalone Financial Results for the first half year are not indicative of full year's performance due to the seasonal nature of the Indian Hotel Industry.
- 8. Figures have been regrouped or rearranged, wherever necessary.
- 9. The above Standalone Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at its Meeting held on 11th November 2025. The Statutory Auditors have carried out a limited review of the aforesaid results.

Mumbai
11th November 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 and half year ended September 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.

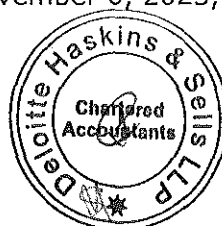
4. The Statement includes the results of the following entities:

Parent:

EIH Limited

Subsidiaries:

1. Svara Hotels Limited (Name changed w.e.f. November 6, 2025, formerly known as Mumtaz Hotels Limited)
2. Oberoi Kerala Hotels and Resorts Limited
3. EIH International Ltd
4. EIH Holdings Ltd
5. PT Widja Putra Karya
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 Orders of the Hon'ble High Court of Himachal Pradesh dated June 2, 2025 and October 14, 2025, and the manner in which the carrying amounts of related assets and liabilities have been adjusted/determined. 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 assets of Rs. 1,228.29 crores as at September 30, 2025, total revenues of Rs. 45.74 crores and Rs. 80.49 crores for the quarter and half year ended September 30, 2025 respectively, total net profit after tax of Rs. 3.47 crores and Rs. 7.38 crores for the quarter and half year ended September 30, 2025 respectively, total comprehensive income of Rs. 1.30 crores and Rs. 7.07 crores for the quarter and half year ended September 30, 2025 respectively and net cash inflows of Rs. 18.73 crores for the half year ended September 30, 2025 as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of profit after tax of Rs. 1.94 crores and Rs. 2.01 crores for the quarter and half year ended September 30, 2025 respectively and total comprehensive income of Rs. 1.94 crores and Rs. 2.01 crores for the quarter and half year ended September 30, 2025 respectively, 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 assets of Rs. 2.36 crores as at September 30, 2025, total revenues of Rs. 0.03 crores and Rs. 0.05 crores for the quarter and half year ended September 30, 2025 respectively, total net profit after tax of Rs. 0.00 crores and Rs. 0.00 crores for the quarter and half year ended September 30, 2025 respectively, total comprehensive income of Rs. 0.00 crores and Rs. 0.00 crores for the quarter and half year ended September 30, 2025 respectively and net cash outflows of Rs. 0.04 crores for the half year ended September 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 and Rs. 0.00 crores for the quarter and half year ended September 30, 2025 respectively, and total comprehensive loss of Rs. 0.00 crores and Rs. 0.00 crores for the quarter and half year ended September 30, 2025 respectively, 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)

A handwritten signature in black ink, appearing to read "Alka Chadha".

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 25093474BMOMDI3483)

Place: Mumbai
Date: November 11, 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

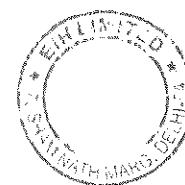
Statement of Consolidated Financial Results for the Quarter and Half Year ended 30th September 2025

(Rs. in Crores)

Particulars	3 months ended 30.09.2025 Unaudited	3 months ended 30.06.2025 Unaudited	3 months ended 30.09.2024 Unaudited	6 months ended 30.09.2025 Unaudited	6 months ended 30.09.2024 Unaudited	Year ended 31.03.2025 Audited
Income						
a) Revenue from operations	597.94	573.58	588.99	1,171.52	1,115.53	2,743.15
b) Other income	34.76	35.48	33.59	70.24	66.96	136.36
Total income	632.70	609.06	622.58	1,241.76	1,182.49	2,879.51
Expenses						
a) Consumption of provisions, wines and others	62.66	58.53	56.85	121.19	110.58	246.61
b) Employee benefits expense	146.68	138.87	133.03	285.55	261.84	544.53
c) Finance costs	5.54	5.82	4.90	11.36	9.52	21.35
d) Depreciation and amortisation expense	34.59	33.36	33.94	67.95	67.32	134.47
e) Other expenses	234.86	216.37	224.50	451.23	433.64	934.98
Total expenses	484.33	452.95	453.22	937.28	882.90	1,881.94
Profit before exceptional items, share of net profit / (loss) of associates and joint ventures accounted for using equity method and tax	148.37	156.11	169.36	304.48	299.59	997.57
Share of net profit of associates and joint ventures accounted for using equity method	9.65	8.56	7.93	18.21	13.36	58.77
Profit before exceptional items and tax	158.02	164.67	177.29	322.69	312.95	1,056.34
Exceptional items (Note 5)	8.41	(110.49)	(2.01)	(102.08)	(4.16)	(28.36)
Profit before tax	166.43	54.18	175.28	220.61	308.79	1,027.98
Tax expense						
a) Current tax	42.76	12.95	35.97	55.71	70.05	223.15
b) Deferred tax	7.11	4.35	6.61	11.46	9.29	34.93
Profit for the period / year	116.56	36.88	132.70	153.44	229.45	769.90
Other comprehensive income / (loss)						
A Items that will not be reclassified to profit or loss						
- Share of other comprehensive income / (loss) of associates and joint ventures accounted for using the equity method	(0.22)	(0.03)	(0.03)	(0.25)	0.01	(0.45)
- Re-measurements of the defined benefit plans	(2.55)	0.17	(1.92)	(2.38)	(2.51)	0.66
- Tax relating to these items	1.03	0.01	0.32	1.04	0.49	(0.09)
B Items that may be reclassified to profit or loss						
- Exchange differences on translation of foreign operations	26.62	15.32	9.11	41.94	6.78	8.70
Total other comprehensive income / (loss) for the period / year, net of tax	24.88	15.47	7.48	40.35	4.77	8.82
Total comprehensive income for the period / year	141.44	52.35	140.18	193.79	234.22	778.72
Profit attributable to:						
a) Owners of EIH Limited	113.77	33.86	129.87	147.63	222.06	739.45
b) Non-controlling interests	2.79	3.02	2.83	5.81	7.39	30.45
Other comprehensive income / (loss) attributable to:						
a) Owners of EIH Limited	24.12	15.02	5.69	39.14	3.62	8.88
b) Non-controlling interests	0.76	0.45	1.79	1.21	1.15	(0.06)
Total comprehensive income attributable to:						
a) Owners of EIH Limited	137.89	48.88	135.56	186.77	225.68	748.33
b) Non-controlling interests	3.55	3.47	4.62	7.02	8.54	30.39
Paid-up equity share capital (Face Value - Rs. 2 each)	125.07	125.07	125.07	125.07	125.07	125.07
Other equity						4,487.77
Earnings per equity share attributable to owners of the Company (In Rupees) Face Value Rs. 2 (Note 6)						
(1) Basic	1.82	0.54	2.08	2.36	3.55	11.82
(2) Diluted	1.82	0.54	2.08	2.36	3.55	11.82

For Identification Only

Deloitte Haskins & Sells LLP



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

Consolidated Balance Sheet as at 30th September 2025

(Rs. in Crores)

	As at	
	30.09.2025 Unaudited	31.03.2025 Audited
ASSETS		
1. Non-current assets		
(a) Property, plant and equipment	1,973.92	1,971.07
(b) Right-of-use-assets	689.16	672.83
(c) Capital work-in-progress	402.83	307.53
(d) Goodwill	416.92	402.09
(e) Other intangible assets	4.12	1.56
(f) Intangible assets under development	-	0.54
(g) Investment property	94.11	95.43
(h) Financial assets		
(i) Investments accounted for using equity method	411.01	398.09
(ii) Other investments	11.53	10.64
(iii) Other non-current financial assets	125.22	191.35
(i) Tax assets (net)	95.32	38.85
(j) Deferred tax assets (net)	7.04	8.33
(k) Other non-current assets	89.09	162.66
Total non-current assets	4,320.27	4,260.97
2. Current assets		
(a) Inventories	64.16	59.54
(b) Financial assets		
(i) Investments	119.90	138.80
(ii) Trade receivables	218.27	239.49
(iii) Cash and cash equivalents	176.40	377.85
(iv) Bank balance other than (iii) above	762.14	534.28
(v) Other current financial assets	53.06	22.98
(c) Other current assets	169.34	64.42
	1,563.27	1,437.36
(d) Assets classified as held for sale (Note 4)	13.00	141.21
Total current assets	1,576.27	1,578.57
Total assets	5,896.54	5,839.54
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	125.07	125.07
(b) Other equity	4,580.74	4,487.77
Equity attributable to owners of EIH Limited	4,705.81	4,612.84
Non-controlling interest	125.60	130.98
Total equity	4,831.41	4,743.82
Liabilities		
1. Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	-
(ii) Lease liabilities	233.11	250.22
(iii) Other non-current financial liabilities	65.28	56.56
(b) Provisions- non-current	33.92	32.13
(c) Other non-current liabilities	1.28	1.29
(d) Deferred tax liabilities (net)	205.86	195.99
Total non-current liabilities	539.45	536.19
2. Current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	-
(ii) Lease liabilities	16.97	14.84
(iii) Trade payables		
Total outstanding dues of micro enterprises and small	19.91	20.17
Total outstanding dues of creditors other than micro enterprises	221.35	257.07
and small enterprises		
(iv) Other current financial liabilities	29.70	32.11
(b) Tax liabilities (net)	1.54	1.44
(c) Provisions - current	17.23	101.93
(d) Other current liabilities	218.98	131.97
Total current liabilities	525.68	559.53
Total liabilities	1,065.13	1,095.72
Total equity and liabilities	5,896.54	5,839.54

For Identification Only

(Signature)

Deloitte Haskins & Sells LLP



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

Consolidated Statement of Cash Flows for the Half Year ended 30th September 2025

(Rs. in Crores)

	Period ended 30.09.2025 Unaudited	Period ended 30.09.2024 Unaudited	Year ended 31.03.2025 Audited
Cash flow from operating activities			
Profit before tax	220.61	308.79	1,027.98
Adjustments for			
Share of net profit of associates and joint ventures accounted for using equity method	(18.21)	(13.36)	(58.77)
Depreciation and amortisation expense	67.95	67.32	134.47
Effect of exchange rate difference	2.90	3.76	(0.11)
Impairment of capital work-in-progress	0.17	-	10.05
Loss/(gain) on sale/discard of property, plant and equipments (net)	(0.59)	2.80	21.16
Interest income on balance with government authorities	(3.82)	-	-
Advance recoverable from Mashobra Resort Limited written down	68.10	-	-
Bad debts and advances written off	0.02	-	-
Provision for contingencies	(90.58)	4.16	8.35
Provision for doubtful trade receivables and advances with significant increase in credit risk	0.27	0.21	0.19
Fair value changes on investments measured at fair value through profit or loss (net)	123.26	(3.79)	(9.29)
Provisions/Liabilities written back	(3.36)	(2.52)	(5.45)
Profit on sale/redemption of investments (net)	-	-	(0.21)
Dividend income	(0.01)	(0.01)	(0.01)
Interest income	(34.25)	(34.09)	(66.79)
Rental income from investment property	(15.51)	(13.68)	(28.48)
Finance costs	11.36	9.52	21.35
Change in operating assets and liabilities			
(Increase)/Decrease in trade receivables	13.54	15.54	(39.80)
(Increase)/Decrease in inventories	(4.55)	1.85	2.64
Increase in other current /non-current financial assets	(11.75)	(11.87)	(7.17)
Increase in other current /non-current assets	(20.51)	(19.00)	(49.39)
Increase/(Decrease) in trade payables	(23.25)	(44.60)	24.59
Increase/(Decrease) in provisions	3.23	(5.08)	0.59
Increase/(Decrease) in other current /non-current financial liabilities	(3.25)	0.39	3.24
Increase in other current /non-current liabilities	90.17	87.10	27.83
Cash generated from operations	371.94	353.44	1,016.97
Income tax paid - net	(110.70)	(111.22)	(191.89)
Net cash generated from operating activities	261.24	242.22	825.08
Cash flows from investing activities			
Payments for property, plant and equipment, right-of-use assets and capital work in progress	(159.86)	(148.19)	(483.55)
Payments for intangible assets and intangible assets under development	(2.60)	-	(1.03)
Purchase of investments	(13.00)	(24.24)	(59.01)
Proceeds from sale of investments	36.20	26.73	31.15
Rental income from investment property	15.51	13.68	28.48
Proceeds from sale of property, plant and equipment	1.76	1.33	5.56
Changes in bank balances other than cash and cash equivalent - deposits matured/(placed) net	(227.86)	55.15	36.98
Dividend received	7.86	6.74	6.73
Interest received	17.14	14.00	62.96
Net cash used in investing activities	(324.85)	(54.80)	(371.73)
Cash flows from financing activities			
Proceeds from advance received for issue of equity shares of step down subsidiary	0.22	-	-
Interest paid	(6.98)	(6.89)	(14.54)
Repayment of lease liabilities	(25.27)	(2.77)	(15.04)
Payment of dividend/ unpaid dividends transferred to Investor Education and Protection Fund	(105.81)	(82.94)	(83.25)
Net cash used in financing activities	(137.84)	(92.60)	(112.83)
Net increase/(decrease) in cash and cash equivalents	(201.45)	94.82	340.52
Cash and cash equivalents at the beginning of the period/year	377.85	84.58	84.58
Add: Cash and cash equivalents classified as held for sale at the beginning of the period/year	-	4.66	4.66
Less: Cash and cash equivalents of subsidiary transferred to asset held for sale	-	(26.36)	(51.91)
Cash and cash equivalents at the end of the period/ year	176.40	157.70	377.85

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 20th May 2025, had proposed final dividend of Rs. 1.50 per share for FY 2024-25, which was approved by the members at the Annual General Meeting held on 6th August 2025 and was paid to the members on 12th August 2025. The dividend declared and paid by the Company 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 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.

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.

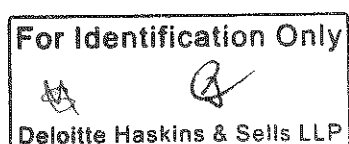
Pursuant to the loss of control of the Company over MRL on 31st March 2025, the Company de-recognised the assets and liabilities of MRL from the consolidated financial statements and had measured the investments in MRL at estimated fair value and had classified the said investment as an 'assets classified 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.

Pursuant to the order of Hon'ble High Court of Himachal Pradesh dated 2nd June 2025, adjudicating the claims/ counter-claims of the parties, 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 was charged to Profit and Loss and included under Exceptional items during the quarter ended 30th June 2025.

Pursuant to the Hon'ble High Court's order dated 14th October 2025, the obligation towards user fees and interest thereon amounting to Rs. 4.59 crores is no longer payable and has accordingly been reversed. The Company has further recorded an interest income amounting to Rs 3.82 crores on amount deposited with registrar. These have been included under Exceptional Items in the Consolidated Financial Results during the quarter ended 30th September 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 year ended 31st March 2025.
- b) impairment loss amounting to Rs. 10.05 crores recognised during the 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 30th June 2025 and half year ended 30th September 2025.
- c) obligation recognised towards user fees for use of property (Wildflower Hall) amounting to Rs. 2.01 crores and Rs. 4.16 crores, including interest, during the quarter and the half year ended 30th September 2024, respectively, and Rs. 8.35 crores for the year ended 31st March 2025, pursuant to an application filed by EIH Limited with the Hon'ble High Court. (refer note 4)
- d) adjustment amounting to a net charge of Rs. 110.32 crores, pursuant to the order of Hon'ble High Court dated 2nd June 2025, during the quarter ended 30th June 2025 (refer note 4).

Further, adjustment aggregating to Rs. 8.41 crores credited to Profit and Loss, pursuant to the order of Hon'ble High Court dated 14th October 2025, during the quarter ended 30th September 2025 (refer note 4):

Accordingly, exceptional items included a net charge of Rs. 101.91 crores in respect of the above, during the half year ended 30th September 2025

6. Earnings per share are not annualised except for the year ended 31st March 2025.
7. The Consolidated Financial Results for the first half year are not indicative of full year's performance due to the seasonal nature of the Indian Hotel Industry.
8. Figures have been regrouped or rearranged, wherever necessary.
9. The above Consolidated Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at its Meeting held on 11th November 2025. The Statutory Auditors have carried out a limited review of the aforesaid results.

Mumbai
11th November 2025




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

