

10th 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: EIHAHOTELS	BSE Limited Corporate Relationship Dept. 1 st Floor, New Trading Ring Rotunda Building Phiroze Jeejeebhoy Towers Dalal Street, Fort, Mumbai-400001 Code: 523127
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Sub: Unaudited 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., 10th November 2025 has approved Unaudited Financial Results of the Company for the quarter and six months ended 30th September 2025.

We are enclosing herewith the following:

1. Standalone 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”);
2. Limited Review Report for the Unaudited Standalone Financial Results.

The Board meeting started at 03:00 P.M. and concluded at about 3:40 P.M.

The above may please be taken on record.

Thank you,

Yours faithfully,

For EIH Associated Hotels Limited

Tejasvi Dixit
Company Secretary

EIH Associated Hotels Limited

A MEMBER OF THE OBEROI GROUP

CIN : L92490TN1983PLC009903
 Registered Office :1/24, G.S.T. Road, Meenambakkam, Chennai - 600 027
 Ph:+91-44-2234 4747 Fax: +91-44-2234 6699
 Website : www.eihassociatedhotels.in Email: isdho@oberoigroup.com

(Rs. in Lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

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	5,832.70	6,874.35	7,083.67	12,707.05	13,531.83	40,824.00
b) Other income	446.04	493.75	427.67	939.79	877.16	1,869.56
Total income	6,278.74	7,368.10	7,511.34	13,646.84	14,408.99	42,693.56
Expenses						
a) Consumption of provisions, wines and others	499.05	575.65	597.90	1,074.70	1,124.46	2,969.04
b) Employee benefits expense	1,802.92	1,746.07	1,806.44	3,548.99	3,543.50	7,160.29
c) Finance costs	11.20	11.55	9.48	22.75	20.11	41.87
d) Depreciation and amortisation expense	420.61	421.14	443.42	841.75	878.26	1,718.71
e) Other expenses	3,263.12	3,654.27	3,956.79	6,917.39	7,662.60	18,055.78
Total expenses	5,996.90	6,408.68	6,814.03	12,405.58	13,228.93	29,945.69
Profit before exceptional items and tax	281.84	959.42	697.31	1,241.26	1,180.06	12,747.87
Exceptional Items (refer note 3 & 4)	83.99	(131.20)	(419.33)	(47.21)	(419.33)	(419.33)
Profit before tax	365.83	828.22	277.98	1,194.05	760.73	12,328.54
Tax expense						
Current tax	88.66	194.73	57.31	283.39	167.66	2,823.59
Deferred tax	0.27	15.89	12.55	16.16	26.97	320.21
Total Tax expenses	88.93	210.62	69.86	299.55	194.63	3,143.80
Profit after tax	276.90	617.60	208.12	894.50	566.10	9,184.74
Other comprehensive income / (loss)						
Items that will not be reclassified to profit or loss						
- Re-measurements of the defined benefit plans	(58.09)	3.00	(26.51)	(55.09)	(11.03)	12.00
- Tax relating to these items	10.33	(0.07)	5.81	10.26	3.77	(3.00)
Total other comprehensive income / (loss), net of tax	(47.76)	2.93	(20.70)	(44.83)	(7.26)	9.00
Total comprehensive income	229.14	620.53	187.42	849.67	558.84	9,193.74
Paid-up equity share capital (Face Value - Rs. 10 each)	6,093.63	6,093.63	6,093.63	6,093.63	6,093.63	6,093.63
Other equity						47,556.00
Earnings per equity share (in Rs.) - (Face Value - Rs. 10 each)						
(a) Basic	0.45	1.01	0.34	1.47	0.93	15.07
(b) Diluted	0.45	1.01	0.34	1.47	0.93	15.07

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Deloitte Haskins & Sells LLP



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(Rs. in Lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

BALANCE SHEET AS AT SEPTEMBER 30, 2025

PARTICULARS	As at	
	30.09.2025 (UNAUDITED)	31.03.2025 (AUDITED)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	26,635.53	27,360.39
(b) Right-of-use assets	1,504.41	1,541.34
(c) Capital work-in-progress	3,778.39	1,676.90
(d) Intangible assets	14.68	12.10
(e) Financial assets		
(i) Investments	3.88	3.88
(ii) Other financial assets	1,494.69	917.27
(f) Tax assets (net)	1,550.94	550.06
(g) Other non-current assets	1,002.41	877.62
Total non-current assets	35,984.93	32,939.56
Current assets		
(a) Inventories	1,394.63	1,376.84
(b) Financial assets		
(i) Investments	17,612.89	20,016.58
(ii) Trade receivables	993.97	2,643.40
(iii) Cash and cash equivalents	726.26	601.36
(iv) Bank balances other than (iii) above	5,796.70	6,392.51
(v) Other financial assets	341.87	168.70
(c) Other current assets	1,216.38	924.20
Total current assets	28,082.70	32,123.59
Total assets	64,067.63	65,063.15
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	6,093.63	6,093.63
(b) Other equity	46,272.82	47,556.00
Total equity	52,366.45	53,649.63
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Lease liabilities	371.54	381.51
(ii) Other financial liabilities	30.61	30.23
(b) Provisions	234.43	203.33
(c) Deferred tax liabilities (net)	3,781.87	3,765.98
(d) Other non-current liabilities	19.56	21.30
Total non-current liabilities	4,438.01	4,402.35
Current liabilities		
(a) Financial liabilities		
(i) Lease liabilities	40.38	45.52
(ii) Trade payables		
Total outstanding dues of micro enterprises and small enterprises	206.54	220.83
Total outstanding dues of creditors other than micro enterprises and small enterprises	2,621.64	4,807.68
(iii) Other financial liabilities	605.63	267.97
(b) Provisions	171.28	107.12
(c) Other current liabilities	3,617.70	1,562.05
Total current liabilities	7,263.17	7,011.17
Total liabilities	11,701.18	11,413.52
Total equity and liabilities	64,067.63	65,063.15

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(Rs. in Lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

STATEMENT OF CASH FLOWS			
PARTICULARS	Period ended 30.09.2025 (UNAUDITED)	Period ended 30.09.2024 (UNAUDITED)	Year ended 31.03.2025 (AUDITED)
Cash flows from operating activities	1,194.05	760.73	12,328.54
Profit before tax			
Adjustments for			
Interest income from financial assets carried at amortised cost	(242.33)	(152.31)	(349.30)
Interest on income tax refund	-	(8.37)	(8.37)
Finance income on the net investment in the lease	(29.73)	-	(25.25)
Provisions and liabilities no longer required, written back	(48.56)	(27.16)	(85.26)
Fair value changes on investments measured at fair value through profit or loss	(589.18)	(537.22)	(1,138.34)
Gain on redemption of mutual fund	(7.24)	(8.50)	(10.32)
Finance costs	22.75	20.11	41.87
Depreciation and amortisation expense	841.75	878.26	1,718.71
Impairment Loss on property, plant & equipment	47.21	349.41	349.41
Impairment Loss on right-of-use assets	-	69.92	69.92
(Gain)/Loss on sale / discard of property, plant and equipment (net)	0.67	46.18	169.78
Provision for doubtful trade receivables with significant increase in credit risk	0.06	0.65	3.43
Net foreign exchange (gain)/ loss	(0.66)	0.14	0.06
Bad debts and advances written off	0.41	0.27	0.27
Change in operating assets and liabilities			
(Increase) / decrease in inventories	(17.75)	(72.71)	68.69
(Increase) / decrease in trade receivables	1,649.01	985.41	(415.84)
(Increase) / decrease in other financial assets	50.33	(19.72)	(30.62)
(Increase) / decrease in other non-current assets	7.69	12.44	0.72
(Increase) / decrease in other current assets	(292.12)	(342.43)	(125.52)
Increase / (decrease) in trade payables	(2,153.41)	(1,138.07)	858.34
Increase / (decrease) in provisions	40.17	45.59	81.15
Increase / (decrease) in other financial liabilities	(31.25)	(1.28)	47.31
Increase / (decrease) in other non-current liabilities	(1.74)	(0.04)	21.21
Increase / (decrease) in other current liabilities	2,055.62	1,834.72	276.87
Cash generated from operations	2,495.75	2,696.02	13,847.46
Income taxes paid (net of refund)	(1,274.20)	(1,078.60)	(2,973.01)
Net cash from operating activities	1,221.55	1,617.42	10,874.45
Cash flows from investing activities			
Payments for property, plant and equipment	(2,358.17)	(1,237.54)	(2,793.69)
Proceeds from sale of property, plant and equipment	366.48	9.89	62.14
Purchase of mutual funds	(2,199.89)	(2,399.88)	(9,399.53)
Proceeds from sale of mutual funds	5,200.00	4,600.00	5,850.00
Changes in bank balances other than cash and cash equivalents - deposits matured/(placed) - net	(1.43)	(609.29)	(2,937.04)
Interest received	68.40	32.03	322.90
Net cash used in investing activities	1,075.39	395.21	(8,895.22)
Cash flow from financing activities			
Interest paid	(15.02)	(12.75)	(35.22)
Payment of lease liabilities	(26.97)	(22.80)	(40.96)
Payment of dividend/ unpaid dividends transferred to Investor Education and Protection Fund	(2,130.05)	(1,819.32)	(1,824.50)
Net cash used in financing activities	(2,172.04)	(1,854.87)	(1,900.68)
Net increase/(decrease) in cash and cash equivalents	124.90	157.76	78.55
Cash and cash equivalents at the beginning of the year	601.36	522.81	522.81
Cash and cash equivalents at the end of the year	726.26	680.57	601.36

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NOTES:

- 1 These financial results have been prepared in accordance with the recognition and measurement principles laid down in IndAS 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, to the extent applicable.
- 2 The Company has no reportable segment other than hotels as per the Indian Accounting Standard.
- 3 During the quarter ended 30th September 2024, the Company entered into an agreement to sub-lease the land along with building and facilities at Cochin, operated as "Trident Hotel, Cochin" for the residual period of head lease. Based on the terms of lease, the management assessed the recoverable value of assets as at 30th September 2024 at Rs. 770.29 lakhs against a carrying value of Rs. 1,189.62 lakhs and accordingly, recognised an impairment loss of Rs. 419.33 lakhs as "Exceptional Items" in the Statement of Financial Results for the year ended 31st March 2025.
- 4 Trident Jaipur, a hotel owned by the Company, was temporarily closed effective 1st July 2025 for renovation, pursuant to the approval granted by the Board of Directors on 26th June 2025. The Company assessed its impact on carrying value of assets and accounted for an adjustment of Rs. 131.20 lakhs as an "Exceptional Item" in the Statement of Financial Results for the quarter ended 30th June 2025.

During the quarter ended 30th September 2025, the Company has realised gain of Rs. 83.99 lakhs on disposal of property, plant and equipment at the Trident Jaipur and recorded the same as an "Exceptional Item" in the Statement of Financial Results for the quarter and half year ended 30th September 2025.

- 5 The Board of Directors of the Company in its meeting held on 16th May 2025 proposed a final dividend of Rs. 3.50 per share for the financial year 2024-25. This was approved by members at the Annual General Meeting held on 4th August, 2025 and was paid on 11th August, 2025. The dividend declared and paid by the Company is in accordance with Section 123 of the Companies Act 2013, as applicable.
- 6 The unaudited financial results for the quarter and half year ended 30th September 2025 are not indicative of the full year's performance due to the seasonal nature of the Indian Hotel Industry.
- 7 Earnings per share are not annualised except for the year ended 31st March 2025.
- 8 The above unaudited financial results were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its Meeting held on 10th November 2025. The Statutory auditors have carried out a limited review of the above financial results for the quarter and half year ended 30th September 2025.

Mumbai
10th November 2025



*VIKRAMJIT SINGH OBEROI
MANAGING DIRECTOR
DIN: 00052014

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Deloitte Haskins & Sells LLP

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

**TO THE BOARD OF DIRECTORS OF
EIH ASSOCIATED HOTELS LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **EIH ASSOCIATED HOTELS LIMITED** ("the Company"), for the quarter and half year ended 30 September, 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 are 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.

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

Jitendra Agarwal
Partner
(Membership No. 087104)
(UDIN: 25087104BMJGZV3884)



Place: Mumbai
Date: 10 November, 2025