

26th December 2025

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

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that **CARE Ratings Limited** has assigned the following **Issuer Rating** to the Company:

Type of Rating	Rating	Outlook	Rating Action
Issuer Rating	CARE AA+	Stable	Assigned

Copy of the letter received from CARE is enclosed. The above may please be taken on record.

Thanking 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

No. CARE/NRO/RL/2025-26/3173**Shri Nitin Singhal****AVP****EIH Limited**

7, Sham Nath Marg, Civil Lines

New Delhi, Delhi

New Delhi

Delhi 110054



December 26, 2025

Confidential

Dear Sir,

Issuer Rating

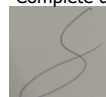
Please refer to your request for assigning an Issuer rating to your Company

2. The following rating has been assigned by our Rating Committee:

Type of Rating	Rating ¹	Rating Action
Issuer rating	CARE AA+; Stable	Assigned

- The rating is only an opinion on the general creditworthiness of the Company and not specific to any particular debt instrument.
- The above rating is normally valid for a period of one year from the date of our initial communication of rating to you (that is December 24, 2025).
- The rating report for the rating will be communicated to you separately. A write-up (press release) on the above rating is proposed to be issued to the press shortly, a draft of which will be shared separately for your perusal as **Annexure 2**. We request you to peruse the annexed document and offer your comments if any. We are doing this as a matter of courtesy to our clients and with a view to ensure that no factual inaccuracies have inadvertently crept in. Kindly revert as early as possible. In any case, if we do not hear from you shortly, we will proceed on the basis that you have no any comments to offer.

¹Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE Ratings Ltd.'s publications.



CARE Ratings Limited

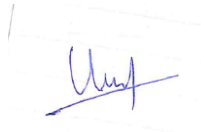
Plot no. C-001 A/2 Sector 16B, Berger Tower, Gautam
Budh Nagar, Noida, (UP) - 201301
Phone: +91-120-4452000Corporate Office :4th Floor, Godrej Coliseum,
Somaiya Hospital Road, Off Eastern Express
Highway, Sion (E), Mumbai - 400 022
Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691

6. CARE Ratings Ltd. reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
7. CARE Ratings Ltd. reserves the right to revise/reaffirm/withdraw the rating assigned as also revise the outlook, as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE Ratings Ltd. warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating, CARE Ratings Ltd. shall carry out the review on the basis of best available information. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.
8. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.
9. Our Issuer Ratings are **not** recommendations to buy or sell any securities of the issuer.
10. If you need any clarification, you are welcome to approach us in this regard. We are indeed, grateful to you for entrusting this assignment to CARE Ratings Ltd.

Thanking you,

Yours faithfully,



Utkarsh Sogani

Analyst

utkarsh.sogani@careedge.in



Sahil Goyal

Assistant Director

sahil.goyal@careedge.in

Encl.: As above

CARE Ratings Limited

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