EIH Associated Hotels Limited
A MEMBER OF THE OBEROI GROUP

11th November 2026

The National Stock Exchange of India Limited Exchange Plaza, 5th Floor Plot No.C/1, G Block Bandra Kurla Complex Bandra (East) Mumbai -400 051 **Code: EIHAHOTELS**	**BSE Limited** Corporate Relationship Dept. 1st Floor, New Trading Ring Rotunda Building Phiroze Jeejeebhoy Towers Dalal Street, Fort, Mumbai-400001 **Code: 523127**

Sub: Unaudited Financial Results for the quarter ended 30th September 2026

Dear Sir / Madam,

The Board of Directors, at its meeting held on 11th November 2026, has approved the Unaudited Financial Results of the Company for the quarter ended 30th September 2026.

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 2:45 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
Digitally signed by TEJASVI DIXIT
Date: 2026.11.11 16:29:07 +05'30'

Tejasvi Dixit
Company Secretary

Deloitte
Haskins & Sells LLP

Chartered Accountants
7th Floor Building 10
Tower B
DLF Cyber City Complex
DLF City Phase II
Gurugram-122 002
Haryana, India

Tel: +91 124 679 2000
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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 2026 ("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)

Deloitte Haskins & Sells LLP Chartered Accountants

Neha Malhotra

Neha Malhotra
Partner
(Membership No 516029)
(UDIN: 26516029XELJOR6228)

Place: Mumbai
Date: 11 November 2026

EIH Associated Hotels Limited

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Website : www.eihassociatedhotels.in Email: isdho@oberoigroup.com

(Rs. in Lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

PARTICULARS	3 months ended 30.09.2026 (UNAUDITED)	3 months ended 30.06.2026 (UNAUDITED)	3 months ended 30.09.2025 (UNAUDITED)	6 months ended 30.09.2026 (UNAUDITED)	6 months ended 30.09.2025 (UNAUDITED)	Year ended 31.03.2026 (AUDITED)
Income						
a) Revenue from operations	6,859.17	6,597.99	5,832.70	13,457.16	12,707.05	38,372.75
b) Other income	471.66	586.81	446.04	1,058.47	939.79	1,946.84
Total income	7,330.83	7,184.80	6,278.74	14,515.63	13,646.84	40,319.59
Expenses						
a) Consumption of provisions, wines and others	668.80	564.15	499.05	1,232.95	1,074.70	2,951.62
b) Employee benefits expense	1,833.39	1,767.62	1,802.92	3,601.01	3,548.99	6,918.80
c) Finance costs	12.77	12.11	11.20	24.88	22.75	46.70
d) Depreciation and amortisation expense	454.08	443.23	420.61	897.31	841.75	1,704.21
e) Other expenses	3,850.19	3,552.08	3,263.12	7,402.27	6,917.39	16,615.80
Total expenses	6,819.23	6,339.19	5,996.90	13,158.42	12,405.58	28,237.13
Profit before exceptional items and tax	511.60	845.61	281.84	1,357.21	1,241.26	12,082.46
Exceptional Items (refer note 3 & 4)	-	-	83.99	-	(47.21)	(375.38)
Profit before tax	511.60	845.61	365.83	1,357.21	1,194.05	11,707.08
Tax expense						
Current tax	149.56	144.52	88.66	294.08	283.39	2,770.20
Deferred tax	(17.51)	11.60	0.27	(5.91)	16.16	219.47
Total Tax expenses	132.05	156.12	88.93	288.17	299.55	2,989.67
Profit after tax	379.55	689.49	276.90	1,069.04	894.50	8,717.41
Other comprehensive income						
Items that will not be reclassified to profit or loss						
- Re-measurements of the defined benefit plans	98.05	2.25	(58.09)	100.30	(55.09)	8.98
- Tax relating to these items	(24.67)	(0.57)	10.33	(25.24)	10.26	(2.26)
Total other comprehensive income, net of tax	73.38	1.68	(47.76)	75.06	(44.83)	6.72
Total comprehensive income	452.93	691.17	229.14	1,144.10	849.67	8,724.13
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						54,147.39
Earnings per equity share (in Rs.) - (Face Value - Rs. 10 each) (refer note 7)						
(a) Basic	0.62	1.13	0.45	1.75	1.47	14.31
(b) Diluted	0.62	1.13	0.45	1.75	1.47	14.31

For Identification Only
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Deloitte Haskins & Sells LLP

EIH ASSOCIATED HOTELS LIMITED
7, SHAM NATH MARG, DELHI-54

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(Rs. in Lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

BALANCE SHEET AS AT SEPTEMBER 30, 2026

PARTICULARS	As at	
	30.09.2026 (UNAUDITED)	31.03.2026 (AUDITED)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	28,118.74	28,084.79
(b) Right-of-use assets	1,495.98	1,500.61
(c) Capital work-in-progress	9,933.02	4,743.51
(d) Intangible assets	27.57	25.74
(e) Financial assets		
(i) Investments	3.88	3.89
(ii) Other financial assets	10,010.78	10,053.18
(f) Tax assets (net)	1,727.39	711.87
(g) Other non-current assets	1,898.42	1,315.96
Total non-current assets	53,215.78	46,439.55
Current assets		
(a) Inventories	1,556.76	1,417.92
(b) Financial assets		
(i) Investments	11,119.44	19,458.42
(ii) Trade receivables	1,251.31	1,589.89
(iii) Cash and cash equivalents	488.65	456.35
(iv) Bank balances other than (iii) above	1,702.53	1,695.17
(v) Other financial assets	641.44	251.66
(c) Other current assets	1,418.14	1,114.21
Total current assets	18,178.27	25,983.62
Total assets	71,394.05	72,423.17
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	6,093.63	6,093.63
(b) Other equity	53,158.89	54,147.39
Total equity	59,252.52	60,241.02
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Lease liabilities	406.05	390.27
(ii) Other financial liabilities	404.41	128.91
(b) Provisions	190.22	210.87
(c) Deferred tax liabilities (net)	4,000.07	3,994.79
(d) Other non-current liabilities	16.12	17.84
Total non-current liabilities	5,016.87	4,742.68
Current liabilities		
(a) Financial liabilities		
(i) Lease liabilities	39.85	38.57
(ii) Trade payables		
Total outstanding dues of micro enterprises and small enterprises	306.90	216.83
Total outstanding dues of creditors other than micro enterprises and small enterprises	3,389.78	4,880.38
(iii) Other financial liabilities	146.64	408.38
(b) Provisions	82.59	345.31
(c) Other current liabilities	3,158.90	1,550.00
Total current liabilities	7,124.66	7,439.47
Total liabilities	12,141.53	12,182.15
Total equity and liabilities	71,394.05	72,423.17

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(Rs. in Lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

STATEMENT OF CASH FLOWS

PARTICULARS	Period ended 30.09.2026 (UNAUDITED)	Period ended 30.09.2025 (UNAUDITED)	Year ended 31.03.2026 (AUDITED)
Cash flows from operating activities			
Profit before tax	1,357.21	1,194.05	11,707.08
Adjustments for			
Interest income from financial assets carried at amortised cost	(377.75)	(242.33)	(547.71)
Interest on income tax refund	(0.34)	-	-
Finance income on the net investment in the lease	(27.25)	(29.73)	(58.25)
Provisions and liabilities no longer required, written back	(97.51)	(48.56)	(124.35)
Fair value changes on investments measured at fair value through profit or loss	(512.26)	(589.18)	(1,131.94)
Gain on redemption of mutual fund	(23.82)	(7.24)	(10.12)
Finance costs	24.88	22.75	46.70
Depreciation and amortisation expense	897.31	841.75	1,704.21
Impairment Loss on property, plant & equipment	-	47.21	47.21
(Gain)/Loss on sale / discard of property, plant and equipment (net)	1.74	0.67	19.53
Provision for doubtful trade receivables with significant increase in credit risk	0.29	0.06	-
Net foreign exchange (gain)/ loss	(0.57)	(0.66)	(1.30)
Bad debts and advances written off	-	0.41	1.29
Change in operating assets and liabilities			
(Increase) / decrease in inventories	(138.84)	(17.75)	(41.15)
(Increase) / decrease in trade receivables	338.18	1,649.01	1,052.60
(Increase) / decrease in other financial assets	17.85	50.33	92.14
(Increase) / decrease in other non-current assets	(2.59)	7.69	1.09
(Increase) / decrease in other current assets	(303.85)	(292.12)	(190.06)
Increase / (decrease) in trade payables	(1,301.95)	(2,153.41)	190.24
Increase / (decrease) in provisions	(183.07)	40.17	254.71
Increase / (decrease) in other financial liabilities	0.99	(31.25)	(29.97)
Increase / (decrease) in other non-current liabilities	(1.72)	(1.74)	(3.46)
Increase / (decrease) in other current liabilities	1,608.99	2,055.62	(11.97)
Cash generated from operations	1,275.92	2,495.75	12,966.52
Income taxes paid (net of refund)	(1,323.68)	(1,274.20)	(2,924.85)
Net cash from operating activities	(47.76)	1,221.55	10,041.67
Cash flows from investing activities			
Payments for property, plant and equipment	(6,692.85)	(2,358.17)	(6,057.19)
Proceeds from sale of property, plant and equipment	36.13	366.48	391.98
Purchase of mutual funds	(999.95)	(2,199.89)	(4,799.77)
Proceeds from sale of mutual funds	9,875.00	5,200.00	6,500.00
Changes in bank balances other than cash and cash equivalents - deposits matured/(placed) - net	(7.27)	(1.43)	(4,501.63)
Interest received	40.12	68.40	493.93
Net cash used in investing activities	2,251.18	1,075.39	(7,972.68)
Cash flow from financing activities			
Interest paid	(22.96)	(15.02)	(39.77)
Payment of lease liabilities	(22.23)	(26.97)	(47.17)
Payment of dividend/ unpaid dividends transferred to Investor Education and Protection Fund	(2,125.93)	(2,130.05)	(2,127.06)
Net cash used in financing activities	(2,171.12)	(2,172.04)	(2,214.00)
Net increase/(decrease) in cash and cash equivalents	32.30	124.90	(145.01)
Cash and cash equivalents at the beginning of the year	456.35	601.36	601.36
Cash and cash equivalents at the end of the year	488.65	726.26	456.35

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NOTES:

1 These financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (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 On 21 November 2025, the Government of India notified provisions of the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Labour Codes"), which consolidated multiple existing labour laws into a unified framework governing employment and post-employment benefits.

The Company assessed the financial implications of these changes and, pursuant to such assessment, recognised an incremental obligation of Rs. 328.17 lakhs on account of increase in employee benefit liabilities arising from past service. Considering the impact arose from enactment of the new legislation and its non-recurring nature, this amount had been presented under Exceptional Items in the Financial Results during the year ended 31 March 2026.

4 Trident Jaipur, a hotel owned by the Company, was temporarily closed effective 1 July 2025 for renovation, pursuant to the approval granted by the Board of Directors on 26 June 2025. The Company assessed its impact on the 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 30 June 2025.

Subsequently, the Company realised a gain of Rs. 83.99 lakhs on disposal of property, plant and equipment at the Trident Jaipur and recorded this as an "Exceptional Item" in the Statement of Financial Results for the quarter ended 30 September 2025.

The net impact of the above amounting to Rs. 47.21 lakhs is included under "Exceptional Items" for the half year ended on 30 September 2025 and the year ended 31 March 2026.

5 The Board of Directors of the Company in its meeting held on 22 May 2026 had proposed a final dividend of Rs. 3.50 per share for the financial year 2025-26. This was approved by the members at the Annual General Meeting held on 4 August 2026 and was paid on 6 August 2026. 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 30 September 2026 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 31 March 2026.

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 11 November 2026. The statutory auditors have carried out a limited review of the above financial results for the quarter and half year ended 30 September 2026.

Mumbai
11 November 2026

VIKRAMJIT SINGH OBEROI
MANAGING DIRECTOR
DIN: 00052014

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