EIH Limited
A MEMBER OF THE OBEROI GROUP

16th 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: EIHOTEL**	**BSE Limited** Corporate Relationship Dept., 1st Floor, New Trading Ring, Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400001 **Code: 500840**

Sub: Submission of presentation to Investors / Analysts

Dear Sir / Madam,

Pursuant to Regulation 30(6) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), please find enclosed the copy of the presentation to investors/analysts in respect of the unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended 30th September 2026 declared on 12th November 2026.

Thank you,

Yours faithfully,

For EIH Limited

Lalit Kumar Sharma

Digitally signed by Lalit Kumar Sharma
Date: 2026.11.16 10:22:38 +05'30'

Lalit Kumar Sharma
Company Secretary

Internal

EIH Limited

Earnings Call: Q2 FY27



Industry Performance

- Industry occupancy improved by 1-3% YoY, driving strong RevPAR growth of 13-15% YoY
- Resilient domestic leisure demand and a pickup in corporate and MICE travel offset the seasonal impact of the monsoon and continued geopolitical uncertainties
- Domestic air traffic observed contraction by ~6% YoY in Q2 FY27 on account of rising Aviation Turbine Fuel (ATF) prices, capacity constraints, and broader geopolitical/regional pressures

Q2 FY26-27 Occupancy	Q2 FY26-27 ARR (Rs.)	Q2 FY26-27 RevPAR
62-64% **+1-3% vs. PY**	**8,300-8,500** **+8-10% vs. PY**	**5,146-5,440** **+13-15% vs. PY**

Source: HVS Anarock Monitor (October 2026), DGCA

Management Perspective

- We continue to observe year-on-year increase in average rates across all regions
- Demand momentum is expected to remain strong through FY27, supported by MICE and expected revival in foreign tourists for the rest of FY27
- We have outlined a robust expansion strategy with 32 new properties across global and domestic markets scheduled to be operation by 2031 all of which will be managed by EIH Limited through direct ownership, Joint Venture or management contracts

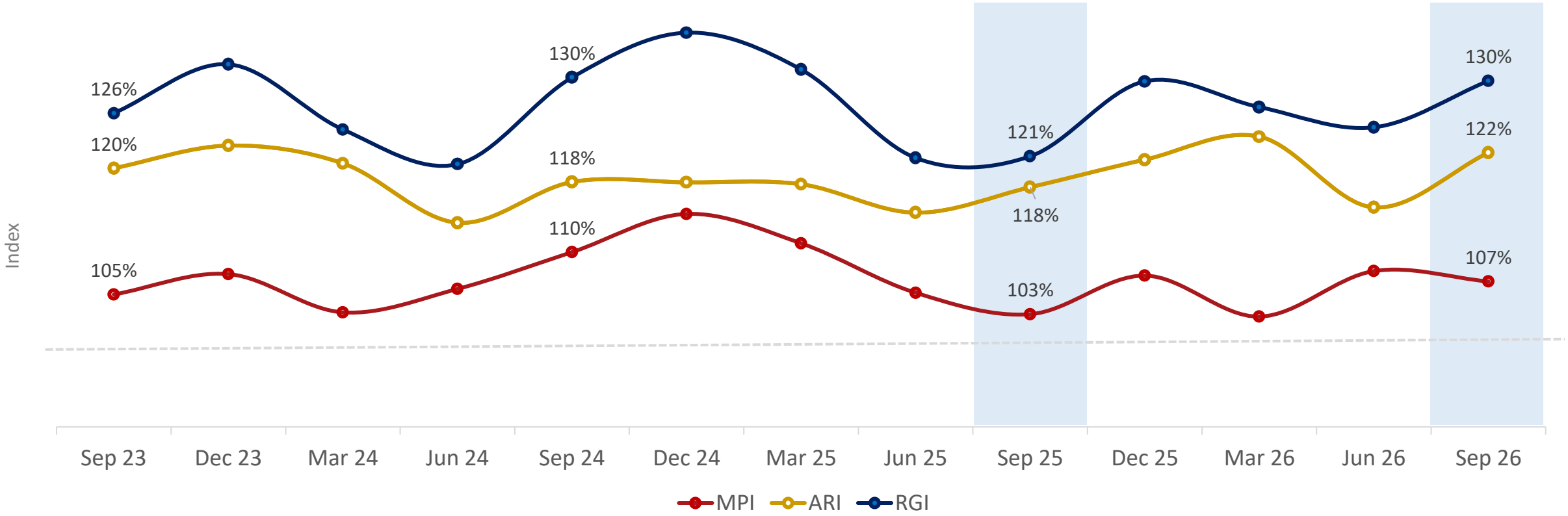
Operational Performance

Q2 FY27



EIH maintains consistent RevPAR Leadership over STR Competition Set

All Domestic Hotels including Managed with STR



13 out of 15 hotels ranked 1st & 2nd wherein STR provides benchmarking (8 hotels Rank 1st & 5 Hotels rank 2nd)

Strong Growth observed in RGI as well as ARI

Source: CoStar

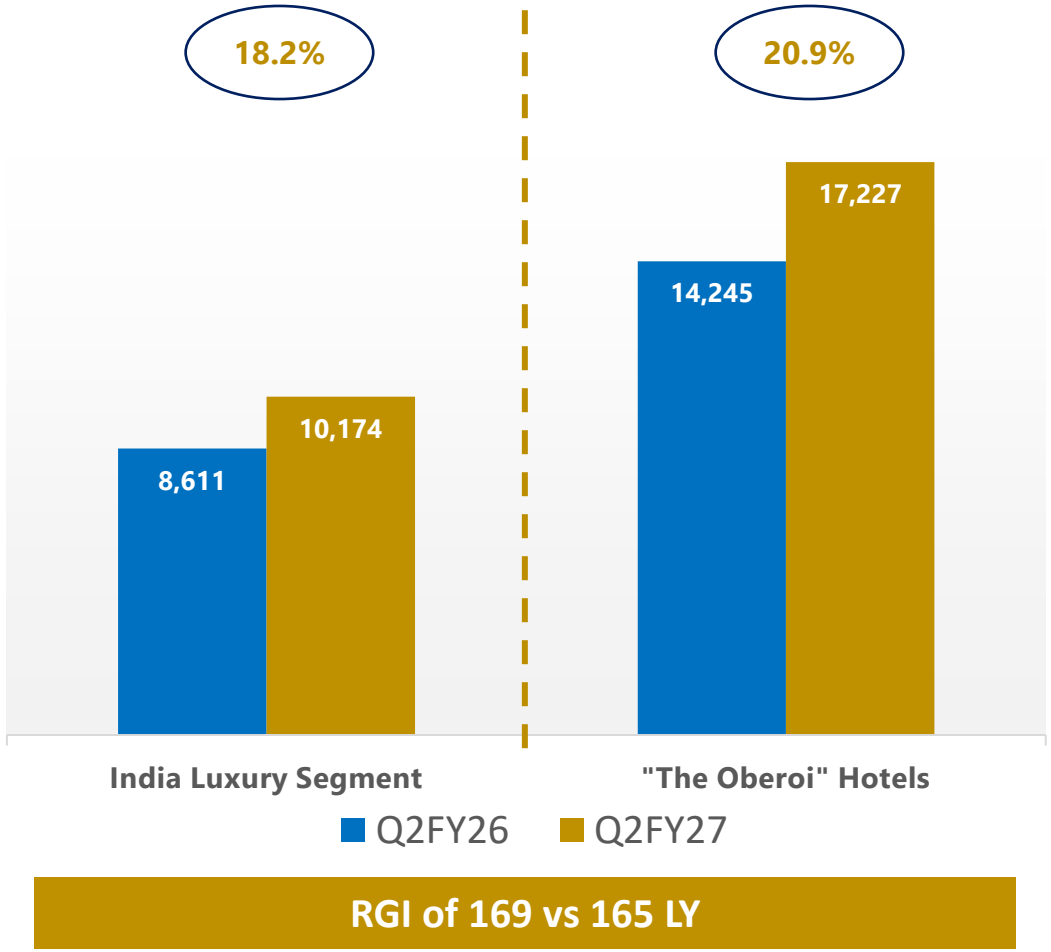
Dataset: All Domestic Hotels managed by EIH with STR

Note: MPI, ARI and RGI is basis the current Compset and may have changed as reported earlier due to change in Compset

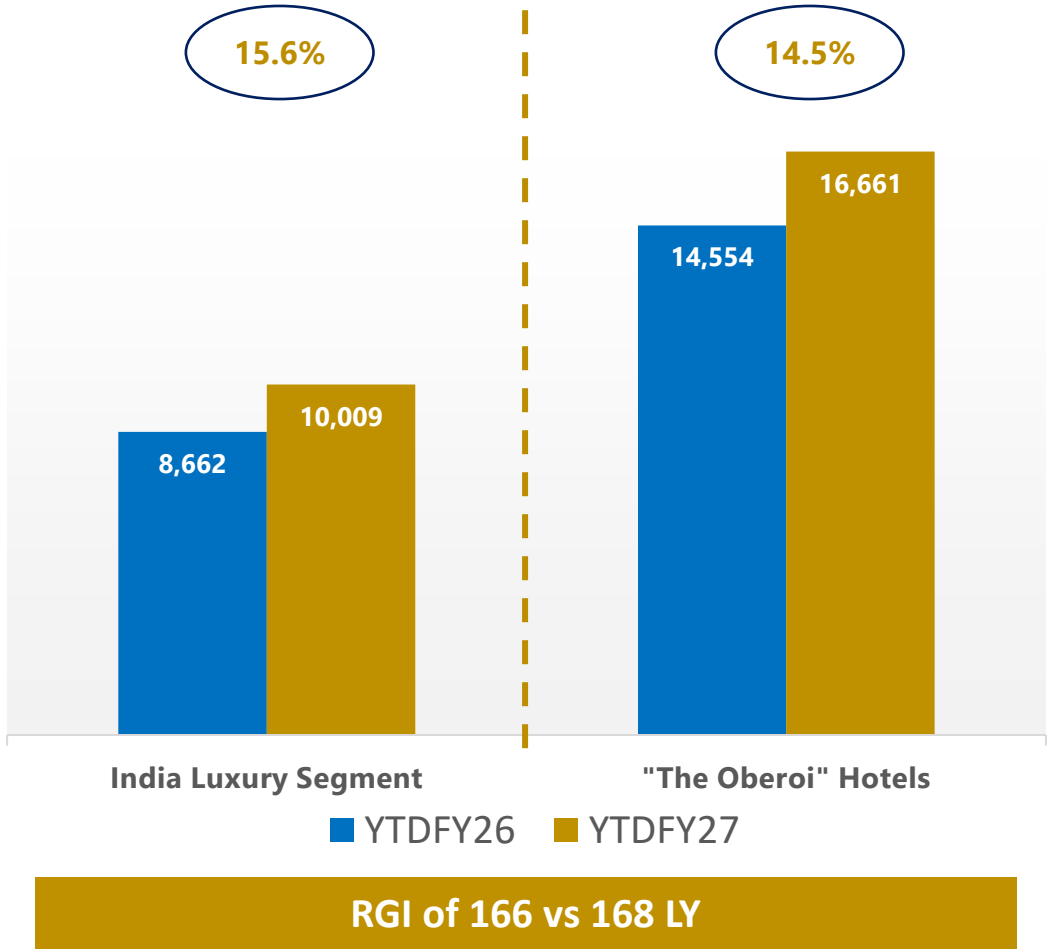
RevPAR Y-o-Y growth by Hotel Positioning – "The Oberoi"

Figures in INR

All Domestic Hotels including Managed



RGI of 169 vs 165 LY



RGI of 166 vs 168 LY

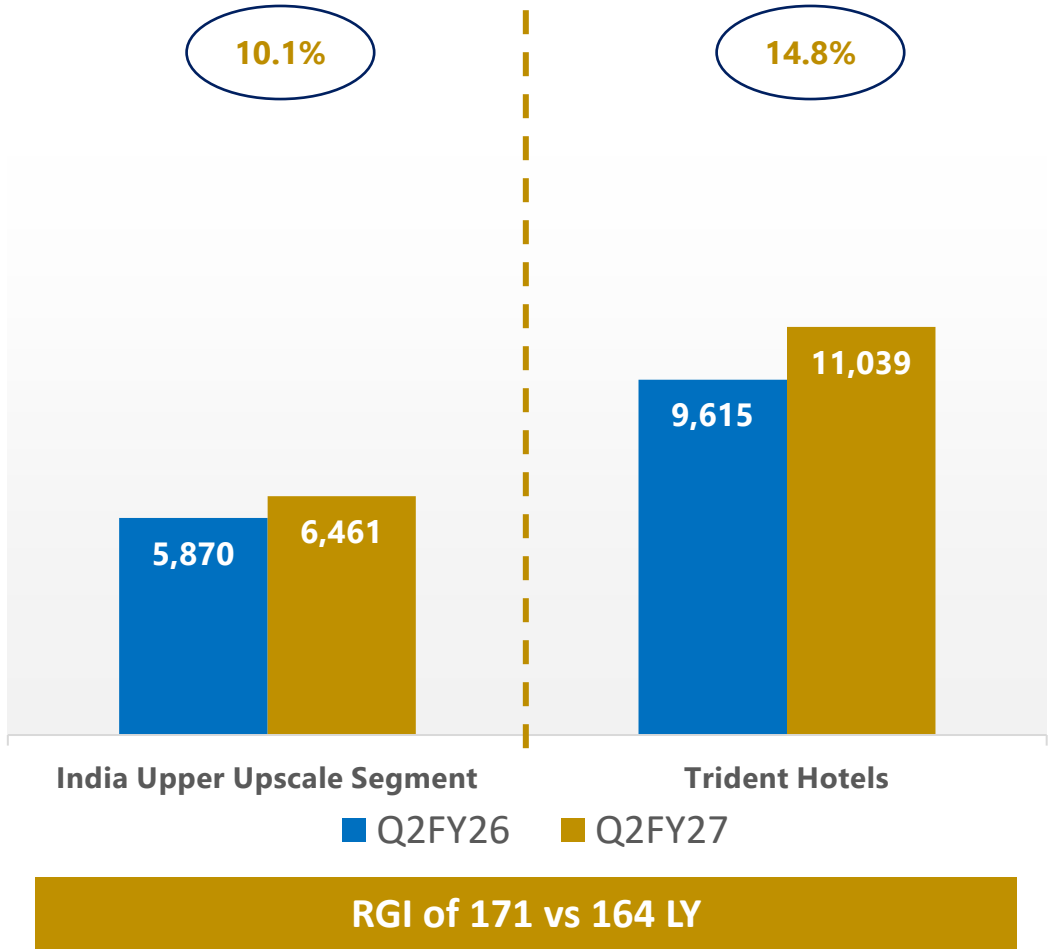
Source: CoStar

Note: Change in RevPAR is inclusive of hotels opened & closed during the respective periods. The Oberoi Mumbai (237 keys) and The Oberoi Bengaluru (160 keys) are partially under renovation.

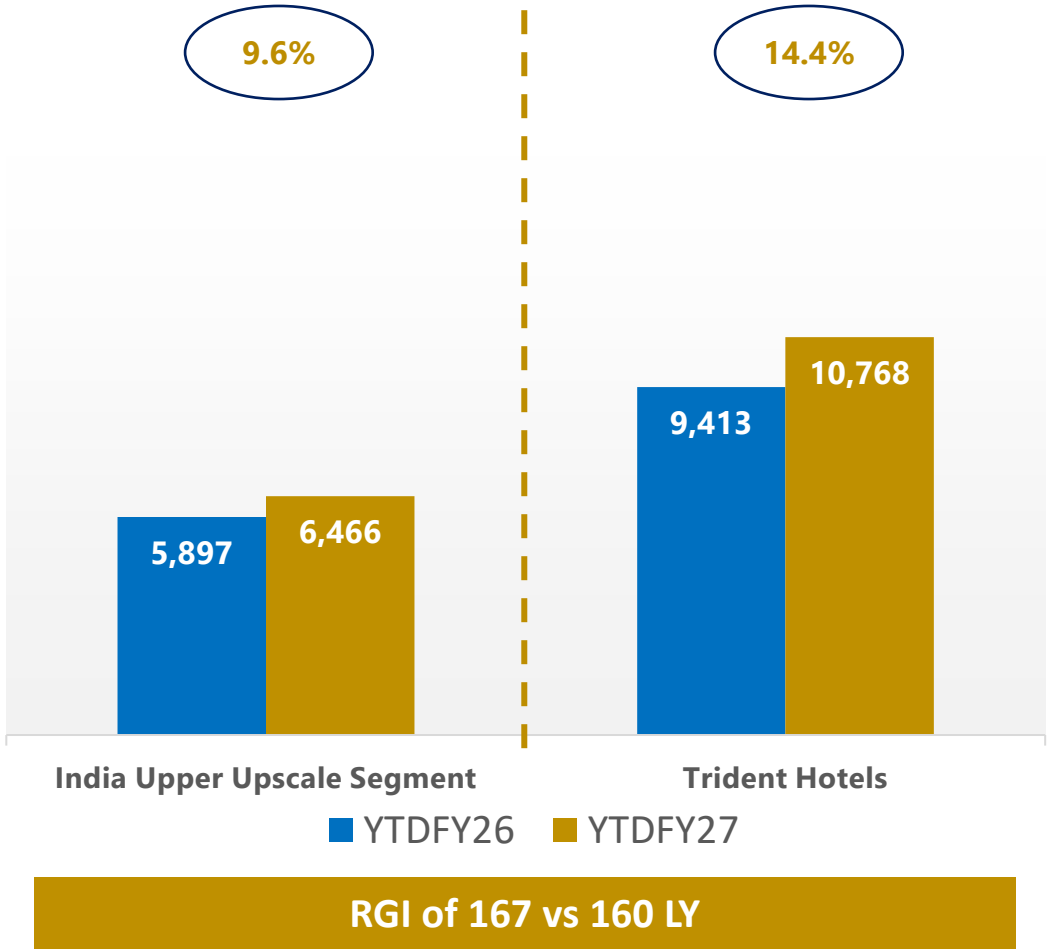
RevPAR Y-o-Y growth by Hotel Positioning – "Trident"

Figures in INR

All Domestic Hotels including Managed



RGI of 171 vs 164 LY



RGI of 167 vs 160 LY

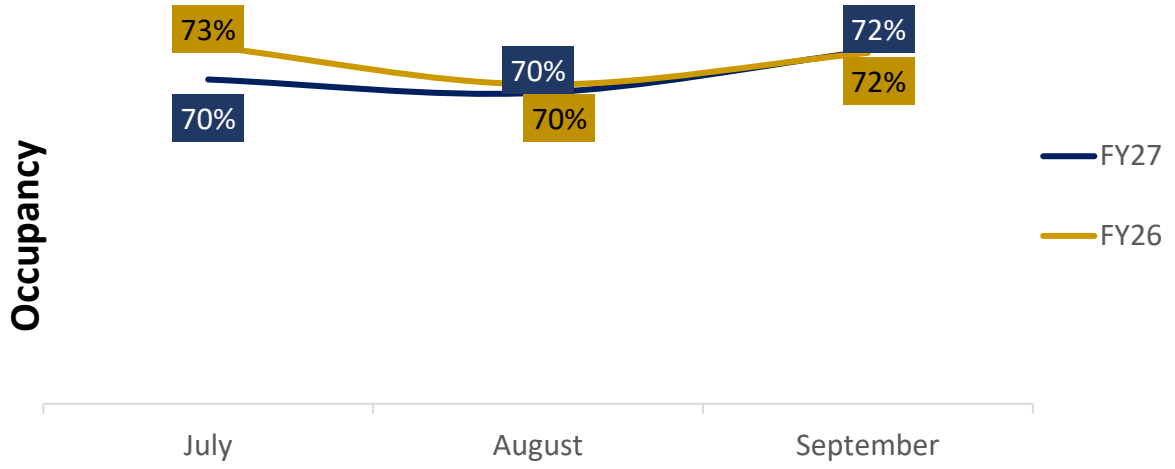
Source: CoStar

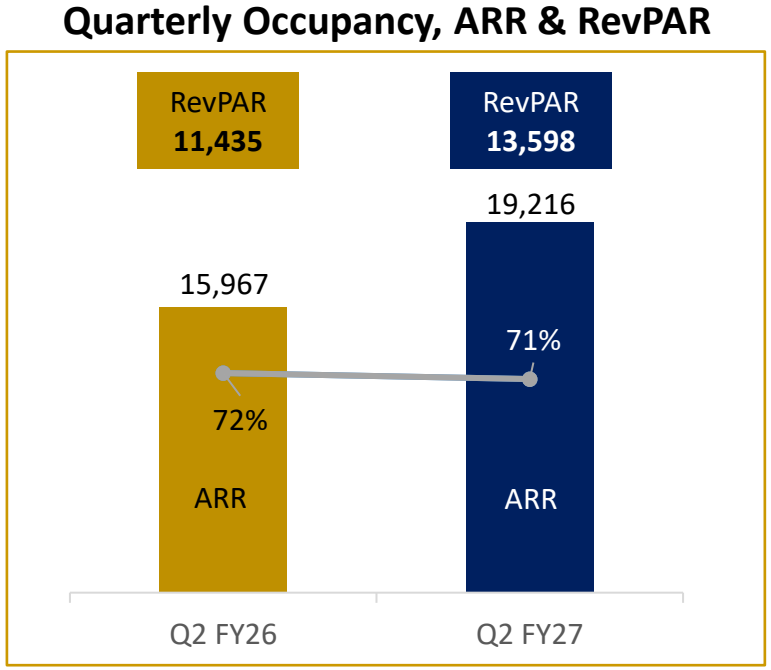
Note: Change in RevPAR is inclusive of hotels opened & closed during the respective periods. Trident Nariman Point (588 keys) and Trident Bandra Kurla (438 keys) are partially under renovation.

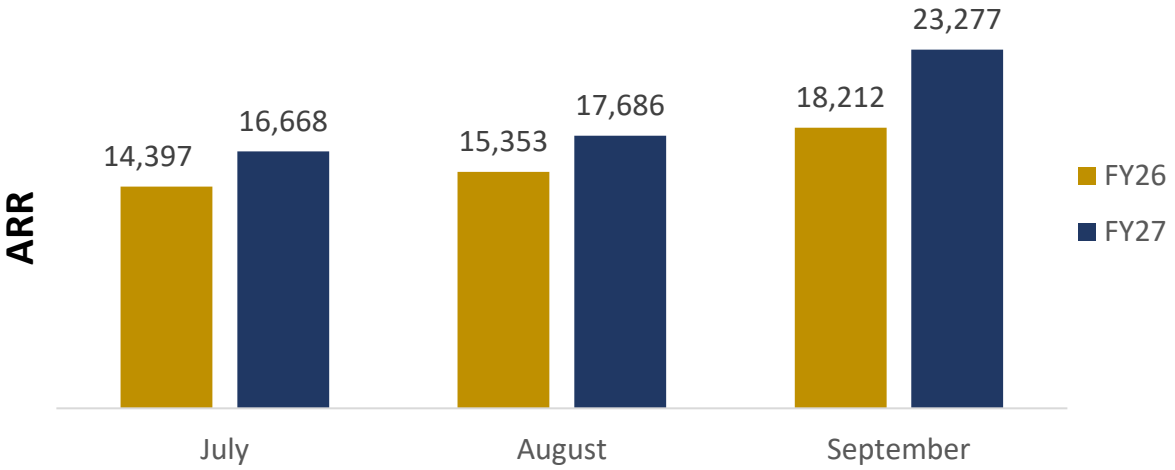
Q2 ARR/Occupancy trends by month

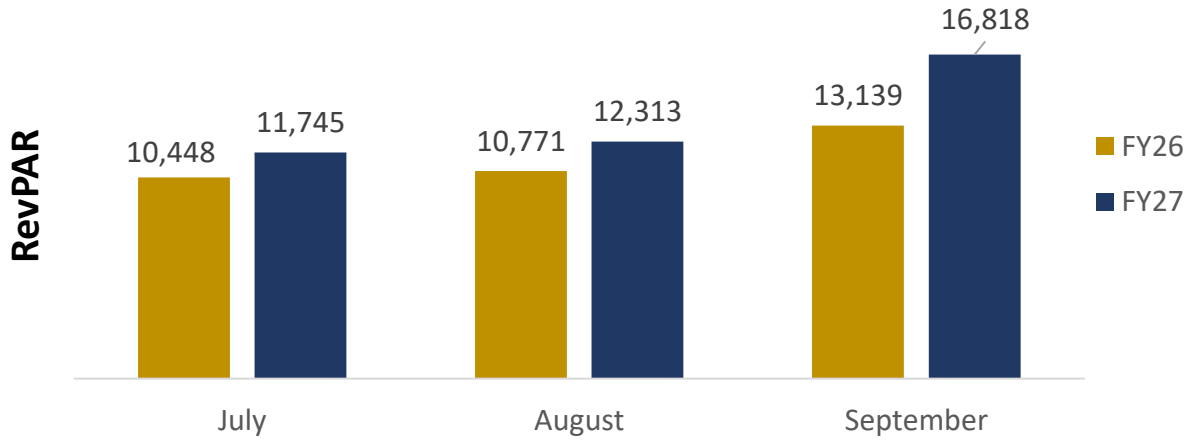
Figures in INR

All Domestic Hotels including managed







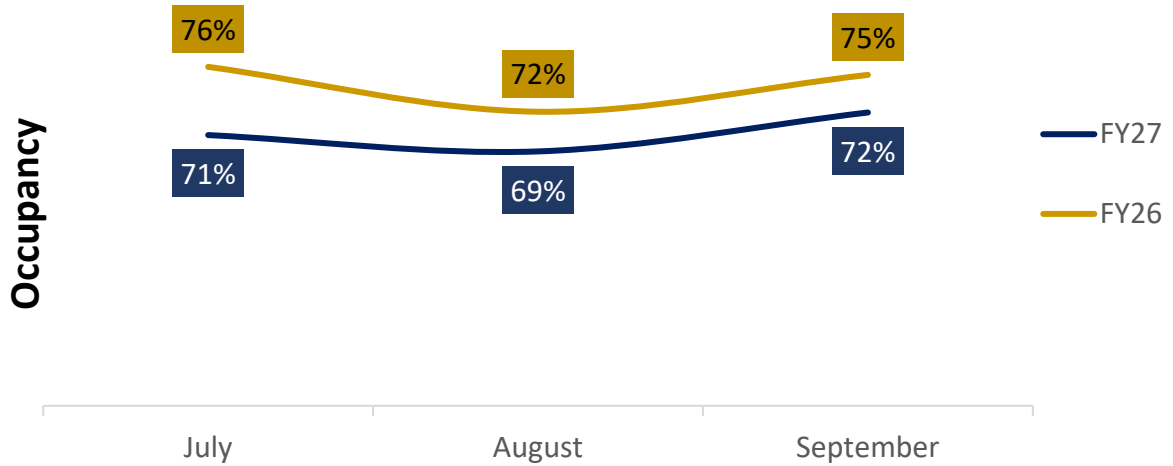


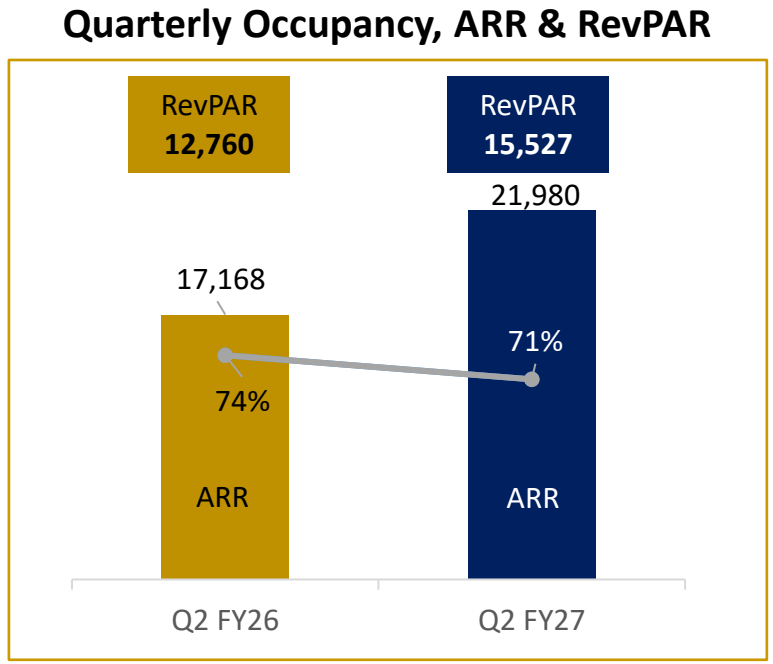
Note: Occupancy was impacted due to ongoing renovation (The Oberoi Mumbai: ~35 keys, Trident Nariman Point: ~80 keys and Trident Bandra Kurla: ~80 keys). On reduced inventory, Q2FY27 Occupancy would have been 74% & RevPAR of Rs 14,129.

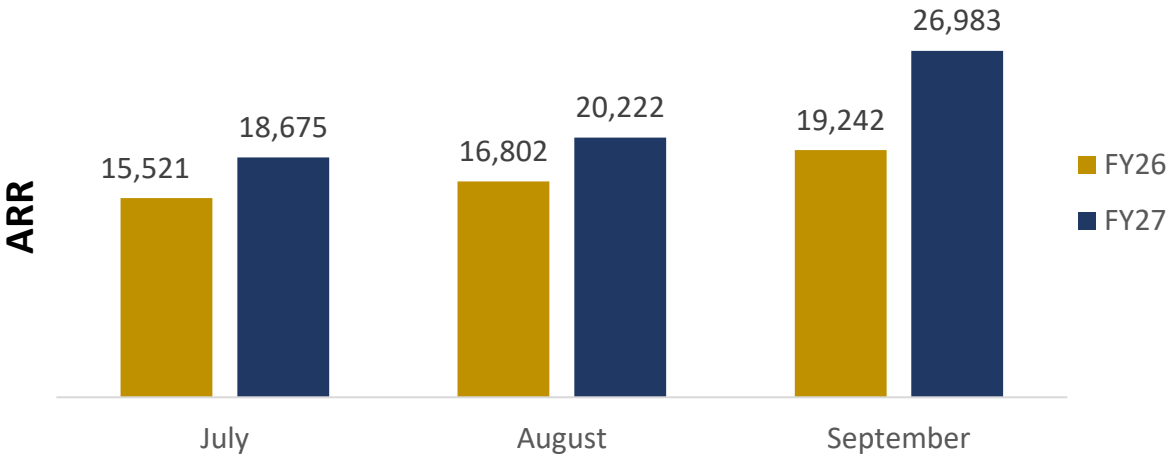
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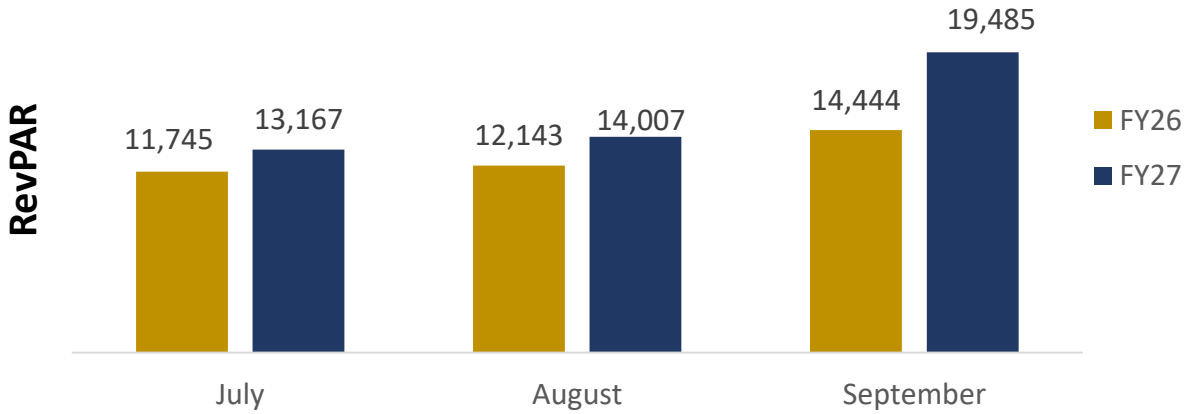
Figures in INR

EIH Owned Hotels





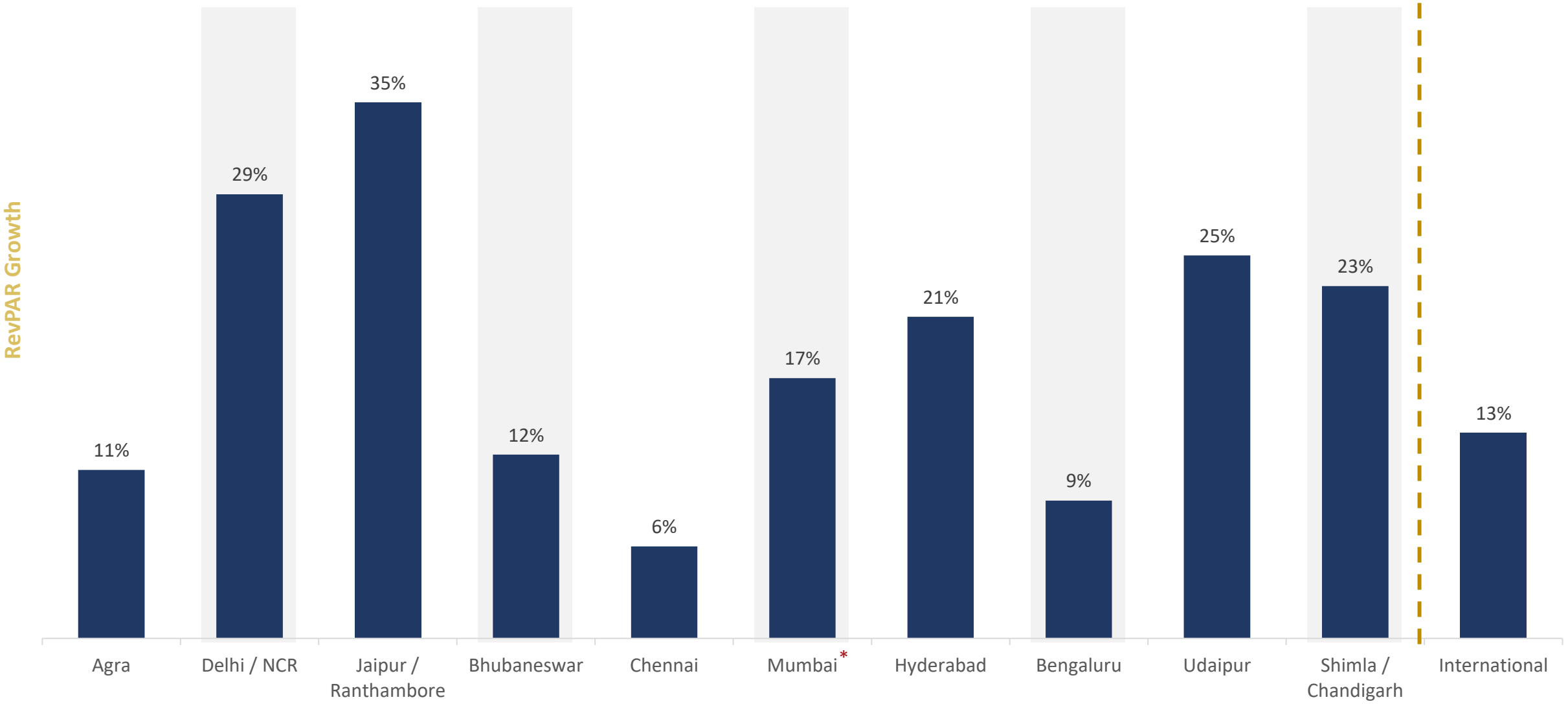




Note: Occupancy was impacted due to ongoing renovation (The Oberoi Mumbai: ~30 keys, Trident Nariman Point: ~80 keys and Trident Bandra Kurla: ~80 keys). On reduced inventory, Q2FY27 Occupancy would have been 76% & RevPAR of Rs 16,646

Q_2 RevPAR Y-o-Y growth by City

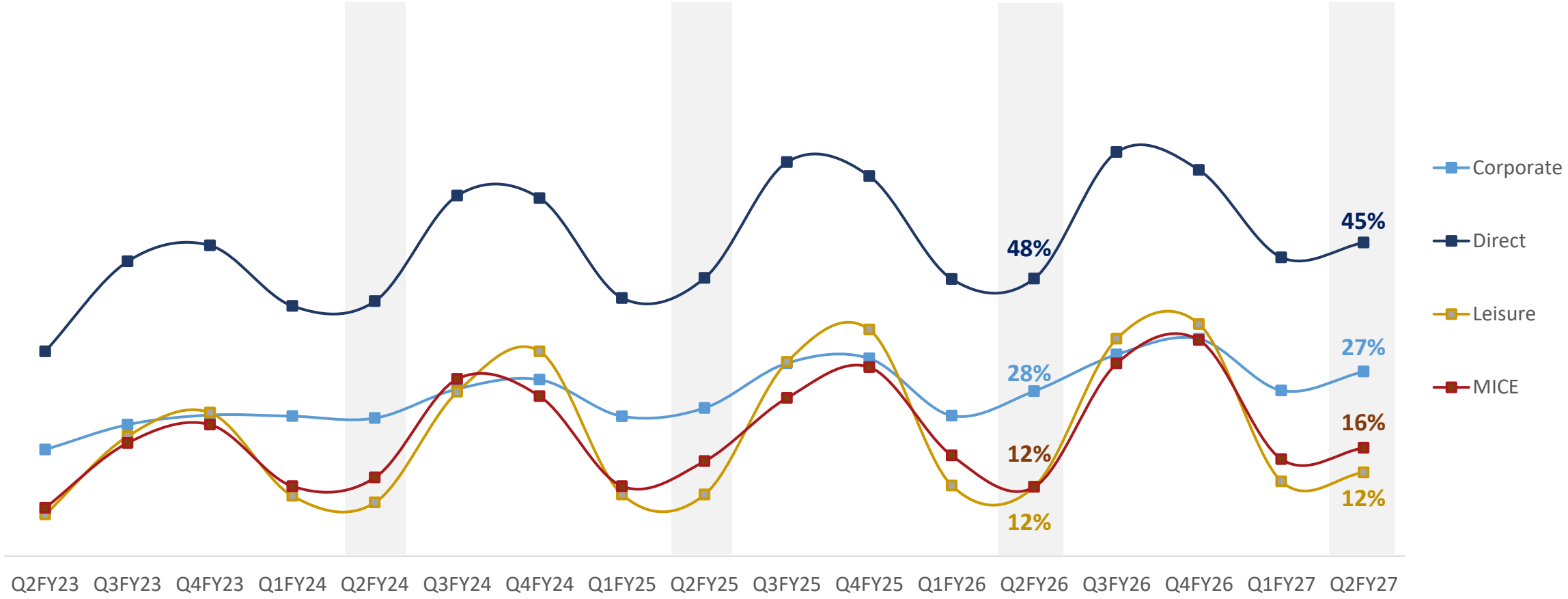
All Domestic Hotels including Managed



*RevPAR of Mumbai hotels were impacted due to ongoing renovation. On reduced inventory, RevPAR growth is ~31%

Room Revenue Trends

All Domestic Hotels including Managed



While growth was observed across segments, share of MICE business grew Y-o-Y from 12% to 16%

*Percentages indicate share of Total Room Revenue

Financials



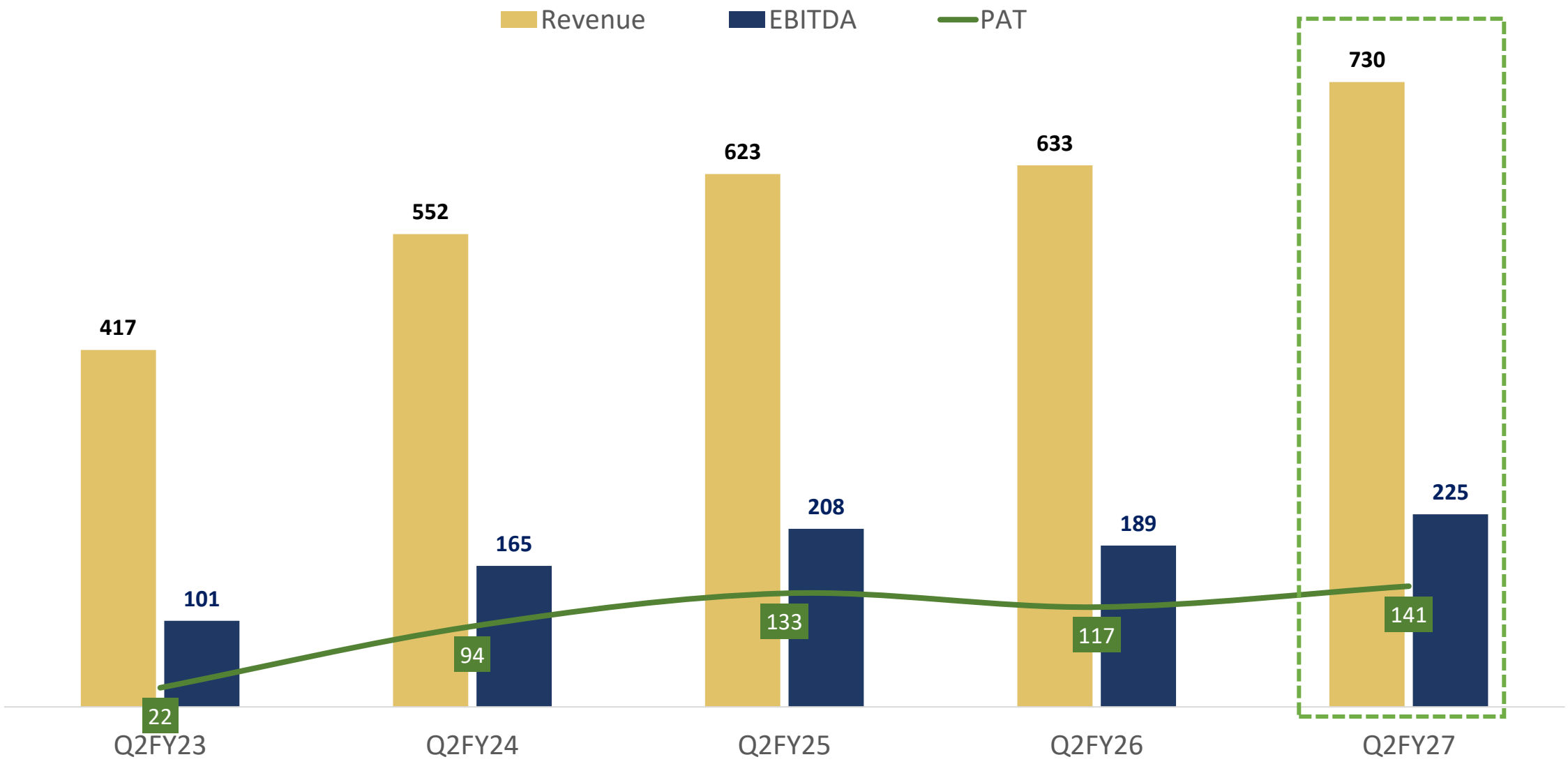
Internal

Financial Performance – Q2 FY27

Consolidated and Standalone

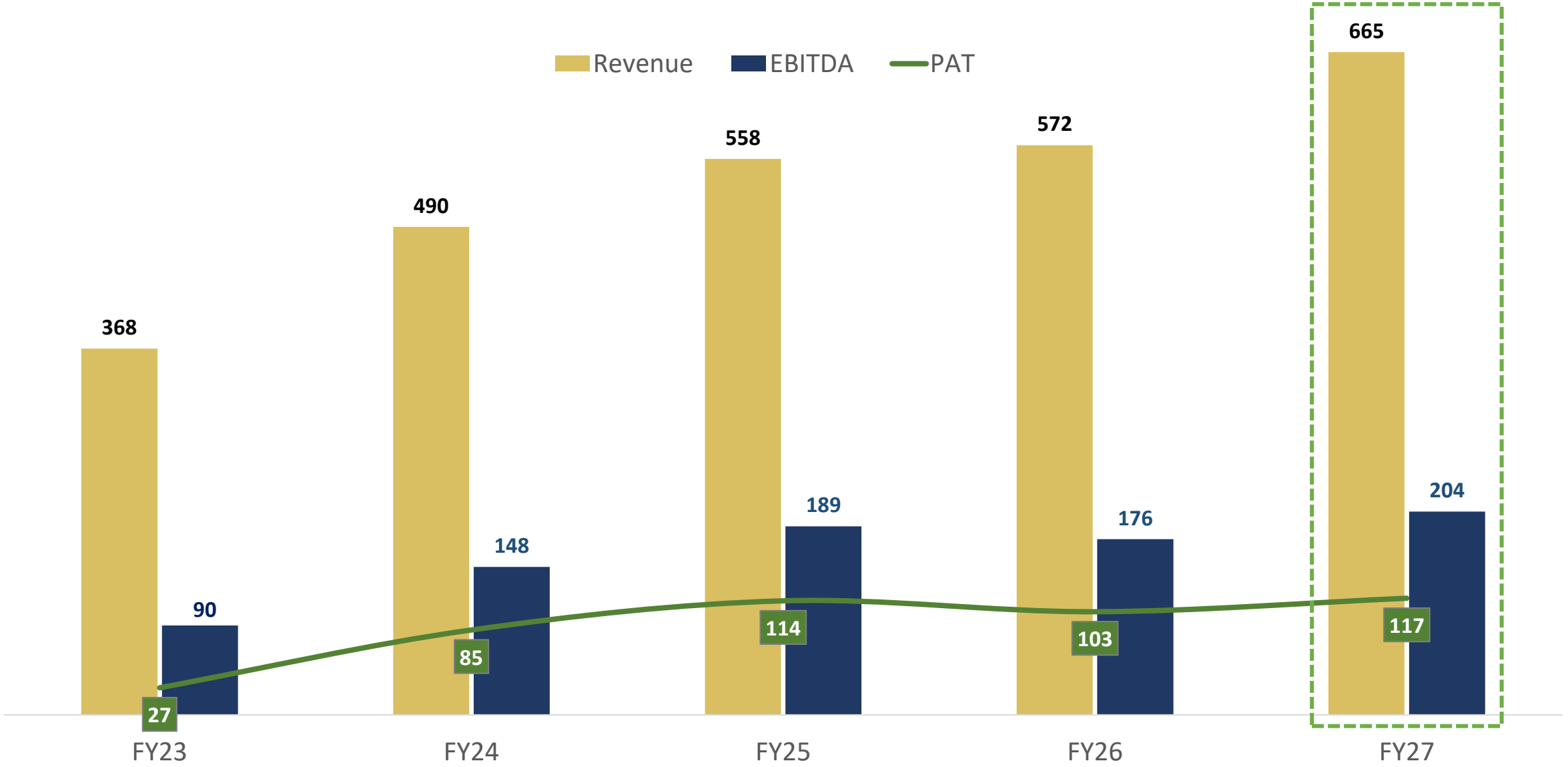
Figures in INR Cr

Q2 Consolidated Performance



Figures in INR Cr

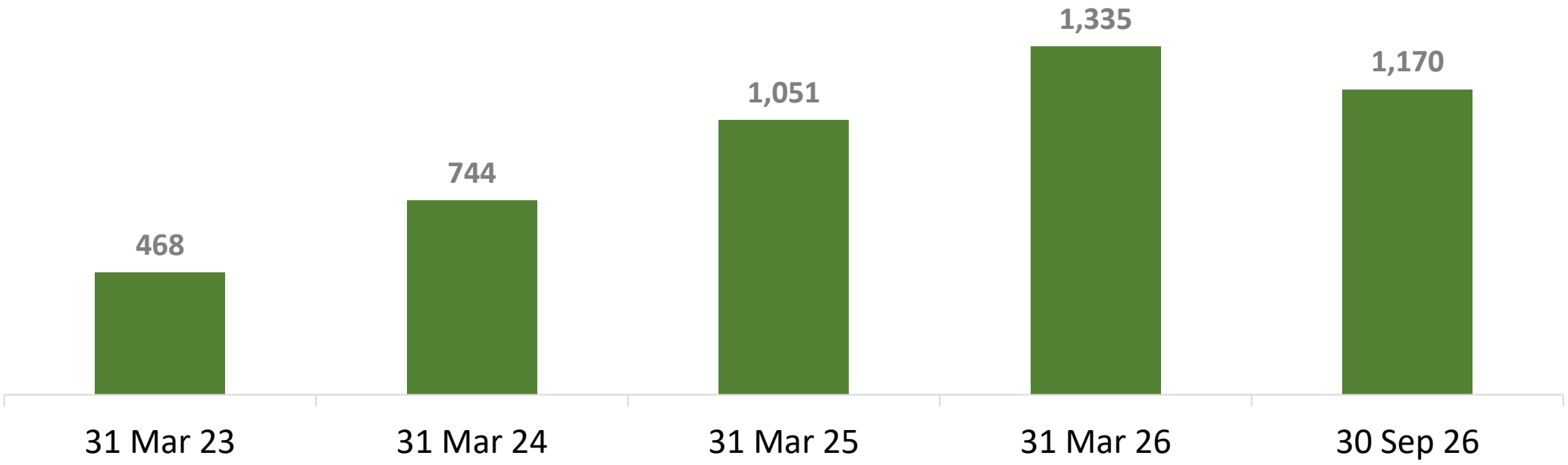
Q2 Standalone performance



Figures in INR Cr

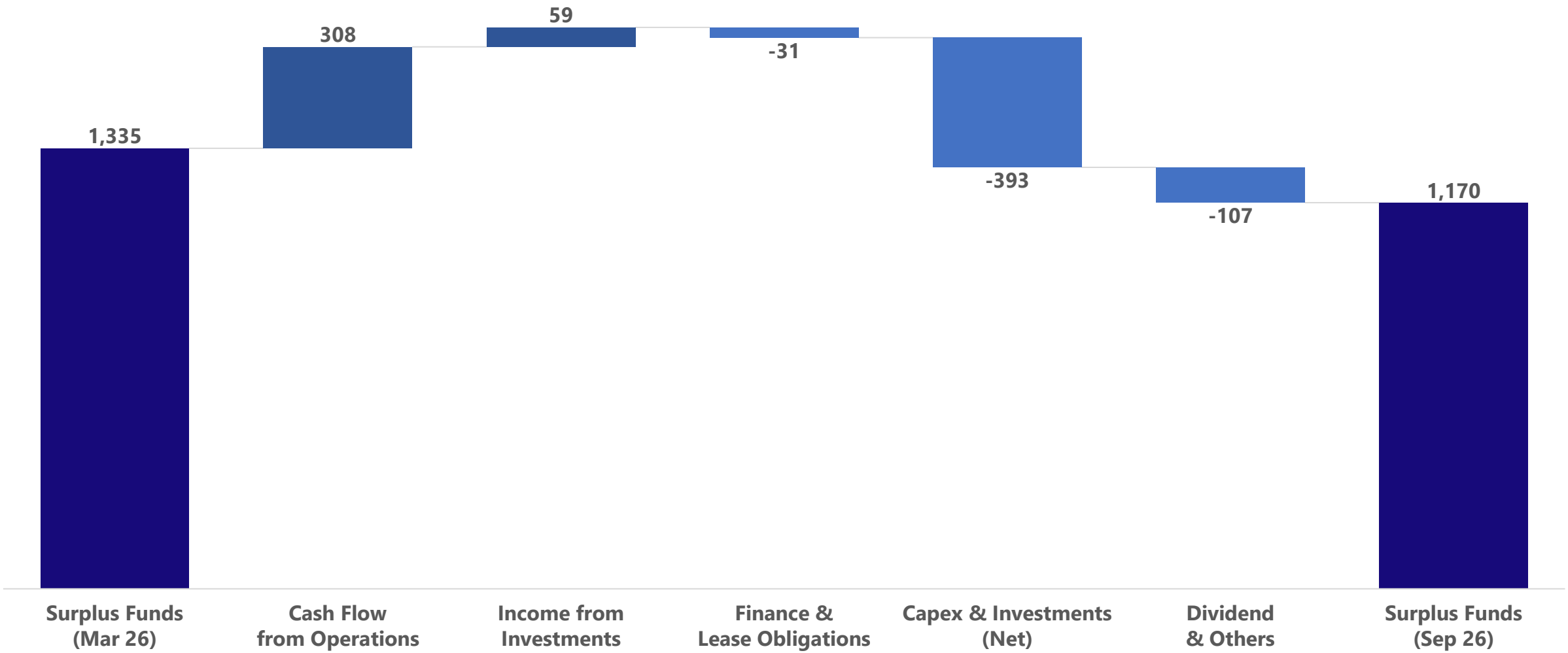
Funds Position - Consolidated

Healthy liquidity to enable long-term growth plans



Figures in INR Cr

Consolidated Funds Flow – 6 months





Financial Statements

Performance Highlights (Consolidated)

Figures in INR Cr

Consolidated P&L	QTR 2		
	FY27	FY26	
Revenue from Operations	694	598	
Other Income	36	35	
TOTAL REVENUE (A)	**730**	**633**	⇧ **16%**
Consumption	71	63	
Employee Benefits	169	147	
Administrative & Other Expenses	265	234	
TOTAL EXPENDITURE (B)	**505**	**444**	
EBITDA = (A) – (B)	**225**	**189**	⇧ **19%**
Less: Depreciation & Amortization	38	35	
EBIT	**187**	**154**	
Less: Finance Costs	16	5	
Add: Share of net profit of associates and joint ventures	13	10	
Add/(less): Exceptional Items	-	8	
Less: Tax Expense	43	50	
Profit / (Loss) from operations	**141**	**117**	⇧ **21%**
Other Comprehensive Income / Loss (net of tax)	12	25	
Total Comprehensive Income / Loss (net of tax)	**153**	**142**	

Performance Highlights (Standalone)

Figures in INR Cr

Consolidated P&L	QTR 2		
	FY27	FY26	
Revenue from Operations	622	530	
Other Income	43	41	
TOTAL REVENUE (A)	**665**	**571**	⇧ **16%**
Consumption	66	58	
Employee Benefits	156	135	
Administrative & Other Expenses	239	202	
TOTAL EXPENDITURE (B)	**461**	**395**	
EBITDA = (A) – (B)	**204**	**176**	⇧ **16%**
Less: Depreciation & Amortization	35	31	
EBIT	**169**	**145**	
Less: Finance Costs	14	4	
Add/(less): Exceptional Items	-	8	
Less: Tax Expense	38	46	
Profit / (Loss) from operations	**117**	**103**	
Other Comprehensive Income / Loss (net of tax)	-3	-1	
Total Comprehensive Income / Loss (net of tax)	**114**	**102**	⇧ **12%**

Awards & Accolades

Travel & Leisure, USA, World's Best Awards, 2026

- The Oberoi Luxury Nile Cruisers voted as the 'Best River Cruise Line in the World' for second consecutive year
- The Oberoi, Mumbai voted as the 'Best City Hotel in India'
- The Oberoi Amarvilas, Agra voted as the 'Best Resort in India'

Town & Country Hotel Awards, US, 2026

- The Oberoi Rajgarh Palace, Khajuraho, featured amongst the Favourite New Places of 2026

Time Magazine, US, 2026

- The Oberoi Rajgarh Palace, Khajuraho, featured on the list of World's Greatest Places of 2026

Prix Versailles, France, 2026

- The Oberoi Rajgarh Palace, Khajuraho, featured on the list of World's Most Beautiful Hotels of 2026

Travel & Leisure, US- It List, 2026

- The Oberoi Rajgarh Palace, Khajuraho, and The Oberoi Vindhyavilas, Bandhavgarh featured on the It List

Conde Nast Traveller, Global, 2026

- The Oberoi Rajgarh Palace, Khajuraho, featured on The Global Hot List : Best New Hotels in the World

Conde Nast Traveller, Global 2026

- The Oberoi, Mumbai featured on The Gold List

Condé Nast Traveller's Global Triple Crown List, 2026

- The Oberoi, New Delhi, The Oberoi Rajvilas, Jaipur; The Oberoi Vindhyavilas, Bandhavgarh; The Oberoi Vanyavilas, Ranthambhore and The Oberoi Amarvilas, Agra featured in the inaugural Triple Crown list

Fodor's Travel, USA, 2027 – Fodor's Finest Hotels

- The Oberoi Rajgarh Palace, Khajuraho recognised in the prestigious list of "50 Most Incredible Hotels in the World, 2027"

The Michelin Key Guide 2026

- Two MICHELIN Keys (Exceptional Stay)
  - The Oberoi Amarvilas, Agra
  - The Oberoi Udaivilas, Udaipur
  - The Oberoi Vindhyavilas, Bandhavgarh

- One MICHELIN Key (Very Special Stay)
  - The Oberoi, Gurgaon
  - The Oberoi Rajvilas, Jaipur
  - The Oberoi Vanyavilas, Ranthambhore
  - The Oberoi, Sahl Hasheesh (Egypt)



Expansion Plans

Upcoming Projects

Hotels Development Pipeline – Owned Hotels

8 Properties | 1,099 Keys

Brand	Name	No. of Keys	Domicile	Expected Year of Opening
Trident	Trident Visakhapatnam (*)	124	Domestic	2027
Oberoi	The Oberoi Goa, Cavelossim	90	Domestic	2028
Oberoi	The Oberoi London	21	International	2028
Oberoi	The Oberoi Gandikota	20	Domestic	2028
Trident	Trident Tirupati	124	Domestic	2030
Oberoi	Oberoi Hebbal (#)	120	Domestic	2030
Trident	Trident Hebbal (#)	300	Domestic	2030
Trident	Trident Hyderabad, Airport	300	Domestic	2030
	Total	**1,099**		

* Owned hotel through EIH Associated Hotels, i.e. an associate company of EIH Limited

Mixed-use development will include commercial, retail and F&B space of approximately 7.63 lakhs sq. ft.

Hotels Development Pipeline Summary – Managed Hotels

24 Properties | 1,893 Keys

	Oberoi		Trident		Luxury Boats and Nile Cruiser		Total	
Year	Hotels	Keys	Hotels	Keys	Hotels	Keys	Hotels	Keys
2027	1	60	0	0	2	14	3	74
2028	3	119	0	0	1	25	4	144
2029	4	358	1	150	0	0	5	508
2030	4	292	5	720	0	0	9	1,012
2031	1	80	0	0	0	0	1	80
TBD	2	75	0	0	0	0	2	75
Total	**15**	**984**	**6**	**870**	**3**	**39**	**24**	**1,893**

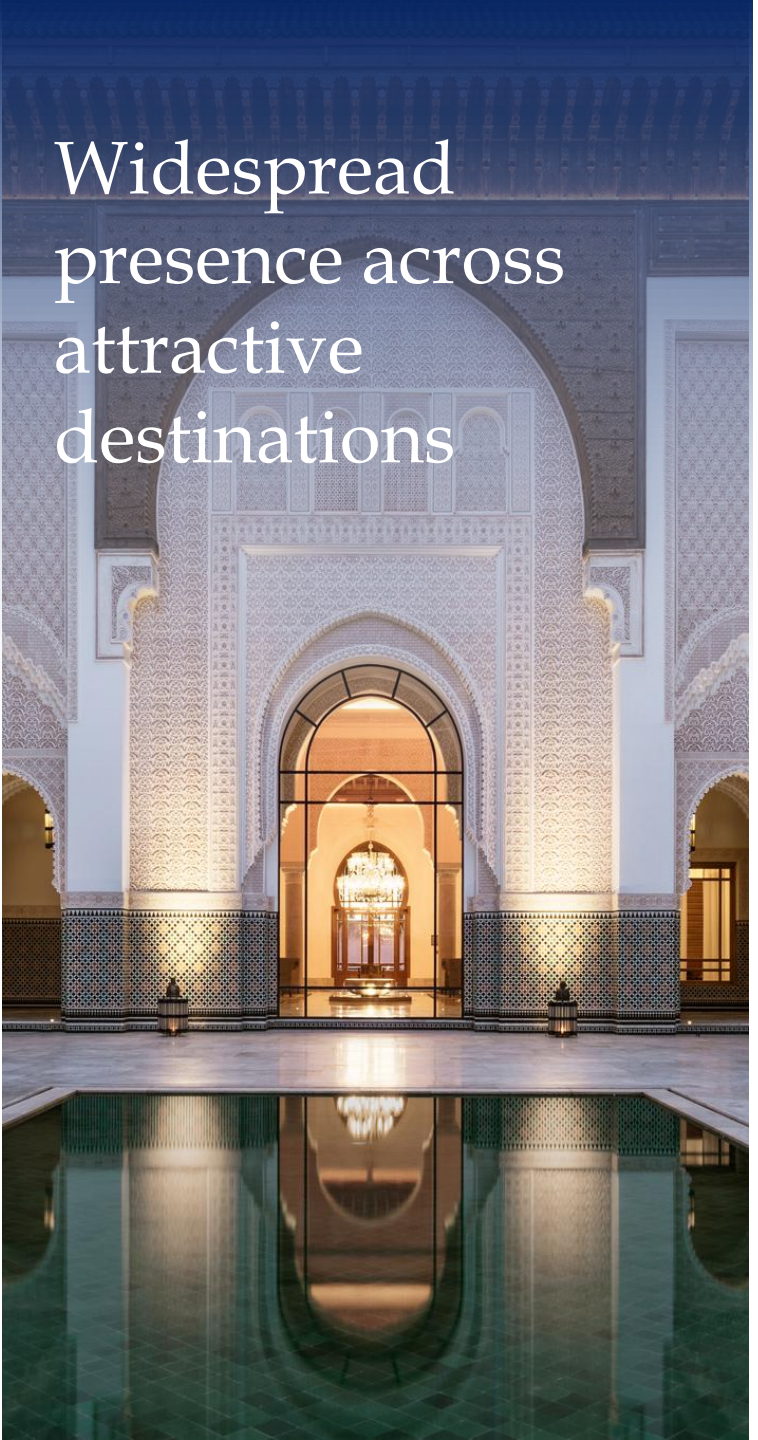
* TBD indicates To Be Decided

Pipeline projects are subject to various risks and uncertainties beyond the Company's control, including but not limited to market conditions, regulatory changes, and development challenges. Period of Opening may differ materially from those expressed or implied.



Business Footprint

Period ended 30th June 2026



Widespread presence across attractive destinations

National presence

Oberoi HOTELS & RESORTS

1. The Oberoi, Mumbai | **237**
2. The Oberoi, New Delhi | **220**
3. The Oberoi Grand, Kolkata | **209** (under renovation)
4. The Oberoi, Gurgaon | **202**
5. The Oberoi, Bengaluru | **160**
6. The Oberoi Amarvilās, Agra | **102**
7. The Oberoi Udaivilās, Udaipur | **89**
8. Wildflower Hall, An Oberoi Resort, Shimla | **85**
9. The Oberoi Cecil, Shimla | **75**
10. The Oberoi Rajvilās, Jaipur | **71**
11. The Oberoi Rajgarh Palace | **65**
12. The Oberoi Sukhvilās Spa Resort, New Chandigarh | **60**
13. The Oberoi Vanyavilās, Wildlife Resort, Ranthambhore | **28**
14. The Oberoi Vindhyavilas, Bandavgarh | **21**

TRIDENT HOTELS

1. Trident, Nariman Point, Mumbai | **586**
2. Trident, Bandra Kurla, Mumbai | **439**
3. Trident, Hyderabad | **323**
4. Trident, Chennai | **167**
5. Trident, Udaipur | **142**
6. Trident, Gurgaon | **136**
7. Trident, Agra | **135**
8. Trident, Jaipur | **132** (under renovation)
9. Trident, Bhubaneshwar | **62**

Maidens Hotel, New Delhi | **55**

International presence

Oberoi HOTELS & RESORTS

1. The Oberoi Beach Resort, Sahl Hasheesh, Egypt |**102**
2. The Oberoi, Marrakech | **84**
3. The Oberoi Beach Resort, Bali | **74**
4. The Oberoi Beach Resort, Mauritius | **71**
5. The Oberoi Beach Resort, Lombok | **50**
6. The Oberoi Zahra, Luxury Nile Cruiser | **27**

408

Total keys - International

3,801

Total keys in India

Disclaimer

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EIH assumes no obligation to update any forward-looking statements, whether due to new information, future events, or otherwise.

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THANK YOU

