

ASIAN HOTELS (EAST) LIMITED

CIN : L15122WB2007PLC162762

Regd. Office : Hyatt Regency Kolkata Hotel, JA-1, Sector - III, Salt Lake City, Kolkata - 700 106, W.B., India
Tel: 033 6820 1344 / 1346, Fax : 033 2335 8246, E-mail : clocs@sarafhotels.com, Website : www.ahleast.com

14th November, 2025

The Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Tel: (9122) 2272 1233/4 Fax: (9122) 2272 1919	The Manager Listing Department National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 Tel: (022) 2659 8100/14 Fax: (022) 2659 8120
Type of Security: Equity shares Scrip Code : 533227	Type of Security: Equity shares NSE Symbol : AHLEAST

Madam/ Sir,

Sub: Disclosure under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to the subject regulation, this is to inform you that the Board of Directors of the Company at its meeting of even date i.e. 14th November, 2025 has taken the following decisions:

- Appointment of Chief Legal Officer & Company Secretary and CFO of the Company as Company Secretary and CFO respectively in its wholly-owned subsidiary Novak Hotels Pvt Ltd (WoS).
- The Company and/ or its WoS will execute the Hyatt Regency Mumbai hotel (HRM) project and a project advisor/ consultant along with a new project team of the WoS will be appointed to undertake renovation/ refurbishment of HRM to be owned by Novak Hotels Pvt Ltd.

The Board felt it is necessary to have transparency, reporting and control over cost of ongoing renovation/ refurbishment of HRM hotel project work.

- To convert the outstanding loan of the Company including interest in the books of its WoS into equity shares of its WoS upon receipt of its lender's NoC and report of consultant who is to be appointed in this regard.

The conversion is necessary for strengthening the capital structure of Novak Hotels Pvt Ltd, reducing its indebtedness so as to de-leverage it, improve its profitability and improve the consolidated financial position of the Company.

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It is important to note here that this transaction does not involve any fresh infusion of capital by the Company. It pertains only to the restructuring of the Company's existing financial exposure by converting the outstanding loan including interest into equity shares of its WoS.

The detailed disclosure as required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circulars dated July 13, 2023 and November 11, 2024, as amended, is enclosed as **Annexure-A**.

The meeting of the Board of Directors of the Company commenced at 04:30 p.m. and concluded at 09:15 p.m. with a refreshment break of around two hours.

A copy of this letter is also available on the Company's website at www.ahleast.com.

This is for your information and dissemination.

Thanking you.

Yours truly,

For Asian Hotels (East) Limited


Saumen Chatterjee
Chief Legal Officer &
Company Secretary



Encl. as above

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Annexure -A

Disclosure under Regulation 30 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Details of events that need to be provided	Information of such event(s)
i.	Name of the target entity, details in brief such as size, turnover etc.	<p>No target entity is involved.</p> <p>The transaction is between the Company and its wholly owned subsidiary Novak Hotels Pvt Ltd (WoS), which involves conversion of the Company's loan upto Rs 234 crores into upto 23.40 crores nos of equity shares of Rs 10/- each of its WoS.</p> <p>As on 31st March, 2025 Net worth: Rs 3.72 crores (approx.) Turnover: NIL; It is yet to commence its commercial operations.</p>
ii.	<p>Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired?</p> <p>If yes, nature of interest and details thereof and whether the same is done at "arm's length"</p>	<p>There is no acquisition happening. Novak Hotels Pvt Ltd, being a wholly-owned subsidiary (WoS) of the Company, is a related party of the Company.</p> <p>Since the transaction is between holding company and its WoS, it is exempt from the provisions applicable to related party transactions under the Listing Regs, 2015.</p> <p>The said transaction is on arm's length basis.</p>
iii.	Industry to which the entity being acquired belongs	No entity is being acquired. WoS is to be engaged in the business of hotel industry.



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iv.	Objects and impact of acquisition	<p>Object of conversion:</p> <p>a. strengthening the capital structure so as to facilitate the business growth needs;</p> <p>b. reducing the indebtedness, so as to de-leverage it, improve its profitability and improve the consolidated financial position of the Company.</p> <p>Impact of acquisition: Not applicable. This is not an acquisition and there is no fresh infusion of capital.</p>
v.	Brief details of any governmental or regulatory approvals required for the acquisition	Conversion will be upon receipt of NoC of lender of the Company and report of consultant to be appointed in this regard.
vi.	Indicative time period for completion of the acquisition	Not applicable since there is no acquisition happening.
vii.	Consideration - whether cash consideration or share swap or any other form and details of the same	<p>There is no cash consideration or share swap involved in the said transaction.</p> <p>The Company's loan upto Rs 234 crores is to be converted into upto 23.40 crores nos of equity shares of face value of Rs 10/- each of its WoS.</p>
viii.	Cost of acquisition and/or the price at which the shares are acquired	NA
ix.	Percentage of shareholding/ control acquired and/ or number of shares acquired	<p>a. 100% shareholding/ control of the Company is already there for its WoS Novak Hotels Pvt Ltd.</p> <p>b. With the conversion, Holding-WoS relationship does not change. The relationship continues.</p>



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x.	Brief background about the entity acquired in terms of products/ line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information	<p>No entity is being acquired.</p> <p>The Company's WoS is to be engaged in the business of hotel industry.</p> <p>Date of incorporation: 1st November, 2023</p> <p>The Company's WoS does not have history of last 3 years turnover as 3 years have not yet elapsed since incorporation and its commercial operations is not yet started.</p> <p>Country of presence: India</p>
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