

REGISTERED OFFICE :
BHIKAIJI CAMA PLACE, M.G. MARG,
NEW DELHI - 110066
TELEPHONE : 26791234
FAX : 26791033
CIN : L55101DL1980PLC011037
Website : www.asianhotelsnorth.com
E-mail : investorrelations@ahlnorth.com



ASIAN HOTELS (NORTH) LIMITED

AHNL/CS/1013/2026
February 02, 2026

Corporate Services Department

BSE Ltd.

Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400 001
Scrip Code/Scrip ID:
500023/ASIANHOTNR

Listing Department

National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor
Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (E)
Mumbai – 400 051
Symbol: ASIANHOTNR

Sub: Allotment of Equity shares and Non-Convertible Debentures of the Company

Dear Sirs/Madam,

1. Allotment of 65,05,227 equity shares at an issue price of Rs. 330/- per share on a Preferential Basis

This is in furtherance to the Board Meeting held on Tuesday, October 14, 2025, and the outcome thereof, as well as the subsequent approval granted by the shareholders at the Extraordinary General Meeting held on Saturday, November 08, 2025, for the issuance of equity shares on a preferential basis, in accordance with the applicable provisions of the Companies Act, 2013 (“the Act”), and the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018.

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), We further wish to inform you that the Board of the Directors of the Company by way of resolution passed through circulation today i.e., Monday, February 02, 2026 through requisite majority has considered and approved the allotment of 65,05,227 (Sixty-Five Lakhs Five Thousand Two Hundred Twenty-Seven) fully paid-up equity shares of face value of Rs. 10/- each at an issue price of Rs. 330/- (Rupees Three Hundred Thirty Only) per share (including premium of Rs. 320/- (Rupees Three Hundred Twenty Only) per share), aggregating to Rs. 214,67,24,910/- (Rupees Two Fourteen Crore, Sixty-Seven Lakhs, Twenty-Four Thousand, Nine Hundred Ten only) on preferential allotment basis to ELANA HOLDINGS PTE. LTD.

Consequent to the aforesaid allotment of 65,05,227 (Sixty-Five Lakhs Five Thousand Two Hundred Twenty-Seven) equity shares; the paid-up equity share capital of the Company has increased from 25,82,72,860/- (Rupees Twenty Five Crore Eighty Two Lakhs Seventy Two Thousand Eight Hundred Sixty only) consisting of 2,58,27,286 (Two Crore Fifty Eight Lakhs Twenty Seven Thousand Two Hundred Eighty Six) equity shares of Rs.10/- each to Rs. 32,33,25,130/- (Rupees Thirty-Two Crores Thirty-Three Lakhs Twenty-Five Thousand One Hundred Thirty only) consisting of 3,23,32,513 (Three Crore Twenty-Three Lakh Thirty-Two Thousand Five Hundred Thirteen) equity shares of Rs.10/- each.

OWNERS OF:



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The Company will be making an application to the stock exchanges for listing and trading approval for the newly allotted shares in due course.

2. Allotment of 3000 Unlisted, Senior, Secured, Redeemable Non-Convertible Debentures on private placement basis

In continuation of our earlier intimation dated January 16, 2026, we further wish to inform you that the Company has raised Rs. 300 Crores (Rupees Three Hundred Crore only) today i.e. February 02, 2026. Accordingly, the Board of the Directors of the Company by way of resolution passed through circulation today i.e., Monday, February 02, 2026 through requisite majority has considered and approved the allotment of 3000 unlisted, senior, secured, redeemable Non-convertible Debentures on private placement basis (Debentures) on the face value of Rs. 10,00,000/- (Rupees Ten Lakh Only) each on private placement basis.

The details as required under Regulation 30 of the Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 are provided in Annexure-A and B below.

You are requested to kindly take the above information on records.

Please take the above on record.

Thanking You,

Yours faithfully,
For Asian Hotels (North) Limited

Tarun Srivastava
Company Secretary & Compliance Officer

Encl.: as above

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ANNEXURE-A

The details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 are enclosed herewith as under:

Issuance of Securities

| S. No. | Particulars | Details | | | | | |
|--------|---|--|-------------------------------|-------|-------------------------------|--------------------------------|-------|
| 1 | Type of securities proposed to be issued (viz. equity shares, convertibles etc.) | Equity Shares | | | | | |
| 2 | Type of Issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.); | Preferential Allotment | | | | | |
| 3 | Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately) | Allotment of 65,05,227 (Sixty-Five Lakhs Five Thousand Two Hundred Twenty-Seven) Equity Shares of face value Rs. 10/- (Rupees Ten only) each, at a price of Rs. 330/- (Rupees Three Hundred Thirty Only) each, including a premium of Rs. 320/- (Rupees Three Hundred Twenty Only) each, determined in compliance with Regulation 164A of SEBI (ICDR) Regulations, 2018. | | | | | |
| 4. | Additional Details: | | | | | | |
| (a) | Name of the investor | ELANA HOLDINGS PTE. LTD. | | | | | |
| (b) | Post Allotment of Equity Shares | | | | | | |
| (i) | Outcome of Subscription | Details of the Shareholding and voting rights of the allottees are as under: | | | | | |
| | | Name of the Allottee | Pre Preferential Shareholding | | No. of Equity Shares allotted | Post Preferential Shareholding | |
| | | | No. of Shares | % | | No. of Shares | % |
| | | ELANA HOLDINGS PTE. LTD. | 6374057 | 24.68 | 6505227 | 12879284 | 39.83 |
| (ii) | Issue Price/ Allotted Price | Issue price of Rs. 330/- each (Face Value Rs. 10/- each + Premium Rs. 320/- each). | | | | | |
| (iii) | Number of Investors | One | | | | | |
| (c) | In case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument | Not Applicable | | | | | |
| 5. | Any cancellation or termination of proposal for issuance of securities including reasons thereof | Not Applicable | | | | | |

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ANNEXURE-B

The details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 are enclosed herewith as under:

Issuance of Securities

| S. No. | Particulars | Details |
|--------|---|--|
| 1 | Type of securities proposed to be issued (viz. equity shares, convertibles etc.) | Unlisted, senior, secured, redeemable Non-Convertible Debentures |
| 2 | Type of Issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.); | Private placement basis |
| 3 | Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately) | Allotment of 3,000 (Three thousand) unlisted, senior, secured, redeemable non-convertible debentures of face value of INR 10,00,000/- (Indian Rupees Ten Lakhs only) each, aggregating to a nominal value of upto INR 300,00,00,000 (Indian Rupees Three Hundred Crores only) |
| 4 | size of the issue; | INR 300,00,00,000 (Indian Rupees Three Hundred Crores only) |
| 5 | whether proposed to be listed? If yes, name of the stock exchange(s); | No |
| 6 | tenure of the instrument - date of allotment and date of maturity; | Tenure: 2 (two) years from the Date of Allotment (i.e. 02.02.2026) Date of allotment: 02.02.2026 Date of maturity: 2 (two) years from 02.02.2026 |
| 7 | coupon/interest offered, | Cash coupon at the rate of 12.5 p.a. (twelve point five percent per annum) payable on a monthly basis. |
| 8 | schedule of payment of coupon/interest and principal; | The Investor shall pay the full subscription amount to the Company upon execution of the Debenture Subscription Agreement and satisfaction of Conditions Precedent. |
| 9 | charge/security, if any, created over the assets; | <ul style="list-style-type: none"> • Pari Passu First Charge on the Property consisting of Land and Property comprising 5 Star hotel known as Hyatt Regency and commercial block located at Main Ring Road, District Centre, Bhikhaji Cama Place, RK Puram New Delhi • First Pari passu charge on the movable fixed assets and |

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| | | |
|----|--|---|
| | | Current Assets |
| | | <ul style="list-style-type: none"> • All rights, title, interest, benefits, claims and demands under all Material Contracts and the insurance contracts executed in relation to the Hotel and proceeds in relation thereto, • all rights, title, interests and benefits in, to, under or in respect of the Intangible Assets. |
| 10 | Special right/interest/privileges attached to the instrument and changes thereof; | N.A. |
| 11 | delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal; | Amount of default on payment of interest/repayment of principal on loans from banks/financial institutions as on December 31, 2025, is INR 770.12 Crores |
| 12 | details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any; | Nil |
| 13 | details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures; | 10% at the end of 12 Months, 10% at the end of 18 Months and balance 80% at the end of 2 years. |
| 14 | any cancellation or termination of proposal for issuance of securities including reasons thereof. | N.A. |