

REGISTERED OFFICE :
BHIKAIJI CAMA PLACE, M.G. MARG,
NEW DELHI - 110066
TELEPHONE : 26791234
FAX : 26791033
CIN : L55101DL1980PLC011037
Website : www.asianhotelsnorth.com
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ASIAN HOTELS (NORTH) LIMITED

AHNL/CS/1013/2026
January 16, 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: Outcome of the Board Meeting - Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations)

Dear Sirs/Madam,

With reference to our earlier letter dated January 13, 2026, and in compliance with the Regulation 30 and other applicable Regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and up to date (“SEBI Listing Regulations”), we wish to inform you that the Board of Directors of the Asian Hotels (North) Limited (“the Company”) in their meeting held today i.e. January 16, 2026, has, inter-alia, considered and approved raising of funds by way of issuance 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), on a private placement basis., along-with other matter, if any., as may be permitted under applicable laws.

The details as required under Regulation 30 of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 are provided in Annexure-A below.

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

The Board meeting commenced at 06.00 p.m. (IST) and concluded at 08.00 p.m. (IST).

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

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)	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 Deemed Date of Allotment Date of allotment: To be determined from time to time Date of maturity: 2 (two) years from the Deemed Date of Allotment
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 Center, Bhikhaji Cama Place, RK Puram New Delhi • First Pari passu charge on the movable fixed assets and Current Assets
10	Special right/interest/privileges attached to the instrument and	N.A.

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	changes thereof;	
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.