

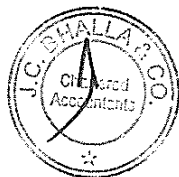
J. C. BHALLA & CO.
CHARTERED ACCOUNTANTS

BRANCH OFFICE : B-5, SECTOR-6, NOIDA - 201 301 (U.P.)
TEL. : +91 - 120 - 4241000, FAX : +91-120-4241007
E-MAIL : taxaid@jcbhalla.com

Independent Auditor's Review Report on Consolidated Financial Results of Asian Hotels (West) Limited for the quarter end and year-to-date pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Asian Hotels (West) Limited

1. We were engaged to review the accompanying Statement of Consolidated Financial Results ("the Statement") of Asian Hotels (West) Limited ("the Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") for the quarter and year ended March 31, 2024 being submitted by the Company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.
2. This Statement which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, is required to be 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. 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 Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. 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. Because of the matters described in the paragraph 4 below, we were not able to obtain sufficient appropriate evidence to provide a basis for conclusion on the Consolidated Financial Results and hence we do not express a conclusion on the results.
4. **Basis for Disclaimer of Opinion**
 - i) We draw attention to Note 4 in the Consolidated Financial Results, wherein, we encountered significant limitations in obtaining and reviewing the complete financial information and its supporting financial documents/records of the Holding Company for the quarter and year ended March 31, 2024. Similar limitation existed in respect of the books of account for the immediately preceding financial year ended March 31, 2023 and we had expressed a disclaimer of opinion on the Consolidated Financial Statements for such year-end vide our audit report dated October 07, 2024. Such limitation has not been resolved as on the date of this review report. These limitations have significantly restricted our ability to perform the necessary review



procedures to verify the financial information, its classification, presentation and disclosures in the Consolidated Financial Results. Consequently, we are not able to confirm the accuracy, completeness, and validity of the financial transactions and balances recorded in these Consolidated Financial Results as well as the presentation and disclosures in these Consolidated Financial Results. As a result of these restrictions, we are unable to obtain sufficient appropriate audit evidence to provide a basis for a review.

- ii) We draw attention to Note 6 in the Consolidated Financial Results, wherein, the Management has stated that they are uncertain if all relevant subsequent events since the balance sheet date have been duly considered in the preparation of these Consolidated Financial Results as per Ind AS 10 "Events after the reporting period" for the reasons stated therein. Since adequate information such as subsequent period books of account, board minutes etc. have not been provided to us, we are unable to comment on the impact of the non-consideration of the subsequent events, if any, on these Consolidated Financial Results.
- iii) The management of the Holding Company could not provide us with information and supporting records relating to inventories to enable us to perform review procedures and therefore we are unable to comment on the existence of inventory of Rs. 169.80 lakhs as at March 31, 2024.
- iv) The Holding Company has neither maintained proper records showing full particulars including quantitative details and situation of property, plant and equipment nor provided us with the physical verification report of property, plant and equipment. Further, the Holding Company has not provided us with the title deeds of the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) for verification. Therefore, we are unable to comment on the existence of the property, plant and equipment balance of Rs. Rs. 20,433.85 lakhs as stated in the accompanying Consolidated Financial Statements. Further, the management has not carried out an impairment assessment in respect of the carrying value of the Holding Company's property, plant and equipment. Therefore, we are unable to comment on the carrying value of the Holding Company's property, plant and equipment in the absence of the impairment assessment.
- v) During the quarter, the Holding Company has recognized an interest expense of Rs.1445.90 lakhs and Interest Income of Rs. 252.88 lakhs pertaining to Novak Hotels Private Limited. We have not been provided with the necessary information in respect of the same. Therefore, we are unable to comment on their recognition in the statement of profit and loss.

5. Other Matters

We did not review the interim financial information of subsidiary included in the Statement, whose financial information reflects total revenues of Rs. 10,905.61 lakhs and Rs. 39,987.93 lakhs, total net profit after tax of Rs. 2,390.00 lakhs and Rs. 8,520.05 lakhs and total comprehensive income of Rs. (0.93) lakhs and Rs. (3.76) lakhs for quarter and year ended March 31, 2024 respectively as considered in the Statement. These financial statements have been reviewed by other auditor whose report have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the



amounts and disclosures included in respect of the subsidiary, is based solely on such financial statements.

Our report on the Statement is not modified in respect of the above matter with respect to our reliance on the work done by and the report of the other auditor.

For J. C. Bhalla & Co.
Chartered Accountants
Firm Regn. No. 001111N



(Akhil Bhalla)
Partner
Membership No. 505002
UDIN: 24505002BKBZEK8328

Place: New Delhi
Date : November 27, 2024

(All amount in ₹ lakhs, unless otherwise stated)

Particulars	As at March 31, 2024 (Audited)*	As at March 31, 2023 (Audited)*
I ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	63,057.12	66,018.89
(b) Capital work-in-progress	245.73	111.54
(c) Intangibles assets	45.68	69.89
(d) Right-of-use assets	16,312.23	16,730.66
(e) Financial assets		
(i) Other financial assets	3,443.74	3,147.27
(f) Deferred tax assets	4,425.56	3,238.56
(g) Income tax assets (net)	810.86	726.93
(h) Other non current assets	91.51	68.72
	88,432.46	90,112.46
(2) Current assets		
(a) Inventories	605.89	559.88
(b) Financial assets		
(i) Investments	6.32	4.84
(ii) Trade receivables	1,580.08	1,954.53
(iii) Cash and cash equivalents	5,710.84	3,862.95
(iv) Bank balances other than (iii) above	2,013.86	1,194.37
(v) Other financial assets	620.18	468.36
(c) Other current assets	1,679.48	1,119.61
	12,216.65	9,184.54
TOTAL ASSETS	1,00,649.11	99,277.00
II EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	1,165.12	1,165.12
(b) Other equity	(12,923.83)	(13,470.65)
(c) Non controlling interest	(0.30)	(0.30)
	(11,759.01)	(12,305.83)
Liabilities		
(1) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	40,670.61	48,678.93
(ii) Lease liabilities	20,683.94	20,035.90
(iii) Other financial liabilities	774.63	733.10
(b) Provisions	166.85	191.71
(c) Deferred tax liabilities	1,347.34	1,374.31
(d) Other non current liabilities	288.65	350.73
	63,932.02	71,364.68
(2) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	37,100.00	25,817.52
(ii) Lease liabilities	1,461.79	1,385.58
(iii) Trade payables		
- outstanding dues of micro enterprises and small enterprise	-46.05	78.33
- outstanding dues of creditors other than micro enterprises and small enterprise	1,871.95	4,987.32
(iv) Other financial liabilities	4,702.12	5,989.46
(b) Other current liabilities	3,205.08	1,955.91
(c) Provisions	89.11	4.00
	49,476.10	40,218.15
TOTAL EQUITY AND LIABILITIES	1,00,649.11	99,277.00

* The Auditors have expressed a disclaimer of opinion vide their Audit Report dated October 07, 2024.

Place : New Delhi
Date : November 27, 2024

For Asian Hotels (West) Limited

Sandeep Gupta
Chairman & Non-Executive Director
DIN: 00057912



Asian Hotels (West) Limited
CIN: L55101DL2007PLC157518
Regd Office:- Aria Towers, 6th Floor, JW Marriott Hotel, Asset Area - 4, Aerocity, Hospitality District, New Delhi - 110037
Tel : 011-41597329, Website: www.asianhotelswest.com
Statement of Unaudited Consolidated Financial Results for the quarter and year ended March 31, 2024

(All amount in ₹ Lakhs, unless otherwise stated)

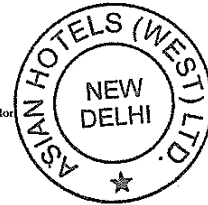
S. No.	Particulars	Consolidated				
		Quarter ended			Year ended	
		31.03.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2023 (Unaudited)	31.03.2024 (Audited)*	31.03.2023 (Audited)*
INCOME						
I	Revenue from operations	10,902.14	9,807.62	9,511.18	39,974.05	34,739.43
II	Other income	499.19	478.31	307.17	1,391.49	990.78
III	Total income (I+II)	11,401.33	10,285.93	9,818.35	41,365.54	35,730.21
EXPENSES						
IV	Consumption of provisions, foods, beverages and others	1,016.01	1,159.19	1,005.07	3,777.42	3,853.07
	Employee benefits expense	1,051.59	1,097.89	869.89	4,454.53	4,118.46
	Finance Cost	8,572.90	2,789.87	2,166.43	15,285.80	8,906.90
	Depreciation and amortisation expense	970.25	945.60	925.57	3,799.75	3,845.41
	Other expenses	4,586.23	3,819.83	3,866.13	14,713.48	12,235.19
	Total expenses (IV)	16,196.98	9,812.39	8,833.08	42,030.68	32,959.03
V	Profit/(loss) before tax (III-IV)	(4,795.65)	473.54	1,015.27	(662.14)	2,771.18
VI	Tax expense					
	(1) Current tax	-	-	-	-	-
	(2) Income tax adjustment related to earlier years	-	-	-	-	-
	(3) Deferred tax (credit)/charge	(908.44)	306.36	(113.48)	(1,212.72)	(473.76)
	Total tax expense	(908.44)	306.36	(113.48)	(1,212.72)	(473.76)
VII	Profit/(loss) for the year (V-VI)	(3,887.20)	167.18	1,128.75	550.58	3,244.94
VIII	Other comprehensive income / (loss)					
	Items that will not be reclassified to profit or loss:					
	- Remeasurement gains/(losses) on defined benefit obligation	(1.26)	(1.25)	(7.96)	(5.02)	(37.09)
	- Income tax relating to items that will not be reclassified to profit or loss	0.31	0.32	2.00	1.26	9.33
	Total other comprehensive income (net of tax)	(0.94)	(0.93)	(5.96)	(3.76)	(27.76)
IX	Total comprehensive income for the year (VII+VIII)	(3,888.15)	166.25	1,122.78	546.82	3,217.18
	Profit/ (loss) attributable to:					
	Owners of Asian Hotels (West) Limited	(3,886.58)	167.15	1,128.57	550.58	3,243.85
	Non Controlling Interest	(0.62)	0.03	0.18	-	1.09
	Other Comprehensive Income attributable to:					
	Owners of Asian Hotels (West) Limited	(0.94)	(0.93)	(5.96)	(3.76)	(27.75)
	Non Controlling Interest	(0.00)	(0.00)	(0.00)	-	(0.01)
	Total Comprehensive Income attributable to:					
	Owners of Asian Hotels (West) Limited	(3,887.53)	166.22	1,122.60	546.82	3,216.10
	Non Controlling Interest	(0.62)	0.03	0.18	-	1.08
X	Paid-up equity share capital (Face value of ₹ 10 per share)	1,165.12	1,165.12	1,165.12	1,165.12	1,165.12
XI	Other Equity				(4,941.59)	(4,941.59)
XII	Earning per equity share of face value of ₹ 10 each					
	Basic earnings per equity share (₹)	(33.36)	1.43	9.69	4.73	27.84
	Diluted earnings per equity share (₹)	(33.36)	1.43	9.69	4.73	27.84

* The Auditors have expressed a disclaimer of opinion vide their Audit Report dated October 07, 2024.

Date: November 27, 2024
Place: New Delhi

For Asian Hotels (West) Limited

Sandeep Gupta
Chairman & Non-Executive Director
DIN: 00057942



Asian Hotels (West) Limited
CIN: L55101DL2007PLC157518

Regd Office:- Aria Towers, 6th Floor, JW Marriott Hotel, Asset Area - 4, Aerocity, Hospitality District, New Delhi - 110037
Tel : 011-41597329, Website: www.asianhotelswest.com

Consolidated Cash flow statement

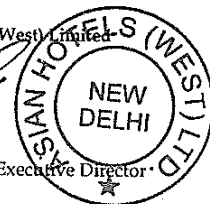
(All amount in ₹ lakhs, unless otherwise stated)

Particulars	For the year ended March 31, 2024 (Audited)*	For the year ended March 31, 2023 (Audited)*
Cash flow from operating activity		
Net profit/ (loss) before tax (I)	(662.14)	2,771.18
Adjustment for:		
Depreciation and amortisation	3,799.75	3,845.41
Loss on sale of property, plant and equipment	52.08	2.02
Provision for doubtful debts	148.37	149.32
Lease receivable written off	79.67	127.69
Advances to Suppliers written off	24.05	118.94
Lease Modification Income (Net)	-	(11.91)
Interest income	(819.25)	(287.99)
Other Income (including unwinding of security deposit)	(15.36)	(10.30)
Unrealised gain on financial assets measured at FVTPL	(1.48)	(0.60)
Finance and other costs (including fair value change adjustments)	15,285.80	8,906.90
Total (II)	18,553.63	12,839.47
Operating profit/ (loss) before working capital charges (I+II)	17,891.49	15,610.65
Adjustments for:		
(Increase)/Decrease in inventories	(46.01)	(22.45)
(Increase)/Decrease in trade receivables	226.07	(1,103.83)
(Increase)/Decrease in financial assets and other assets	(830.22)	272.79
Increase/ (Decrease) in trade payables	(3,147.65)	747.05
Increase/ (Decrease) in financial liabilities, other liabilities and provisions	1,144.17	(214.26)
	(2,653.64)	(320.69)
Cash generated from operations	15,237.85	15,289.95
Direct taxes paid (Net)	(83.94)	227.92
Net cash generated from Operating Activities (A)	15,153.91	15,517.87
Cash flow from investing activities		
Purchase of property, plant and equipment and CWIP	(677.96)	(506.53)
Sale of property, plant and equipment	64.05	456.88
Investment in fixed deposits (net)	(819.49)	(460.17)
Interest received	562.44	77.03
Net Cash used in Investing Activities (B)	(870.95)	(432.79)
Cash flow from financing activity		
Proceeds/ (Repayment) from borrowings	3,274.16	(5,117.98)
Principal elements of lease liabilities paid	(1,391.27)	(1,318.75)
Finance and other cost paid	(14,317.96)	(5,287.28)
Net Cash used in Financing activities [C]	(12,435.07)	(11,724.01)
Net Increase in Cash and cash equivalents [A+B+C]	1,847.89	3,361.07
Cash and cash equivalent at the beginning of the year	3,862.95	501.88
Cash and cash equivalent at the end of the year	5,710.84	3,862.95

* The Auditors have expressed a disclaimer of opinion vide their Audit Report dated October 07, 2024.

For Asian Hotels (West) Limited

Sandeep Gupta
Chairman & Non-Executive Director
DIN: 00057942



Date: November 27, 2024
Place: New Delhi



Notes:

- 1 The Consolidated financials results of the Asian Hotels (West) Limited ("the Company") have been prepared in accordance with Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 ("the Regulation"), read with SEBI Circular dated July 5, 2016.
- 2 The above Consolidated financial results of the Company for the year ended March 31, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 27, 2024. The statutory auditors have carried out limited review on the above financials results.
- 3 The Holding Company owns Hotel Hyatt Regency in Mumbai ("Hotel"). The lockdown and restrictions imposed on various activities due to COVID -19 pandemic in India had significantly and adversely affected the operations of the Hotel. The Holding Company could not run its Hotel operations as funding restrictions had been imposed by one of the lender banks. Despite Central Government's/Reserve Bank of India's scheme to provide financial support to the beleaguered hospitality industry through the Emergency Credit Line Guarantee Scheme (ECLGS), the lender bank of the Hotel refused to release the funds that the Holding Company was entitled to under ECLGS and needed as a lifeline for normalizing its operations. Such actions of the lender bank led to suspending of the operations of the Hotel in June 2021, which in turn resulted in the Holding Company's financial distress. On August 19, 2021, lender bank filed Section 7 application before the Adjudicating Authority (National Company Law Tribunal), New Delhi Bench IV claiming a default of an amount of Rs. 26,407.35 lakhs. The Adjudicating Authority (NCLT), New Delhi passed an order dated September 16, 2022 admitting the section 7 petition and initiated Corporate Insolvency Resolution Process ("CIRP") against the Holding Company. On January 09, 2024, the National Company Law Appellate Tribunal (NCLAT) has approved the settlement proposal under Section 12A of IBC 2016 submitted by the promoters and suspended Directors of the Holding Company. With the approval of the settlement proposal, the order dated September 16, 2022 admitting section 7 application under Insolvency and Bankruptcy Code 2016 has been set aside and the CIRP of the Holding Company has been closed. The Holding Company is in the process of complying with all regulatory requirements and reporting obligations. Considering the above, these consolidated financial statements have been prepared on a going concern basis assuming that the Group will continue as going concern and realize its assets and discharge its liabilities in the normal course of business from the date of approval of these financial statements by the Board of Directors.
- 4 The Holding Company maintains corporate accounts in Delhi and Mumbai and the operation account relating to Hyatt Regency Hotel in Mumbai. The management has not been able to obtain the primary records of the Holding Company except for the trial balance and the ledgers. Under the circumstances, the Holding Company has obtained the bank statements from all the banks and the balances at the year-end as per bank statements are reconciled with the books of accounts. Despite diligent efforts to reconstruct financial records and gather alternative documentation, including invoices and other relevant records, the absence of complete documentation has impacted the completeness of financial reporting for the period under review. The Management has endeavoured to ensure that financial statements adhere to applicable accounting standards and provide stakeholders with a fair and accurate representation of its financial position, performance and cash flows, considering the available information and alternative documentation.
- 5 As per terms of framework agreement dated August 11, 2023 and amendment agreement dated November 16, 2023, the Company is required to recognize interest expenses at the same rate at which lender has obtained the finance from a third party. The Company has not charged such interest expenses in its consolidated financial results for the quarter ended March 31, 2024.
- 6 Since these consolidated financial statements for the year ended March 31, 2024 are being prepared and presented in November 2024, they are susceptible to adjustments relating to subsequent events that arise after the said financial year end date till the date of approval of these consolidated financial statements. Whilst the management has made its best endeavours to consider the relevant subsequent events in the preparation of these financial statements in the absence of adequate information, the management is not certain if all those events have been duly considered when preparing these consolidated financial statements.
- 7 The Company is operating only in one reportable segment at one location viz. "Hotel" and therefore, the disclosure requirement of the relevant accounting standards are not applicable.
- 8 Previous period figures have been regrouped and reclassified wherever necessary.

Date: November 27, 2024
Place: New Delhi

For Asian Hotels (West) Limited

Sandeep Gupta
Chairman & Non-Executive Director
DIN: 00057942

