

**Best Eastern Hotels Ltd.**

CIN : L99999MH1943PLC040199

Regd. Offi.: 401, Chartered House, 293/297, Dr. C. H. Street,

Near Marine Lines Church, Mumbai-400 002.

☎ : +91 22-2207 8292 / 6931 4400

email : booking@ushaascot.com • www.ushaascot.com



Date: 12.11.2025

To,

**BSE Limited**

Department of Corporate Services,

P.J. Towers, Dalal Street,

Mumbai - 400001

**Ref: Best Eastern Hotels Ltd. (Scrip Code: BSE: 508664)****Subject: Outcome of the Board Meeting of the Company held on 12<sup>th</sup> November, 2025**

Dear Sir/Madam,

Pursuant to the provisions of Regulation 30, 33 and any other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors at its meeting held today i.e. on 12<sup>th</sup> November, 2025, has inter alia:

Approved the Standalone Un-audited Financial Results for the quarter & half year ended on 30<sup>th</sup> September, 2025 along with the Limited Review Report thereon from M/s. GMJ and Co., Chartered Accountants, which are enclosed herewith.

The results have been reviewed by the Audit Committee in their meeting held on 12<sup>th</sup> November, 2025. The Board Meeting commenced at 03:00 P.M. and concluded at 04:00 P.M. The aforementioned information will be duly hosted on the website of the Company: www.ushaascot.com

This is for your information and records.

Thanking you,

**For Best Eastern Hotels Limited**

  
Dilip V. Kothari  
Jt. Managing Director  
DIN: 00011043



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**Statement of Unaudited Financial Results for the Quarter and Half year ended September 30, 2025**

(Amount in INR Lakhs)

Sr. No.	Particulars	For the Quarter Ended			Half Year ended		Year ended
		30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	a) Net Sales/ Income from operations	126.10	180.31	143.39	306.41	329.73	624.55
	b) Other Income	2.70	2.46	1.82	5.16	3.64	13.05
	<b>Total Income</b>	<b>128.80</b>	<b>182.77</b>	<b>145.21</b>	<b>311.57</b>	<b>333.37</b>	<b>637.60</b>
2	<b>Expenses</b>						
	a) Food and Beverages Consumed	16.02	27.18	19.79	43.20	51.95	110.79
	b) Employee benefits expense	54.10	58.27	47.03	112.37	95.53	213.30
	c) Finance Costs	3.99	2.94	1.60	6.93	4.21	20.62
	d) Depreciation and amortization expense	13.65	11.44	16.21	25.09	32.42	47.51
	e) Other operating and general expenses	-	-	-	-	-	-
	Power & Fuel expenses	13.66	14.22	13.56	27.88	28.97	55.47
	Others	40.64	50.57	38.30	91.21	86.32	189.57
	<b>Total Expenses</b>	<b>142.05</b>	<b>164.63</b>	<b>136.50</b>	<b>306.67</b>	<b>299.41</b>	<b>637.26</b>
3	<b>Profit / (Loss) before tax (1 - 2)</b>	(13.25)	18.14	8.72	4.90	33.97	0.34
4	<b>Tax Expense</b>						
	a) Current Tax	(2.63)	3.98	3.25	1.35	10.90	1.07
	b) Deferred Tax	(0.64)	3.72	(0.89)	3.08	(1.87)	(1.76)
	<b>Total Tax Expenses</b>	<b>(3.27)</b>	<b>7.71</b>	<b>2.37</b>	<b>4.43</b>	<b>9.04</b>	<b>(0.69)</b>
5	<b>Net Profit / (Loss) after Tax (3 - 4)</b>	(9.98)	10.44	6.35	0.47	24.93	1.03
6	Other comprehensive income						
	(a) Items that will not be reclassified to Profit or Loss						
	(i) remeasurement of defined benefit plans;	(0.59)	(0.60)	(0.23)	(1.19)	(0.45)	(2.38)
	(ii) Income Tax relating to items that will not be reclassified	0.15	0.15	0.06	0.30	0.12	0.62
	(b) Items that will be reclassified to Profit or Loss						
	(i) Income Tax relating to items that will be reclassified to	-	-	-	-	-	-
7	<b>Total comprehensive income (5 + 6)</b>	<b>(10.42)</b>	<b>9.99</b>	<b>6.18</b>	<b>(0.42)</b>	<b>24.60</b>	<b>1.03</b>
8	<b>Paid up Equity Share Capital</b> (Face Value - Rs.1/-each)	168.50	168.50	168.50	168.50	168.50	168.50
9	<b>Other Equity</b>	-	-	-	-	-	62.25
10	<b>Earnings Per Equity Share (EPS)</b> (Face Value - Rs.1/-each) (Not annualised)						
	Basic EPS	(0.06)	0.06	0.04	(0.00)	0.15	0.01
	Diluted EPS	(0.06)	0.06	0.04	(0.00)	0.15	0.01

Cont.....2



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BEST EASTERN HOTELS LIMITED

Balance Sheet as at September 30, 2025



Particulars	Note No.	As at September 30, 2025	As at March 31, 2025 (Audited)
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
(a) Property, Plant and Equipment	4	470.40	462.42
(b) Capital Work-in-Progress	4	-	-
(c) Right-of-use Assets	4(a)	22.80	23.23
(d) Financial Assets			
(i) Others	5	9.22	9.02
(e) Non-Current Tax Assets (Net)	10	13.91	12.10
<b>Total Non-Current Assets</b>		<b>516.32</b>	<b>506.77</b>
<b>Current assets</b>			
(a) Inventories	6	18.37	15.09
(b) Financial Assets			
(i) Investments	5	-	-
(i) Trade Receivables	7	1.97	-
(ii) Cash and Cash Equivalents	8	16.69	4.71
(iii) Bank balances other than (ii) above	9	50.00	-
(iv) Loans & Advances	5	54.65	4.15
(v) Other Financial Assets	5	2.85	0.81
(c) Current Tax Assets (Net)	19	-	-
(c) Other Current Assets	10	6.38	5.37
<b>Total Current Assets</b>		<b>150.91</b>	<b>30.13</b>
<b>TOTAL ASSETS</b>		<b>667.23</b>	<b>536.89</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity Share capital	12	168.50	168.50
(b) Other Equity	13	61.82	62.25
<b>Total Equity</b>		<b>230.32</b>	<b>230.75</b>
<b>Liabilities</b>			
<b>(A) Non Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	14	120.00	120.00
(ii) Trade Payables	16	-	-
Micro, Small and Medium Others			
(iii) Other Financial Liabilities	15	-	-
(ia) Lease liabilities	14 (a)	-	-
(b) Provisions	18	-	-
(c) Deferred Tax liabilities (Net)	11	30.48	27.70
(d) Other Non-Current Liabilities	17	0.48	0.48
<b>Total Non-Current Liabilities</b>		<b>150.96</b>	<b>148.18</b>
<b>(B) Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	14	194.84	89.19
(ii) Trade Payables	16	-	-
-Total outstanding dues of Micro enterprises and Small enterprises		0.68	0.63
-Total outstanding dues of Creditors other than Micro enterprises and Small enterprises		22.48	2.14
(iii) Other Financial Liabilities	15	45.05	29.09
(b) Other Current Liabilities	17	22.88	36.91
(c) Provisions	18	-	-
(d) Current Tax Liabilities (Net)	19	-	-
<b>Total Current Liabilities</b>		<b>285.94</b>	<b>157.96</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>667.23</b>	<b>536.89</b>





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**BEST EASTERN HOTELS LIMITED****Statement of Cash Flows for the half year ended September 30, 2025**

(Rs. in Lakhs)

Particulars	Period ended September 30, 2025 (Unaudited)	Year ended March 31, 2025 (Audited)
<b>[a] Cash Flows from Operating Activities</b>		
Net Profit before tax	4.90	0.34
Add : Adjustments For:		
Depreciation	25.09	47.51
Interest Expenses	6.93	20.62
	32.02	68.13
Less : Adjustments For:		
Interest Income	1.55	0.08
Lease Premium	-	-
Non Cash Adjustments		(0.97)
	1.55	(0.89)
<b>Operating Profit before Working Capital Adjustments</b>	<b>35.36</b>	<b>69.36</b>
Movements in Working Capital:		
Decrease / (Increase) in Inventories	(3.28)	0.97
Decrease / (Increase) in Trade Receivables	(1.97)	7.37
Decrease / (Increase) in Other Financial Assets	(2.24)	0.04
Decrease / (Increase) in Other Current Assets	(101.51)	12.90
Increase / (Decrease) in Trade Payables	20.40	(2.95)
Increase / (Decrease) in Other Liabilities including Financial Liabilities	0.75	(8.86)
<b>Cash Generations/(used in) from Operations</b>	<b>(52.49)</b>	<b>78.83</b>
Less : Payment of Income Tax (Net of Refund)	(3.16)	(12.10)
<b>Net Cash Flow generated/ (used in) from Operating Activities</b>	<b>(55.65)</b>	<b>66.73</b>
<b>[b] Cash Flow from Investing Activities</b>		
Interest Income Received	1.55	0.08
Purchase of Property, Plants & Equipments / WIP	(32.63)	(14.84)
<b>Net Cash Flow generated / (used in) from Investing Activities</b>	<b>(31.08)</b>	<b>(14.76)</b>
<b>[c] Cash Flow from Financing Activities</b>		
Interest Paid	(6.93)	(20.62)
Increase/ (Decrease) in Borrowings (Current)(Net) <sup>2</sup>	105.65	(13.63)
Increase/(Decrease) in Borrowings (Non-Current)(Net) <sup>2</sup>	-	(17.38)
<b>Net Cash Flow generated/(used in) from Financing Activities</b>	<b>98.72</b>	<b>(51.63)</b>
<b>[d] Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>11.99</b>	<b>0.34</b>
Cash & Cash equivalent at the beginning of the Year	4.71	4.36
Cash & Cash equivalent at the end of the Year (Refer Note 8)	16.69	4.71



**Notes:**

- 1 The above unaudited financial result and notes thereto were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on November 12, 2025. The statutory auditor of the Company has expressed an unmodified conclusion on these financial results.
- 2 These financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 "Interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder ("Ind AS") and other accounting principles generally accepted in India, to the extent applicable.
- 3 The unaudited financial result for the quarter ended September 30, 2025 are not indicative of full year's performance due to the seasonal nature of Indian Hotel Industry.
- 4 The Company operates in single business segment only i.e. Hospitality.
- 5 The figures of previous year / periods has been regrouped / rearranged wherever necessary to conform the current period presentation.
- 6 The unaudited financial result will be available on the company's website "www.ushaascot.com"

Place: Mumbai

Date: 12th November , 2025



For Best Eastern Hotels Ltd.

A handwritten signature in blue ink, appearing to read "Dilip V Kothari".

Dilip V Kothari  
Joint Managing Director  
DIN : 00011043



**Independent Auditor's Review report on Quarterly Unaudited Financial Results and Year to Date Results Of Best Eastern Hotels Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**Review report to  
The Board of Directors  
Best Eastern Hotels Limited**

We have reviewed the accompanying statement of Unaudited financial results of **Best Eastern Hotels Limited** ('the Company') for the quarter ended September 30, 2025 and year to date from April 1, 2025 to September 30, 2025 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulation") read with circular (Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019) issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended, to the extent applicable.

This statement, which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been 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 Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



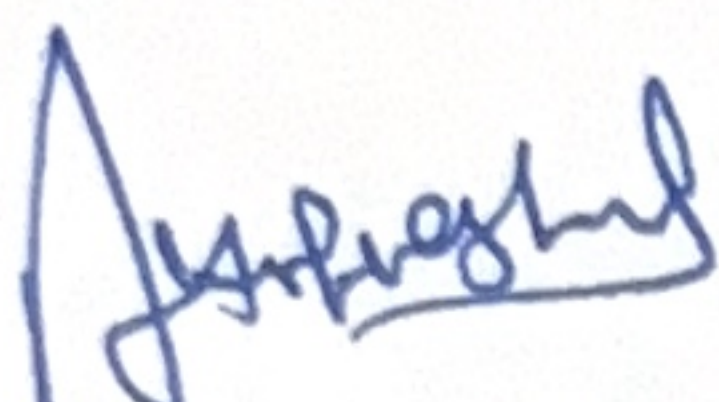


Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with applicable Indian Accounting Standards prescribed under section 133 of Companies Act 2013 read with rules issued thereunder and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For GMJ & Co**

Chartered Accountants

FRN: 103429W



**CA Amit Maheshwari**

Partner

M. No.: 428706

UDIN: 254287 06BMIP CI7072



Place : Mumbai

Date : November 12, 2025