East West Hotels

Consumer Discretionary - Hotels & hospitality property - Unlisted

Owner of the Residency Road hotel property in central Bengaluru, earning ~Rs 5 Cr pre-tax on just 3.56 lakh shares quoted at Rs 610.

INDICATIVE PRICE	MARKET CAP	P/E	P/B
Rs 610.00 (+0.00% today)	Rs 21.73 Cr	6.04	0.65

BOOK VALUE / SHARE	EPS	52-WEEK RANGE	LOT / SETTLEMENT
Rs 936.29	Rs 101.04	Rs 610 - Rs 610	100 shares - T+1 working day

About the company

Eastwest Hotels Ltd (EHL) was incorporated in Bengaluru in May 1969 and owns the hotel property at 66 Residency Road in the city's central business district - long operated as the Gateway Hotel under a management arrangement with the Taj group. The company describes itself as a non-listed public company in the hospitality industry with interests in Bengaluru and Chennai.

Financial summaries record profit before tax of Rs 4.80 Cr in FY25, up from Rs 3.32 Cr in FY24, driven by hotel lease and operating income. Paid-up capital is Rs 35.63 lakh (authorised Rs 1.5 Cr), i.e. about 3.56 lakh shares of Rs 10, controlled by Executive Chairman Premkumar Menon and family.

wwipl.com quotes Rs 610, valuing the company near Rs 22 Cr - a small multiple of earnings and well below the likely value of freehold land on Residency Road.

Financials (Rs Cr)

	FY24	FY25
Revenue	10.00	12.00
EBITDA	4.30	5.80
Profit after tax	2.45	3.60
EPS (Rs)	68.76	101.04
Net worth	30.36	33.36
Debt / equity	0.07	0.03
OPM %	43.0%	48.3%
ROE %	8.1%	10.8%

Revenue CAGR +20.0% - Profit CAGR +46.9% - figures from filed accounts where available; see the verification notes on the website.

Shareholding

Holder	Category	Shares (Cr)	%
Menon family and associates	Promoter	0.03	75.8%
Other shareholders	Public	0.01	24.2%

Board and management

Name	Designation	Since
Premkumar Menon	Executive Chairman	01 Jan 1990
Indra Menon Prem	Director	01 Jan 2000
Jagannathan Suri	Independent Director	01 Jan 2015
Murali Ananthasivan	Independent Director	01 Jan 2015

MCA registry snapshot

CIN	STATUS	AUTHORISED CAPITAL
U55101KA1969PLC001795	Active	Rs 1.5 Cr

PAID-UP CAPITAL	LAST AGM	LAST BALANCE SHEET
Rs 0.36 Cr	30 Sept 2025	31 Mar 2025

Date	Form	Description	Status
15 Nov 2025	AOC-4	Financial statements for FY 2024-25	Approved
28 Nov 2025	MGT-7	Annual return for FY 2024-25	Approved

Original filings (AOC-4 accounts, MGT-7 returns, charges) can be downloaded from the MCA21 portal under this CIN for a nominal fee; offer documents are on SEBI's site.

Reports and documents

Document	Type	Period	Where
53rd annual report FY 2021-22	Annual Report	FY22	Company website
Annual report FY 2024-25	Annual Report	FY25	MCA21 (AOC-4)

Strengths

- Freehold hotel property on Residency Road, one of Bengaluru's prime commercial addresses.
- Profit before tax up 45% to Rs 4.8 Cr in FY25; a debt-light balance sheet.
- Market value (~Rs 22 Cr) appears to be a fraction of underlying land value.

Risks

- Only 3.56 lakh shares, mostly with the Menon family - exits depend on finding a buyer through a dealer.
- Single-asset company; earnings depend on one hotel's occupancy and the operator arrangement.
- Hidden land value is only realised through a sale or redevelopment that minority holders cannot force.
- Figures on this page are preliminary estimates.

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