



August 24, 2022

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001
Scrip Code: 523023

The Secretary
The Calcutta Stock Exchange Ltd
7, Lyons Range
Kolkata 700 001
Scrip Code: 29074

Dear Sir,

Sub: Sinclairs Hotels Limited: Investor Presentation

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed investor presentation.

Thanking you,
Yours faithfully,

Kriti Kochar
Company Secretary

Encl: As above

Sinclairs Hotels Limited

Regd. Office: 147, Block G, New Alipore, Kolkata 700053, t:9007540731
e: cs@sinclairshotels.com, CIN: L55101WB1971PLC028152
A MSME Enterprise : Registration No. UDYAM-WB-10-0004205

BURDWAN | DARJEELING | DOOARS | GANGTOK | KALIMPONG | OOTY | PORT BLAIR | SILIGURI | YANGANG

www.sinclairsindia.com



CORPORATE PRESENTATION

AUGUST 2022





Nine Exciting
destinations.
One signature brand



A Glimpse



Sinclairs Burdwan



Sinclairs Retreat Kalimpong



Sinclairs Siliguri



Sinclairs Darjeeling



Sinclairs Retreat Ooty



Sinclairs Gangtok



Sinclairs Retreat Dooars



Sinclairs Bayview Port Blair



Sinclairs Yangang

Sinclairs Hotels – a unique chain of 9 properties

- ❖ Sinclairs is the preferred destination for business and leisure travellers going to Burdwan, Siliguri, Darjeeling, Kalimpong, Chalsa in Dooars, Gangtok, Port Blair, Ooty and Yangang.
- ❖ Periodic modernization and refurbishments, based on guest feedback, have ensured that all the Sinclairs properties are well maintained.
- ❖ For the best view of Kanchenjunga in all its glory, the place to be in is Sinclairs Darjeeling.
- ❖ Sinclairs Burdwan is situated in the richest district of West Bengal, right on the National Highway.
- ❖ If you wish to spend a quiet holiday in pristine surroundings and blooming flowers of myriad colours, Sinclairs Retreat Kalimpong is the right choice.
- ❖ Set amidst 20 acres of greenery Sinclairs Retreat Dooars in Chalsa, is a destination where literally you live with nature.
- ❖ Sinclairs Bayview Port Blair is set on a cantilever on the sea and you get an amazing 270° view of the Bay of Bengal .
- ❖ Sinclairs Retreat Ooty, in the lap of Nilgiri blue mountains is the highest located hotel in South India.
- ❖ Strategically situated, Sinclairs Siliguri is the best business hotel in town, ideal for hosting conferences and seminars.
- ❖ Sinclairs Gangtok, located at posh Zero Point in the town gives you an unforgettable view of the town in the backdrop of Himalayas.
- ❖ Sinclairs Yangang has a picturesque location with a panoramic view of the Maenam Hills popularly known as Bhalay–Dhunga.

The Promoters

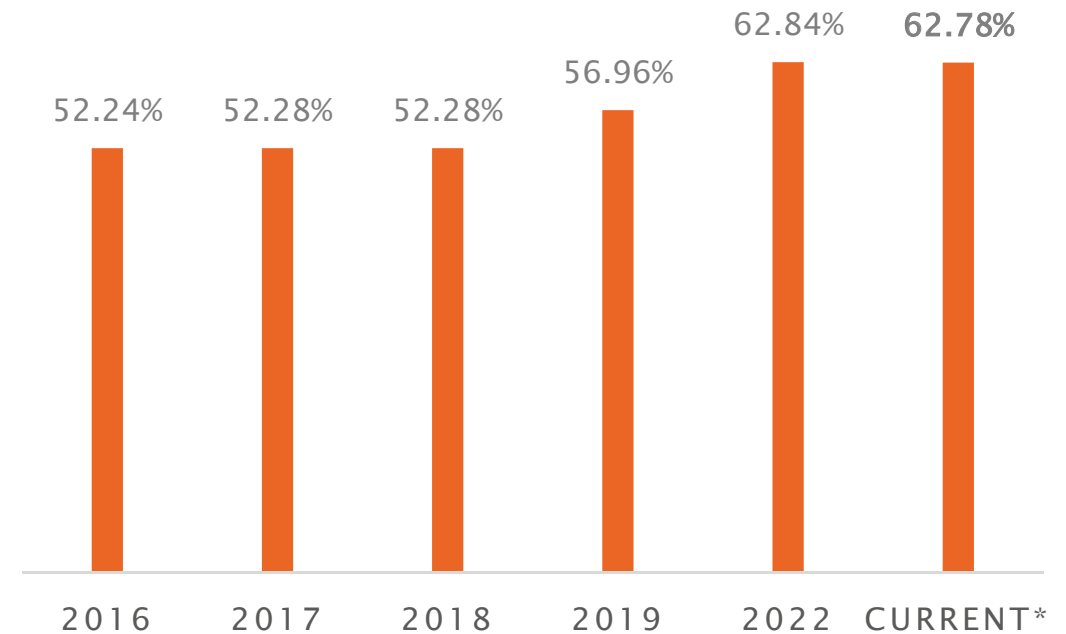
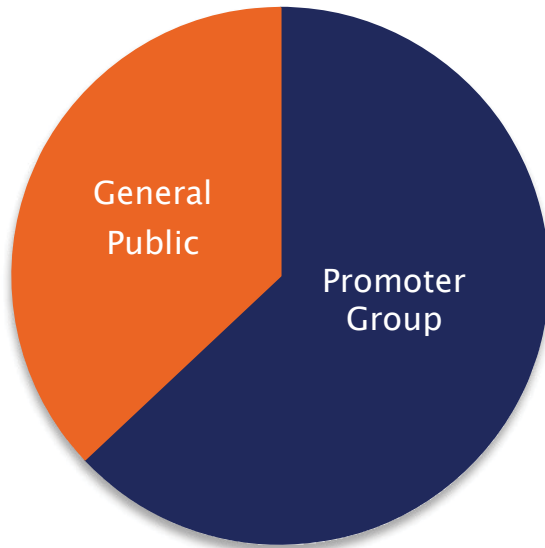
Dr Niren Suchanti

Dr Niren Chand Suchanti is a PhD in Chemical Engineering from the University of Cincinnati, USA. He has 48 years' experience in the field of Industry, Business and Management which includes consultancy assignment in USA.

Navin Suchanti

Mr Navin Chand Suchanti is a Honours Graduate in Physics with 46 years' experience in advertising, hospitality and tourism. He was earlier a Committee Member of Bengal Chamber, ASSOCHAM and CII and a member of Tourism Advisory Council, Government of West Bengal.

Shareholding Pattern*



Promoter Group – 62.78% (No shares are pledged)
General Public – 37.22 (Over 12,000 shareholders)

Promoters have high stake, reflecting their confidence in the Company.

Stable and experienced Core Management Team

B L Soni

Chief Financial Officer

Working in Sinclairs for last 31 years

Swajib Chatterjee

Chief Operating Officer

Working in Sinclairs for last 15 years

Somnath Das

Dy General Manager – Sales

Working in Sinclairs for last 14 years

Ashis Chatterjee

Manager Purchase & Procurement

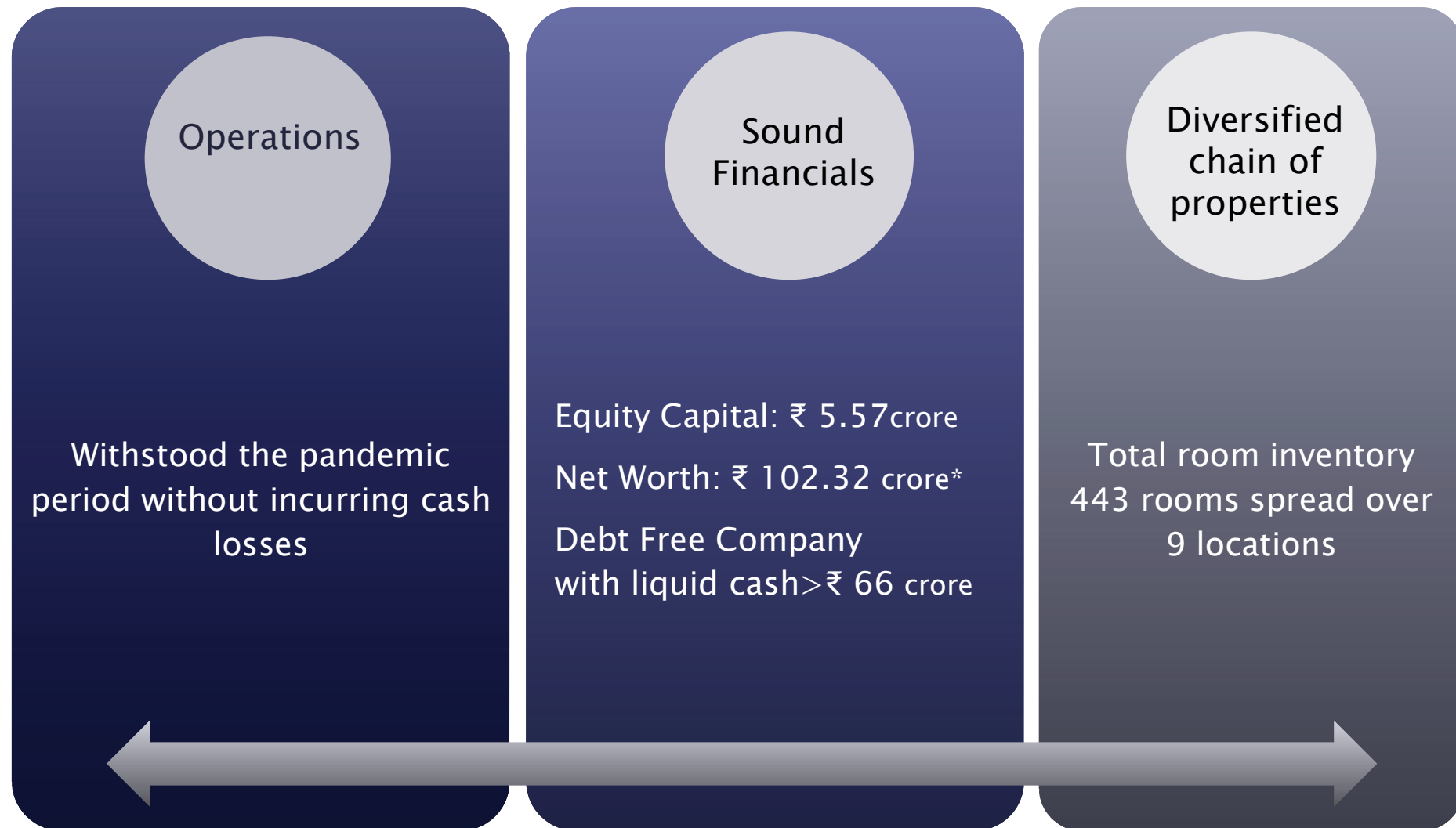
Working in Sinclairs for last 13 years

Rumpa Bhattacharya

Senior Manager Reservations

Working in Sinclairs for last 14 years

Our Strengths – Strong financials



* As on 30th June 2022

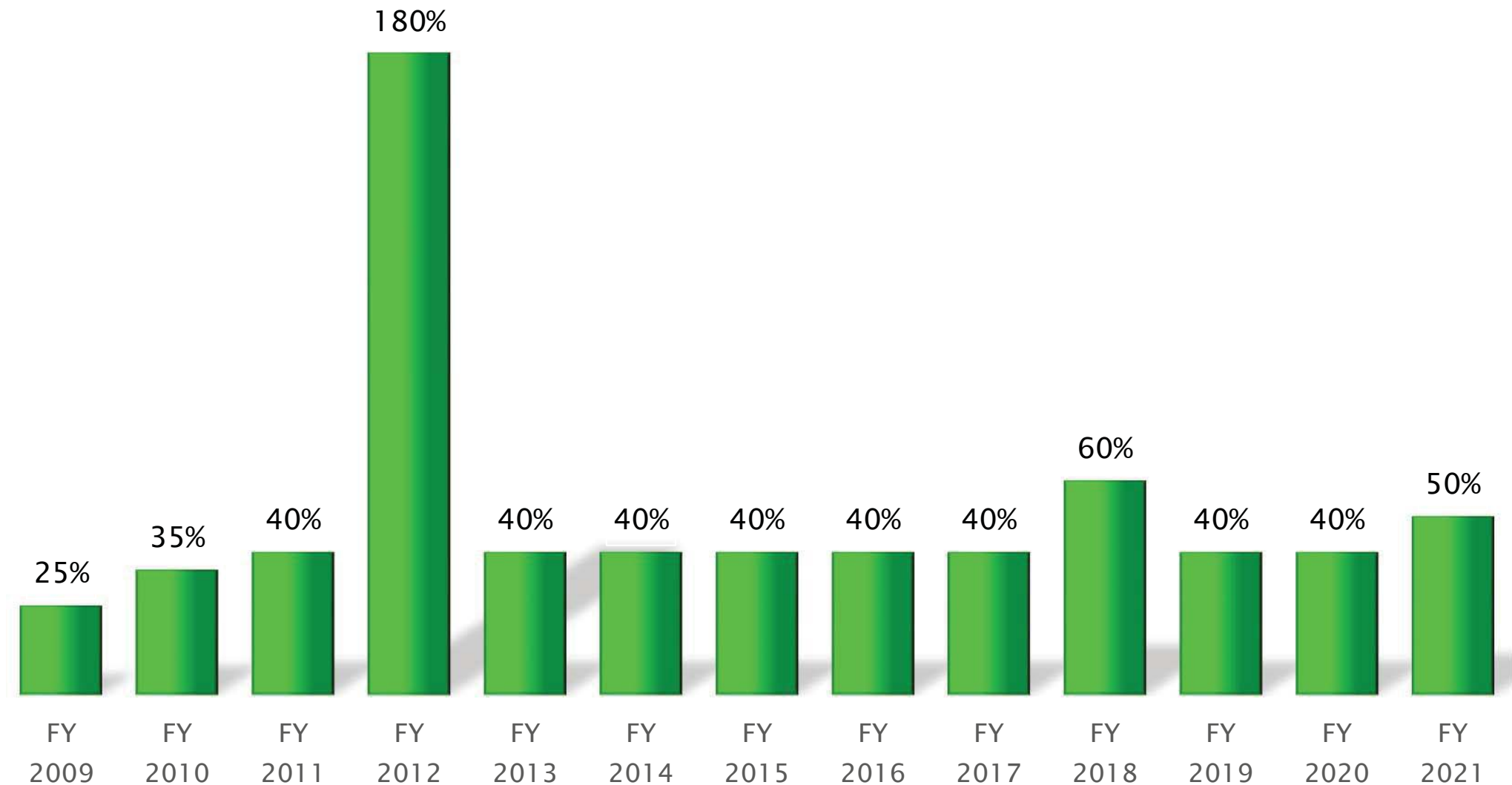
Financial Highlights

	Q.E. June'22	FY' 22	FY' 21	FY' 20	FY' 19
Revenue From Operation	1833.43	3032.37	1727.20	4544.93	4575.23
Other Income	34.65	400.65	586.68	171.73	383.08
Total Revenue	1868.08	3433.02	2313.88	4716.66	4958.31
Expenditure	977.72	1939.10	1292.78	2862.60	2797.21
EBIDTA	890.36	1493.92	1021.10	1854.06	2161.10
EBIDTA Margin	47.66%	43.52%	44.13%	39.31%	43.59%
Depreciation	106.95	453.71	544.80	675.62	752.59
Finance Cost	27.87	105.99	53.14	–	–
Profit Before Tax	755.54	943.22	423.16	1178.44	1408.51
Tax	182.97	221.50	72.04	229.54	433.82
Net Profit After Tax	572.57	712.52	351.12	948.90	974.69
Share Capital	557.00	557.00	557.00	557.00	557.00
Other Equity (excluding Revaluation Reserve)	9689.31	10347.62	9850.22	9711.72	9159.04
Net Worth	10232.31	10904.62	10407.22	10268.72	9716.04
Earning Per Share (₹ 2)	2.06	2.56	1.26	3.41	3.50
Dividend	–	50%	40%	40%	60%
Investment	6604.49*	6976.90	6230.58	5612.50	4808.33

* Value of Investment is post buyback and its related expenses totalling to Rs.12.51 crores.

CONSISTENT DIVIDEND SINCE LAST 13 YEARS

The total dividend paid by the Company utilising its General Reserves is Rs. 3863.56 lakh



BUYBACK OF SHARES

❑ 27th April 2022

Company announced its second buyback of up to 7,00,000 equity shares of face value of Rs. 2 each at a price of Rs. 143 per equity share payable in cash. The Buyback will be on proportionate basis by through the Tender Offer process. The total payout towards buyback would be Rs. 10,01,00,000 excluding Company's expenses for the Buyback.

Rs.143/share

7,00,000 shares

Total payout Rs. 10,01,00,000

❑ 17th October 2013

Company announced buyback of up to 4,95,222 equity shares of face value of Rs. 10 each at a price of Rs. 390 per equity share payable in cash. The Buyback was carried out on proportionate basis by through the Tender Offer process. The total pay-out towards buyback was Rs. 19,31,36,580 excluding Company's expenses for the Buyback.

Rs.390/share


4,95,222 shares

Total payout Rs. 19,31,36,580


REWARD TO SHAREHOLDERS

The Company has rewarded its shareholders with Rs. 6795.93 lakh in form of payment of dividend and buyback of shares since year 2009.


The Future Outlook




- After large scale vaccinations in the country, the COVID situation has come down and the tourism industry is slowly coming back to normalcy. The performance in the first quarter is the best ever quarterly performance by the Company.



- Sinclairs Hotels has a programme for on-going refurbishment and renovation by building additional capacities in our existing properties. Work on doubling the capacity of the Dooars property has commenced and expected to be completed by the end of this fiscal year.



- Sinclairs Yangang has commenced operations in May this year. The country's highest ropeway from Yangang to the top of Bhaledhunga mountains is being built and will commence operations by October this year. On its opening, Yangang is likely to witness large tourist movement.



- If there are no further disruptions and barring any unforeseen circumstances, the performance of the Company in the current year will be extremely strong. The Company's properties are well maintained with all safety protocols in place.

Status of Kolkata Land

The Company owns one acre of prime freehold land in Rajarhat, New Town, Kolkata.

Earlier plans of setting up a 114-room business hotel has been shelved.

The market value of land has appreciated and it is proposed to unlock this value at a suitable time.

Our footprints

West Bengal:

Sinclairs Burdwan
Sinclairs Darjeeling
Sinclairs Retreat Dooars
Sinclairs Retreat Kalimpong
Sinclairs Siliguri

Sikkim:

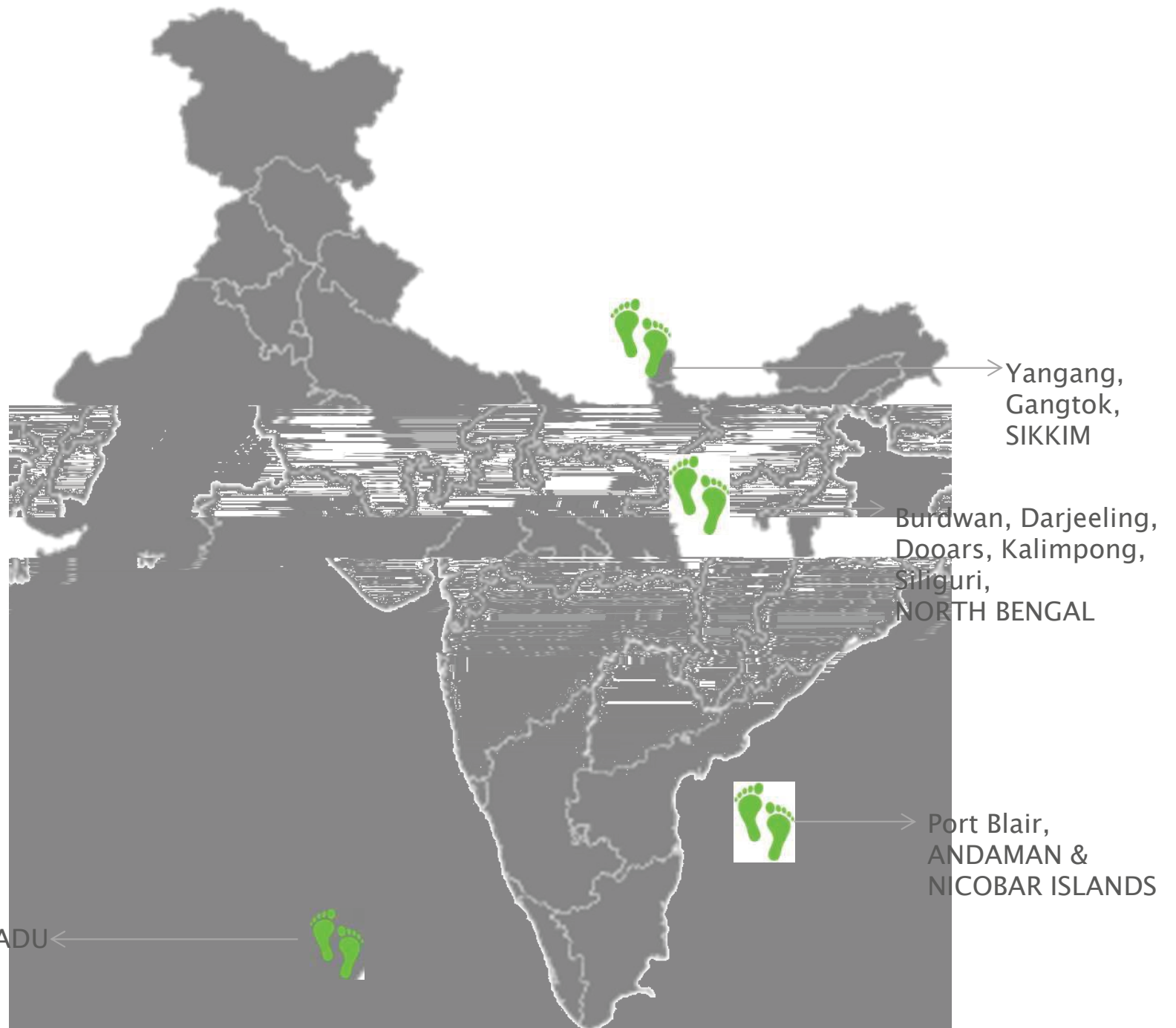
Sinclairs Gangtok
Sinclairs Yangang

Tamil Nadu:

Sinclairs Retreat Ooty

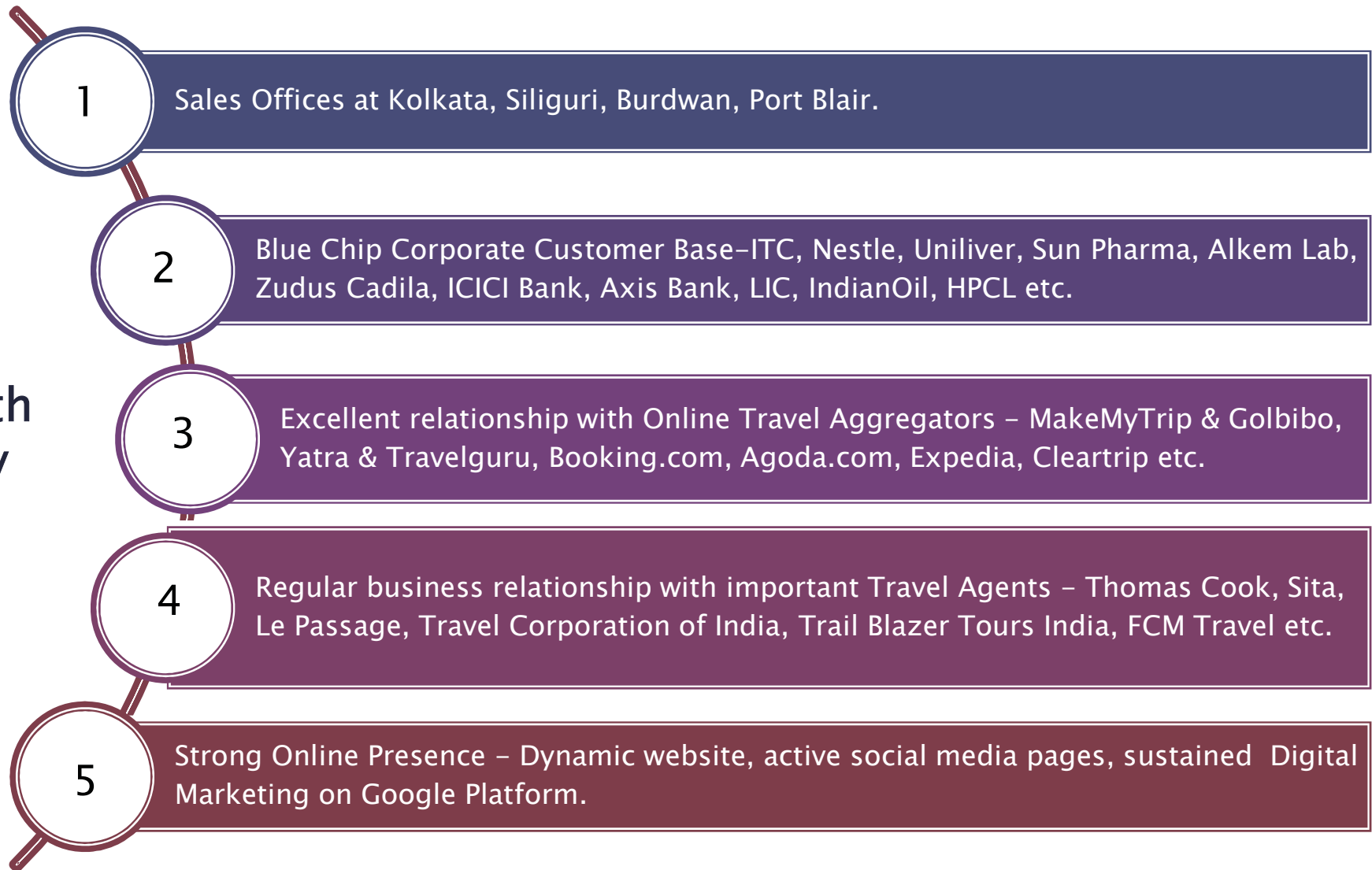
Andaman & Nicobar Islands:

Sinclairs Bayview Port Blair



Our Strengths

Growth Story



Future Plans



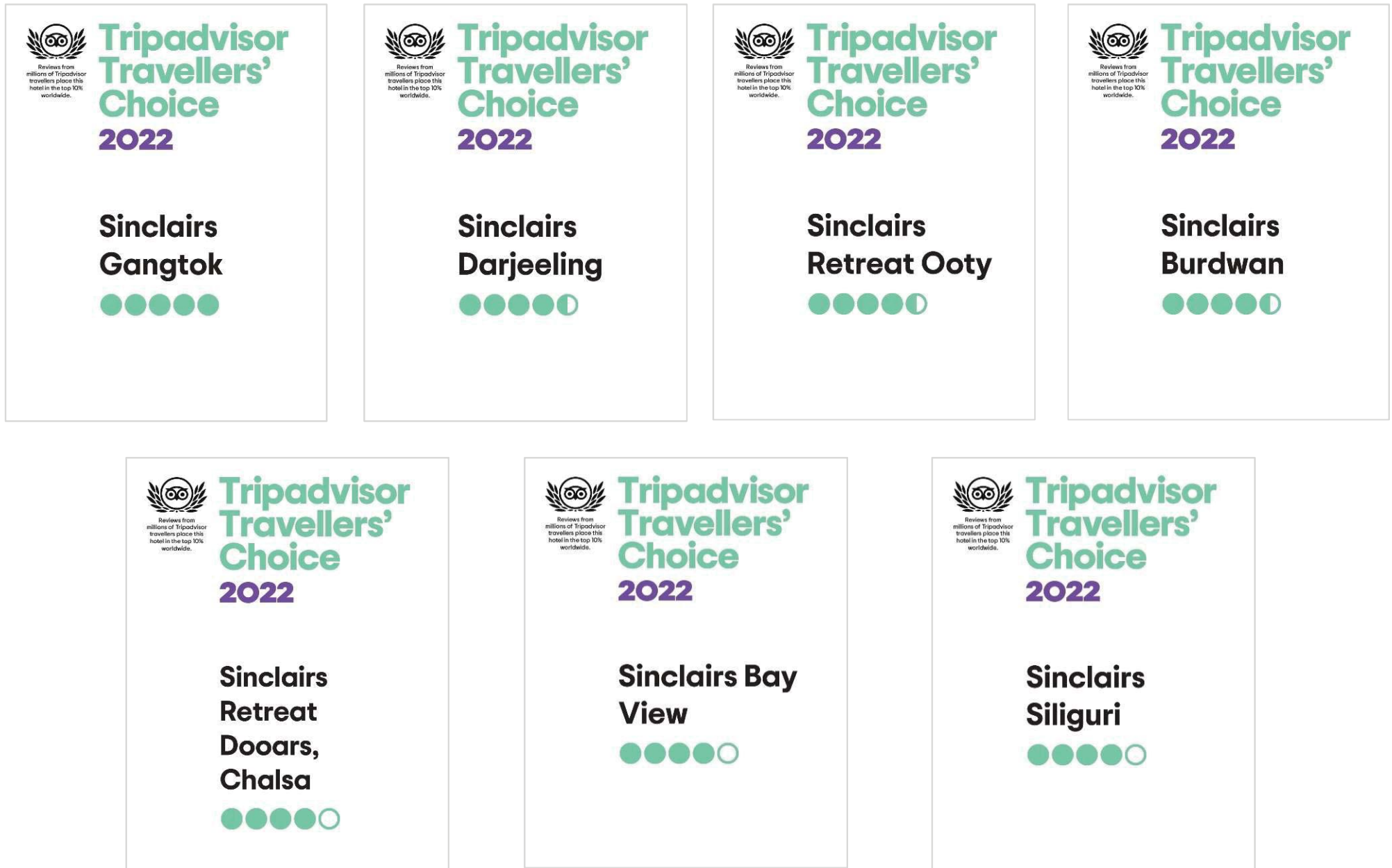
Sinclairs plans to expand its chain by acquiring properties on outright purchase/lease.

Leased properties will result in expanding footprints quickly while new acquisitions will reduce tax liability.

The present cash surplus exceeding ₹ 66 crore together with cash generated every year will ensure that the company has adequate cash flow for acquisitions without any borrowings.

The strategy will be to acquire or take on lease properties located around the present ones to take advantage of the cluster approach.

We are privileged to be amongst **top 10%** of hotels worldwide.
Seven out of nine properties received
Tripadvisor Travellers' Choice Certificate of Excellence



Property wise – Tripadvisor Ranking *

Tripadvisor Ratings

A reflection of complete focus on guest satisfaction

Burdwan	1 of 10	(4.5 stars)
Darjeeling	4 of 257	(4.5 star)
Dooars	1 of 9	(4 star)
Gangtok	7 of 381	(5 star)
Kalimpong	1 of 52	(4.5 stars)
Ooty	14 of 232	(4.5 star)
Port Blair	8 of 142	(4 star)
Siliguri	7 of 135	(4 star)
Yangang	–	(4.5 star)

* As on 22nd August, 2022



SINCLAIRS BURDWAN

On NH2 – undoubtedly
the best address in town



SINCLAIRS BURDWAN

Ownership – Freehold/ Leasehold	30 years lease + renewable as per defined formula
Land Area (in acres)	2
Built-up Area (in sq ft)	60,625
Year of property completion	2015
# Room & Sizes for each category:	
Premier # Rooms	19
Size (sq ft)	338
Suite # Rooms	1
Size (sq ft)	930
Total No of Rooms	20
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	1,200 + 2,040*
Coffee Shop / Barb Q (sq ft)	1,394
Bar (sq ft)	105
No of covers	42 + 28*
No. of Banquets	3
Power demand	130 KVA
Power outage trends	Almost zero

* Covered Deck

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Impressive Façade

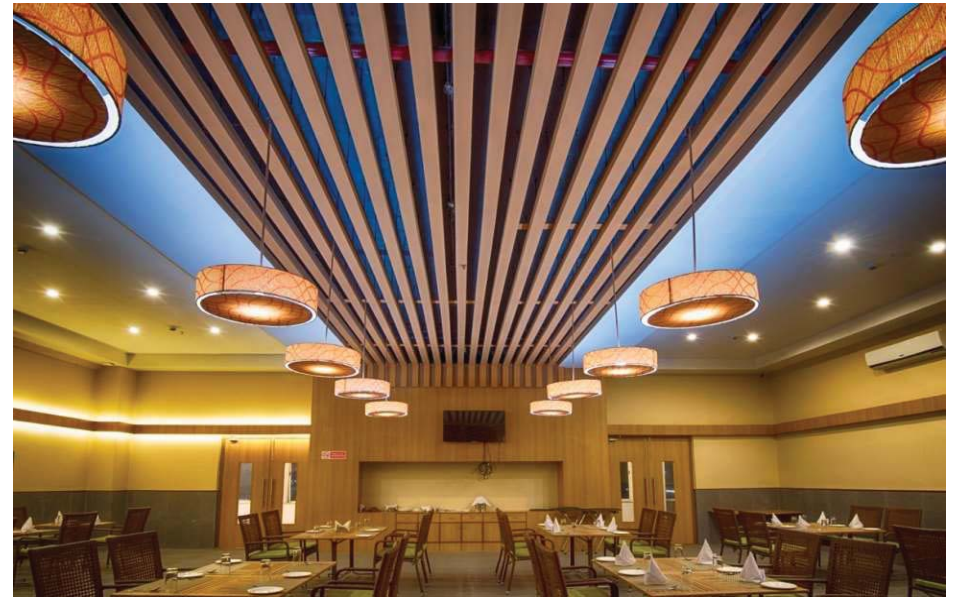
Entrance to the Resort

Inside view of the Resort

Front Office



Forum – AC Lounge



The Palm Terrace



The Palm Terrace – Outdoor



The Saffron : Fine Dining Indian Restaurant



O3: Lounge Bar



Swimming Pool



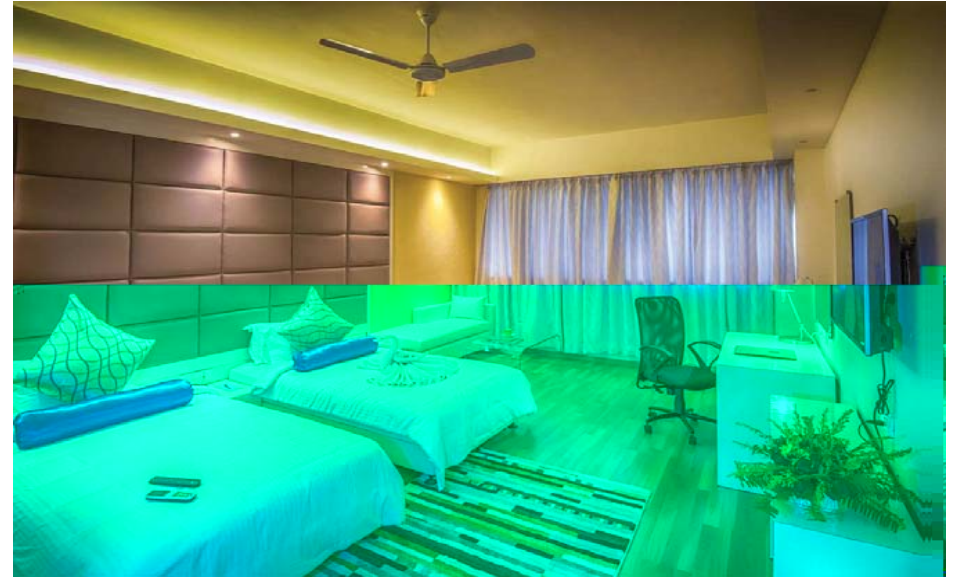
Gymnasium



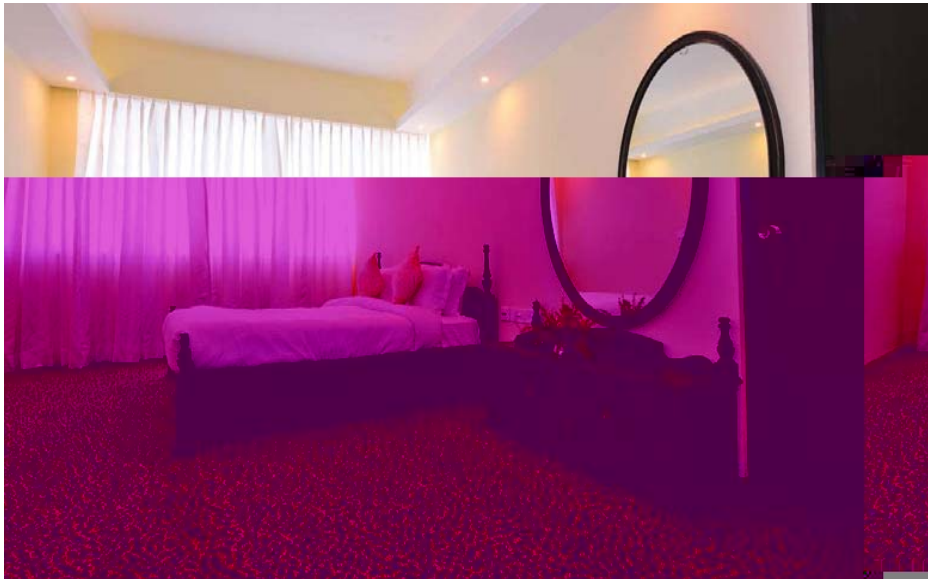
Playzone



Library



Premier Room



The Maharaja Suite



Crystal Room: Ideal for meetings



Regal Room – Pre function area



Regal Room



Another view of Regal Room



Twilight view of the property



SINCLAIRS DARJEELING

Enchantress of Hills



SINCLAIRS DARJEELING

Ownership – Freehold/ Leasehold	Freehold
Land Area (in acres)	0.5
Built-up Area (in sq ft)	25,423
Year of property completion	1984
# Room & Sizes for each category:	
Deluxe # Rooms	25
Size (sq ft)	227
Premier # Rooms	20
Size (sq ft)	254
Suite # Rooms	1
Size (sq ft)	486
Attic # Rooms	1
Size (sq ft)	325
Total No of Rooms	47
No. of additional rooms possible	No
Restaurant Size (sq ft)	987 + 432*
Coffee Shop / Barb Q (sq ft)	224
Bar (sq ft)	485
No of covers	46 + 12*
No. of Banquets	1
Size (sq ft)	1,000
Power demand	125 KVA
Power outage trends	Almost zero

* Covered Deck



Lobby in colonial style with a panoramic view of mountains



Lobby Area



Relish the Darjeeling tea at Mountain View Cafe



The Dorje Lounge – A colonial style bar set out with a wonderful view of the mountains



Kanchenjunga – Multicuisine restaurant



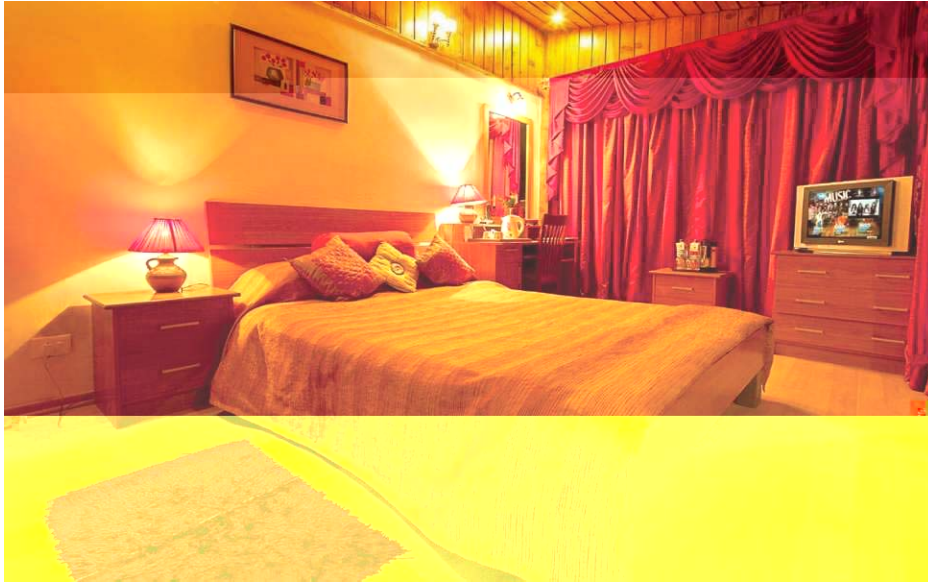
Mount View Café – Coffee shop



Burra Sahib Suite – Bedroom



Burra Sahib Suite – Living room



Kanchenjunga Room



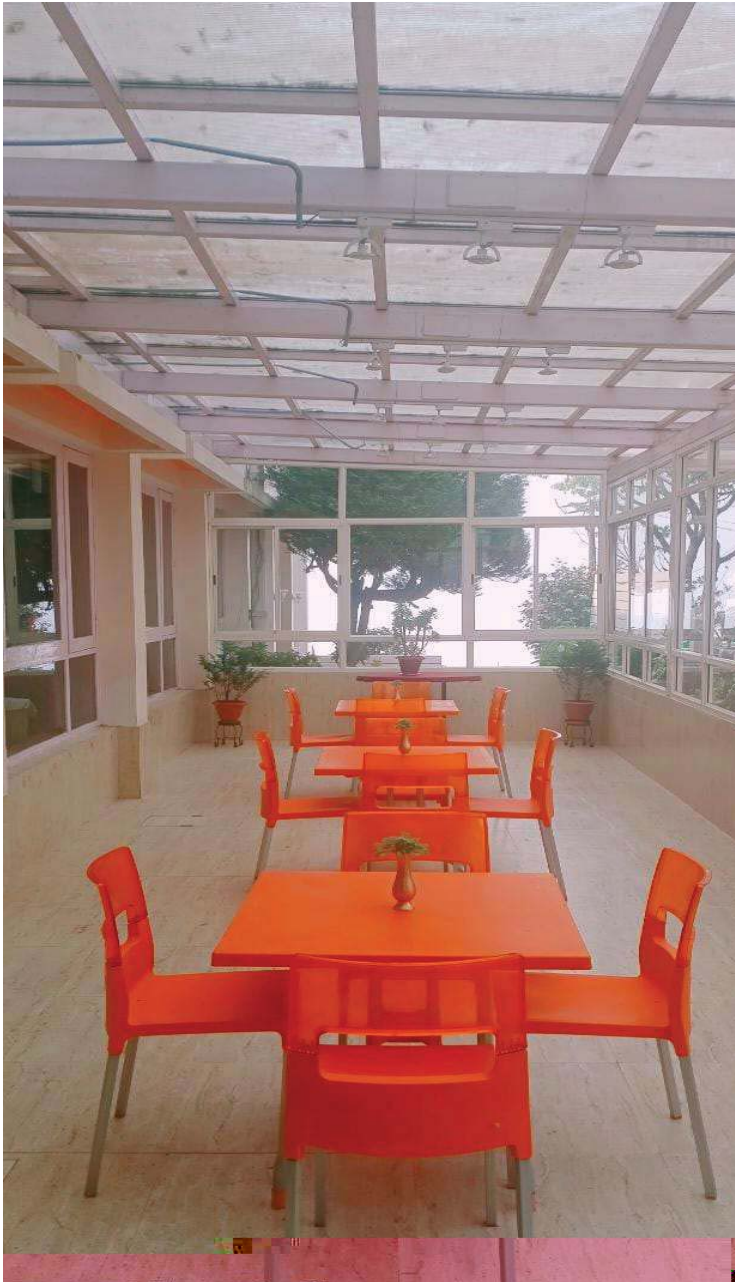
Breathtaking view of hills from balcony of
Kanchenjunga room



Premiere Room



Family Room



The Outdoor deck



Pagoda in the hotel



The Pinnacle – A medium sized conference hall



SINCLAIRS RETREAT DOOARS

Nature at its best



SINCLAIRS RETREAT DOOARS

Ownership – Freehold/ Leasehold	99 years lease with option to perpetually renew every 99 years
Land Area (in acres)	20.22
Built-up Area (in sq ft)	74,893
Year of property completion	1999
# Room & Sizes for each category:	
Premier # Rooms	66
Size (sq ft)	292
Suite # Rooms	3
Size (sq ft)	607
Wooden Cottage #	2
Size (sq ft)	282
Total No of Rooms	71
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	2,076 + 2,140*
Bar (sq ft)	265
No of covers	55 + 35*
No. of Banquets	4
Size (sq ft)	5,739
Power demand	150 KVA
Power outage trends	Almost zero

* Covered Deck

SINCLAIRS RETREAT DOOARS



Expansive lawns



Tree lined pathways



Scenic lobby



Garden Sit-out



Outdoor Sit-out



The Palm Terrace – Restaurant & Bar



The Pavilion



Outdoor deck

SINCLAIRS RETREAT DOOARS



Laya Spa @ Sinclairs



The Spa Area



The Pool



The Kid's Pool



The Library



Deluxe Room



Garden facing Deluxe Room



Premier Suite – Burra Sahib Kothi



Hibiscus – For medium size conferences



Carnation for medium size conferences



The Iris – 6000 sq.ft. pillarless banquet hall



The Iris – 6000 sq.ft. pillarless banquet hall



SINCLAIRS RETREAT KALIMPONG

An ideal retreat for nature
lovers



SINCLAIRS RETREAT KALIMPONG

Ownership – Freehold/ Leasehold	Freehold
Land Area (in acres)	5
Built-up Area (in sq ft)	53,795
Year of property completion	2014
# Room & Sizes for each category:	
Premier # Rooms	28
Size (sq ft)	420
Suite # Rooms	2
Size (sq ft)	900
Attic # Rooms	16
Size (sq ft)	524
Wooden Cottage #	2
Size (sq ft)	450
Total No of Rooms	48
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	1,955 + 875*
Coffee Shop / Barb Q (sq ft)	615
Bar (sq ft)	900
No of covers	58 + 16*
No. of Banquets	4
Size (sq ft)	3,828
Power demand	118 KVA
Power outage trends	1 hour / Day

* Covered Deck

SINCLAIRS RETREAT KALIMPONG



Reception



The terrace adjoining the reception



The Golden Oak – Multicuisine Restaurant



The Birch – Coffee Shop

SINCLAIRS RETREAT KALIMPONG



Alto Espirito, the Spanish bar with a wide collection of drinks



The cottage blocks in the backdrop of the hills



Swimming pool amidst lush green surroundings



Fitness Centre



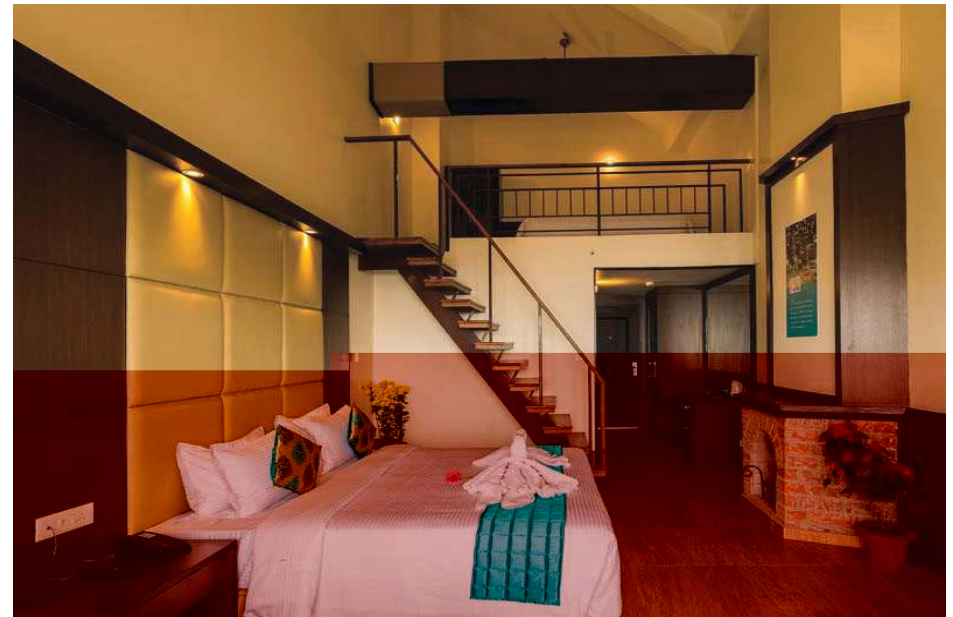
Billiards in the lounge bar



Premier Room with a private balcony



Premier Plus Room



Premier Room with attic – perfect for a family



Premier Room with twin beds



Luxury suite's bedroom



Luxury suite's spacious living room



Wooden Cottage Room built out of recycled wood



The Orchid I and II – Conference Hall



The Fern – Conference Hall



The Juniper – Meeting Room/Board Room



An aerial view of the Retreat



SINCLAIRS RETREAT OOTY

Nestled in the Nilgiris



SINCLAIRS RETREAT OOTY

Ownership – Freehold/ Leasehold	Freehold
Land Area (in acres)	1
Built-up Area (in sq ft)	70,184
Year of property completion	2004
# Room & Sizes for each category:	
Deluxe # Rooms	42
Size (sq ft)	215
Premier # Rooms	27
Size (sq ft)	215
Suite # Rooms	7
Size (sq ft)	555.09
Superior # Rooms	3
Size (sq ft)	331
Villa # Rooms	6 **
Size (sq ft)	1959
Total No of Rooms	85
No. of additional rooms possible	No
Restaurant Size (sq ft)	1,360 + 1,466*
Coffee Shop / Barb Q (sq ft)	–
Bar (sq ft)	1,086
No of covers	60 + 20*
No. of Banquets	3
Size (sq ft)	4,950
Power demand	150 KVA
Power outage trends	1 hour / Day

* Covered Deck

** 6 rooms in 2 Villas



Ootacamund's highest located hotel



Façade – Night View



Expansive Lobby



Majestic view of sunset from hotel view of balcony



Coffee Shop



The Spanish Bar



Multicuisine Restaurant



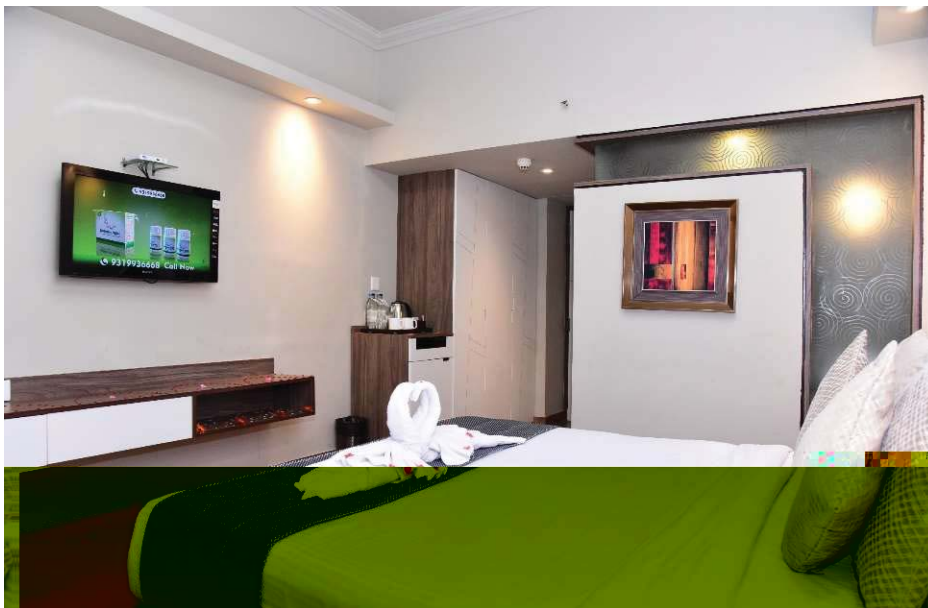
Indoor Games Arena with Library



The Library – Unwind with your favorite book



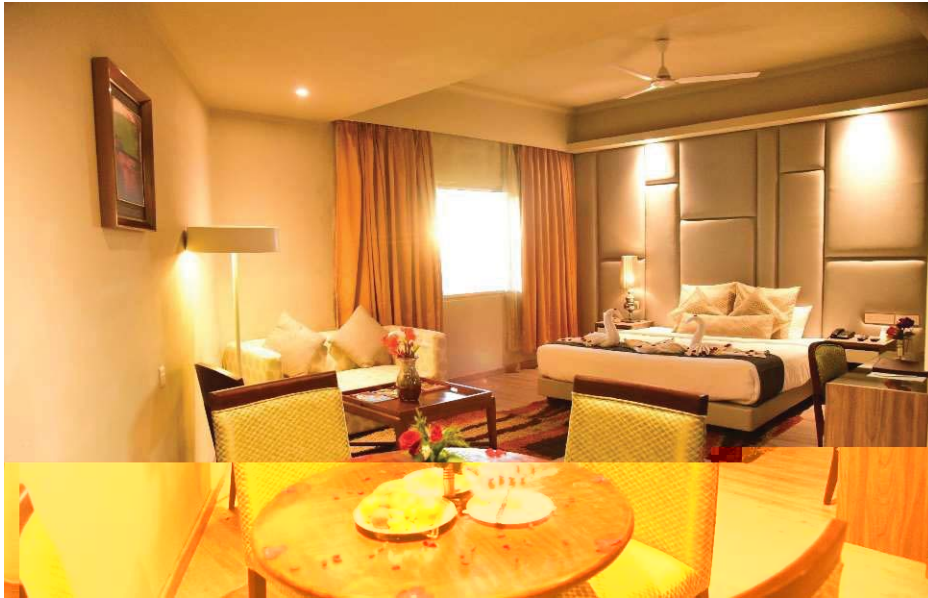
Tic Tac Toe – A Vibrant Entertainment Zone



Deluxe Room



Premier Room



Suite Room



Nilgiris Suite



The Regal Room - large banquet hall



Superior Room



The Windsor Room – Conference hall



The Windsor Room – Conference hall



The three level landscaping with a panoramic view



The Terrace



SINCLAIRS BAYVIEW PORT BLAIR

In Waves of Delight



SINCLAIRS BAYVIEW PORT BLAIR

Ownership – Freehold/ Leasehold	Freehold
Land Area (in acres)	1.5
Built-up Area (in sq ft)	46,126
Year of property completion	1991
# Room & Sizes for each category:	
Premier # Rooms	36
Size (sq ft)	383
Suite # Rooms	3
Size (sq ft)	640
Attic # Rooms	5
Size (sq ft)	550
Valentine # Rooms	2
Size (sq ft)	182
Total No of Rooms	46
No. of additional rooms possible	No
No of covers	75
No. of Banquets	1
Size (sq ft)	1,734
Power demand	150 KVA
Power outage trends	Almost zero



Expansive Lobby



Breathtaking view of the sunset



Alto Espirito – Spanish Bar



Multicuisine Restaurant



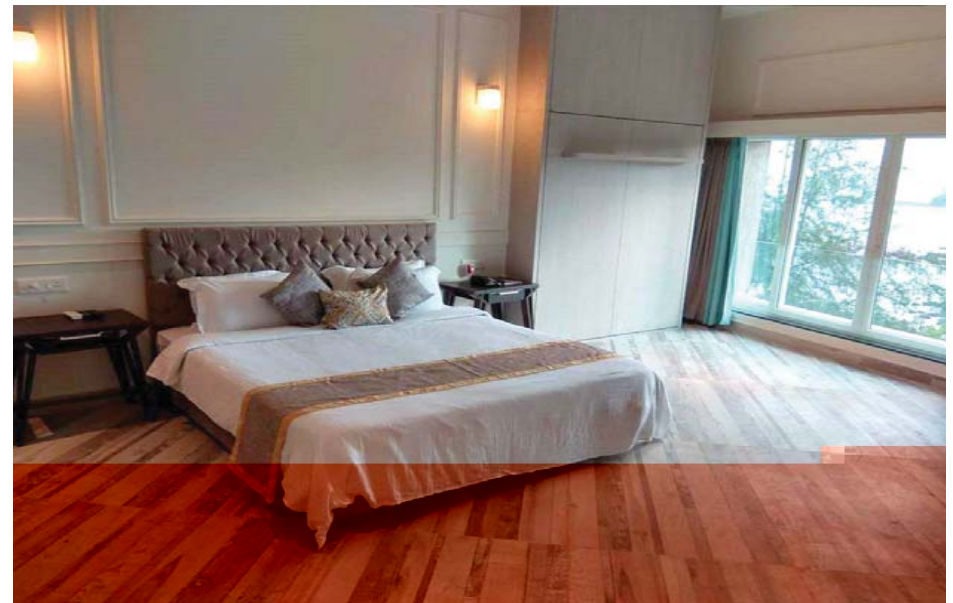
The Deck



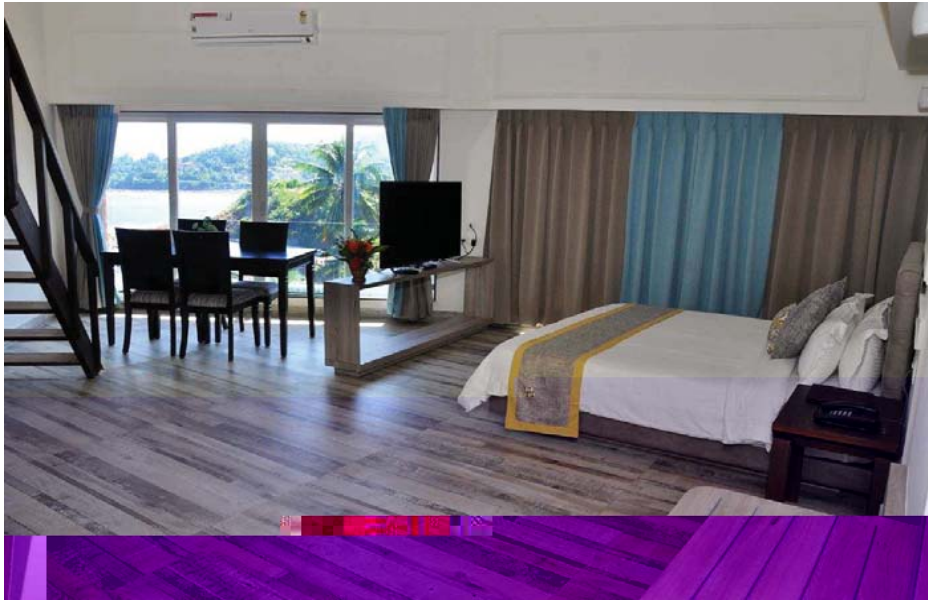
The Deck with garden



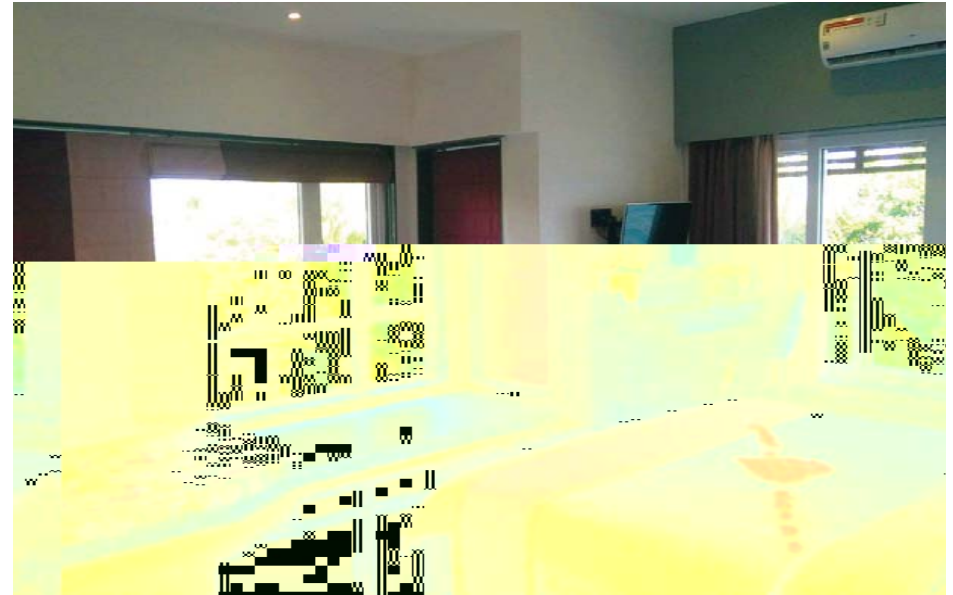
Premier Room



Premier Family Suite



Premier Attic Room



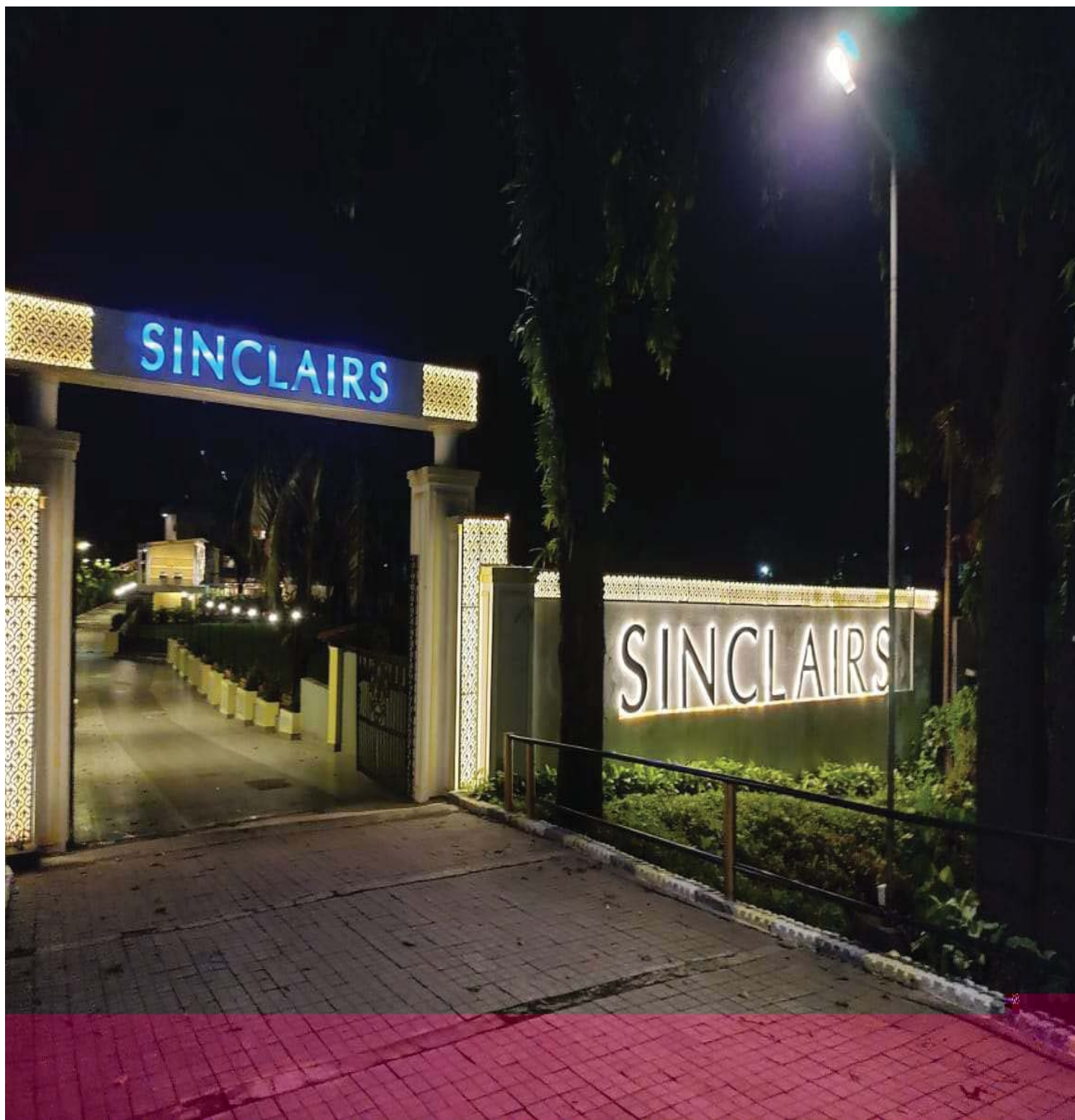
Valentine Room



The Woodhouse - Conference Hall



Infinity Swimming Pool



SINCLAIRS SILIGURI

The best address in town



SINCLAIRS SILIGURI

Ownership – Freehold/ Leasehold	Freehold
Land Area (in acres)	2.47
Built-up Area (in sq ft)	56,046
Year of property completion	1976
# Room & Sizes for each category:	
Premier # Rooms	46
Size (sq ft)	201
Suite # Rooms	3
Size (sq ft)	406
Total No of Rooms	49
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	810 + 490*
No of covers	38 + 28*
No. of Banquets	5
Size (sq ft)	5,270
Power outage trends	1–3 hours / month

* Covered Deck



Lobby



Lobby



Restaurant Deck area



The Palms – Multicuisine Restaurant



Premier Room



Premier Suite



Garden Suite



Garden Suite



Premier Twin Room



Sinclairs Spa



The Gym



The Pool



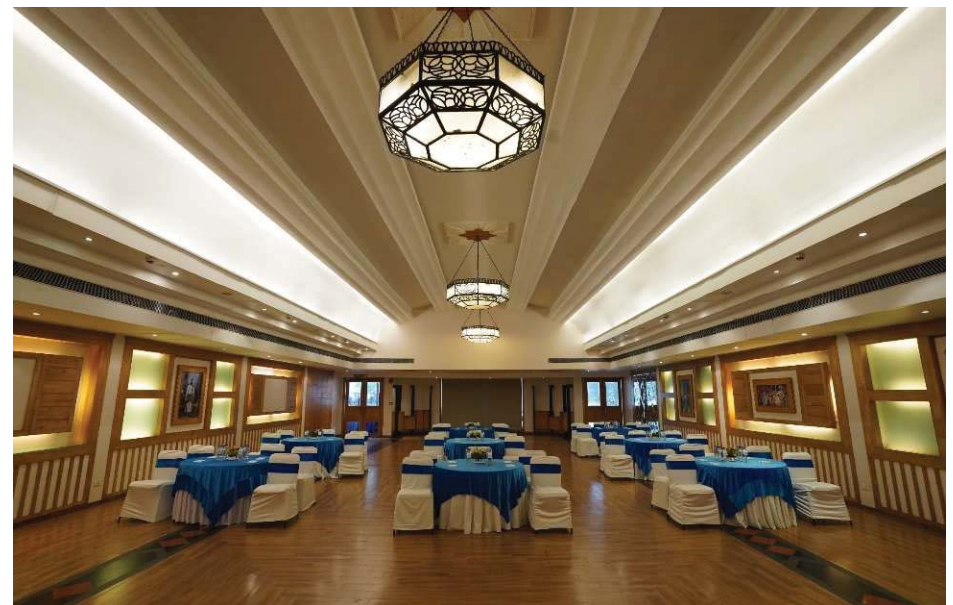
The Imperial - large Conference Hall



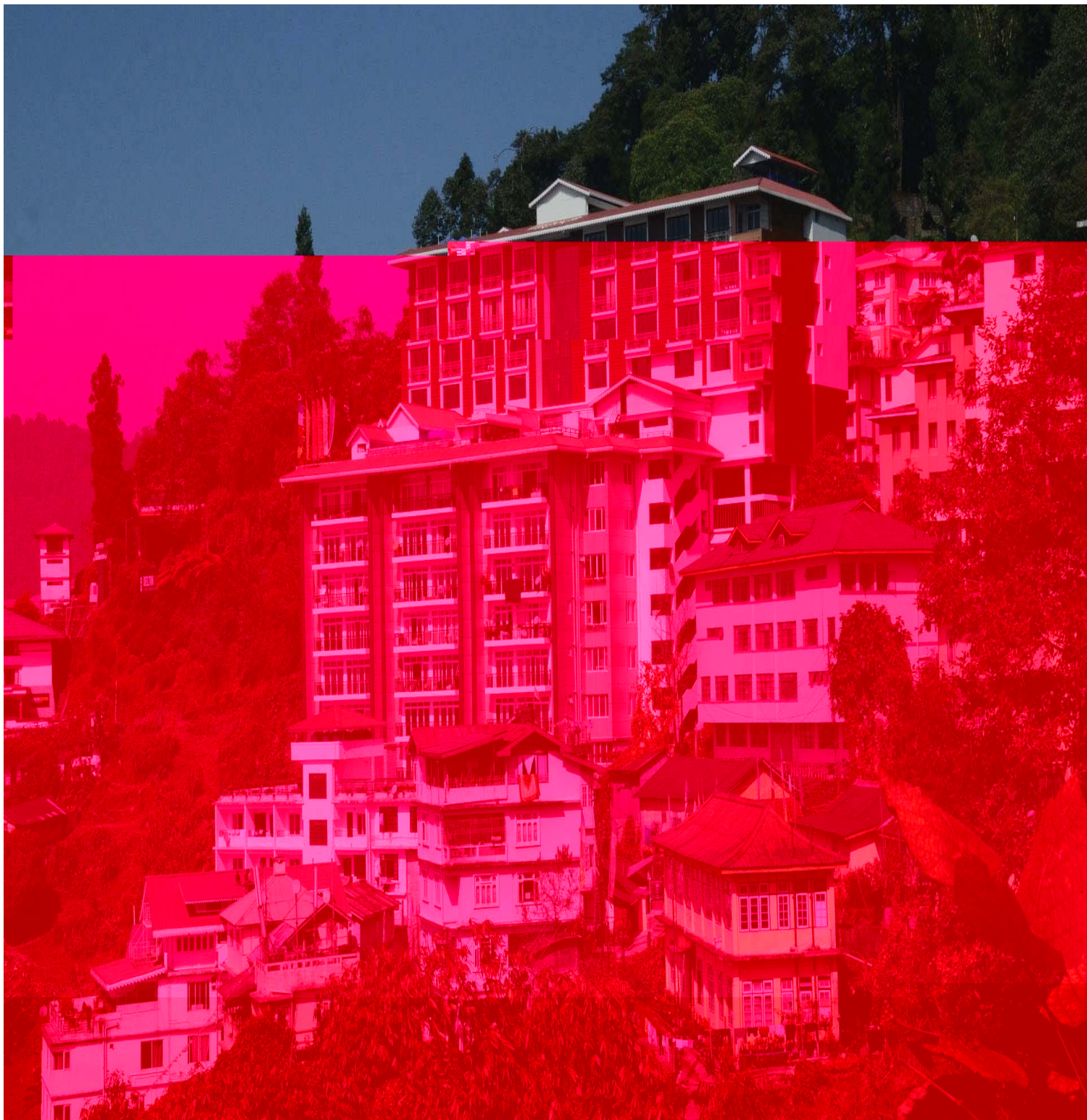
The Regency - Conference Room



The Summit - another Conference Room



The Darbar - large Banquet Hall



SINCLAIRS GANGTOK

Paradise of the north east



SINCLAIRS GANGTOK

Ownership – Freehold/ Leasehold	9 years lease
Land Area (in acres)	0.17
Built-up Area (in sq ft)	64,029
Year of property completion	2020
# Room & Sizes for each category:	
Deluxe # Rooms	20
Size (sq ft)	270
Deluxe Family # Rooms	8 *
Size (sq ft)	554
Premier # Rooms	24
Size (sq ft)	340
Suite # Rooms	4
Size (sq ft)	525
Valentine # Rooms	4
Size (sq ft)	340
Total No of Rooms	60
No. of additional rooms possible	No
Restaurant Size (sq ft)	1,933 + 378**
Coffee Shop / Barb Q (sq ft)	1,716
Bar (sq ft)	1,978
No of covers	66 + 16**
No. of Banquets	1
Size (sq ft)	2,240
Power demand	200 KVA
Power outage trends	2 hours /month

* Each Family Room is 2-rooms combined making it 8-rooms

** Uncovered Deck



Lobby



Lobby



Guras Bar & Lounge



Magnolia – Multicuisine Restaurant



Premier Room



Premier Suite



Deluxe Room



Valentine Room



Infinity Swimming Pool



View from the Hotel



Banquet Seating Area



The Cherry Hall



SINCLAIRS YANGANG

Enchanting views of
the Maenam Hills



SINCLAIRS YANGANG

Ownership – Freehold/ Leasehold	10 years lease
Land Area (in acres)	1
Built-up Area (in sq ft)	
Year of property completion	2022
# Room & Sizes for each category:	
Premier # Rooms	6
Size (sq ft)	168–196
Premier with Balcony # Rooms	3
Size (sq ft)	195
Premier Plus	3
Size (sq ft)	323
Deluxe Triple Room	2
Size (sq ft)	310
Junior Suite	1
Size (sq ft)	381
Senior Suite	2
Size (sq ft)	448
Total No of Rooms	17
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	504
No of covers	28 (inside)+ 24 (outside)
No. of Banquets	1
Size (sq ft)	518
Power demand	62.5 KVA
Power outage trends	5–6 Hours/Day



Premier Room with Balcony



Premier Plus Room



Deluxe Triple Bed Room



Premier Room



Senior Suite Room



Junior Suite Room



Lobby



Reception



Restaurant



Meeting Area



Sitting Area



View from Hotel



SINCLAIRS HOTELS LIMITED

Registered Office Address

147 Block G, New Alipore
Kolkata 700053

Email

ir@sinclairshotels.com

Website

www.sinclairshotels.com

Investor Information Website

www.sinclairsindia.com