

July 28, 2023

**National Stock Exchange of India Limited**  
Exchange Plaza  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400 051.  
**Scrip Code: CHALET**

**BSE Limited**  
Corporate Relationship Department  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai 400 001.  
**Scrip Code: 542399**

Dear Sir/ Madam,

**Subject: Outcome of the Board Meeting**

Pursuant to the provisions of Regulation 30 read with Para A of Part A of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), please be informed that the Board of Directors of the Company at its meeting held today i.e., on July 28, 2023 has, *inter-alia*, considered and approved:

1. the Statement of Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2023, in accordance with the provisions of Regulation 33 of the Listing Regulations. A copy of the aforementioned results along with the Limited Review Report of the Statutory Auditors is enclosed herewith. Further, a Press Release in relation to the Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2023 is also attached herewith.  
The results will be uploaded on the Company's website, [www.chalet-hotels.com](http://www.chalet-hotels.com) and will also be available on the website of the Stock Exchanges. Further, the Financial Results will be published in the newspapers as provided under Regulation 47 of the Listing Regulations.
2. appointment of Mr. Shwetank Singh as 'Chief Growth & Strategy Officer', member of Senior Management as per Regulation 16 of the Listing Regulations and a Key Managerial Personnel of the Company in terms of Section 2(51) of the Companies Act, 2013 with effect from August 2, 2023.  
The details as required pursuant to Regulation 30 of the Listing Regulations read with Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 in respect of the said appointment are enclosed as Annexure A to this letter.
3. appointment of M/s. KDA & Associates, Company Secretaries as the Secretarial Auditors of the Company for the Financial Year 2023-24.  
The details of the appointment of the Secretarial Auditors pursuant to Regulation 30 of the Listing Regulations read with Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are set out in Annexure B to this letter.

The meeting of the Board of Directors of the Company commenced at 3.05 p.m. and concluded at 4.31 p.m.

We request you to take the aforementioned information on record.

Thanking You.

Yours faithfully,  
For **Chalet Hotels Limited**

**Christabelle Baptista**  
**Company Secretary and Compliance Officer**

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**Chalet Hotels Limited**

**Annexure A**

<b>Particulars</b>	<b>Details</b>
Reason for change viz. appointment, resignation, removal, death or otherwise	Appointment of Mr. Shwetank Singh as 'Chief Growth & Strategy Officer' and designating him as a member of Senior Management and a Key Managerial Personnel of the Company.
Date of appointment/cessation and term of appointment	The Board of Directors at its meeting held on July 28, 2023, have approved the appointment with effect from August 2, 2023.  Term of appointment - Not Applicable
Brief profile	Shwetank is B.Tech from IIT and MBA - Finance & Mktg from Faculty of Management Studies(FMS) with around 25 years of experience.  He joins us from Golden Sands LLC, Dubai.
Disclosure of relationships between Directors	Not Applicable

**Chalet Hotels Limited**

**Annexure B**

<b>Particulars</b>	<b>Details</b>
Name of the Auditors	KDA & Associates, Company Secretaries
Reason for change	The Secretarial Auditors have been appointed for the Financial Year 2023-24 pursuant to the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
Date of appointment	The appointment has been approved by the Board of Directors at its Meeting held today i.e. on July 28, 2023
Term of appointment	Financial Year 2023-24
Brief Profile	<p>Established in 2015, KDA &amp; Associates (KDA) is a firm of Company Secretaries that offers a wide range of specialized professional services to meet immediate as well as the long-term multi-disciplinary business needs of clients.</p> <p>KDA also provides liaison services with the Registrar of Companies, NCLT, Regional Director and other statutory authorities to provide total legal assistance for corporate law matters and commercial documentation under one roof.</p>

**Chalet Hotels Limited**

# B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway,  
Goregaon (East), Mumbai – 400063, India  
Telephone: +91 (22) 6257 1000  
Fax: +91 (22) 6257 1010

## Limited Review Report on unaudited consolidated financial results of Chalet Hotels Limited for the quarter ended 30 June 2023 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### To the Board of Directors of Chalet Hotels Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Chalet Hotels Limited (hereinafter referred to as "the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended 30 June 2023 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 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. A review of interim financial information consists of making inquiries, primarily of persons 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 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.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of the entity	Relationship
Chalet Airport Hotel Private Limited (w.e.f. 18 August 2022)	Wholly owned subsidiary
Sonmil Industries Private Limited (w.e.f. 23 March 2023)	Wholly owned subsidiary
Chalet Hotels & Properties (Kerala) Private Limited	Subsidiary
The Dukes Retreat Private Limited (w.e.f. 23 March 2023)	Subsidiary

**Limited Review Report (Continued)**

**Chalet Hotels Limited**

5. Attention is drawn to the fact that the figures for the three months ended 31 March 2023 as reported in the Statement are the balancing figures between revised audited figures in respect of the full previous financial year and the revised figures for year-to-date upto 31 December 2022. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
6. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. We draw attention to Note 7 to the consolidated financial results regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Holding Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigation. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would interalia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Holding Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Group. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the consolidated financial results as at 30 June 2023 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 48.24 million (31 March 2023: Rs 48.54 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to Rs 345.84 million as at 30 June 2023 (31 March 2023: Rs 348.46 million).

**For B S R & Co. LLP**

*Chartered Accountants*

Firm's Registration No.:101248W/W-100022



**Suhas Pai**

*Partner*

Membership No.: 119057

UDIN:23119057BGWTVB3749

Mumbai

28 July 2023

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2023

(Rs. in million)

Particulars	Quarter ended			Year ended
	30 June 2023	31 March 2023	30 June 2022	31 March 2023
		(Refer note 3)		
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
<b>Income from operations</b>				
Revenue from Operations	3,107.74	3,378.74	2,530.06	11,284.67
Other Income	38.13	79.09	68.97	494.87
<b>Total Income</b>	<b>3,145.87</b>	<b>3,457.83</b>	<b>2,599.03</b>	<b>11,779.54</b>
<b>Expenses from operations</b>				
Real Estate Development Cost	21.26	21.27	21.26	85.06
Changes in inventories of finished good and construction work in progress	-	-	-	-
Food and Beverages Consumed	246.08	256.17	251.50	999.19
Operating Supplies Consumed	114.67	103.53	76.53	392.66
Employee Benefits Expense	466.82	412.68	332.89	1,510.96
Power and fuel	194.97	153.57	160.54	647.34
Other Expenses (Refer Note 6)	966.15	907.90	668.58	3,121.29
<b>Total Expenses (B)</b>	<b>2,009.95</b>	<b>1,855.12</b>	<b>1,511.30</b>	<b>6,756.50</b>
<b>Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items (C) (A-B)</b>	<b>1,135.92</b>	<b>1,602.71</b>	<b>1,087.73</b>	<b>5,023.04</b>
Depreciation and Amortisation Expenses	309.66	298.42	297.09	1,173.09
Finance Costs	454.16	405.31	391.30	1,544.74
<b>Profit before exceptional items and tax (D)</b>	<b>372.10</b>	<b>898.98</b>	<b>399.34</b>	<b>2,305.21</b>
Exceptional items ( E) (Refer Note 8.2)	-	(184.39)	(10.09)	423.08
<b>Profit before income tax (F) (D+E)</b>	<b>372.10</b>	<b>714.59</b>	<b>389.25</b>	<b>2,728.29</b>
<b>Tax Expense (G)</b>	<b>(514.50)</b>	<b>348.28</b>	<b>103.65</b>	<b>895.39</b>
Current tax (includes tax for the earlier years)	46.07	178.03	(0.03)	178.65
MAT credit entitlement	(37.79)	(178.41)	103.68	(178.41)
Deferred Tax (credit) /expenses (Refer Note 5)	(522.78)	348.66		895.15
<b>Profit for the period/ year (I) (F-G)</b>	<b>886.60</b>	<b>366.31</b>	<b>285.60</b>	<b>1,832.90</b>
<b>Other comprehensive Income / (Expense) from Continuing operations</b>				
<b>Items that will not be reclassified to profit or loss</b>				
Remeasurement of the defined benefit plans	(2.00)	(7.84)	(0.11)	(7.51)
Income-taxes on above	0.68	2.98	0.04	2.87
<b>Other Comprehensive (Expense) for the period / year, net of tax</b>	<b>(1.32)</b>	<b>(4.86)</b>	<b>(0.07)</b>	<b>(4.64)</b>
<b>Total Comprehensive Income for the period / year</b>	<b>885.28</b>	<b>361.45</b>	<b>285.53</b>	<b>1,828.26</b>
<b>Profit for the period /year attributable to :</b>				
Owners of the Company	886.64	367.14	285.45	1,833.32
Non-Controlling Interest	(0.04)	(0.83)	0.15	(0.42)
<b>Other Comprehensive Income / (Expense) attributable to :</b>				
Owners of the Company	(1.32)	(4.86)	(0.07)	(4.64)
Non-Controlling Interests	-	-	-	-
<b>Total Comprehensive Income / (Expense) attributable to :</b>				
Owners of the company	885.32	362.28	285.38	1,828.68
Non-Controlling Interest	(0.04)	(0.83)	0.15	(0.42)
Paid-up equity share capital (Face value of Rs.10 per share)	2,050.25	2,050.25	2,050.24	2,050.25
Other equity	-	-	-	13,369.14
<b>Earnings per equity share(Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	*4.32	*1.79	*1.39	8.94
Diluted (* not annualised) (in Rs.)	*4.32	*1.79	*1.39	8.94

See accompanying notes to the consolidated financial results



**Notes:**

1. The above consolidated financial results for the quarter ended 30 June 2023 were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28 July 2023.
2. The approved consolidated financial results for the quarter ended 30 June 2023 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Chalet Hotels Limited ("Holding Company") website (URL: www.chalet-hotels.com).
3. The consolidated financial results include the revised results for the quarter ended 31 March 2023 being the balancing figure between the revised audited figures in respect of the financial year ended 31 March 2023 and the revised figures for year to date upto 31 December 2022.
4. These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
5. Pursuant to the merger of wholly owned subsidiary company ('transferor company') with the Holding Company ('transferee company'), during the quarter, the transferee company has recognized deferred tax asset on the brought forward business losses (including unabsorbed depreciation) pertaining to transferor company. After considering the relevant facts and circumstances to the extent that the Holding Company has convincing evidence based on its business plans and budgets the unutilized tax losses /credit will be realized, the Holding Company has recognised deferred tax assets of Rs 584.21 million as at 30 June 2023 (31 March 2023: Rs. Nil).
6. GST Investigation Department, Maharashtra State (GST Authorities) are in the process of conducting search proceedings pursuant to Section 67 of the Goods and Services Tax Act 2017. The GST officials have identified certain matters relating to input tax credit pertaining to the period July 2017 to FY 2023, which the Authority believes are ineligible for such claims. Accordingly, the Holding Company evaluated the same and made a payment of GST amounting to Rs.106.54 million. The same has been accounted in the quarter ended 30 June 2023. The business operations of the Holding Company continue as usual and are not impacted. The proceedings have not yet concluded and any further outcome from such proceedings will be appropriately dealt with in the subsequent period.
7. In December 2005, the Holding Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Holding Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above revised consolidated financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 June 2023 is Rs. 48.24 million (31 March 2023: Rs. 48.54 million) and carrying value of property, plant and equipment as at 30 June 2023 is Rs. 345.84 million (31 March 2023: Rs. 348.46 million).
- 8.1. With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Holding Company, either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Holding Company of upto Rs. 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Holding Company has a paid up preference share capital of Rs. 2,000 million as at 30 June 2023 (31 March 2023: Rs. 2,000 million). Further, Promoters - Directors have provided additional interest free loan amounting to Rs 250 million during the quarter ended 30 June 2023 (31 March 2023: Rs. 450 million).
- 8.2. The Holding Company had commenced a residential project at Bengaluru after obtaining requisite approvals. During the year 2013-14, Hindustan Aeronautics Limited ("HAL") had raised an objection with regard to permissible height of the buildings. The Holding Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties. Based on this settlement the Holding Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. Final orders in the matter have been passed by the Court on 26 October 2021 and as per the said settlement terms, the litigation stands disposed. Demolition work of the area above 932 meters Above Mean Sea Level 'AMSL' for all the 9 buildings has been completed in April 2022, and the NOC from HAL and approval from BBMP has been received. During the quarter ended 31 March 2023, the Holding Company has received approval for modification plan and extension for RERA completion deadline.
9. The statutory auditors of the Holding Company have expressed an unmodified opinion on the above consolidated financial results for the quarter ended 30 June 2023.
10. Investor Complaints pending at the beginning of the quarter - Nil, Received during the quarter - Nil, Disposed during the quarter - Nil, Remaining unresolved at the end of the quarter - Nil.
11. Previous period's figures have been regrouped/reclassified, wherever required, to make them comparable with the figures for the current period.

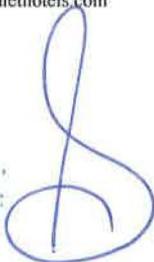
**Registered Office:**

Raheja Tower, Plot No.C-30  
4th Floor, Block 'G', Near Bank of Baroda,  
Bandra Kurla Complex, Bandra (East),  
Mumbai - 400 051  
Email: investorrelations@chalet-hotels.com  
Website: www.chalet-hotels.com  
28 July 2023

**For Chalet Hotels Limited**  
(CIN-L55101MH1986PLC038538)



**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)


**CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER ENDED 30 JUNE 2023.**

(Rs. in million)

Particulars	Quarter ended			Year ended
	30 June 2023	31 March 2023	30 June 2022	31 March 2023
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
		(Refer note 3)		
<b>1. Segment revenue</b>				
(a) Hospitality (Hotels)	2,821.57	3,094.04	2,297.94	10,280.91
(b) Real Estate	-	-	-	-
(c) Rental / Annuity Business	285.21	280.93	231.22	999.99
(d) Unallocated	39.09	82.86	69.87	498.64
<b>Net sales/income from operations</b>	<b>3,145.87</b>	<b>3,457.83</b>	<b>2,599.03</b>	<b>11,779.54</b>
<b>2. Segment results Profit/( Loss) before tax and interest</b>				
(a) Hospitality (Hotels)	887.52	1,249.99	704.96	3,382.61
(b) Real Estate	(28.78)	(225.22)	(40.56)	273.11
(c) Rental / Annuity Business	166.24	210.69	131.50	633.96
(d) Unallocated	-	-	-	-
<b>Total</b>	<b>1,024.98</b>	<b>1,235.46</b>	<b>795.90</b>	<b>4,289.68</b>
Less: (i) Finance Cost	454.16	405.31	391.30	1,544.74
(ii) Other un-allocable expenditure net off un-allocable income	198.72	115.56	15.35	16.65
<b>Profit before tax</b>	<b>372.10</b>	<b>714.59</b>	<b>389.25</b>	<b>2,728.29</b>
<b>3. Segment assets</b>				
(a) Hospitality (Hotels)	24,637.27	25,018.83	21,639.69	25,018.83
(b) Real Estate	4,466.08	4,179.73	3,916.83	4,179.73
(c) Rental / Annuity Business	18,039.31	17,471.95	15,521.79	17,471.95
(d) Unallocated	3,599.01	2,637.24	3,739.53	2,637.24
<b>Total</b>	<b>50,741.67</b>	<b>49,307.75</b>	<b>44,817.84</b>	<b>49,307.75</b>
<b>4. Segment liabilities</b>				
(a) Hospitality (Hotels)	2,682.72	2,854.34	2,448.13	2,854.34
(b) Real Estate	1,880.16	1,811.00	2,398.00	1,811.00
(c) Rental / Annuity Business	927.02	1,002.01	556.23	1,002.01
(d) Unallocated	28,888.83	28,225.07	25,701.49	28,225.07
<b>Total</b>	<b>34,378.73</b>	<b>33,892.42</b>	<b>31,103.85</b>	<b>33,892.42</b>



# B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway,  
Goregaon (East), Mumbai – 400063, India  
Telephone: +91 (22) 6257 1000  
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## Limited Review Report on unaudited standalone financial results of Chalet Hotels Limited for the quarter ended 30 June 2023 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### To the Board of Directors of Chalet Hotels Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Chalet Hotels Limited (hereinafter referred to as "the Company") for the quarter ended 30 June 2023 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"). Our responsibility is to issue a report on the Statement based on our review.
3. 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. A review of interim financial information consists of making inquiries, primarily of persons 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 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.
4. Attention is drawn to the fact that the figures for the three months ended 31 March 2023 as reported in the Statement are the balancing figures between revised audited figures in respect of the full previous financial year and the revised figures for year-to-date upto 31 December 2022. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. 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 the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 7 to the standalone financial results regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigation. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would inter alia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within

**Limited Review Report (Continued)**

**Chalet Hotels Limited**

six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in these standalone financial results as at 30 June 2023 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 48.24 million (31 March 2023: Rs 48.54 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to Rs 345.84 million as at 30 June 2023 (31 March 2023: Rs 348.46 million).

For **B S R & Co. LLP**

*Chartered Accountants*

Firm's Registration No.:101248W/W-100022



**Suhas Pai**

*Partner*

Membership No.: 119057

UDIN:23119057BGWTBU2697

Mumbai

28 July 2023

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2023

(Rs. in million)

Particulars	Quarter ended			Year ended
	30 June 2023	31 March 2023	30 June 2022	31 March 2023
	(Unaudited)	(Refer note 3) (Audited)	(Refer note 5.1) (Unaudited)	(Audited)
<b>Income from operations</b>				
Revenue from Operations	3,031.83	3,378.74	2,530.06	11,284.67
Other Income	46.66	90.77	68.98	509.14
<b>Total Income (A)</b>	<b>3,078.49</b>	<b>3,469.51</b>	<b>2,599.04</b>	<b>11,793.81</b>
<b>Expenses from operations</b>				
Real Estate Development Cost	21.26	21.27	21.26	85.06
Changes in inventories of finished good and construction work in progress	-	-	-	-
Food and Beverages Consumed	238.88	256.17	251.48	999.19
Operating Supplies Consumed	112.14	103.49	76.56	392.66
Employee Benefits Expense	455.48	412.68	332.91	1,510.96
Power and fuel	187.62	153.57	160.54	647.34
Other Expenses (Refer Note 6)	949.48	886.15	667.91	3,097.92
<b>Total Expenses (B)</b>	<b>1,964.86</b>	<b>1,833.33</b>	<b>1,510.66</b>	<b>6,733.13</b>
<b>Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items (C) (A-B)</b>	<b>1,113.63</b>	<b>1,636.18</b>	<b>1,088.38</b>	<b>5,060.68</b>
Depreciation and Amortisation Expenses	307.99	298.41	297.08	1,173.09
Finance Costs	451.86	403.74	390.45	1,538.14
<b>Profit before exceptional items and tax (D)</b>	<b>353.78</b>	<b>934.03</b>	<b>400.85</b>	<b>2,349.45</b>
Exceptional items ( E) (Refer Note 8.2)	-	(184.39)	(10.09)	423.08
<b>Profit before income tax (F) (D+E)</b>	<b>353.78</b>	<b>749.64</b>	<b>390.76</b>	<b>2,772.53</b>
<b>Tax Expense (G)</b>	<b>(522.83)</b>	<b>348.12</b>	<b>103.65</b>	<b>894.88</b>
Current tax (includes tax for the earlier years)	37.79	177.87	(0.03)	178.14
MAT credit entitlement	(37.79)	(178.41)	-	(178.41)
Deferred Tax (credit) /expenses (Refer Note 5.2)	(522.83)	348.66	103.68	895.15
<b>Profit for the period/ year (I) (F-G)</b>	<b>876.61</b>	<b>401.52</b>	<b>287.11</b>	<b>1,877.65</b>
Remeasurement of the defined benefit plans	(2.00)	(7.84)	(0.11)	(7.51)
Income-taxes on above	0.68	2.98	0.04	2.87
<b>Other Comprehensive (Expense) for the period / year, net of tax</b>	<b>(1.32)</b>	<b>(4.86)</b>	<b>(0.07)</b>	<b>(4.64)</b>
<b>Total Comprehensive Income for the period / year</b>	<b>875.29</b>	<b>396.66</b>	<b>287.04</b>	<b>1,873.01</b>
Paid-up equity share capital (Face value of Rs. 10 per share)	2,050.25	2,050.25	2,050.24	2,050.25
Other equity	-	-	-	13,445.81
<b>Earnings per equity share - (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	*4.28	*1.96	*1.4	9.16
Diluted (* not annualised) (in Rs.)	*4.27	*1.96	*1.4	9.15
<b>See accompanying notes to the Standalone financial results</b>				



**Notes:**

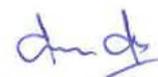
1. The above standalone financial results for the quarter ended 30 June 2023 were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28 July 2023.
  2. The approved standalone financial results for the quarter ended 30 June 2023 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Company's website (URL: www.ChaletHotels.com).
  3. The standalone financial results include the revised results for the quarter ended 31 March 2023 being the balancing figure between the revised audited figures in respect of the financial year ended 31 March 2023 and the revised figures for year to date upto 31 December 2022.
  4. These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
  - 5.1. The Board of Directors of the Company at its meeting held on 11 August 2020 had approved the Scheme of Amalgamation of Belaire Hotels Private Limited ("BHPL") and Seaparl Hotels Private Limited ("SHPL"), its wholly owned subsidiaries, with the Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1 April 2020, ("the Appointed Date") subject to the approval of the statutory and regulatory authorities. The Company Scheme Petition seeking approval of the Scheme was filed with Hon'ble National Company Law Tribunal (NCLT), Mumbai bench on 26 April 2021.
- On receipt of the certified copy of the order dated 19 May 2023 from NCLT, Mumbai Bench sanctioning the Scheme, with appointed date 1 April 2020, and upon filing the same with Registrar of Companies, Maharashtra on 19 June 2023 the Scheme has become effective.
- As per the requirements of Appendix C to Ind AS 103 "Business Combination", the merger has been given effect to as if it had occurred from the beginning of the preceding period. Accordingly, the unaudited standalone financials results for the quarter ended 30 June 2022 have been revised by the Company to give effect of the said merger.
- 5.2. Pursuant to the merger of wholly owned subsidiary company ('transferor company') with the Company ('transferee company'), during the quarter, the transferee company has recognized deferred tax asset on the brought forward business losses (including unabsorbed depreciation) pertaining to transferor company. After considering the relevant facts and circumstances to the extent that the Company has convincing evidence based on its business plans and budgets the unutilized tax losses /credit will be realized, the Company has recognised deferred tax assets of Rs 584.21 million as at 30 June 2023 (31 March 2023: Rs. Nil).
  6. GST Investigation Department, Maharashtra State (GST Authorities) are in the process of conducting search proceedings pursuant to Section 67 of the Goods and Services Tax Act 2017. The GST officials have identified certain matters relating to input tax credit pertaining to the period July 2017 to FY 2023, which the Authority believes are ineligible for such claims. Accordingly, the Company evaluated the same and made a payment of GST amounting to Rs. 106.54 million. The same has been accounted in the quarter ended 30 June 2023. The business operations of the Company continue as usual and are not impacted. The proceedings have not yet concluded and any further outcome from such proceedings will be appropriately dealt with in the subsequent period.
  7. In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above revised standalone financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 June 2023 is Rs. 48.24 million (31 March 2023: Rs. 48.54 million) and carrying value of property, plant and equipment as at 30 June 2023 is Rs. 345.84 million (31 March 2023: Rs. 348.46 million).
  - 8.1. With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Company, either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of upto Rs. 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Company has a paid up preference share capital of Rs. 2,000 million as at 30 June 2023 (31 March 2023: Rs. 2,000 million). Further, Promoters - Directors have provided additional interest free loan amounting to Rs 250 million during the quarter ended 30 June 2023 (31 March 2023: Rs. 450 million).
  - 8.2. The Company had commenced a residential project at Bengaluru after obtaining requisite approvals. During the year 2013-14, Hindustan Aeronautics Limited ("HAL") had raised an objection with regard to permissible height of the buildings. The Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties. Based on this settlement the Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. Final orders in the matter have been passed by the Court on 26 October 2021 and as per the said settlement terms, the litigation stands disposed. Demolition work of the area above 932 meters Above Mean Sea Level 'AMSL' for all the 9 buildings has been completed in April 2022, and the NOC from HAL and approval from BBMP has been received. During the quarter ended 31 March 2023, the Company has received approval for modification plan and extension for RERA completion deadline.
  9. The statutory auditors of the Company have expressed an unmodified opinion on the above standalone financial results for the quarter ended 30 June 2023.
  10. The Company has identified three reporting segments viz: Hospitality, Rental / Annuity Business and Real Estate. In accordance with Ind AS 108 'Operating Segments' segment information has been given in the consolidated financial results of the Company.
  11. Investor Complaints pending at the beginning of the quarter – Nil, Received during the quarter – Nil, Disposed during the quarter – Nil, Remaining unresolved at the end of the quarter – Nil.
  12. Previous period's figures have been regrouped/reclassified, wherever required, to make them comparable with the figures for the current period.

**Registered Office:**

Raheja Tower, Plot No.C-30  
4th Floor, Block 'G', Near Bank of Baroda,  
Bandra Kurla Complex, Bandra (East),  
Mumbai - 400 051  
Email: investorrelations@chaletHotels.com  
Website: www.chaletHotels.com  
28 July 2023



**For Chalet Hotels Limited**  
(CIN-L55101MH1986PLC038538)



**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)



Press Release

## CHALET HOTELS LIMITED REPORTS Q1FY24 RESULTS

**BEST EVER Q1 REVENUE**

**ARR at 10,317, 38% higher than Q1FY23**

**HOSPITALITY REVENUE INR 2.8 bn, 23% higher than Q1FY23**

**ADJUSTED HOSPITALITY EBITDA INR 1.2 bn, 26% higher than Q1FY23**

**Mumbai | July 28, 2023:** [Chalet Hotels Limited](#) announces its results for the first quarter of the fiscal year 2024 ending June 30, 2023.

### **Key Highlights for Q1FY24:**

- **Total Income** at INR 3.1 bn, up 21% as compared to Q1FY23
- **Adjusted EBITDA** at INR 1.3 bn, up 24% as compared to Q1FY23
- **Hospitality Segment Performance:**
  - Revenue at INR 2.8 bn, up by 23% from Q1FY23
  - ARR at INR 10,317, up by 38% over Q1FY23
  - Occupancy was at 70%
  - RevPAR improved by 24% YoY to INR 7,182
  - Adjusted EBITDA was at INR 1.2 billion, up by 26% from Q1FY23

### **Other Highlights:**

- ~68% of the total electricity for hotel portfolio sourced from renewable resources in Q1FY24.
- Newly launched The Westin Hyderabad HITEC City is completely sold out from day 1, operated by an all-women team and is run on 100% Green Power.

### **Consolidated Performance for Q1FY24**

Particulars	INR Million					
	Q1FY24	Q1FY23	YoY %	Q4FY23	QoQ %	FY23
<b>Total Income</b>	3,146	2,599	21%	3,458	(9%)	11,780
<b>EBITDA</b>	1,136	1,088	4%	1,603	(29%)	5,023
<b>Margin</b>	36.1%	41.9%	(6pp)	46.4%	(10pp)	42.6%
<b>Adj. EBITDA*</b>	1,299	1,052	24%	1,603	(19%)	4,760
<b>Adj. Margin*</b>	41.3%	41.2%	10bps	46.3%	(5pp)	41.3%
<b>PAT</b>	887	286	3x	366	2.4x	1,833
<b>EPS (Rs.)</b>	4.32 <sup>^</sup>	1.39 <sup>^</sup>	3x	1.79 <sup>^</sup>	2.4x	8.94

<sup>^</sup>not annualised



Press Release

*\*Adjusted expense INR 107 million pertaining to GST payments on ineligible Input tax credit and INR 57 million pertaining to pre-operating expenses of The Westin Hyderabad HITEC City.*

**Segmental Performance for Q1FY24**

INR Million

Particulars	Q1FY24	Q1FY23	YoY %	Q4FY23	QoQ %	FY23
<b>HOSPITALITY</b>						
Occupancy	70%	78%	(8pp)	74%	(4pp)	72%
Average Room Rate (ARR)	10,317	7,457	38%	11,304	(9%)	9,169
RevPAR	7,182	5,794	24%	8,363	(14%)	6,605
Revenue	2,822	2,298	23%	3,097	(9%)	10,281
EBITDA	1,141	950	20%	1,473	(23%)	4,318
Margin	40.4%	41.4%	(1pp)	47.6%	(7pp)	42.0%
Adj. EBITDA	1,198*	950	26%	1473	(19%)	4,318
Adj. Margin	42.5%*	41.4%	110bps	47.6%	(5pp)	42.0%
<b>RENTAL / ANNUITY</b>						
Revenue	285	231	23%	281	(1%)	1000
EBITDA	227	183	24%	260	(13%)	838

*\*Adjusted expense of INR 57 million pertaining to pre-operating expenses of The Westin Hyderabad HITEC City.*

GST Investigation Department have identified certain matters relating to input tax credit pertaining to the period July 2017 to FY 2023, which the Authority believes are ineligible for such claims. Accordingly, the Company has made payment with respect to the same. The business operations of the Company continue as usual and are not impacted.

**Development Pipeline Updates:**

- **CIGNUS POWAI® Tower I** at **Westin Complex, Powai** is in its final stages of completion.
- At the **CIGNUS Whitefield Bangalore® Tower I**, tenants are moving in by August 2023.
- **CIGNUS Whitefield Bangalore® Tower II** is in its final stages of completion.
- 88 new rooms at **Novotel Pune** are ready and awaiting OC to commence commercial usage.
- We are adding ~130 guest rooms at **Bengaluru Marriott Hotel Whitefield**, designs are in final stages.
- The **residential project, Raheja Vivarea**, at **Koramangala, Bengaluru** is progressing well and sales for the project is expected to commence within the calendar year 2023.

Speaking on the financial results, **Mr. Sanjay Sethi, MD & CEO, Chalet Hotels Limited**, said, “ARRs have been holding strong with 38% growth year-on-year, a key business performance indicator for the Company. This quarter also witnessed the launch of our first all-women-run hotel, ‘The Westin Hyderabad HITEC City’, a small contribution towards gender equality and empowerment in the hospitality industry. India’s strong economic indicators combined with a robust demand-supply environment and our ongoing capex initiatives, bode well for the future of Chalet Hotels.”



Press Release

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**About Chalet Hotels Limited:**

*Chalet Hotels Limited (CHL), is an owner, developer, asset manager, and operator of high-end hotels and resorts in India. CHL portfolio comprises of nine operating hotels, including a hotel with a co-located serviced residence, which are situated across the markets of the Mumbai Metropolitan Region, Hyderabad, Bengaluru, Lonavala and Pune. Eight out of nine hotels are branded with globally recognized hospitality brands and are in the luxury, upper upscale and upscale segments. Two additional hotels at New Delhi and Navi Mumbai are under various stages of design and development. CHL uses its experience to actively manage the hotel assets and deliver industry leading operating performances. In addition, CHL has developed commercial assets, co-located with the hotels, a mixed-use strategy to sweat the real estate portfolio.*

For more information about the company, please visit [www.chalethotels.com](http://www.chalethotels.com).

**Forward-Looking Statements**

*This press release contains "forward-looking statements" including statements related to the expected effects on our business, our future plans, capital expenditure plans, liquidity and working capital expectations, and similar statements concerning anticipated future events and government directions. These are not historical facts and may not be accurate. The actual results may vary from our expectations herein, which are based on our own assumptions. The assumptions in this note are based on internal deliberations by the management and its understanding based on its interactions with the various stakeholders. The company undertakes no obligation to continue to give such statements in future.*

**For further details please contact:**

Investor Relations	Corporate Communications
Ruchi Rudra / Meghna Luthra E-mail: <a href="mailto:investorrelation@chalethotels.com">investorrelation@chalethotels.com</a> Phone: 022 2656 4000 /4332	Cheryl Waldiya / Rakhi Kankane <a href="mailto:corpcomm@chalethotels.com">corpcomm@chalethotels.com</a> Phone: +91-9322198940 / +91-9867777907