

November 8, 2019

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

BSE Limited
Corporate Relationship Department
1st Floor, New Trading Ring,
Dalal Street, Fort,
Mumbai 400 001.
Scrip Code: 542399

Dear Sir / Madam,

**Subject: Outcome of the Board Meeting
Submission of Unaudited Financial Results for the quarter and six months
ended September 30, 2019**

Pursuant to Regulation 30 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., November 8, 2019 has, *inter-alia*, considered and approved the following:

- (i) the Statement of Standalone Financial Results (unaudited) along with the Statement of Consolidated Financial Results (unaudited) for the quarter and six months ended September 30, 2019, pursuant to Regulation 33 of the Listing Regulations.

A copy of the abovementioned results for the quarter and six months ended September 30, 2019 together with the Limited Review Report of the Auditors including a declaration that the review reports are with an Unmodified Opinion are enclosed herewith.

The results will be uploaded on the Company's website, www.chalet-hotels.com and will also be available on the website of the Stock Exchanges. Further, the Financial Results (unaudited) will be published in the newspapers as per the requirements of the Listing Regulations.

- (ii) incorporation of a Wholly Owned Subsidiary to be incorporated in the state of Maharashtra for power initiatives of the Company / Hotels, subject to favourable outcome of techno-commercial diligence to be undertaken by the management of the Company.

The meeting of the Board of Directors of the Company commenced at 2:00 p.m. and concluded at 6:00 p.m.

We request you take the above information on record.

Thanking You.

Yours faithfully,
For **Chalet Hotels Limited**



Christabelle Baptista
Company Secretary & Compliance Officer



Encl.: As above

Limited review report on unaudited quarterly standalone financial results and standalone year-to-date results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**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 for the quarter ended 30 September 2019 and year-to-date results for the period from 1 April 2019 to 30 September 2019 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations'). Attention is drawn to the fact that the Standalone figures for the corresponding quarter ended 30 September 2018 and the corresponding period from 1 April 2018 to 30 September 2018, as reported in these financial results have been approved by the Company's Board of Directors, but have not been subjected to review since the Company was listed during the quarter ended 31 March 2019 and no quarterly standalone financial results were submitted in the previous year and therefore were not subjected to review.
2. This Statement, which is the responsibility of the Company's management and approved by the 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 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. 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.
4. 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 accounting standards and other recognised accounting practices and policies 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.

Limited review report on unaudited quarterly standalone financial results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

Chalet Hotels Limited

Emphasis of Matter

5. We draw attention to Note 7 to these standalone financial results, in respect of the entire building comprising of the hotel and apartments therein, purchased together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai), 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 by two public interest litigations and the matter is currently pending with the Honorable Supreme Court of India. 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 September 2019 to the carrying value of the leasehold rights (reflected as prepayments) and the hotel assets thereon aggregating to Rs 484.72 million and Rs 489.98 million as at 30 September 2019 and 31 March 2019 respectively.

Our conclusion is not modified in respect of this matter.

For B S R & Co. LLP

Chartered Accountants

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



Aniruddha Godbole

Partner

Membership No: 105149

UDIN: 19105149AAAAHB1695

Mumbai
8 November 2019

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2019

(Rs. in million)

Particulars	Quarter ended			Six months ended		Year ended
	30 September 2019	30 June 2019	30 September 2018	30 September 2019	30 September 2018	31 March 2019
	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
Revenue						
Revenue from Operations	2,353.72	2,402.73	2,345.34	4,756.45	4,698.68	9,871.73
Other Income	50.84	59.37	180.72	110.21	283.33	436.03
Total Income	2,404.56	2,462.10	2,526.06	4,866.66	4,982.01	10,307.76
Expenses						
Real Estate Development Cost	79.73	38.52	27.46	118.25	88.03	194.08
Changes in inventories of finished good and construction work in progress	(5.26)	30.27	122.33	25.01	201.72	239.70
Food and Beverages Consumed	189.73	220.16	200.24	409.89	408.62	866.67
Operating Supplies Consumed	72.85	69.98	62.34	142.83	117.90	262.83
Employee Benefits Expense	366.97	408.02	393.02	774.99	719.88	1,448.08
Other Expenses	833.46	840.08	1,223.42	1,673.54	2,074.78	3,659.04
Total Expenses	1,537.48	1,607.03	2,028.81	3,144.51	3,610.93	6,670.40
Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items	867.08	855.07	497.25	1,722.15	1,371.08	3,637.36
Depreciation and Amortisation Expenses	283.77	281.53	277.27	565.30	569.26	1,154.17
Finance Costs	368.47	356.03	539.78	724.50	1,395.44	2,651.51
Profit / (Loss) before exceptional items and tax	214.84	217.51	(319.80)	432.35	(593.62)	(168.32)
Exceptional items (Refer note 6)	(13.83)	(11.44)	(13.42)	(25.27)	(27.02)	(40.96)
Profit / (Loss) before income tax	201.01	206.07	(333.22)	407.08	(620.64)	(209.28)
Tax Expense	97.37	65.77	(161.26)	163.14	(231.64)	(107.21)
Current Tax	40.00	40.00	-	80.00	-	10.00
Deferred Tax charge/ (Credit)	57.37	25.77	(161.26)	83.14	(231.64)	(117.21)
Profit / (Loss) for the period / year	103.64	140.30	(171.96)	243.94	(389.00)	(102.07)
Other Comprehensive Expense						
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit plans	(2.95)	(2.95)	(2.78)	(5.90)	(5.78)	(11.80)
Income Tax Credit on above	1.03	1.03	0.97	2.06	2.02	4.12
Other Comprehensive Expense for the period / year, net of tax	(1.92)	(1.92)	(1.81)	(3.84)	(3.76)	(7.68)
Total Comprehensive Income / (Expense) for the period / year	101.72	138.38	(173.77)	240.10	(392.76)	(109.75)
Paid-up equity share capital (Face value of Rs.10 per share)	2,050.24	2,050.24	1,710.95	2,050.24	1,710.95	2,050.24
Other equity	-	-	-	-	-	12,418.64
Earnings Per Share (Face value of Rs. 10 each)						
Basic and Diluted (* not annualised) (in Rs.)	*0.51	*0.68	*(1.01)	*1.19	*(2.27)	(0.58)
See accompanying notes to the standalone financial results						



Notes:

1. The above results for the quarter and six months ended 30 September 2019 were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 8 November 2019.
2. The approved results for the quarter and six months ended 30 September 2019 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. 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.
4. In view of the seasonality of the sector, the financial results for the quarter and six months ended 30 September, 2019 are not indicative of the full year's expected performance.
5. Effective 1 April 2019, the Company has adopted Ind AS 116 "Leases", applied to all lease contracts existing on 1 April 2019 using the modified retrospective method and has taken the cumulative adjustment to retained earnings, on the date of initial application. Accordingly, comparatives for the quarter / year ended 31 March 2019 and quarter ended 30 September 2018 have not been retrospectively restated. Based on the assessment done by the management, there is no material impact on the statement of profit and loss for the quarter and six months ended 30 September 2019.
6. 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 the permissible height of the buildings. Pursuant to an interim order passed by the Karnataka High Court, in the petition filed by the Company, the Company had suspended construction activity at the Project and sale of flats. Pending the outcome of the proceedings, the Company has reassessed estimated cost of project and has created a provision in the books for (i) Impairment of super structure beyond the disputed height, (ii) Provision for cost of mitigation program compensation, interest and related expenses in relation to potential cancellations beyond the disputed height.
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 the 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 financial information. The balance of prepaid lease rental in relation to such leasehold land as of 30 September 2019 is Rs. 52.72 million (31 March 2019: Rs. 53.32 million) and carrying value of property, plant and equipment as at 30 September 2019 is Rs. 432.00 million (31 March 2019: Rs. 436.66 million).
8. On 4 June 2018, the Promoters - Directors of the Company had agreed to provide funds to the Company either by themselves or through their nominees to meet the Cash Flow requirements of the Residential project at Bengaluru to the extent of Rs. 2,000 million by way of Subscription to 0% Non- Cumulative Non-Convertible Redeemable Preference Shares of the Company. The redemption of these shares shall be 20 years from the date of issue or earlier, out of surplus of this residential project subject to applicable law/s. In this regard, the company has a paid up preference share capital of of Rs. 1010 million as at 30 September, 2019 (31 March 2019 : Rs. 510 million).
9. The statutory auditor of the Company have expressed an unqualified review opinion
10. The Company has identified three reporting segments viz: Hospitality, Retail & Commercial 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 1, Disposed during the quarter – 1 , Remaining unresolved at the end of the quarter – Nil

For Chalet Hotels Limited
(CIN-L55101Mö1986PLC038538)



Sanjay Sethi
Managing Director & CEO
(DIN. 00641243)

8 November 2019

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

Chalet Hotels Limited

Standalone Balance Sheet

as at 30 September 2019

CHALET
HOTELS

	As at 30 September 2019 (Unaudited)	(Rs. in million) As at 31 March 2019 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	20,130.88	20,492.15
Capital work-in-progress	440.43	284.76
Investment property	6,951.01	548.41
Goodwill	226.11	226.11
Other intangible assets	6.90	6.33
Financial assets		
(i) Investments in subsidiaries	250.09	250.09
(ii) Other Investments	47.08	47.08
(iii) Loans	122.50	121.75
(iv) Others	50.33	51.08
Deferred tax assets (net)	622.96	732.40
Other non-current assets	305.15	256.26
Non-current tax assets (net)	671.66	517.70
Total non-current assets	29,825.10	23,534.12
Current assets		
Inventories	3,920.33	3,954.64
Financial assets		
(i) Trade receivables	418.74	476.81
(ii) Cash and cash equivalents	242.50	398.83
(iii) Bank balances other than (ii) above	453.78	426.71
(iv) Loans	20.80	18.05
(v) Others	183.65	239.07
Other current assets	682.54	478.77
Total current assets	5,922.34	5,992.88
TOTAL ASSETS	35,747.44	29,527.00
EQUITY AND LIABILITIES		
Equity		
Equity share capital	2,050.24	2,050.24
Other equity	12,811.90	12,418.64
Total equity	14,862.14	14,468.88
Liabilities		
Non-current liabilities		
Financial liabilities		
(i) Borrowings	13,144.00	13,392.45
(ii) Others	177.10	208.44
Provisions	64.80	57.58
Deferred tax liabilities (net)	262.12	290.49
Other non-current liabilities	147.33	144.35
Total non-current liabilities	13,795.35	14,093.31
Current liabilities		
Financial liabilities		
(i) Borrowings	532.03	693.98
(ii) Trade payables		
(a) Due to micro and small enterprises	19.88	27.54
(b) Due to other than micro and small enterprises	973.11	1,187.79
(iii) Other financial liabilities	2,040.08	1,657.70
Other current liabilities	2,516.39	2,692.27
Provisions	928.45	966.69
Current tax liabilities	80.00	-
Total current liabilities	7,089.94	7,225.97
TOTAL EQUITY AND LIABILITIES	35,747.44	35,788.16



Chalet Hotels Limited
Standalone Statement of Cash Flows

CHALET
HOTELS

	(Rs. in million)	
	Six months ended 30 September 2019 (Unaudited)	Six months ended 30 September 2018 (Audited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
Profit/ (Loss) before tax	407.08	(620.64)
Adjustments for :		
Interest income from instruments measured at amortised cost	(28.04)	(131.12)
Dividend received*	-	-
Depreciation and amortisation	565.30	569.26
Finance costs	724.50	1,395.44
Unrealised exchange loss	-	413.30
Provision for estimated / actual cancellation and alteration cost	17.61	9.92
Profit on sale of property, plants and equipment (net)	(11.20)	(3.55)
Property, plants and equipment written off	4.06	0.38
Provision for doubtful debts, advances and bad debt written off	3.38	38.72
Employee stock option expenses	7.15	-
Export benefits and entitlements	(60.39)	(89.69)
Provision for mark to market on derivative contract	(4.48)	(39.38)
Provision for stock obsolescence	1.38	-
Total	1,219.26	2,163.28
Operating Profit before working capital changes	1,626.34	1,542.64
Adjustments		
Decrease / (Increase) in trade receivables and current assets	(29.50)	(239.75)
Decrease / (Increase) in inventories	41.97	(1,077.50)
(Increase) / Decrease in trade payables & current liabilities	(467.24)	1,264.49
Total	(454.77)	(52.76)
Direct taxes paid(net)	(153.96)	3.75
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)	1,017.62	1,493.63
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment (including capital work in progress, capital creditors and capital advances)	(301.92)	(130.27)
Proceeds from sale of property, plants and equipments	29.24	10.39
Purchase of investments (including investment property and investment property under construction)	(248.75)	(79.79)
Dividend received*	-	-
Loans given	-	(886.79)
Loans repaid	-	1,269.53
Interest income received	28.04	247.33
Fixed deposits (placed) / matured	(25.45)	-
Margin money placed (net)	(0.87)	0.67
NET CASH GENERATED (USED IN) / FROM INVESTING ACTIVITIES (B)	(519.71)	431.07
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Issue of preference shares	500.00	260.00
Proceeds from long-term borrowings	500.00	2,400.00
Repayment of long-term borrowings	(826.85)	(3,052.01)
Repayment of short-term borrowings	(55.24)	(500.79)
Interest and finance charges paid	(665.43)	(1,241.24)
NET CASH USED IN FINANCING ACTIVITIES (C)	(547.53)	(2,134.04)
NET DECREASE IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	(49.62)	(209.34)
CASH AND CASH EQUIVALENTS - OPENING BALANCE	(239.91)	(138.92)
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	(289.53)	(348.26)

*Amount less than million



Chalet Hotels Limited
Standalone Statement of Cash Flows

Notes:

- 1 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.
- 2 Reconciliation of cash and cash equivalents with the balance sheet

	Six months ended 30 September 2019 (Unaudited)	Six months ended 30 September 2018 (Audited)
Cash and cash equivalents	242.50	339.87
Less: Over draft accounts from banks	(532.03)	(688.13)
Cash and cash equivalents as per Standalone statement of cash flows	(289.53)	(348.26)

- 3 The movement of borrowings as per Ind AS 7 is as follows:

	Six months ended 30 September 2019 (Unaudited)	Six months ended 30 September 2018 (Audited)
Opening borrowings	14,797.79	26,563.51
Proceeds from long-term borrowings	500.00	2,400.00
Repayment of long-term borrowings	(882.10)	(3,552.80)
Non-cash adjustments	413.04	741.42
	14,828.73	26,152.13



Limited review report on unaudited quarterly consolidated financial results and consolidated year-to-date results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

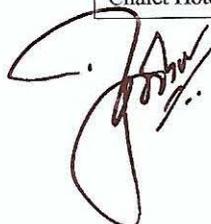
**To the Board of Directors of
Chalet Hotels Limited**

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Chalet India Limited (“the Parent”) and its subsidiary (the Parent and its subsidiary together referred to as “the Group”) for the quarter ended 30 September 2019 and year-to-date results for the period from 1 April 2019 to 30 September 2019 (“the Statement”), being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”). Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended 30 September 2018 and the corresponding period from 1 April 2018 to 30 September 2018, as reported in these financial results have been approved by the Parent’s Board of Directors, but have not been subjected to review since the Company was listed during the quarter ended 31 March 2019 and no quarterly consolidated financial results were submitted in the previous year and therefore were not subjected to review.
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 SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entity

Name of the Entity	Relationship
Chalet Hotels & Properties (Kerala) Private Limited	Subsidiary



Limited review report on unaudited quarterly consolidated financial results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

Chalet Hotels Limited

5. The unaudited consolidated financial results of the Group for the quarter ended 30 June 2019 prepared in accordance with Ind AS and included in these unaudited consolidated financial results includes the unaudited standalone financial results of a subsidiary, Chalet Hotels & Properties (Kerala) Private Limited, reviewed by other auditors who expressed an unmodified opinion as per the report dated 12 August 2019. Our conclusion is not modified in respect of this matter.
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.

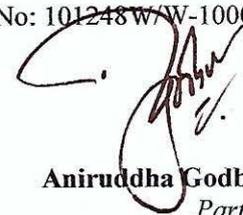
Emphasis of Matter

7. We draw attention to Note 7 to these consolidated financial results, in respect of the entire building comprising of the hotel and apartments therein, purchased together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai), 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 by two public interest litigations and the matter is currently pending with the Honorable Supreme Court of India. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in these consolidated financial results as at 30 September 2019 to the carrying value of the leasehold rights (reflected as prepayments) and the hotel assets thereon aggregating to Rs 484.72 million and Rs 489.98 million as at 30 September 2019 and 31 March 2019 respectively.

Our conclusion is not modified in respect of this matter.

Mumbai
8 November 2019

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248 W/W-100022



Aniruddha Godbole
Partner

Membership No: 105149
UDIN:19105149AAAHC8954

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2019

(Rs. in million)

Particulars	Quarter ended			Six months ended		Year ended
	30 September 2019	30 June 2019	30 September 2018	30 September 2019	30 September 2018	31 March 2019
	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
Revenue						
Revenue from Operations	2,353.72	2,402.73	2,345.34	4,756.45	4,698.68	9,871.73
Other Income	50.88	59.38	226.98	110.26	329.46	476.08
Total Income	2,404.60	2,462.11	2,572.32	4,866.71	5,028.14	10,347.81
Expenses						
Real Estate Development Cost	79.73	38.52	27.46	118.25	88.03	194.08
Changes in inventories of finished good and construction work in progress	(5.26)	30.27	122.33	25.01	201.72	239.70
Food and Beverages Consumed	189.73	220.16	200.24	409.89	408.62	866.67
Operating Supplies Consumed	72.85	69.98	62.34	142.83	117.90	262.83
Employee Benefits Expense	366.97	408.02	393.02	774.99	719.88	1,448.08
Other Expenses	833.99	840.67	1,226.16	1,674.66	2,080.26	3,668.11
Total Expenses	1,538.01	1,607.62	2,031.55	3,145.63	3,616.41	6,679.47
Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items	866.59	854.49	540.77	1,721.08	1,411.73	3,668.34
Depreciation and Amortisation Expenses	283.77	281.53	277.27	565.30	569.26	1,154.17
Finance Costs	369.01	356.55	535.88	725.56	1,398.74	2,656.69
Profit / (Loss) before exceptional items and tax	213.81	216.41	(272.38)	430.22	(556.27)	(142.52)
Exceptional items (Refer note 6)	(13.83)	(11.44)	(13.42)	(25.27)	(27.02)	(40.96)
Profit / (Loss) before income tax	199.98	204.97	(285.80)	404.95	(583.29)	(183.48)
Tax Expense						
Current Tax	97.37	65.77	(161.26)	163.14	(231.64)	(107.21)
Deferred Tax charge / (Credit)	40.00	40.00	-	80.00	-	10.00
	57.37	25.77	(161.26)	83.14	(231.64)	(117.21)
Profit / (Loss) for the period / year	102.61	139.20	(124.54)	241.81	(351.65)	(76.27)
Other Comprehensive Expense						
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit plans	(2.95)	(2.95)	(2.78)	(5.90)	(5.78)	(11.80)
Income Tax Expenses on above	1.03	1.03	0.97	2.06	2.02	4.12
Other Comprehensive Expense for the period / year, net of tax	(1.92)	(1.92)	(1.81)	(3.84)	(3.76)	(7.68)
Total Comprehensive Income / (Expense) for the period / year	100.69	137.28	(126.35)	237.97	(355.41)	(83.95)
Profit / (Loss) for the period attributable to :						
Owners of the Company	102.71	163.48	(124.54)	266.19	(351.65)	(76.27)
Non-Controlling Interests	(0.10)	(24.28)	-	(24.38)	-	-
Other Comprehensive Income / (Expense) attributable to :						
Owners of the Company	(1.92)	(1.92)	(1.81)	(3.84)	(3.76)	(7.68)
Non-Controlling Interests	-	-	-	-	-	-
Total Comprehensive Income / (Expense) attributable to :						
Owners of the company	100.80	161.56	(126.35)	262.35	(355.41)	(83.95)
Non-Controlling Interests	(0.10)	(24.28)	-	(24.38)	-	-
Paid-up equity share capital (Face value of Rs.10 per share)	2,050.24	2,050.24	1,710.95	2,050.24	1,710.95	2,050.24
Other equity	-	-	-	-	-	12,176.48
Earnings Per Share (Face value of Rs. 10 each)						
Basic and Diluted (* not annualised) (in Rs.)	*0.50	*0.68	*(0.73)	*1.18	*(2.06)	(0.43)
See accompanying notes to the consolidated financial results						



Notes:

1. The above results for the quarter and six months ended 30 September 2019 of Chalet Hotels Limited ('the Holding company') and its Subsidiary (together 'the Group') for the period ended 30 September 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 8 November 2019.
2. The approved results for the quarter and six months ended 30 September 2019 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. 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.
4. In view of the seasonality of the sector, the financial results for the quarter and six months ended 30 September 2019 are not indicative of the full year's expected performance.
5. Effective 1 April 2019, the Group has adopted Ind AS 116 "Leases", applied to all lease contracts existing on 1 April 2019 using the modified retrospective method and has taken the cumulative adjustment to retained earnings, on the date of initial application. Accordingly, comparatives for the quarter / year ended 31 March 2019 and six month ended 30 September 2018 have not been retrospectively restated. Based on the assessment done by the management, there is no material impact on the statement of profit and loss for the quarter and six months ended 30 September 2019.
6. 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 the permissible height of the buildings. Pursuant to an interim order passed by the Karnataka High Court, in the petition filed by the holding company, the holding company had suspended construction activity at the Project and sale of flats. Pending the outcome of the proceedings, the holding company has reassessed estimated cost of project and has created a provision in the books for (i) Impairment of super structure beyond the disputed height, (ii) Provision for cost of mitigation program compensation, interest and related expenses in relation to potential cancellations.
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 the 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 financial information. The balance of prepaid lease rental in relation to such leasehold land as of 30 September 2019 is Rs. 52.72 million (31 March 2019: Rs. 53.32 million) and carrying value of property, plant and equipment as at 30 September 2019 is Rs. 432.00 million (31 March 2019: Rs. 436.66 million).
8. On 4 June 2018, the Promoters - Directors of the Holding Company have agreed to provide funds to the Holding Company either by themselves or through their nominees to meet the Cash Flow requirements of the Residential project at Bengaluru to the extent of Rs. 2,000 million by way of Subscription to 0% Non-Cumulative Non-Convertible Redeemable Preference Shares of the Holding Company . The redemption of these shares shall be 20 years from the date of issue or earlier, out of surplus of this residential project subject to applicable law/s. In this regard, the company has a paid up preference share capital of of Rs. 1010 million as at 30 September, 2019 (31 March 2019 : Rs. 510 million).
9. The statutory auditors of the Holding Company have expressed an unqualified review opinion
10. Investor Complaints pending at the beginning of the quarter - Nil, Received during the quarter 1, Disposed during the quarter - 1 , Remaining unresolved at the end of the quarter - Nil

For Chalet Hotels Limited
(CIN-L55101MH1986PLC038538)



Sanjay Sethi
Managing Director & CEO
(DIN. 00641243)

8 November 2019

Registered Office:

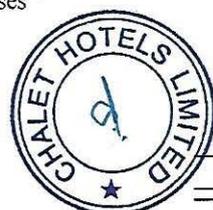
Raheja Tower, Plot No.C-30
4th Floor, Block 'G', Near Bank of Baroda,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051
Email: investorrelations@chalethotels.com
Website: www.chalethotels.com

Chalet Hotels Limited
Consolidated Balance Sheet
as at 30 September 2019

CHALET
HOTELS

(Rs. in million)

	As at 30 September 2019 (Unaudited)	As at 31 March 2019 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	20,130.88	20,492.15
Capital work-in-progress	498.14	342.47
Investment property	6,951.01	6,809.57
Goodwill	226.11	226.11
Other intangible assets	6.90	6.33
Financial assets		
(i) Investments	47.08	47.08
(ii) Loans	122.50	121.75
(iii) Others	50.33	51.08
Deferred tax assets (net)	622.95	732.40
Other non-current assets	306.95	258.06
Non-current tax assets (net)	671.67	517.70
Total non-current assets	29,634.52	29,604.70
Current assets		
Inventories	3,920.33	3,954.64
Financial assets		
(i) Trade receivables	418.74	476.81
(ii) Cash and cash equivalents	243.13	400.04
(iii) Bank balances other than (ii) above	453.78	426.71
(iv) Loans	20.80	18.05
(v) Others	183.65	239.07
Other current assets	682.65	478.77
Total current assets	5,923.08	5,994.09
TOTAL ASSETS	35,557.60	35,598.79
EQUITY AND LIABILITIES		
Equity		
Equity share capital	2,050.24	2,050.24
Other equity	12,591.99	12,176.48
Non controlling interests	3.41	27.79
Total equity	14,645.64	14,254.51
Liabilities		
Non current liabilities		
Financial liabilities		
(i) Borrowings	13,144.00	13,392.45
(ii) Others	177.10	208.44
Provisions	64.80	57.58
Deferred tax liabilities (net)	262.51	290.87
Other non-current liabilities	147.33	144.35
Total non current liabilities	13,795.74	14,093.69
Current liabilities		
Financial liabilities		
(i) Borrowings	557.28	717.78
(ii) Trade payables		
(a) Due to micro and small enterprises	19.88	27.54
(b) Due to other than micro and small enterprises	973.75	1,189.46
(iii) Other financial liabilities	2,040.41	1,656.81
Other current liabilities	2,516.45	2,692.31
Provisions	928.45	966.69
Current tax liabilities	80.00	-
Total current liabilities	7,116.22	7,250.59
TOTAL EQUITY AND LIABILITIES	35,557.60	35,598.79



	(Rs. in million)	
	Six months ended 30 September 2019 (Unaudited)	Six months ended 30 September 2018 (Audited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
Profit/ (Loss) before tax	404.95	(583.29)
Adjustments for :		
Interest income from instruments measured at amortised cost	(28.04)	(119.47)
Depreciation and amortisation	565.30	569.26
Finance costs	725.56	1,398.74
Unrealised exchange loss	-	413.30
Dividend received*	-	-
Provision for estimated / actual cancellation and alteration cost	17.61	9.92
Profit on sale of property, plant and equipment (net)	(11.20)	(3.55)
Property, plants and equipment written off	4.06	-
Provision for doubtful debts, Advances and Bad debt written off	3.38	9.07
Employee stock option expenses	7.15	-
Export benefits and entitlements	(60.39)	(89.69)
Provision for mark to market on derivative contract	(4.48)	(39.38)
Provision for stock obsolescence	1.38	-
Others	-	30.03
Total	1,220.32	2,178.23
Operating Profit before working capital changes	1,625.27	1,594.94
Adjustments		
Decrease / (Increase) in trade receivables and current assets	(29.61)	(58.17)
Decrease / (Increase) in inventories	41.97	(1,077.50)
(Increase) / Decrease in trade payables & current liabilities	(467.03)	1,084.74
Total	(454.67)	(50.93)
Direct taxes paid	(153.98)	4.95
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)	1,016.62	1,548.96
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment (including capital work in progress, capital creditors and capital advances)	(301.92)	(180.44)
Proceeds from sale of property, plant and equipment	29.24	10.39
Purchase of investments (including investment property and investment property under construction)	(248.73)	(87.07)
Loans given	-	(886.79)
Loans repaid	-	1,369.93
Interest income received	28.04	(0.07)
Fixed deposits (placed) / matured	(25.45)	355.15
Margin money placed (net)	(0.87)	0.67
NET CASH GENERATED (USED IN) / FROM INVESTING ACTIVITIES (B)	(519.69)	581.77
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Issue of preference shares	500.00	262.90
Proceeds from long-term borrowings	500.00	2,400.00
Repayment of long-term borrowings	(826.84)	(3,053.74)
Proceeds from short-term borrowings	0.50	26.24
Repayment of short-term borrowings	(54.29)	(745.23)
Interest and finance charges paid	(666.50)	(1,230.20)
NET CASH USED IN FINANCING ACTIVITIES (C)	(547.14)	(2,340.03)
NET DECREASE IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	(50.21)	(209.30)
CASH AND CASH EQUIVALENTS - OPENING BALANCE	(238.70)	(137.98)
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	(288.90)	(347.28)

*Amount less than million



Chalet Hotels Limited
Consolidated Statement of Cash Flow (Continued)

Notes:

- 1 Cash And Cash Equivalents And Bank Balances Includes Balances In Escrow Account Which Shall Be Used Only For Specified Purposes As Defined Under Real Estate (Regulation And Development) Act, 2016.
 2 Reconciliation of cash and cash equivalents with the balance sheet

	Six months ended 30 September 2019 (Unaudited)	Six months ended 30 September 2018 (Audited)
Cash and cash equivalents	243.13	340.85
Less: Over draft accounts from banks	(532.03)	(688.13)
Cash and cash equivalents as per consolidated statement of cash flow	(288.90)	(347.28)

- 3 The movement of borrowings as per Ind AS 7 is as follows:

	Six months ended 30 September 2019 (Unaudited)	Six months ended 30 September 2018 (Audited)
Opening borrowings	14,821.58	26,819.90
Proceeds from long-term borrowings	500.50	2,426.24
Repayment of long-term borrowings	(881.15)	(3,798.97)
Non-cash adjustments	413.04	758.67
	14,853.98	26,205.84



CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2019

(Rs. in million)

Particulars	Quarter ended			Six months ended		Year ended
	30 September 2019	30 June 2019	30 September 2018	30 September 2019	30 September 2018	31 March 2019
	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
1. Segment revenue						
(a) Hospitality (Hotels)	2,046.26	2,197.71	2,074.51	4,243.97	4,244.22	9,136.80
(b) Real Estate	-	52.94	166.22	52.94	284.55	344.24
(c) Retail & commercial	307.45	152.09	104.61	459.54	169.91	390.69
(d) Unallocated	50.89	59.37	226.98	110.26	329.46	476.08
Less: Inter segment revenue	-	-	-	-	-	-
Net sales/income from operations	2,404.60	2,462.11	2,572.32	4,866.71	5,028.14	10,347.81
2. Segment results Profit/(Loss) before tax and interest						
(a) Hospitality (Hotels)	522.38	625.79	180.10	1,148.17	813.29	2,629.86
(b) Real Estate	(96.45)	(37.13)	(14.66)	(133.58)	(59.08)	(188.83)
(c) Retail & commercial	167.35	22.19	(33.49)	189.54	(83.35)	(118.50)
(d) Unallocated	-	-	-	-	-	-
Total	593.28	610.85	131.95	1,204.13	670.86	2,322.53
Less: (i) Finance Cost	369.01	356.55	535.88	725.56	1,398.74	2,656.69
(ii) Other un-allocable expenditure net off un-allocable income	24.29	49.33	(118.13)	73.62	(144.59)	(150.68)
Profit / (Loss) before tax	199.98	204.97	(285.80)	404.95	(583.29)	(183.48)
3. Segment assets						
(a) Hospitality (Hotels)	21,750.08	21,845.74	22,617.73	21,750.08	22,617.73	22,180.41
(b) Real Estate	3,860.14	3,877.51	3,960.25	3,860.14	3,960.25	3,914.51
(c) Retail & commercial	7,774.19	7,364.14	7,146.14	7,774.19	7,146.14	7,264.53
(d) Unallocated	2,173.19	2,149.85	3,664.12	2,173.19	3,664.12	2,239.34
Total	35,557.60	35,237.24	37,388.24	35,557.60	37,388.24	35,598.79
4. Segment liabilities						
(a) Hospitality (Hotels)	1,550.81	1,491.01	1,393.05	1,550.81	1,393.05	1,636.29
(b) Real Estate	2,873.33	2,955.93	3,264.97	2,873.33	3,264.97	3,129.51
(c) Retail & commercial	560.80	471.85	252.99	560.80	252.99	569.15
(d) Unallocated	15,927.02	15,847.08	27,802.87	15,927.02	27,802.87	16,009.33
Total	20,911.96	20,765.87	32,713.88	20,911.96	32,713.88	21,344.28

