SINCLAIRS

Presentation to Investors

SINCLAIRS HOTELS LIMITED

2nd February 2026

The Sinclairs Story

Sinclairs Hotels Ltd (NSE: SINCLAIR, BSE: 523023) is a hospitality company focused on the ownership and operation of hotel properties, emphasizing efficient, scalable operating models.

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Our Brand & Mission

Sinclairs blends India's tradition of heartfelt hospitality with modern amenities and service excellence.

Our mission is to curate a collection of value-driven properties that reflect local culture and deliver memorable guest experiences.

The Sinclairs Logo

The five petals in the logo symbolize the five principal seasons—winter, summer, monsoon, spring, and autumn.

The brand's colour palette of yellow and green reflects its core values: yellow conveys joy, energy, and happiness, while green represents nature and is a universal symbol of growth. Together, these colours express optimism, vitality, and a sense of continuous progress.

Business Highlights & Strengths

Diversified Portfolio: Presence in key tourism circuits with authentic local appeal.

Consistent Growth Track Record: Demonstrated multi-year sales and profit growth.

Financial Discipline: Strong EBITDA margins underpinned by efficient operations.

High Promoter Confidence: Promoters hold a majority stake, with no pledged shares, reflecting long-term commitment.

Shareholder Returns: History of dividends and share buybacks.

Geographical Footprint

The company operates a portfolio of ten hotels and resorts across prominent leisure and heritage destinations across India, including Burdwan, Siliguri, Darjeeling, Kalimpong, Dooars, Gangtok, Ooty, Port Blair, Udaipur, and Haldighati (in the outskirts of Udaipur)

Burdwan, often called the "Rice Bowl of India," is a historic city in West Bengal celebrated for its rich cultural heritage.

Siliguri is a bustling urban centre in West Bengal that serves as the gateway to popular hill destinations such as Darjeeling, Kalimpong, and Sikkim, as well as neighbouring Nepal, Bhutan, and Bangladesh.

Nestled in the foothills of the Kanchenjunga range, **Darjeeling** enchants visitors with its mist-covered mountains, aromatic tea gardens, old-world charm, and breathtaking views of the world's third-highest peak.

Kalimpong is a charming hill town renowned for its vibrant flowers, tranquil atmosphere, panoramic views, and unparalleled natural beauty.

The **Dooars** region is known for its rich wildlife, expansive deciduous forests, and rolling tea plantations.

Perched along a mountain ridge, **Gangtok** is a popular family holiday destination in Northeast India, captivating travellers with its scenic beauty, spiritual heritage, and lively cafés.

Set against the Blue Mountain range, **Ooty (Ootacamund)** is famous for its picturesque landscapes, pleasant climate, and fragrant eucalyptus forests.

Port Blair is an inviting year-round holiday destination and the ideal base for exploring the Andaman Islands, with its blue seas, tropical rainforests, and clean, refreshing air appealing especially to nature lovers.

Udaipur, known as the “City of Lakes,” is renowned for its ornate palaces, serene lakes, and vibrant markets.

Haldighati, located about 40 kilometres from Udaipur, is a historic mountain pass in the Aravalli Range and a symbol of Rajput valour and pride, drawing visitors with its deep historical significance.

Our Hotels:

* Sinclairs Burdwan
* Sinclairs Siliguri
* Sinclairs Darjeeling
* Sinclairs Retreat Kalimpong
* Sinclairs Retreat Dooars
* Sinclairs Gangtok
* Sinclairs Retreat Ooty
* Sinclairs Bayview Port Blair
* Sinclairs Udaipur
* Sinclairs Palace Retreat Udaipur

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Our commitment to a sustainable future

We are dedicated to promoting positive and sustainable development that supports a clean and healthy environment.

Our initiatives include:

- Extensive tree plantation programs
- Water conservation measures such as rainwater harvesting
- Replacing traditional incandescent bulbs with energy-efficient LED lighting
- Using organic, locally sourced ingredients to reduce transportation-related emissions
- Reducing waste through recycling initiatives
- Empowering and supporting local communities

Our Promoters

The two brothers, Dr. Niren Suchanti and Navin Suchanti, along with their families, collectively own 62.66% of the company. They have been leading Sinclairs for over 35 years.

Our Management Team

- Preeti Suchanti Khicha- Vice President, Marketing
- Swajib Swapan Chatterjee- Chief Operating Officer
- B L Soni- Chief Finance Officer
- Ashis Kumar Chatterjee- Project & Procurement Manager
- Somnath Das- Deputy General Manager- Sales
- Rumpa Bhattacharya-Assistant General Manager (Reservations & Revenue)

Head of Operations

- Prantik Sengupta- Sinclairs Burdwan
- Samrat Sarkar - Sinclairs Siliguri
- Sohan Chatterjee- Sinclairs Retreat Dooars
- Zigme Bhutia- Sinclairs Darjeeling
- Akash Deep Saha - Sinclairs Gangtok
- Arnab Chakraborty - Sinclairs Retreat Kalimpong
- Nilavra Sanyal- Sinclairs Retreat Ooty
- Navneet Gupta- Sinclairs Bayview Port Blair
- Ajoy Saha- Sinclairs Udaipur
- Shubhajit Sen- Sinclairs Palace Retreat Udaipur

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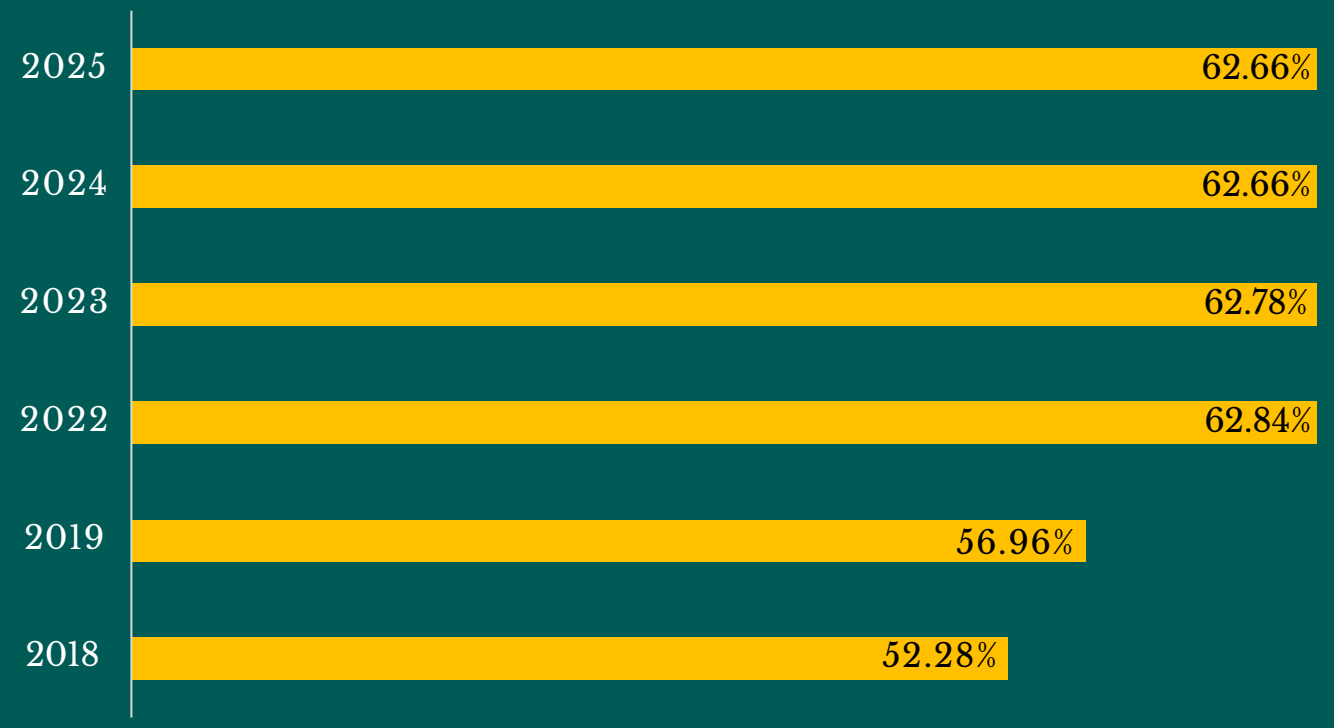
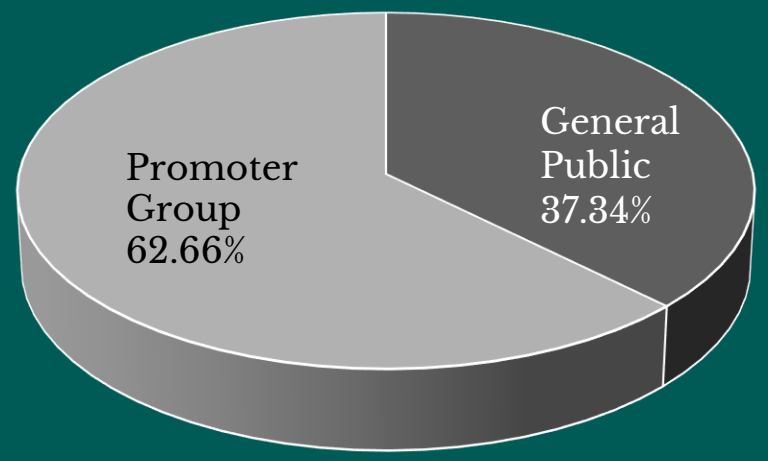
High Promoters Stake, Zero Pledge of Promoters' Shareholding





Promoters have high stake, reflecting their confidence in the Company. The shares are not pledged.

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Financial Highlights

Rs. in lakh

	up to Q3 26	FY' 25	FY' 24	FY' 23	FY' 22	FY' 21
Revenue from Operations	4248.28	5342.37	5587.54	5377.96	3032.37	1727.20
Other Income	623.81	618.99	925.05	355.13	400.65	586.68
Total Revenue	4872.09	5961.36	6512.59	5733.09	3433.02	2313.88
Expenditure	2883.42	3510.26	3378.42	3195.97	1939.10	1292.78
E B I D T A before exceptional item	1988.67	2451.10	3134.17	2537.12	1493.92	1021.10
E B I D T A Margin	41%	41.12%	48.12%	44.25%	43.52%	44.13%
Depreciation	532.77	502.76	487.00	471.00	453.71	544.80
Finance Cost	212.02	166.88	104.62	110.58	105.99	53.14
Profit Before Tax	1243.88	1781.46	2542.54	1955.54	934.22	423.16
Exceptional item	-	-	-	1888.90	-	-
Tax	252.46	381.78	488.35	721.24	221.50	72.04
Net Profit After Tax	991.42	1399.68	2054.19	3123.20	712.72	351.12
Share Capital	1025.20	1025.20	1025.20	543.00	557.00	557.00
Other Equity (excluding revaluation reserve)	10824.33	10234.72	9356.44	11962.37	10347.62	9850.22
Net Worth	11849.53	11259.92	10381.64	12505.37	10904.62	10407.22
Earning Per Share (₹ 2)*	1.93%	2.73	3.88	11.43	2.56	1.26
Dividend	-	40%	50%	75%	50%	40%
Investment	8870.45	7854.00	7181.81	9202.03	6976.90	6230.58

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Operations for quarter and nine months ended December 31, 2025

- Various sales initiatives taken by the Company has borne fruit as is evidenced by the results of the third quarter.
- Operating quarterly revenue at Rs. 1780.49 lakh, is up by 23.40% as compared to the same period last year.
- Siliguri, Chalsa, Ooty, Port Blair and Udaipur Palace properties performed well, while Darjeeling and Udaipur units lagged behind.
- The investment portfolio has been restructured, and it is expected to give better returns in the ensuing quarters.
- The working for the fourth quarter is expected to be strong.

Recent Strategic Initiatives

Launch of Sinclairs Palace Retreat Udaipur -

Opened in August 2025, this flagship property enhances destination appeal with a large banquet and wedding venue, expanding our event-driven revenue streams.

Expansion Plans -

Targeting an increase in room inventory and broader footprint. Plans include addition of new rooms in Chalsa (Dooars) and Kalimpong.

Our Unique Strengths

High Profit Margin

	EBIDTA Margin	Net Profit Margin
Up to Q3 2025-26	41%*	20%*
FY 2024-25	41%	24%
FY 2023-24	48%	32%
Five years average	44%	27%

Consistent Growth

Sales Growth 3-year C A G R : 20.78 %

Profit Growth 3-year C A G R : 25.31 %

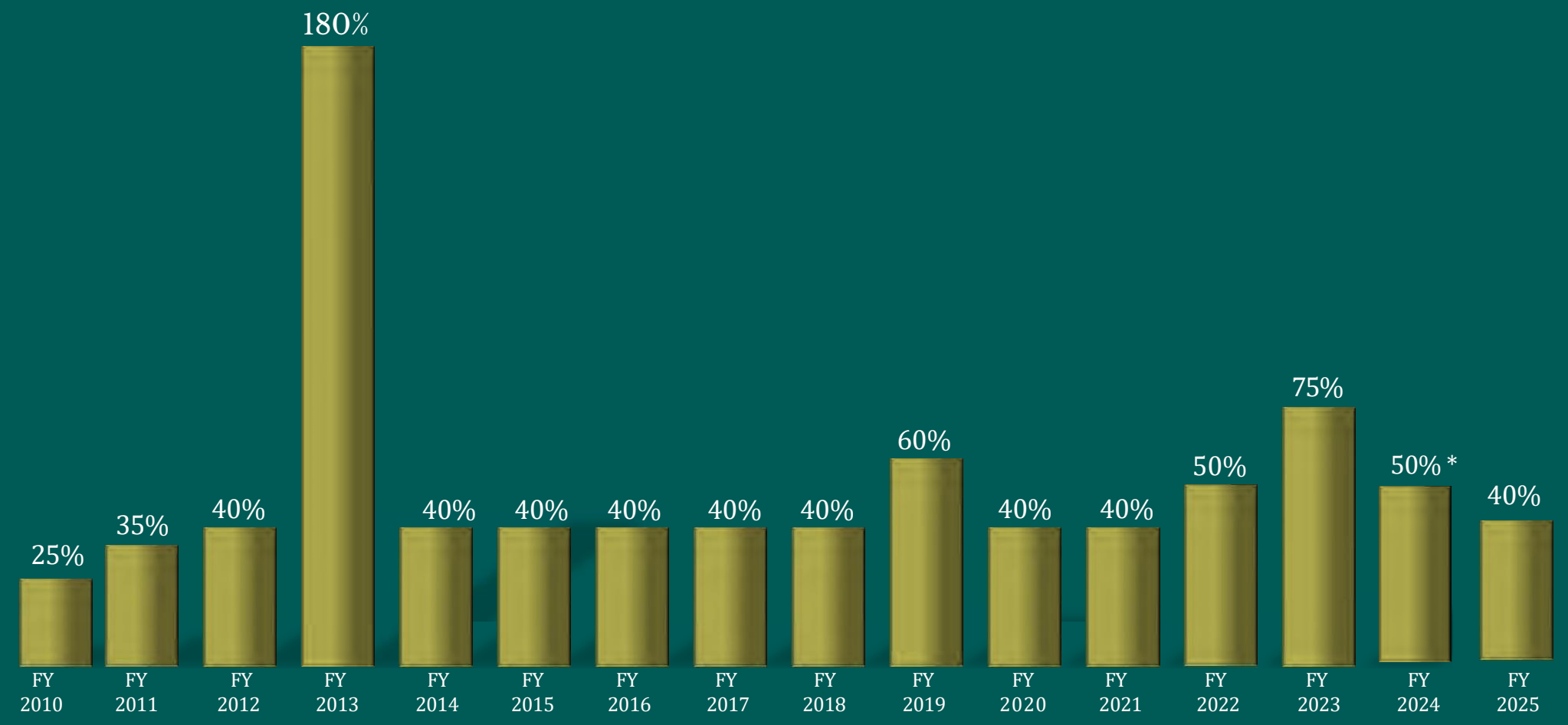
Price Earnings Ratio: 29.84 (Industry average 86.43)

Return on Equity: 12.53 % (as on 31st March 2025)

*The margins are lower on account of initial losses of Udaipur Unit

Consistent dividend since last 16 years

Total dividend paid by the Company utilising its General Reserves Rs. 5193.49 lakh



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* On expanded capital after 1:1 bonus

Buyback of Shares

25th October 2023

Third buyback of 15,20,000 equity shares of face value of Rs. 2 each at a price of Rs. 200 per equity share payable in cash. Total payout Rs. 30,40,00,000 excluding Company' s expenses for the Buyback and tax.

27th April 2022

Second buyback of 7 ,00,000 equity shares of face value of Rs. 2 each at a price of Rs.143 per equity share payable in cash. Total payout Rs.10,01,00,000 excluding Company' s expenses for the Buyback.

17th October 2013

Buyback of 4,95,222 equity shares of face value of Rs. 10 each at a price of Rs. 390 per equity share payable in cash. Total pay- out Rs.19,31,36,580 excluding Company's expenses for the Buyback.

1:1 Bonus Issue

30th January 2024

2,56,30,000 Bonus Equity Shares of Rs. 2 each in the ratio of 1:1 out of its free reserves created out of profits issued and allotted to the shareholders.

Reward to Shareholders

The Company has rewarded its shareholders with Rs.111.63 crore in form of payment of dividend and buyback of shares since year 2009.

Plimsoll

The 2025 edition of the Plimsoll Report on Indian Hotels and Resorts examines the latest results achieved by the 287 companies in Indian market and gives interesting thoughts on market trends over the next 12 months.

Findings from the report of the 287 leading companies in the market:

- **Sinclairs is one of the most profitable in the Indian market**
- **Sinclairs has achieved a strong performance rating.**
- **Sinclairs is among the companies with the lowest risk of failure.**

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Our plans ahead

- ✓ Expanding footprints in the state of Rajasthan
- ✓ Present Room Inventory of 581 keys is targeted to increase to around 700 rooms by FY 26-27

Tripadvisor Ranking- high standards of service

Burdwan	1 of 5	4.6 stars
Darjeeling	3 of 196	4.6 stars
Dooars	1 of 6	4.5 stars
Gangtok	13 of 270	4.8 stars
Kalimpong	1 of 35	4.8 stars
Ooty	21 of 139	4.3 stars
Port Blair	9 of 108	4.3 stars
Siliguri	7 of 84	4.4 stars
Udaipur	30 of 430	4.9 stars
Udaipur Palace	1 of 2	4.9 stars

Ranking as on February 2026

Tripadvisor- Awards of excellence

Tripadvisor Travelers' Choice Awards 2025
Sinclairs Retreat Dooars

Tripadvisor Travelers' Choice Awards 2025
Sinclairs Retreat Ooty

Tripadvisor Travelers' Choice Awards 2025
Sinclairs Darjeeling

Tripadvisor Travelers' Choice Awards 2025
Sinclairs Burdwan

Tripadvisor Travelers' Choice Awards 2025
Sinclairs Siliguri

Tripadvisor Travelers' Choice Awards 2025
Sinclairs Gangtok

Booking.com- Awards of excellence

Awarded to

Sinclairs Gangtok

Booking.com
Traveller Review Awards 2025

8.3
out of 10

Awarded to

Sinclairs Retreat Kalimpong

Booking.com
Traveller Review Awards 2025

8.1
out of 10

Awarded to

Sinclairs Burdwan

Booking.com
Traveller Review Awards 2025

8.8
out of 10

2nd February 2026

SINCLAIRS
BURDWAN

Located on NH2, unquestionably the premier address in town.

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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
# R o o m & Sizes for each category:	
Premier # Rooms	20
Size (sq ft)	338
Suite # Rooms	4
Size (sq ft)	930
Total No of Rooms	24
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	1,200 + 2,040*
Coffee Shop / Barb Q (sq ft)	1,394
No. of Covers	42 + 28*
Bar (sq ft)	1050
No. of Banquets	3

* Covered Deck

2nd February 2026

SINCLAIRS
SILIGURI

One of the region's most acclaimed hotels

2nd February 2026

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
# R o o m & 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

* Covered Deck

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SINCLAIRS
DARJEELING

The Enchantress of the Hills

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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
# R o o m & Sizes for each category:	
Deluxe # Rooms	25
Size (sq ft)	227
Premier # Rooms	20
Size (sq ft)	254
Suite	1
Size (sq ft)	486
R o o m with terrace	1
Size (sq ft)	325
Total No of Rooms	47
No. of additional rooms possible	No
Restaurant Size (sq ft)	987 + 432*
No of covers	46 + 12*
Coffee Shop / Barb Q (sq ft)	224
Lounge with Bar (sq ft)	485
No. of Banquets	1
Size (sq ft)	1,000

* Covered Deck

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SINCLAIRS RETREAT
KALIMPONG

An Idyllic Escape for Nature Enthusiasts

2nd February 2026

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
# R o o m & 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

* Covered Deck

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SINCLAIRS RETREAT
DOOARS

Where Nature Shines at its Best

2nd February 2026

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
# R o o m & 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)	6,000+1600+1500+300

* Covered Deck

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SINCLAIRS
GANGTOK

Paradise of the Northeast

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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
# R o o m & 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	2
Size (sq ft)	2,240+600

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

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SINCLAIRS RETREAT

OOTY

Nestled in the Nilgiris

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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
# R o o m & 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

* Covered Deck
** 6 rooms in 2 Villas

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SINCLAIRS BAYVIEW
PORT BLAIR

Where waves bring joy

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SINCLAIRS BAYVIEW PORT BLAIR

Ownership - Freehold/ Leasehold	Freehold
Land Area (in acres)	1.12
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
Restaurant (sq ft)	2000
No of covers	75
No. of Banquets	1
Size (sq ft)	1,734

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SINCLAIRS
UDAIPUR

Udaipur's unique city-centre hotel, ideal for work and relaxation

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SINCLAIRS UDAIPUR

Ownership - Freehold/ Leasehold	**9 years lease**
Land Area (in acres)	0.34
Built-up Area (in sq ft)	27000
Year of property completion	2024
# R o o m & Sizes for each category:	
Queen # Rooms	16
Size (sq ft)	172-200
Premier # Rooms	36
Size (sq ft)	290
Premier Suite # Rooms	2
Size (sq ft)	410
Premier Family# Rooms	2
Size (sq ft)	410
Total No of Rooms	56
No. of additional rooms possible	No
Restaurant Size (sq ft)	950
No of covers	50
No. of Banquets	1
Size (sq ft)	3500

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SINCLAIRS PALACE RETREAT
UDAIPUR

Experience Royal Charm in Peaceful Surroundings

2nd February 2026

SINCLAIRS PALACE RETREAT UDAIPUR

Ownership - Freehold/ Leasehold	**9 years lease**
Land Area (in acres)	5.28
Built-up Area (in sq ft)	75,000
Year of property completion	2025
# Room & Sizes for each category:	
Premier # Rooms	78
Size (sq ft)	317
Premier Plus # Rooms	4
Size (sq ft)	346
Premier Suite # Rooms	8
Size (sq ft)	370
Villa # Villas	5
Size (sq ft)	400
Total No of Rooms	95
No. of additional rooms possible	No
Restaurant Size (sq ft)	2400
No of covers	70
No. of Banquets	2
Size (sq ft)	7604

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SINCLAIRS
HOTELS & RESORTS

Sinclairs Hotels Limited
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