



SINCLAIRS

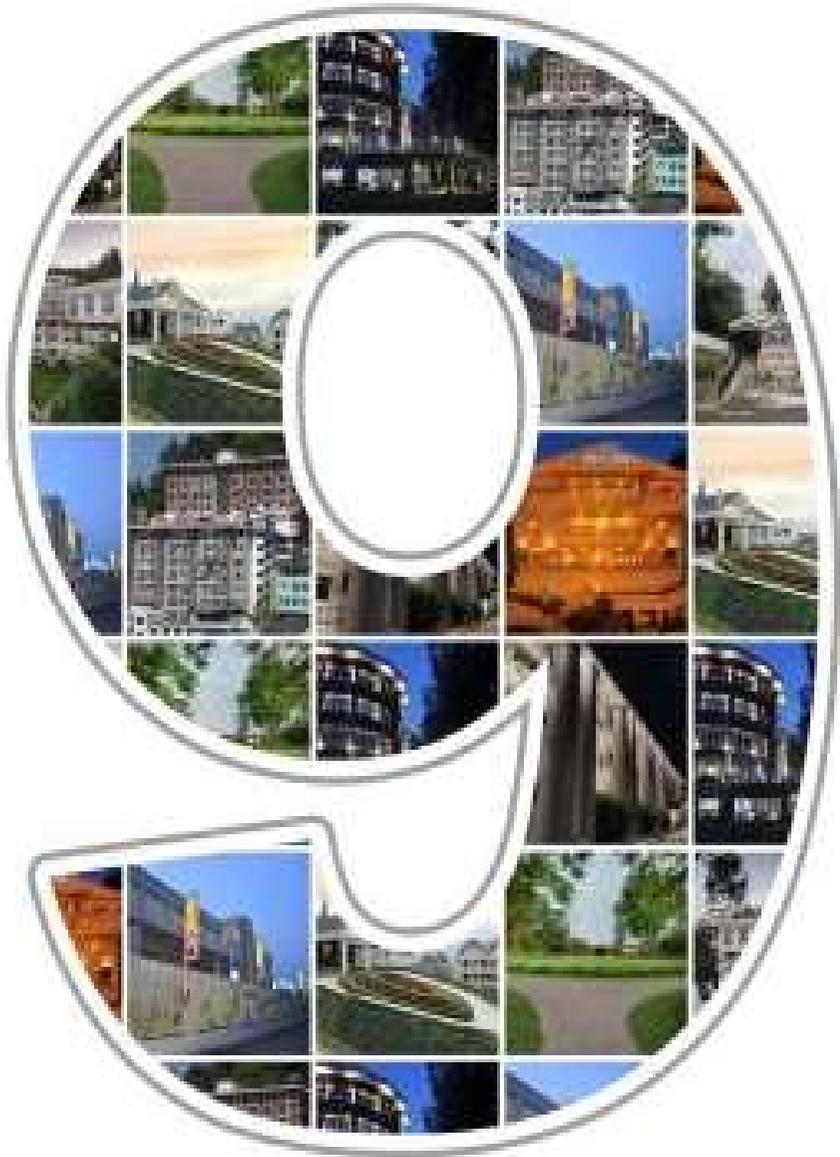
HOTELS *and* RESORTS

CORPORATE PRESENTATION

DECEMBER 2022



Burdwan • Darjeeling • Dooars • Gangtok • Kalimpong • Ooty • Port Blair • Siliguri • Yangang



Nine Exciting
destinations.
One signature brand



SINCLAIRS
HOTELS *and* RESORTS

A Glimpse



Sinclairs Burdwan



Sinclairs Retreat Kalimpong



Sinclairs Siliguri



Sinclairs Darjeeling



Sinclairs Retreat Ooty



Sinclairs Gangtok



Sinclairs Retreat Dooars



Sinclairs Bayview Port Blair



Sinclairs Yangang

Sinclairs Hotels – a unique chain of 9 properties

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

The Promoters

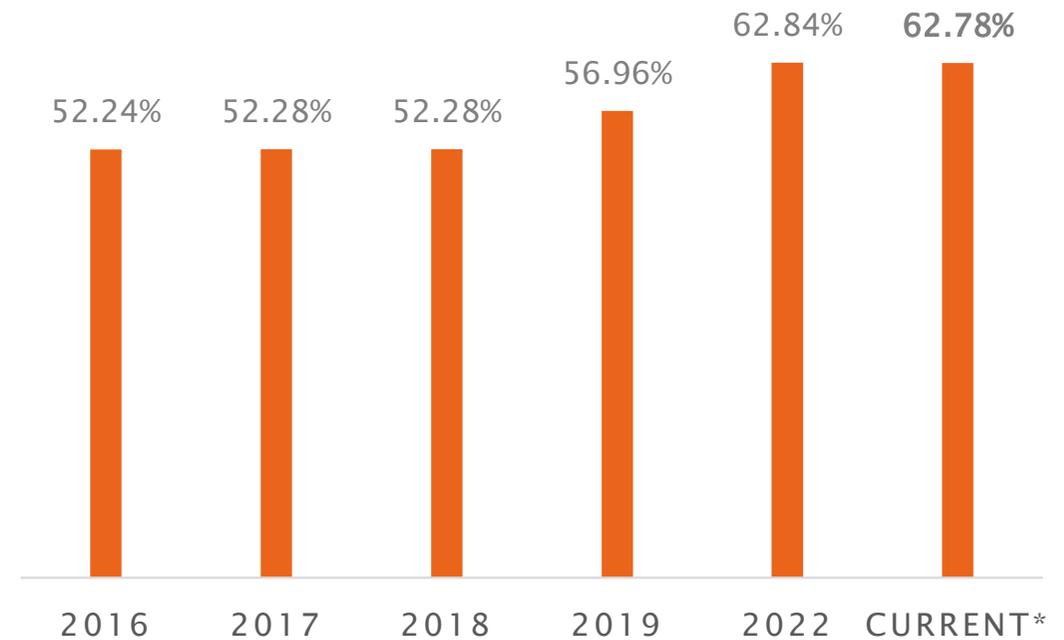
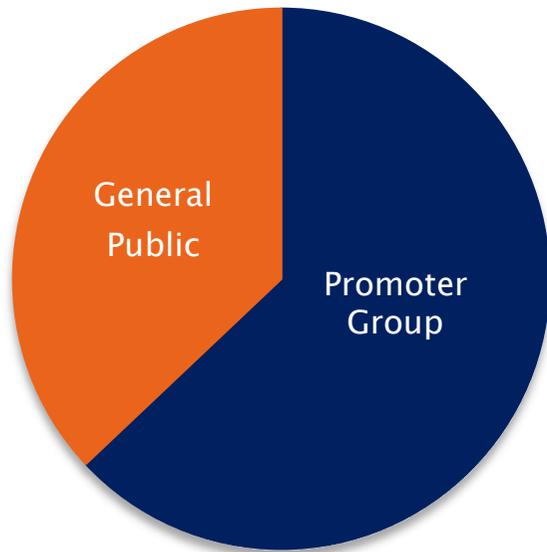
Dr Niren Suchanti

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

Navin Suchanti

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

Shareholding Pattern



Promoter Group – 62.78% (No shares are pledged)
General Public – 37.22% (Over 11,000 shareholders)

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

* Post Buyback, as on 31st December 2022

Stable and experienced Core Management Team

B L Soni

Chief Financial Officer

Working in Sinclairs for last 31 years

Swajib Chatterjee

Chief Operating Officer

Working in Sinclairs for last 15 years

Somnath Das

Dy General Manager – Sales

Working in Sinclairs for last 14 years

Ashis Chatterjee

Manager Purchase & Procurement

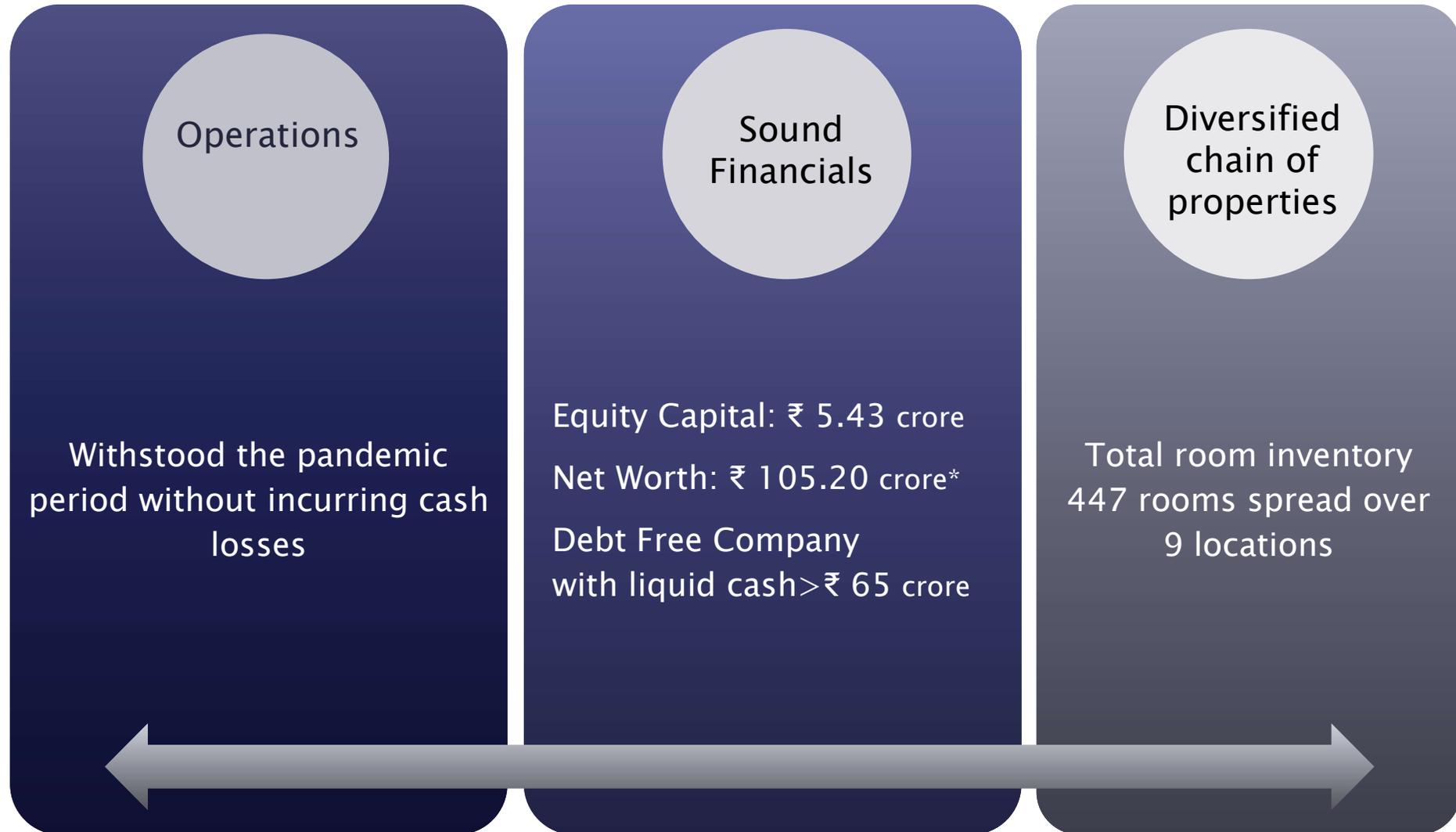
Working in Sinclairs for last 13 years

Rumpa Bhattacharya

Senior Manager Reservations

Working in Sinclairs for last 14 years

Our Strengths – Strong financials



* As on 31st December 2022

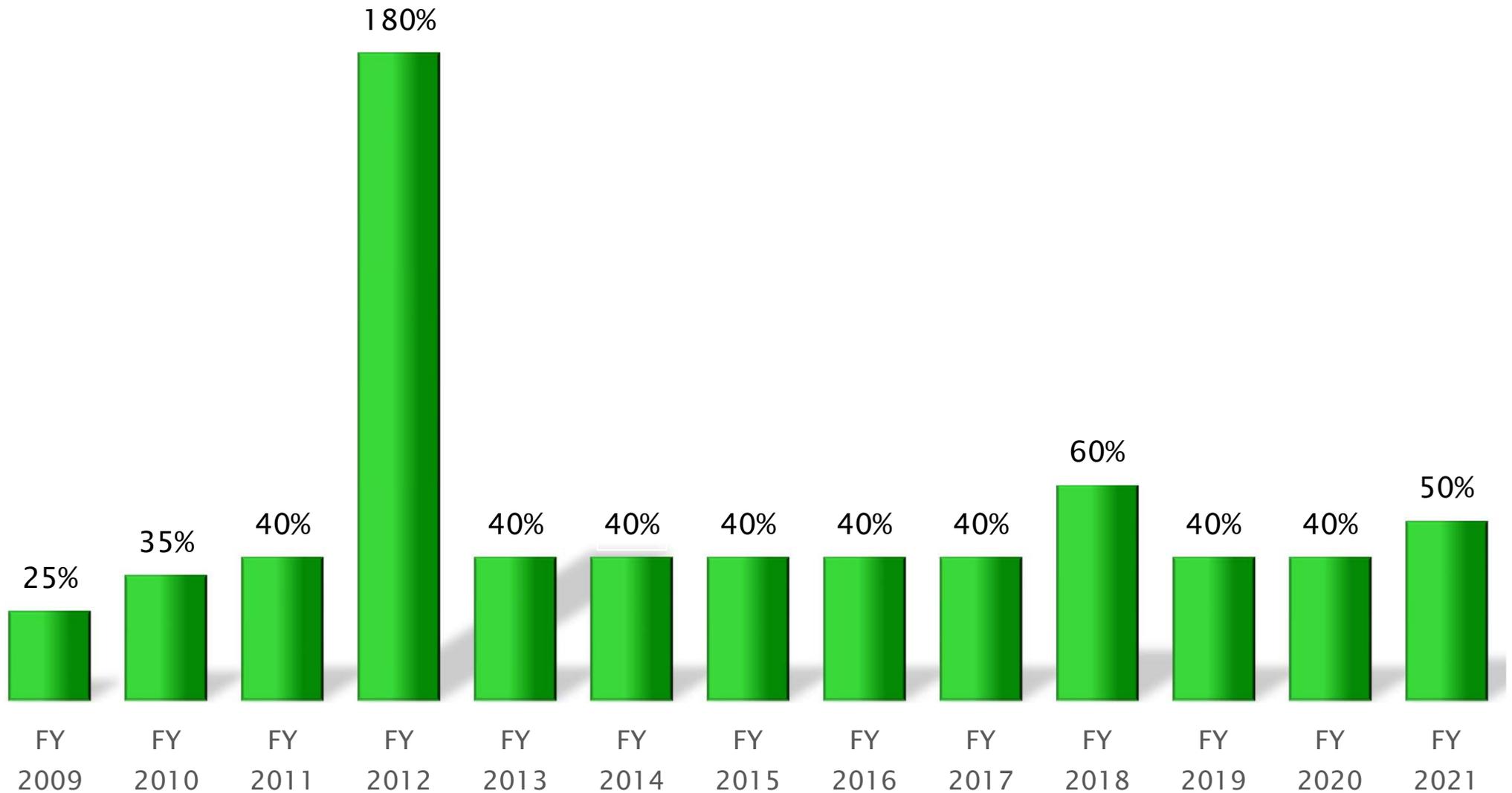
Financial Highlights

	December'22 (nine months)	FY' 22	FY' 21	FY' 20	FY' 19
Revenue From Operation	4036.49	3032.37	1727.20	4544.93	4575.23
Other Income	273.16	400.65	586.68	171.73	383.08
Total Revenue	4309.65	3433.02	2313.88	4716.66	4958.31
Expenditure	2402.98	1939.10	1292.78	2862.60	2797.21
EBIDTA	1906.67	1493.92	1021.10	1854.06	2161.10
EBIDTA Margin	44.24%	43.52%	44.13%	39.31%	43.59%
Depreciation	335.97	453.71	544.80	675.62	752.59
Finance Cost	85.48	105.99	53.14	–	–
Profit Before Tax	1485.22	934.22	423.16	1178.44	1408.51
Tax	352.25	221.50	72.04	229.54	433.82
Net Profit After Tax	1132.97	712.72	351.12	948.90	974.69
Share Capital	543.00	557.00	557.00	557.00	557.00
Other Equity (excluding Revaluation Reserve)	9977.25	10347.62	9850.22	9711.72	9159.04
Net Worth	10520.25	10904.62	10407.22	10268.72	9716.04
Earning Per Share (₹ 2)	4.14	2.56	1.26	3.41	3.50
Dividend	NA	50%	40%	40%	60%
Investment	6499.37*	6976.90	6230.58	5612.50	4808.33

* Value of Investment is post buyback and its related expenses totalling to Rs.1251 lakh

CONSISTENT DIVIDEND SINCE LAST 13 YEARS

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



BUYBACK OF SHARES

❑ 27th April 2022

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

Rs.143/share

7,00,000 shares of Rs 2 each

Total payout Rs. 10,01,00,000

❑ 17th October 2013

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

Rs.390/share

4,95,222 shares of Rs 10 each

Total payout Rs. 19,31,36,580

REWARD TO SHAREHOLDERS

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

The Future Outlook



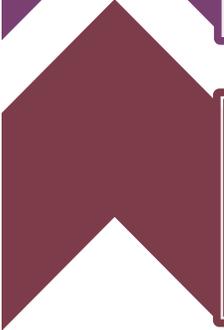
• The performance in the first quarter of 2022–23 was the best ever quarterly performance by the Company.



• Work on doubling the capacity at Dooars property is completed. Sinclairs Yangang has commenced operations in May this year. The country's highest ropeway from Yangang to the top of Bhaledhunga mountains is being built and is likely to commence shortly. On its opening, Yangang will witness large tourist movement.



• In December 2022, the Company signed a conditional sale agreement for its unutilised parcel of land in Kolkata for a lumpsum consideration of Rs. 27 crore, subject to fulfilment of conditions and due diligence. The transaction is likely to be completed in this fiscal year.



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

Our footprints

West Bengal:

Sinclair's Burdwan
Sinclair's Darjeeling
Sinclair's Retreat Dooars
Sinclair's Retreat Kalimpong
Sinclair's Siliguri

Sikkim:

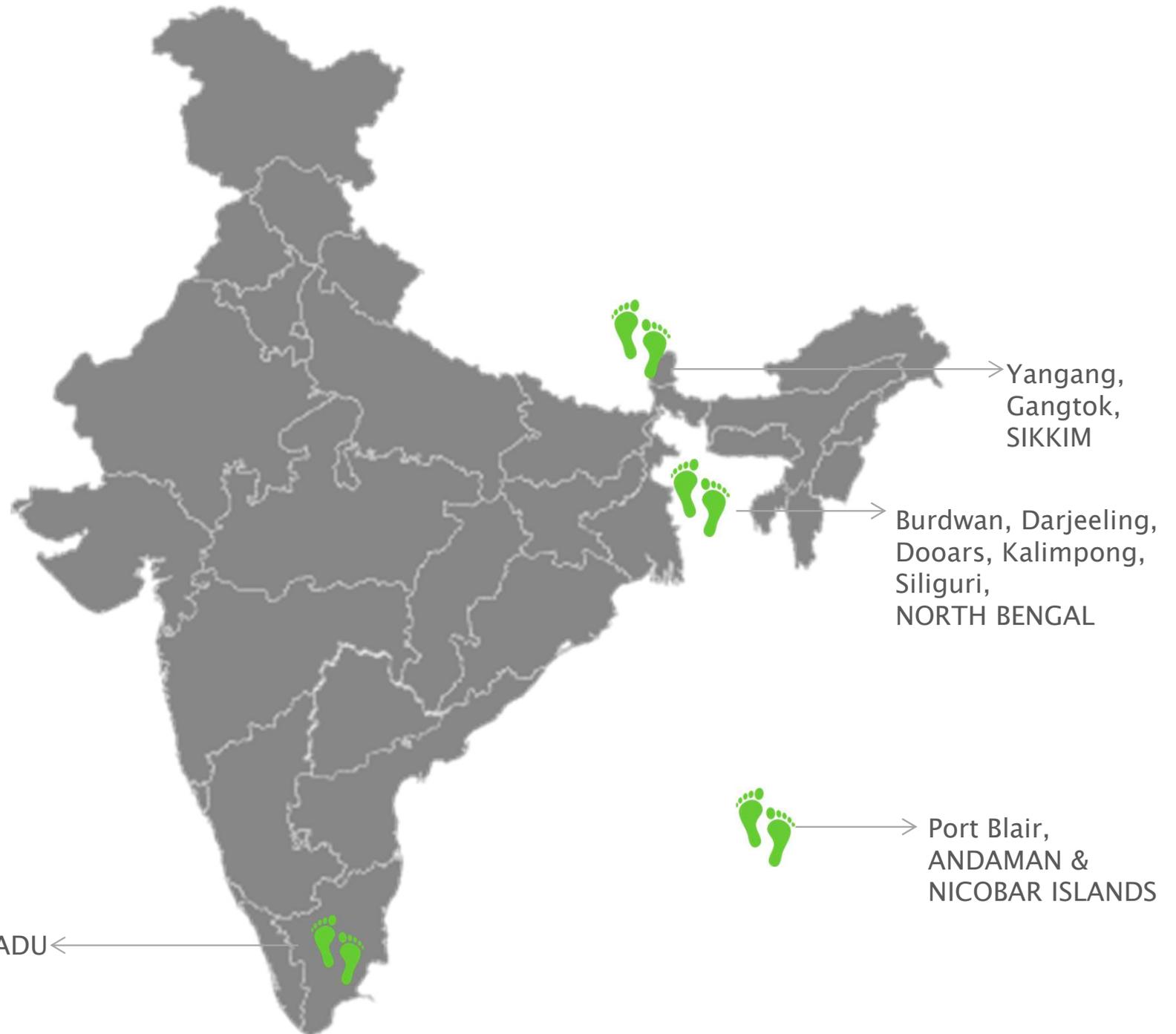
Sinclair's Gangtok
Sinclair's Yangang

Tamil Nadu:

Sinclair's Retreat Ooty

Andaman & Nicobar Islands:

Sinclair's Bayview Port Blair



Yangang,
Gangtok,
SIKKIM

Burdwan, Darjeeling,
Dooars, Kalimpong,
Siliguri,
NORTH BENGAL

Port Blair,
ANDAMAN &
NICOBAR ISLANDS

Ooty, TAMIL NADU

Our Strengths

Growth Story

- 1 Sales Offices at Kolkata, Siliguri, Burdwan, Port Blair.
- 2 Blue Chip Corporate Customer Base–ITC, Nestle, Uniliver, Sun Pharma, Alkem Lab, Zudus Cadila, ICICI Bank, Axis Bank, LIC, IndianOil, HPCL etc.
- 3 Excellent relationship with Online Travel Aggregators – MakeMyTrip & Golbibo, Yatra & Travelguru, Booking.com, Agoda.com, Expedia, Cleartrip etc.
- 4 Regular business relationship with important Travel Agents – Thomas Cook, Sita, Le Passage, Travel Corporation of India, Trail Blazer Tours India, FCM Travel etc.
- 5 Strong Online Presence – Dynamic website, active social media pages, sustained Digital Marketing on Google Platform.

Future Plans

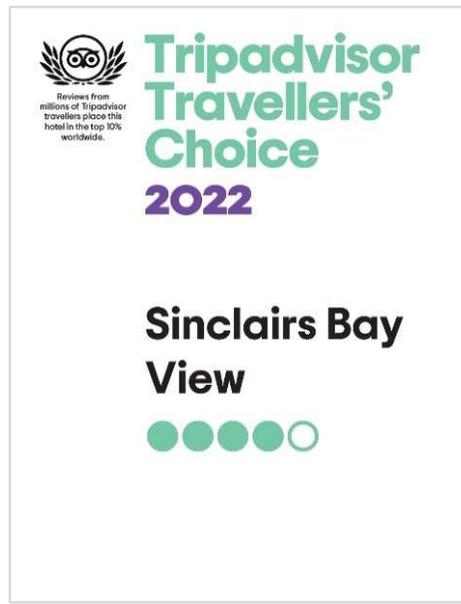
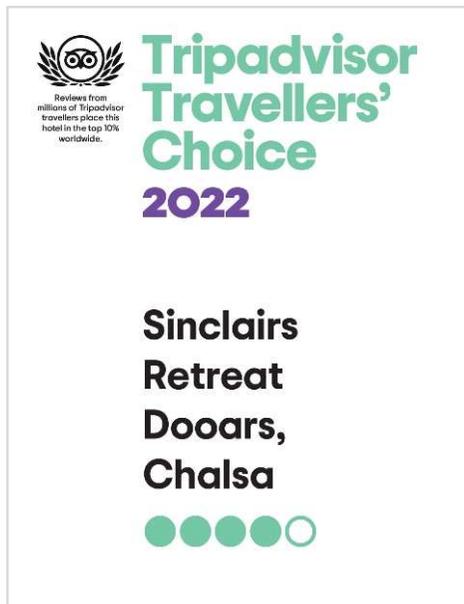
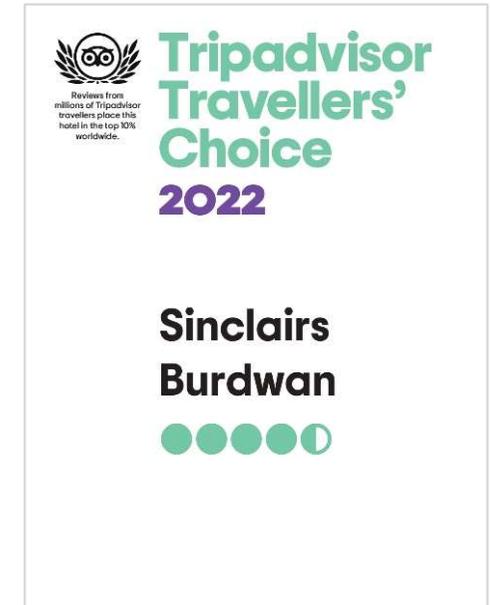
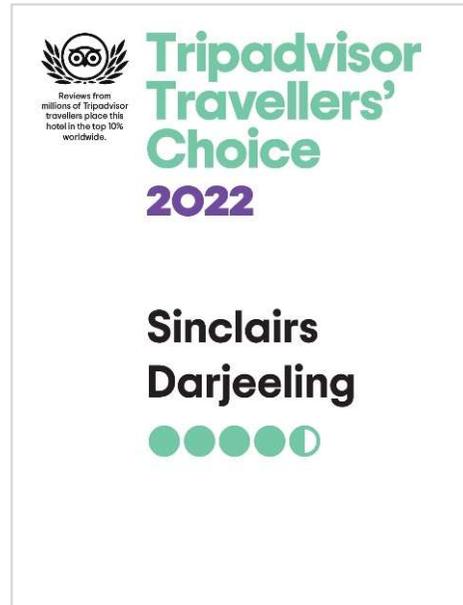
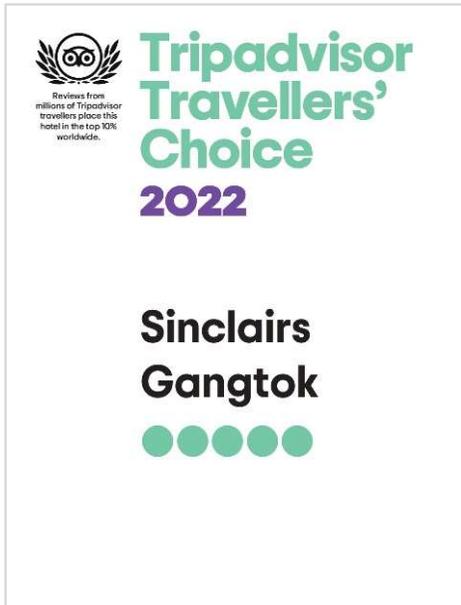
Sinclairs plans to expand its chain by acquiring properties on outright purchase/lease.

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

Present cash surplus of nearly ₹ 65 crore together with cash generated every year and proceeds from sale of Kolkata land will ensure adequate cash flow for acquisitions without any borrowings.

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

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



Property wise – Tripadvisor Ranking *

Tripadvisor Ratings

A reflection of complete focus on guest satisfaction

Burdwan	1 of 10	(4.5 stars)
Darjeeling	4 of 270	(4.5 star)
Dooars	1 of 10	(4 star)
Gangtok	10 of 413	(5 star)
Kalimpong	1 of 56	(4.5 stars)
Ooty	17 of 241	(4.5 star)
Port Blair	13 of 151	(4 star)
Siliguri	7 of 141	(4 star)
Yangang	–	(4.5 star)



SINCLAIRS BURDWAN

On NH2 - undoubtedly
the best address in town



SINCLAIRS BURDWAN

Ownership – Freehold/ Leasehold	30 years lease + renewable as per defined formula
Land Area (in acres)	2
Built-up Area (in sq ft)	60,625
Year of property completion	2015
# Room & Sizes for each category:	
Premier # Rooms	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
Bar (sq ft)	105
No of covers	42 + 28*
No. of Banquets	3
Power demand	130 KVA
Power outage trends	Almost zero

* Covered Deck



Impressive Facade



Entrance to the Resort



Forum Lounge



Reception



The Maharaja Suite- Bedroom



The Maharaja Suite- Living Room



Premier Room



Junior Suite



Badminton Court



Swimming Pool



Gymnasium



Playzone



Crystal Room: Ideal for meetings



The Saffron Hall



Restaurant



Restaurant- Outdoor



Regal Room - Pre function area



Regal Room



Lounge Bar



Library



SINCLAIRS DARJEELING

Enchantress of Hills



SINCLAIRS DARJEELING

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

* Covered Deck



Lobby in colonial style with a panoramic view of mountains



Lobby Area



Relish the Darjeeling tea at Mountain View Cafe



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



Kanchenjunga – Multicuisine restaurant



Mount View Café – Coffee shop



Burra Sahib Suite – Bedroom



Burra Sahib Suite – Living room



Kanchenjunga Room



Breathtaking view of hills from balcony of Kanchenjunga room



Premiere Room



Family Room



The Outdoor deck



Pagoda in the hotel



The Pinnacle – A medium sized conference hall



SINCLAIRS RETREAT DOOARS

Nature at its best



SINCLAIRS RETREAT DOOARS

Ownership – Freehold/ Leasehold	99 years lease with option to perpetually renew every 99 years
Land Area (in acres)	20.22
Built-up Area (in sq ft)	74,893
Year of property completion	1999
# Room & Sizes for each category:	
Premier # Rooms	66
Size (sq ft)	292
Suite # Rooms	3
Size (sq ft)	607
Wooden Cottage #	2
Size (sq ft)	282
Total No of Rooms	71
No. of additional rooms possible	Yes
Restaurant Size (sq ft)	2,076 + 2,140*
Bar (sq ft)	265
No of covers	55 + 35*
No. of Banquets	4
Size (sq ft)	6,000+1600+1500+300
Power demand	150 KVA
Power outage trends	Almost zero

* Covered Deck

SINCLAIRS RETREAT DOOARS



Expansive lawn



Tree lined pathways



Outdoor Sit out



Kids Play Zone



Lobby



Deluxe Room



Premier Suite



Premier Suite Living room



Library



The Palm Terrace – Restaurant & Bar



The Pavilion



Outdoor deck



The Spa



The Spa Area



The Pool



The Kid's Pool



Hibiscus - For medium size conferences



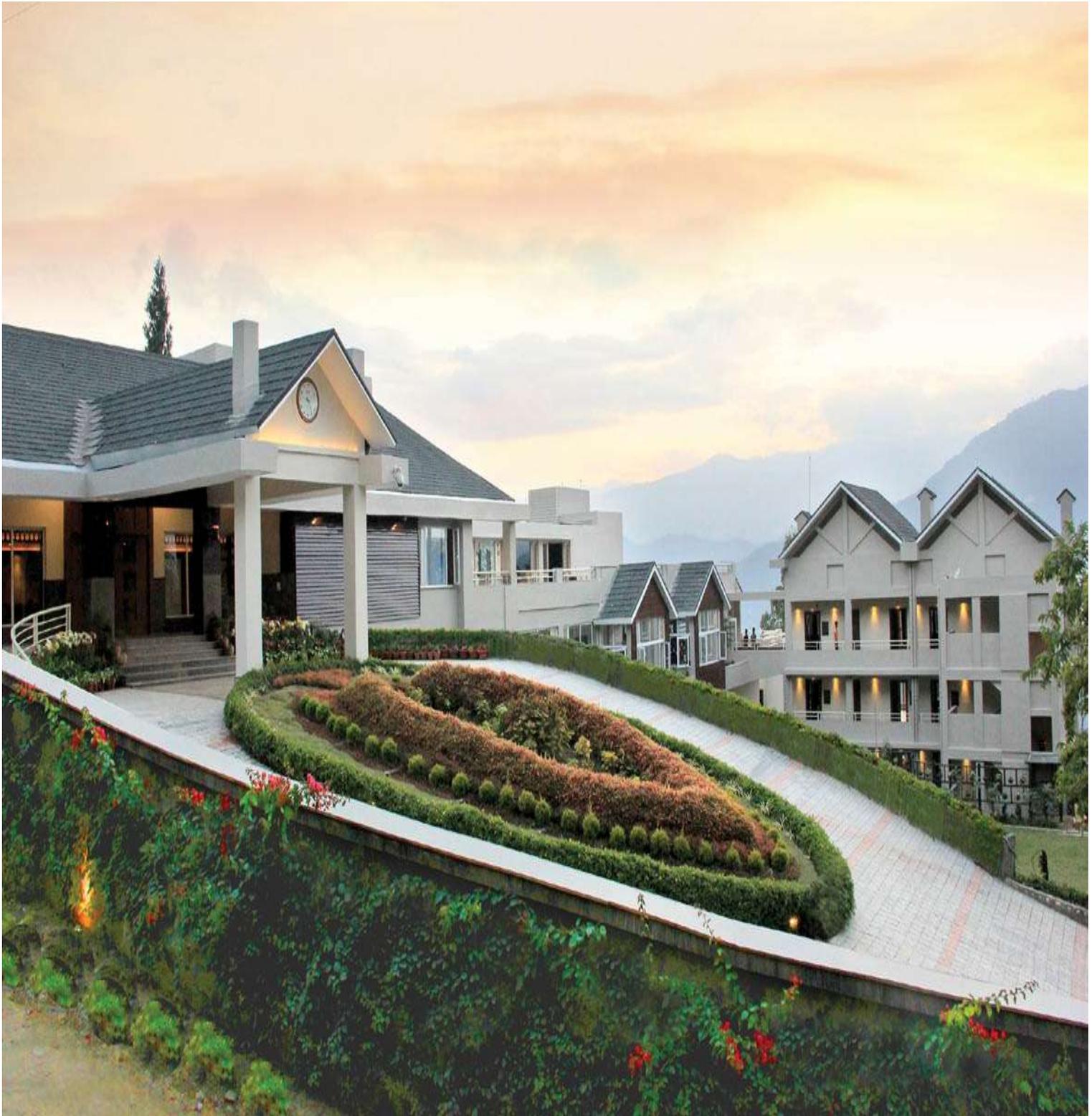
Carnation for medium size conferences



The Iris - 6000 sq.ft. pillarless banquet hall



The Iris - 6000 sq.ft. pillarless banquet hall



SINCLAIRS RETREAT KALIMPONG

An ideal retreat for nature
lovers



SINCLAIRS RETREAT KALIMPONG

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

* Covered Deck



Reception



The terrace adjoining the reception



The Golden Oak – Multicuisine Restaurant



The Birch – Coffee Shop



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



The cottage blocks in the backdrop of the hills



Swimming pool amidst lush green surroundings



Fitness Centre



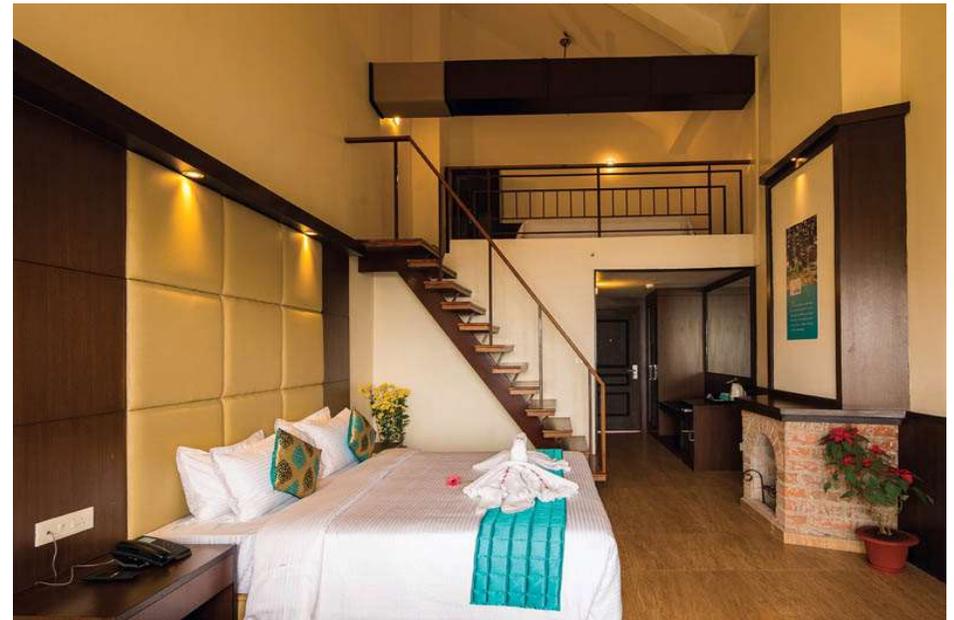
Billiards in the lounge bar



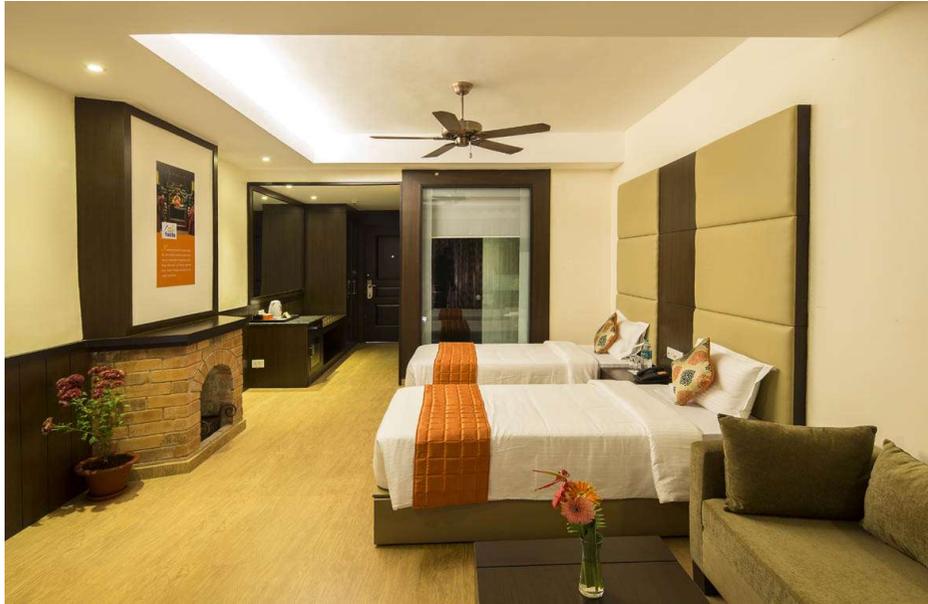
Premier Room with a private balcony



Premier Plus Room



Premier Room with attic – perfect for a family



Premier Room with twin beds



Luxury suite's bedroom



Luxury suite's spacious living room



Wooden Cottage Room built out of recycled wood



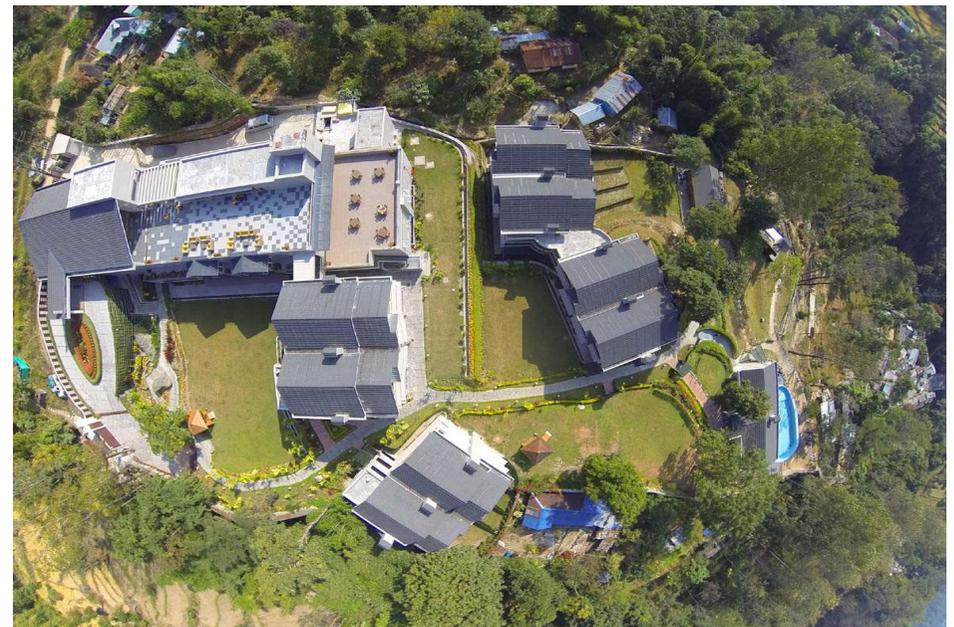
The Orchid I and II – Conference Hall



The Fern – Conference Hall



The Juniper – Meeting Room/Board Room



An aerial view of the Retreat



SINCLAIRS RETREAT OOTY

Nestled in the Nilgiris



SINCLAIRS RETREAT OOTY

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

* Covered Deck

** 6 rooms in 2 Villas



Ootacamund's highest located hotel



Façade - Night View



Expansive Lobby



Majestic view of sunset from hotel view of balcony



Coffee Shop



The Spanish Bar



Multicuisine Restaurant



Indoor Games Arena with Library



The Library – Unwind with your favorite book



Tic Tac Toe – A Vibrant Entertainment Zone



Deluxe Room



Premier Room



Suite Room



Nilgiris Suite



The Regal Room - large banquet hall



Superior Room



The Windsor Room - Conference hall



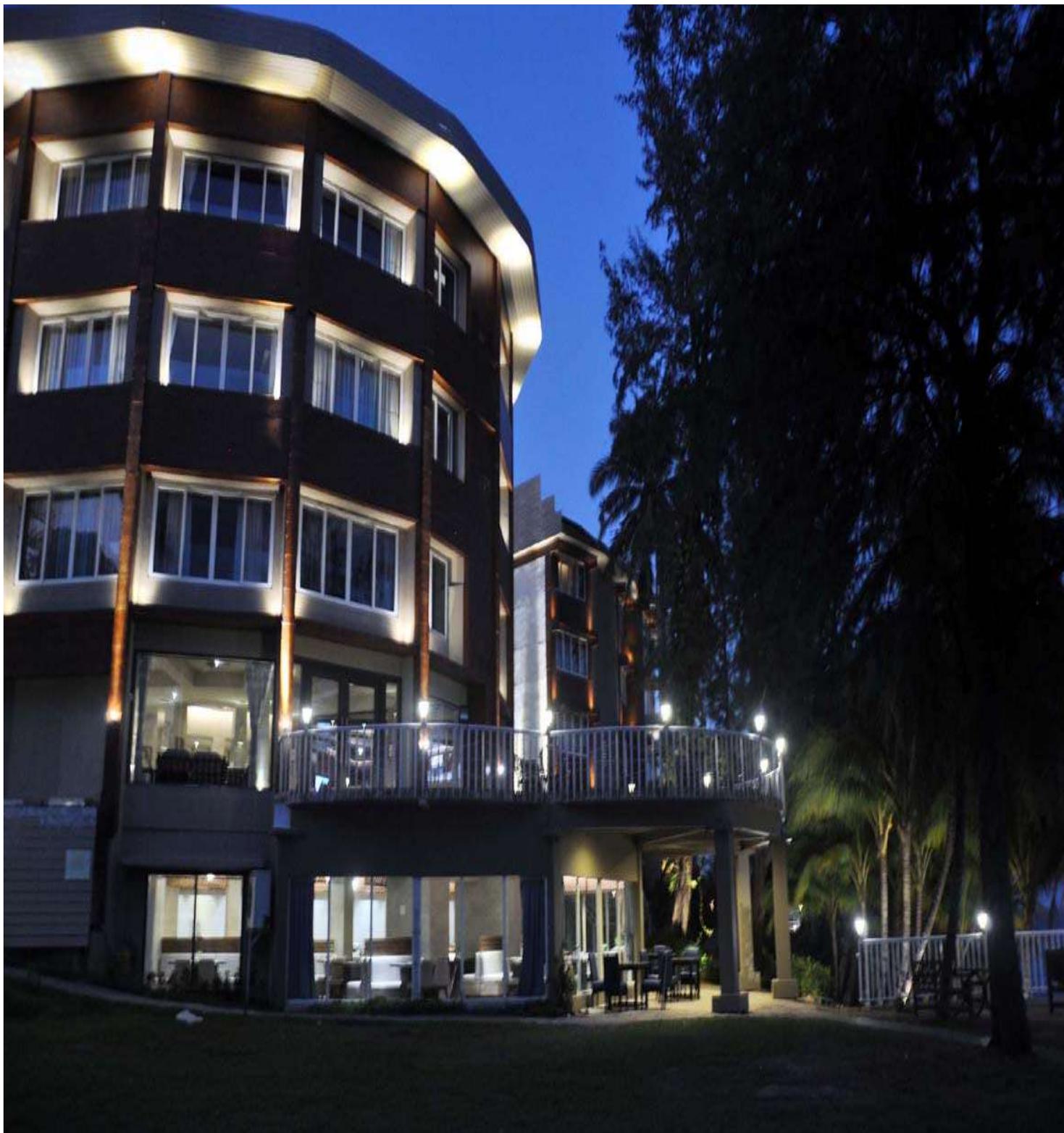
The Windsor Room - Conference hall



The three level landscaping with a panoramic view



The Terrace



SINCLAIRS BAYVIEW PORT BLAIR

In Waves of Delight



SINCLAIRS BAYVIEW PORT BLAIR

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



Expansive Lobby



Breathtaking view of the sunset



Alto Espirito - Spanish Bar



Multicuisine Restaurant



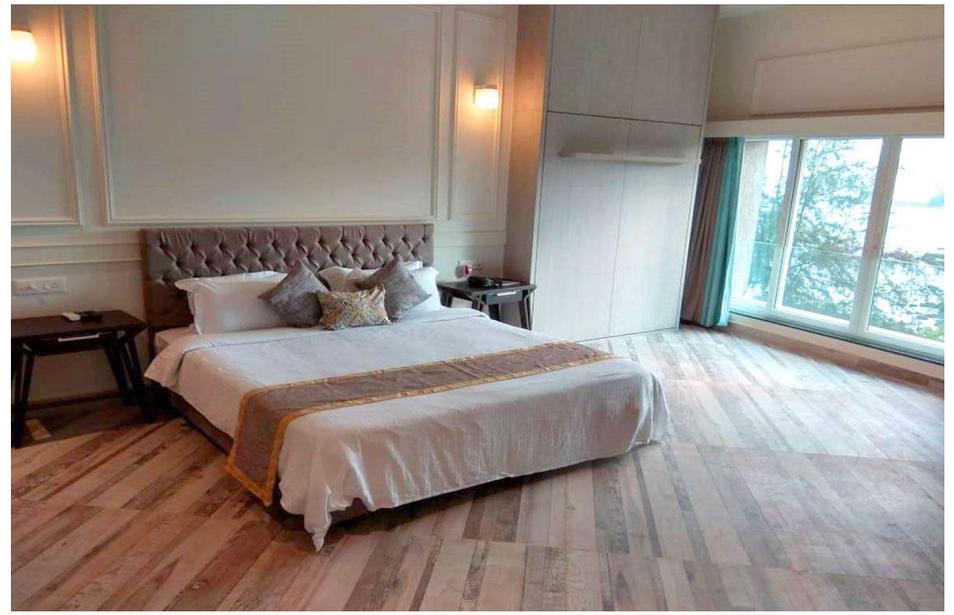
The Deck



The Deck with garden



Premier Room



Premier Family Suite



Premier Attic Room



Valentine Room



Forum- Conference Hall



Infinity Swimming Pool



SINCLAIRS SILIGURI

The best address in town



SINCLAIRS SILIGURI

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

* Covered Deck



Lobby



Lobby



Restaurant Deck area



The Palms - Multicuisine Restaurant



Premier Room



Premier Suite



Garden Suite



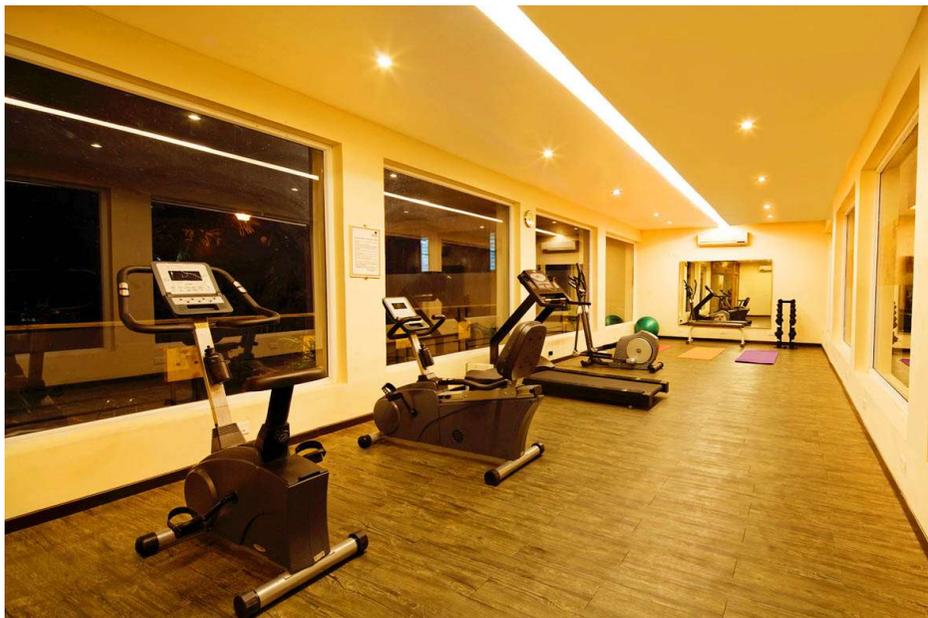
Garden Suite



Premier Twin Room



Sinclairs Spa



The Gym



The Pool



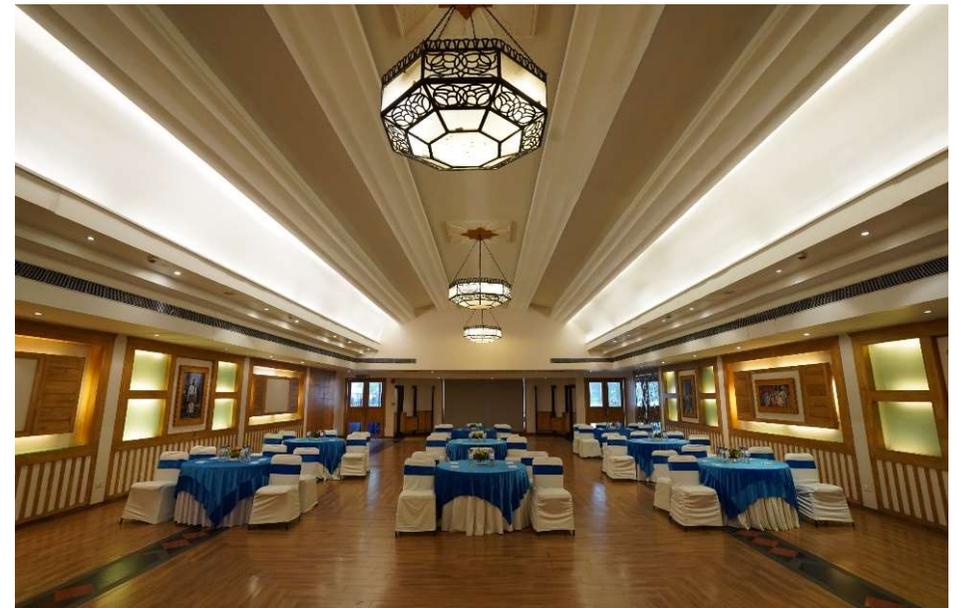
The Imperial - large Conference Hall



The Regency - Conference Room



The Summit - another Conference Room



The Darbar - large Banquet Hall



SINCLAIRS GANGTOK

Paradise of the north east



SINCLAIRS GANGTOK

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

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

** Uncovered Deck



Lobby



Lobby



Guras Bar & Lounge



Magnolia – Multicuisine Restaurant



Premier Room



Premier Suite



Deluxe Room



Valentine Room



Infinity Swimming Pool



View from the Hotel



Jasmine Hall



The Cherry Hall



SINCLAIRS YANGANG

Enchanting views of
the Maenam Hills



SINCLAIRS YANGANG

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



Premier Room with Balcony



Premier Plus Room



Deluxe Triple Bed Room



Premier Room



Senior Suite Room



Junior Suite Room



Lobby



Reception



Restaurant



Meeting Area



Sitting Area



View from Hotel



SINCLAIRS HOTELS LIMITED

Registered Office Address

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Email

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Website

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Investor Information Website

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