SINCLAIRS
HOTELS & RESORTS

November 5, 2026

The Manager
BSE Limited
Department of Corporate Services
Floor 25, P. J. Towers,
Dalal Street Mumbai - 400 001
BSE Scrip Code: 523023

The Manager
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (E), Mumbai - 400 051
Symbol - SINCLAIR

The Secretary
The Calcutta Stock Exchange Ltd
7, Lyons Range,
Kolkata 700 001
CSE Scrip Code: 029074

Dear Sir/Madam,

**Sub: Outcome of Board Meeting held on November 5, 2026**

Pursuant to Regulations 30 and 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, we would like to inform you that the Board of Directors of the Company, at its meeting held today has *inter alia* considered and approved the following:

I. Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2026, and the same is enclosed.

II. Noted the Unmodified Limited Review Report in respect of the above-mentioned financial results, issued by M/s. BSR & Co. LLP, Chartered Accountants, Statutory Auditors, which is also enclosed.

III. Based on the recommendation of the Nomination and Remuneration Committee (NRC), approved 'in-principle' the introduction of Employee Stock Option Scheme in accordance with the applicable provisions of SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as amended and other applicable laws.

IV. Amendment of Articles of Association (AOA) of the Company for inserting a new article to enable the issuance of employee stock options and share based benefits to eligible employees and directors of the Company in accordance with applicable laws.

The meeting of the Board of Directors commenced at 4:30 P.M. and concluded at 5:10 P.M.

The above Unaudited Financial Results along with Auditor's Limited Review Report thereon will be available on the Investor Information website of the Company at www.sinclairsindia.com

Kindly take the above on record.

Thanking you,

Yours faithfully,
For Sinclairs Hotels Limited

Digitally signed by Dipak Kumar Shaw
Date: 2026.11.05 17:22:48 +05'30'

Dipak Kumar Shaw
Company Secretary
M No.: A44841
Encl: as above

SINCLAIRS HOTELS & RESORTS

## Statement of Profit and Loss for the quarter and half year ended 30th September 2026

(₹ in lakh)

| Sl. No. | Particulars | Quarter ended | | | Half Year Ended | | Year Ended |
|---|---|---|---|---|---|---|---|
| | | **30.09.2026** | 30.06.2026 | 30.09.2025 | **30.09.2026** | 30.09.2025 | **31.03.2026** |
| | | **Unaudited** | Unaudited | Unaudited | **Unaudited** | Unaudited | **Audited** |
| 1) | **INCOME** | | | | | | |
| | a) Revenue from operations | 880.04 | 2,014.84 | 898.48 | 2,894.88 | 2,467.79 | 5,923.91 |
| | b) Other income | 55.65 | 455.46 | 30.58 | 511.11 | 333.70 | 317.99 |
| | **Total Income** | **935.69** | **2,470.30** | **929.06** | **3,405.99** | **2,801.49** | **6,241.90** |
| 2) | **EXPENSES:** | | | | | | |
| | a) Cost of material consumed | 148.53 | 239.17 | 170.24 | 387.70 | 393.77 | 843.66 |
| | b) Employee benefits expenses | 348.08 | 367.76 | 343.37 | 715.84 | 683.58 | 1,402.17 |
| | c) Finance costs* | 48.24 | 78.15 | 80.86 | 126.39 | 132.05 | 291.05 |
| | d) Depreciation and amortization expenses | 163.12 | 199.48 | 196.43 | 362.60 | 335.32 | 730.44 |
| | e) Other expenses | 379.81 | 568.79 | 414.43 | 948.60 | 748.66 | 1,780.68 |
| | **Total Expenses** | **1,087.78** | **1,453.35** | **1,205.33** | **2,541.13** | **2,293.38** | **5,048.00** |
| 3) | Profit/(loss) before tax | (152.09) | 1,016.95 | (276.27) | 864.86 | 508.11 | 1,193.90 |
| 4) | Tax expense: | | | | | | |
| | a) Current tax | 2.76 | 177.72 | (22.41) | 180.48 | 95.28 | 409.18 |
| | b) Deferred tax | (27.64) | 48.24 | (50.27) | 20.60 | (2.06) | (120.72) |
| | **Tax expense** | **(24.88)** | **225.96** | **(72.68)** | **201.08** | **93.22** | **288.46** |
| 5) | Profit/(loss) for the period/year | **(127.21)** | **790.99** | **(203.59)** | **663.78** | **414.89** | **905.44** |
| 6) | Other comprehensive income/(loss) | | | | | | |
| | Items that will not be reclassified subsequently to profit or loss | | | | | | |
| | a) Remeasurements of defined benefit liability and assets | 4.51 | 4.52 | (2.94) | 9.03 | (5.88) | 18.06 |
| | b) Income tax relating to above | (1.13) | (1.14) | 0.74 | (2.27) | 1.48 | (4.55) |
| | Other comprehensive income/(loss) for the period/year, net of income tax | **3.38** | **3.38** | **(2.20)** | **6.76** | **(4.40)** | **13.51** |
| 7) | Total comprehensive income/(loss) for the period/year | **(123.83)** | **794.37** | **(205.79)** | **670.54** | **410.49** | **918.95** |
| 8) | Paid-up equity share capital (face value ₹ 2/-) | 1,025.20 | 1,025.20 | 1,025.20 | 1,025.20 | 1,025.20 | 1,025.20 |
| 9) | Other Equity (excluding Revaluation Reserve) | | | | | | 10,743.59 |
| 10) | Earnings per share (₹ 2/-) (not annualised for quarters) | | | | | | |
| | - Basic and diluted earning per share (₹) | **(0.25)** | **1.54** | **(0.40)** | **1.29** | **0.81** | **1.77** |

* Represents interest on lease liability as per Ind AS 116.

**NOTES:**

a) The above unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 5th November 2026. The Statutory Auditors have carried out limited review of the financial results in the quarter and half year ended 30th September 2026.

b) The Company has no reportable segments other than hotels as per Ind AS 108.

c) The figures of the current quarter are not indicative of a full year's working due to the seasonal nature of the Company's business.

d) The Company does not have any investments in subsidiary/associate/joint venture as on 30th September 2026.

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# Balance Sheet as at 30th September 2026

(₹ in lakh)

| | Particulars | As at 30.09.2026 Unaudited | As at 31.03.2026 Audited |
|---|---|---|---|
| A | **ASSETS** | | |
| 1) | **Non-Current Assets** | | |
| | a) Property, plant and equipment | 6,069.99 | 7,417.27 |
| | b) Capital Work-in- Progress | 226.70 | - |
| | c) Financial Assets | | |
| | i) Investments | 3,478.91 | 2,369.52 |
| | ii) Other financial assets | 161.63 | 201.35 |
| | d) Other Tax Assets (net) | 72.76 | 0.26 |
| | e) Other Non-Current Assets | 89.25 | 50.00 |
| 2) | **Current Assets** | | |
| | a) Inventories | 25.50 | 26.11 |
| | b) Financial assets | | |
| | i) Investments | 5,570.67 | 6,370.68 |
| | ii) Trade receivables | 77.08 | 140.52 |
| | iii) Cash and cash equivalents | 27.04 | 57.46 |
| | iv) Bank balances other than (iii) above | 12.42 | 10.88 |
| | v) Other financial assets | 21.79 | 29.72 |
| | c) Other current assets | 65.74 | 75.24 |
| | **TOTAL ASSETS** | **15,899.48** | **16,749.01** |
| B | **EQUITY AND LIABILITIES** | | |
| 1) | **EQUITY** | | |
| | a) Equity share capital | 1,025.20 | 1,025.20 |
| | b) Other equity | 11,351.91 | 11,091.45 |
| | **LIABILITIES** | | |
| 2) | **Non-Current Liabilities** | | |
| | a) Financial liabilities | | |
| | i) Lease liabilities | 2,130.93 | 3,199.93 |
| | b) Deferred tax liabilities (net) | 344.76 | 324.15 |
| | c) Deferred income | 210.91 | 216.12 |
| 3) | **Current Liabilities** | | |
| | a) Financial liabilities | | |
| | i) Lease liabilities | 85.67 | 238.85 |
| | ii) Trade payables | | |
| | - total outstanding dues of micro enterprises and small enterprises; | 52.38 | 30.05 |
| | - total outstanding dues of creditors other than micro enterprises and small enterprises. | 132.70 | 163.90 |
| | iii) Other financial liabilities | 228.32 | 143.99 |
| | b) Other current liabilities | 323.64 | 304.79 |
| | c) Deferred income | 8.29 | 8.35 |
| | d) Provisions | 4.77 | 2.23 |
| | **TOTAL EQUITY AND LIABILITIES** | **15,899.48** | **16,749.01** |

SINCLAIRS HOTELS LIMITED

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# Statement of Cash Flows

(₹ in lakh)

| | Particulars | Half year ended | |
|---|---|---|---|
| | | 30 September 2026 Unaudited | 30 September 2025 Unaudited |
| A. | **Cash Flow from Operating Activities** | | |
| | Profit before tax | 864.86 | 508.11 |
| | **Adjustments For :** | | |
| | Depreciation and amortization expenses | 362.60 | 335.32 |
| | Net gain on sale of investments | (42.66) | (11.21) |
| | Interest Income under the effective interest method | (36.14) | (38.41) |
| | Income from investments in Alternative Investment Fund | (92.57) | - |
| | Finance costs | 126.39 | 132.05 |
| | Gain on termination of lease arrangements | (26.36) | - |
| | Profit/(loss) on sale of property, plant and equipment (net) | 18.06 | (0.40) |
| | Fair value gain on investments at FVTPL (net) | (305.11) | (277.01) |
| | Liabilities no longer required written back | (0.65) | (0.67) |
| | **Operating profit before working capital changes** | **868.42** | **647.78** |
| | **Movements in working capital :** | | |
| | Decrease in Trade Receivables | 63.44 | 56.23 |
| | Decrease/(increase) in Inventories | 0.61 | (7.84) |
| | Decrease in other financial assets | 2.42 | 0.92 |
| | Decrease/(increase) in other assets | 9.50 | (16.32) |
| | Increase/(decrease) in Trade payables | (8.87) | 39.90 |
| | Increase/(decrease) in other financial liability | 17.61 | (10.29) |
| | Increase/(decrease) in Provisions | 11.57 | (21.63) |
| | Increase in other liabilities | 14.23 | 154.74 |
| | Cash generated from operating activities | 978.93 | 843.49 |
| | Income taxes paid (net) | (255.25) | (67.71) |
| | **Net cash generated from operating activities** | **723.68** | **775.78** |
| B. | **Cash Flow from Investing Activities** | | |
| | Acquisition of Property, plant and equipment, capital work in progress | (323.49) | (67.35) |
| | Proceeds from sale of Property, plant and equipment | 0.01 | 0.40 |
| | Purchase of investments | (2,058.31) | (1,029.72) |
| | Proceeds from sale/maturity of investments | 2,154.02 | 1,021.06 |
| | Maturity of bank deposits | 0.01 | - |
| | Purchases of bank deposits (having original maturity of more then three months) | - | (6.82) |
| | Interest received | 71.48 | 35.37 |
| | **Net cash used in from investing activities** | **(156.28)** | **(47.06)** |
| C. | **Cash flow from financing activities** | | |
| | Dividends Paid | (410.08) | (410.08) |
| | Payment of Lease Rentals | (187.74) | (373.06) |
| | **Net cash used in financing activities** | **(597.82)** | **(783.14)** |
| | **Net decrease in cash and cash equivalents (A+B+C)** | **(30.42)** | **(54.42)** |
| | Cash and cash equivalents at the beginning of the period | 57.46 | 76.75 |
| | **Cash and cash equivalents at the end of the period** | **27.04** | **22.33** |

By order of the Board

SINCLAIRS HOTELS LIMITED

Place: Kolkata
Date : 5th November 2026

**Navin Suchanti**
**Chairman**
DIN: 00273663


**Sinclairs Hotels Limited**
CIN: L55101WB1971PLC028152
Registered Office : 147, Block G, New Alipore, Kolkata 700 053
t: 9007540731, e: cs@sinclairshotels.com, www.sinclairsindia.com

B S R & Co. LLP
Chartered Accountants

Godrej Waterside, Unit No. 603
6th Floor, Tower 1, Plot No 5, Block - DP
Sector V, Salt Lake, Kolkata – 700091
Tel: +91 33 4035 4200
Fax: +91 33 4035 4295

**Limited Review Report on unaudited financial results of Sinclairs Hotels Limited for the quarter ended 30 September 2026 and year to date results for the period from 01 April 2026 to 30 September 2026 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 Sinclairs Hotels Limited**

1. We have reviewed the accompanying Statement of unaudited financial results of Sinclairs Hotels Limited (hereinafter referred to as "the Company") for the quarter ended 30 September 2026 and year to date results for the period from 01 April 2026 to 30 September 2026 ("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. 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.

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

B S R & Co. LLP KOLKATA Chartered Accountants

**Jayanta Mukhopadhyay**
*Partner*
Membership No.: 055757
UDIN:26055757AICUPV1072

Kolkata
05 November 2026