



SINCLAIRS

HOTELS *and* RESORTS

## CORPORATE PRESENTATION

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MARCH 2023



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

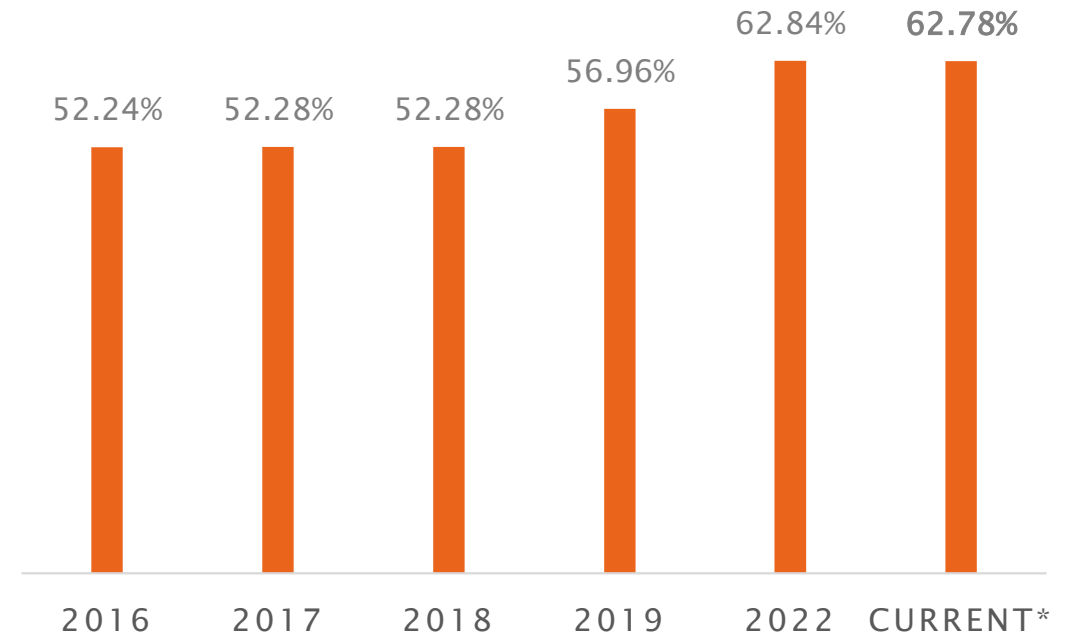
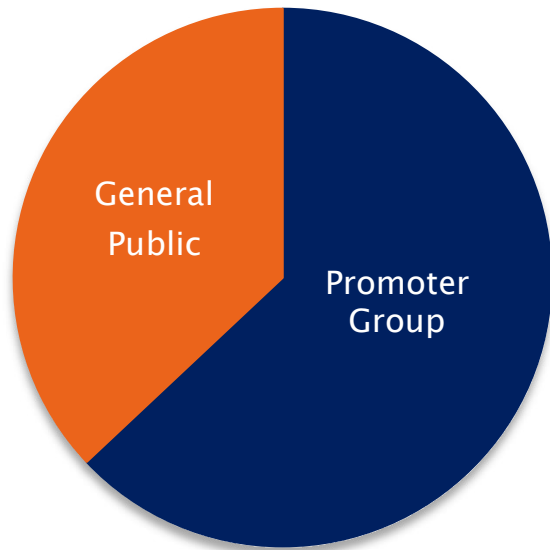
## **Dr Niren Suchanti**

Dr Niren Chand Suchanti is a PhD in Chemical Engineering from the University of Cincinnati, USA. He has 50 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 48 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.

## Stable and experienced Core Management Team

**B L Soni**

Chief Financial Officer

Working in Sinclairs for last 32 years

**Swajib Chatterjee**

Chief Operating Officer

Working in Sinclairs for last 16 years

**Somnath Das**

Dy General Manager – Sales

Working in Sinclairs for last 15 years

**Ashis Chatterjee**

Manager Purchase & Procurement

Working in Sinclairs for last 14 years

**Rumpa Bhattacharya**

Senior Manager Reservations

Working in Sinclairs for last 15 years

# Our Strengths – Strong financials

## Profitable Operations

Consistently high  
EBIDTA Margin as compared  
to the Industry.

Current year EBIDTA  
@44.25%

## Sound Financials

Equity Capital: ₹ 5.43 crore  
Net Worth: ₹ 125.05 crore\*  
Debt Free Company  
with liquid cash > ₹ 92 crore

## Diversified chain of properties

Total room inventory  
447 rooms spread over  
9 locations

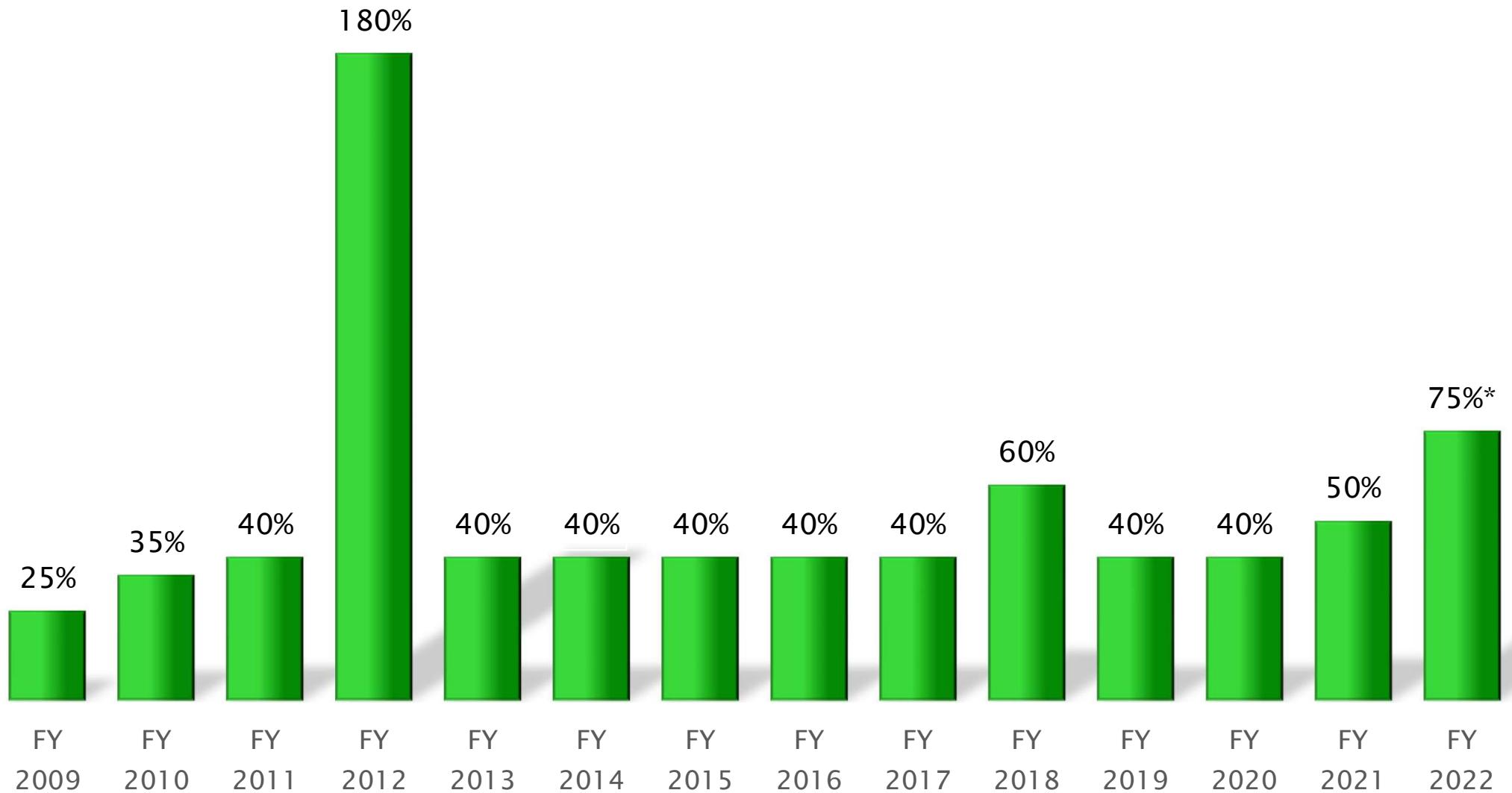


# Financial Highlights

|                                              | FY' 23   | FY' 22   | FY' 21   | FY' 20   | FY' 19  |
|----------------------------------------------|----------|----------|----------|----------|---------|
| Revenue From Operation                       | 5377.96  | 3032.37  | 1727.20  | 4544.93  | 4575.23 |
| Other Income                                 | 355.13   | 400.65   | 586.68   | 171.73   | 383.08  |
| Total Revenue                                | 5733.09  | 3433.02  | 2313.88  | 4716.66  | 4958.31 |
| Expenditure                                  | 3195.97  | 1939.10  | 1292.78  | 2862.60  | 2797.21 |
| EBIDTA before exceptional item               | 2537.12  | 1493.92  | 1021.10  | 1854.06  | 2161.10 |
| EBIDTA Margin                                | 44.25%   | 43.52%   | 44.13%   | 39.31%   | 43.59%  |
| Depreciation                                 | 471.00   | 453.71   | 544.80   | 675.62   | 752.59  |
| Finance Cost                                 | 110.58   | 105.99   | 53.14    | –        | –       |
| Profit Before Tax                            | 1955.54  | 934.22   | 423.16   | 1178.44  | 1408.51 |
| Exceptional item                             | 1888.90  | –        | –        | –        | –       |
| Tax                                          | 721.24   | 221.50   | 72.04    | 229.54   | 433.82  |
| Net Profit After Tax                         | 3123.20  | 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) | 11962.37 | 10347.62 | 9850.22  | 9711.72  | 9159.04 |
| Net Worth                                    | 12505.37 | 10904.62 | 10407.22 | 10268.72 | 9716.04 |
| Earning Per Share (₹ 2)                      | 11.43    | 2.56     | 1.26     | 3.41     | 3.50    |
| Dividend                                     | 75%      | 50%      | 40%      | 40%      | 60%     |
| Investment                                   | 9202.03  | 6976.90  | 6230.58  | 5612.50  | 4808.33 |

# CONSISTENT DIVIDEND SINCE LAST 14 YEARS

The total dividend paid by the Company utilising its General Reserves is Rs. 4270.81 lakh



\* Recommended by the Board subject to approval of members at the ensuing Annual General Meeting

# BUYBACK OF SHARES

## □ 27<sup>th</sup> April 2022

Company did its 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. The Buyback was 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

## □ 17<sup>th</sup> October 2013

Company did a 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. 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.7203.18 lakh in form of payment of dividend and buyback of shares since year 2009.

# Our footprints

## West Bengal:

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

## Sikkim:

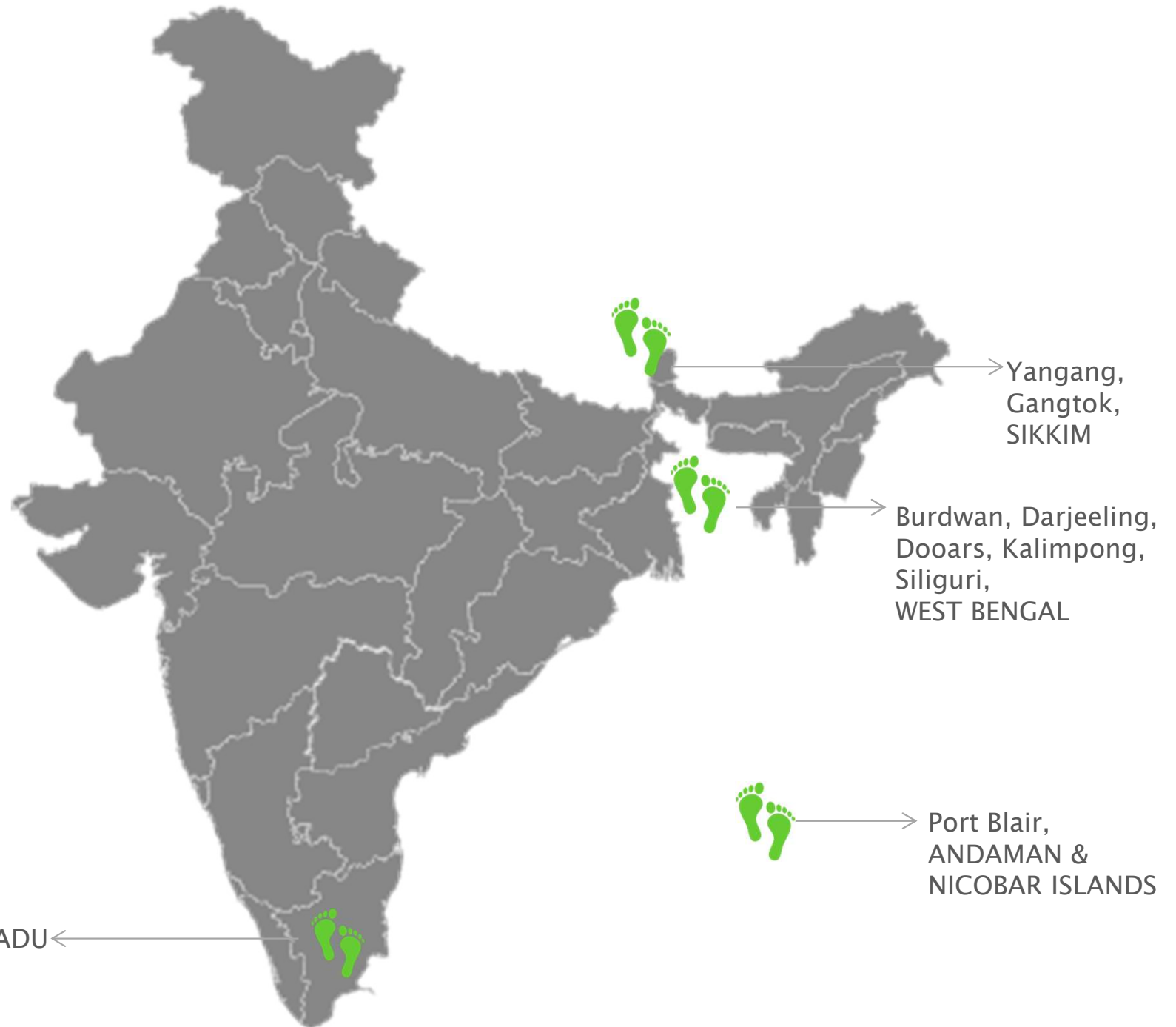
Sinclair's Gangtok  
Sinclair's Yangang

## Tamil Nadu:

Sinclair's Retreat Ooty

## Andaman & Nicobar Islands:

Sinclair's Bayview Port Blair



Yangang,  
Gangtok,  
SIKKIM

Burdwan, Darjeeling,  
Dooars, Kalimpong,  
Siliguri,  
WEST 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

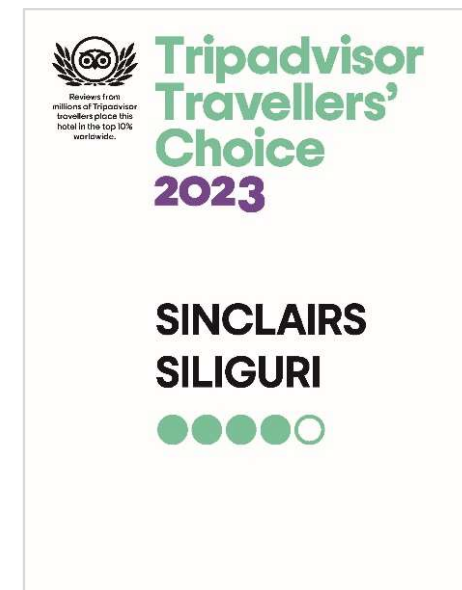
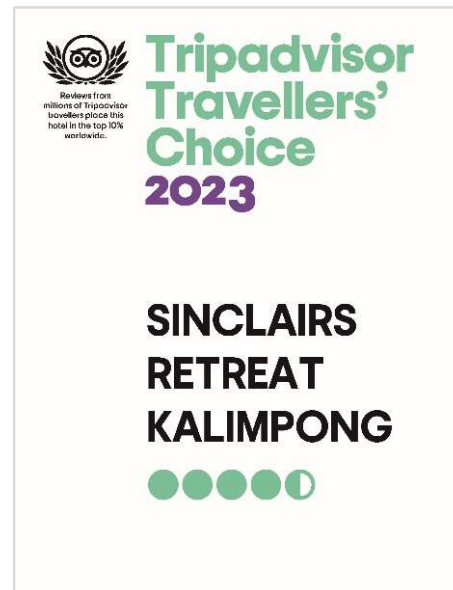
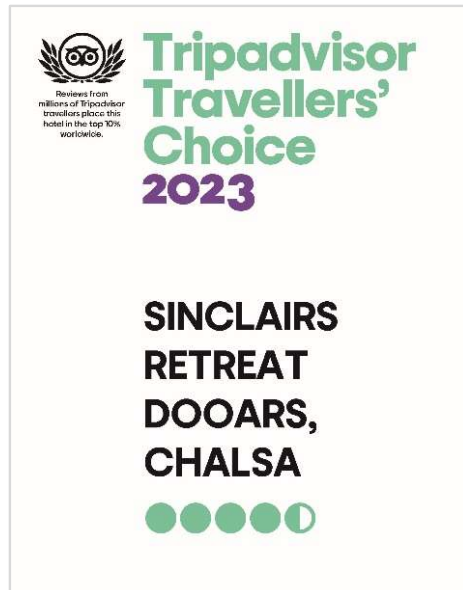
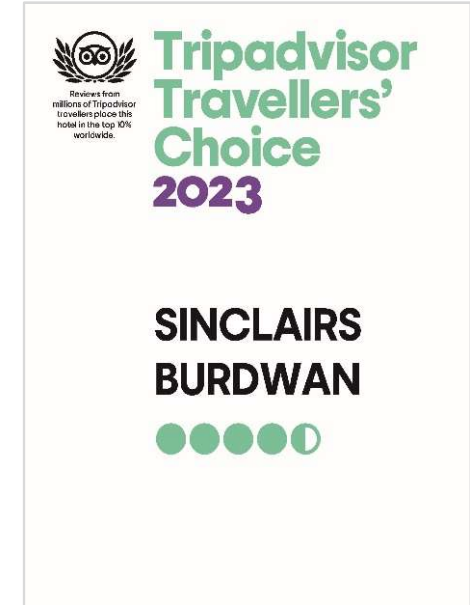
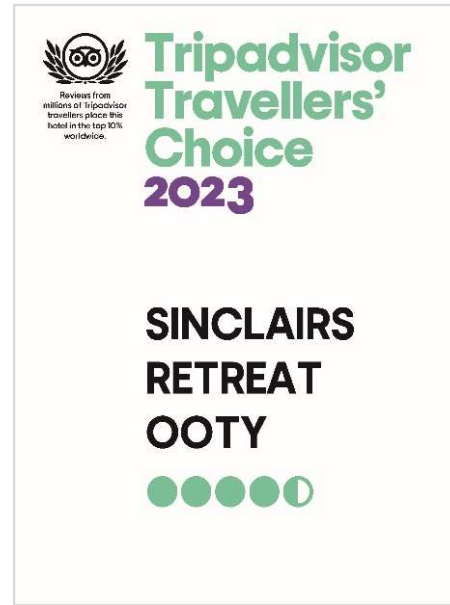
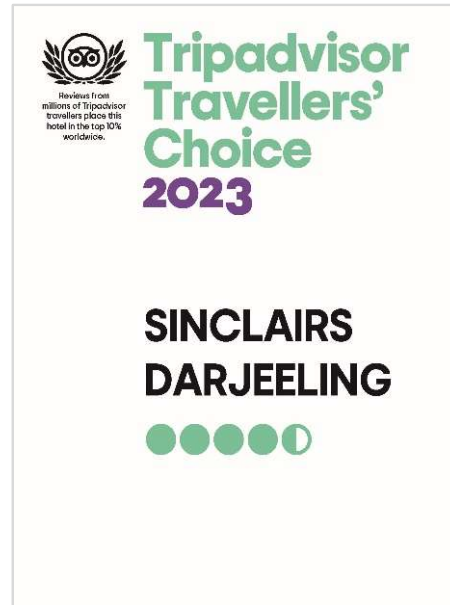
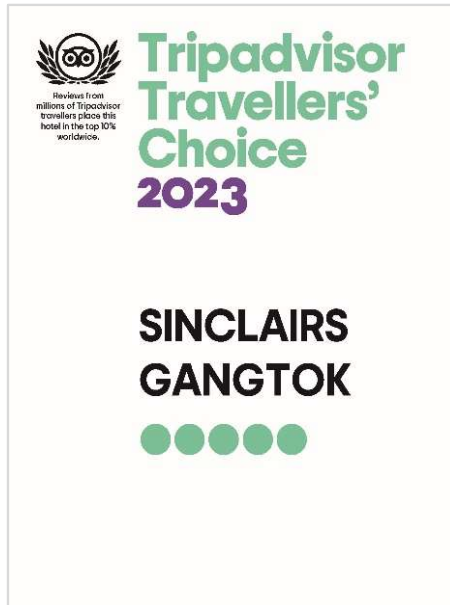
Sinclairs plans to expand its chain by acquiring properties on outright purchase/lease.

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

Present cash surplus of nearly ₹ 100 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 2023 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 | 2 of 275  | (4.5 star)  |
| Dooars     | 1 of 10   | (4.5 star)  |
| Gangtok    | 9 of 419  | (5 star)    |
| Kalimpong  | 1 of 59   | (4.5 stars) |
| Ooty       | 18 of 246 | (4.5 star)  |
| Port Blair | 12 of 153 | (4 star)    |
| Siliguri   | 6 of 144  | (4 star)    |
| Yangang    | –         | (5 star)    |



# SINCLAIRS BURDWAN

On NH2 - undoubtedly  
the best address in town



# SINCLAIRS BURDWAN

|                                              |                                                   |
|----------------------------------------------|---------------------------------------------------|
| <b>Ownership – Freehold/ Leasehold</b>       | 30 years lease + renewable as per defined formula |
| <b>Land Area (in acres)</b>                  | 2                                                 |
| <b>Built-up Area (in sq ft)</b>              | 60,625                                            |
| <b>Year of property completion</b>           | 2015                                              |
| <b># Room &amp; Sizes for each category:</b> |                                                   |
| <b>Premier # Rooms</b>                       | 20                                                |
| <b>Size (sq ft)</b>                          | 338                                               |
| <b>Suite # Rooms</b>                         | 4                                                 |
| <b>Size (sq ft)</b>                          | 930                                               |
| <b>Total No of Rooms</b>                     | 24                                                |
| <b>No. of additional rooms possible</b>      | Yes                                               |
| <b>Restaurant Size (sq ft)</b>               | 1,200 + 2,040*                                    |
| <b>Coffee Shop / Barb Q (sq ft)</b>          | 1,394                                             |
| <b>Bar (sq ft)</b>                           | 105                                               |
| <b>No of covers</b>                          | 42 + 28*                                          |
| <b>No. of Banquets</b>                       | 3                                                 |
| <b>Power demand</b>                          | 130 KVA                                           |
| <b>Power outage trends</b>                   | Almost zero                                       |

\* Covered Deck



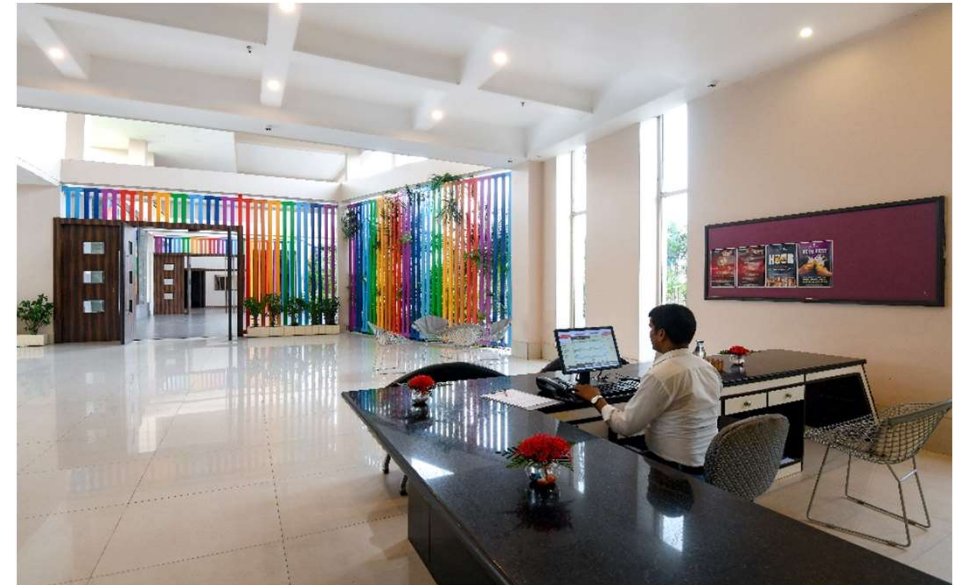
Impressive Facade



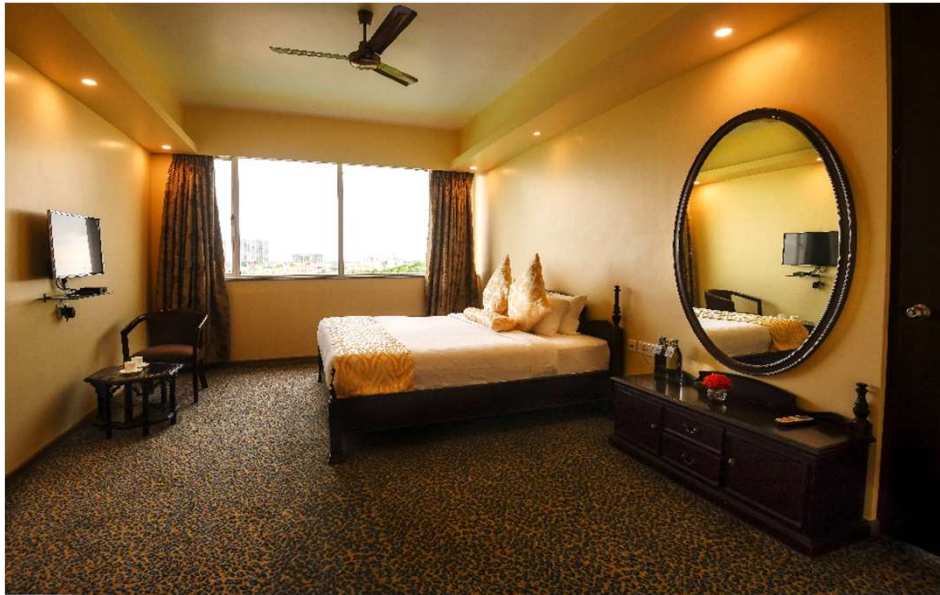
Entrance to the Resort



Forum Lounge



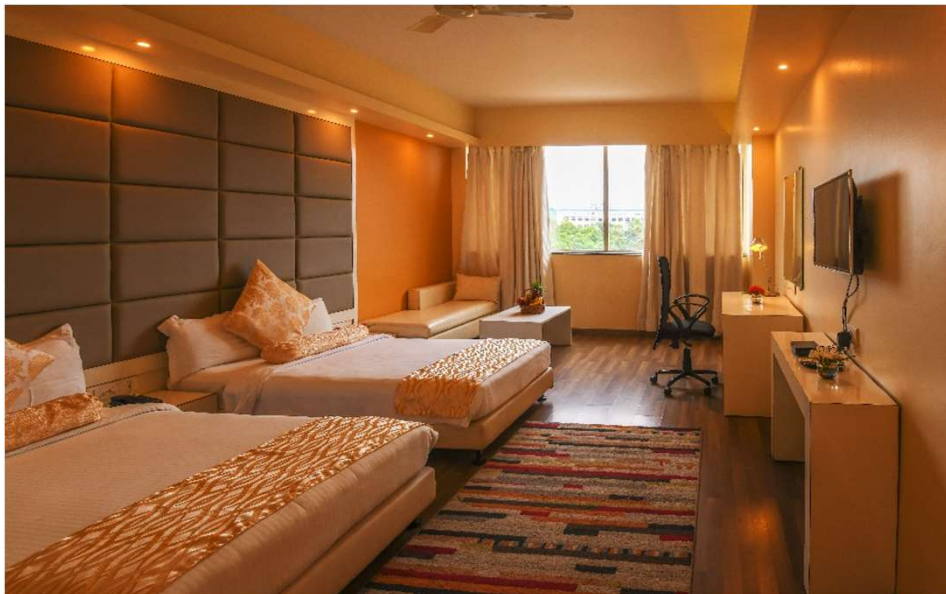
Reception



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

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

\* 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                                                           |
| <b># Room &amp; Sizes for each category:</b> |                                                                |
| 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



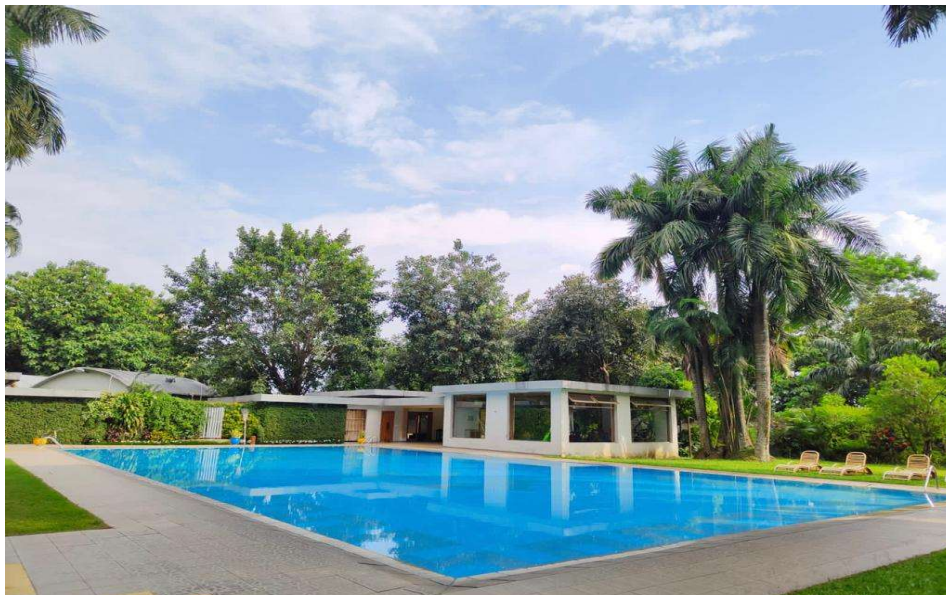
Outdoor deck



The Spa



The Spa Area



The Pool



The Kid's Pool



Hibiscus - For medium size conferences



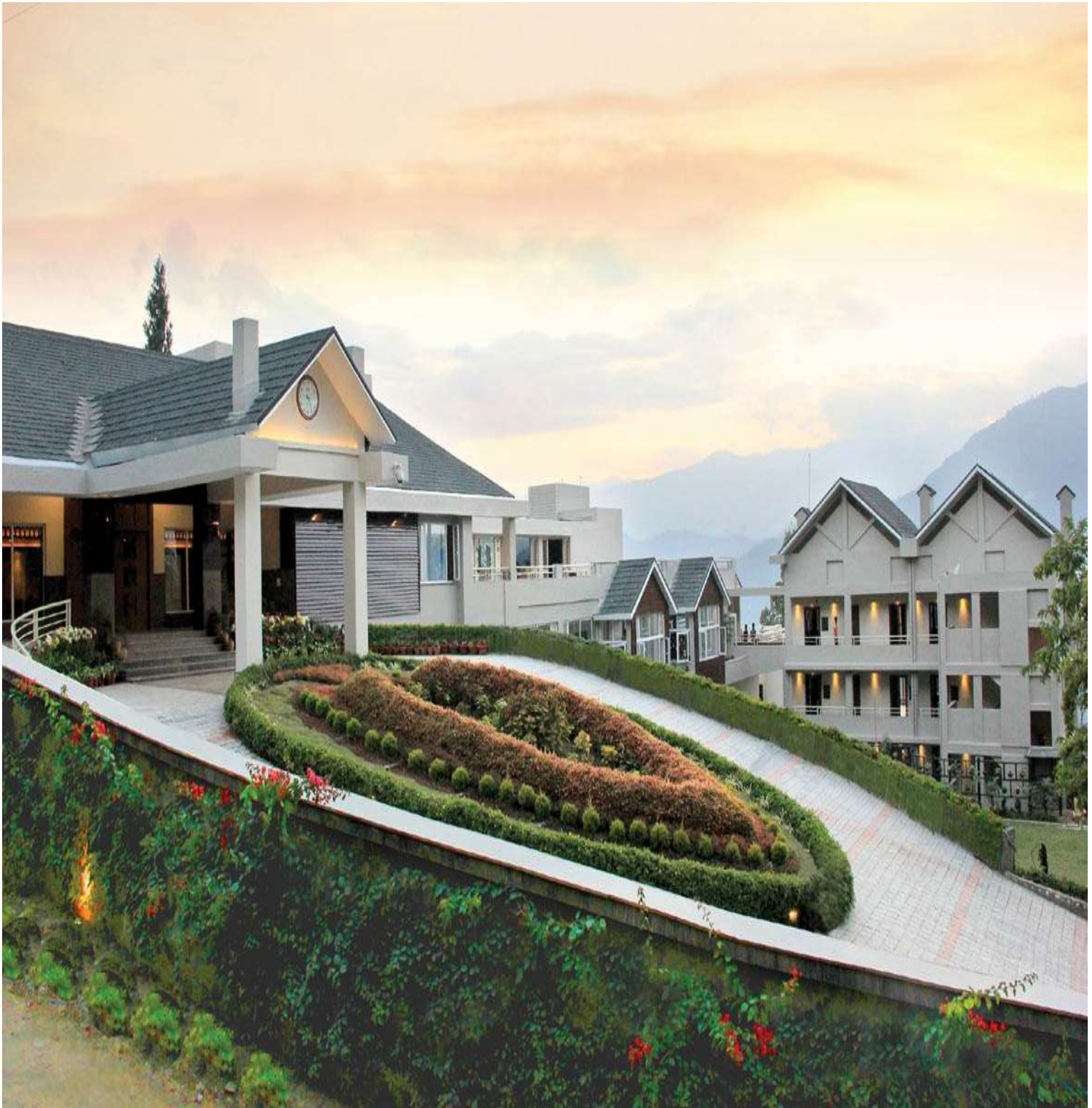
Carnation for medium size conferences



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

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

\* Covered Deck



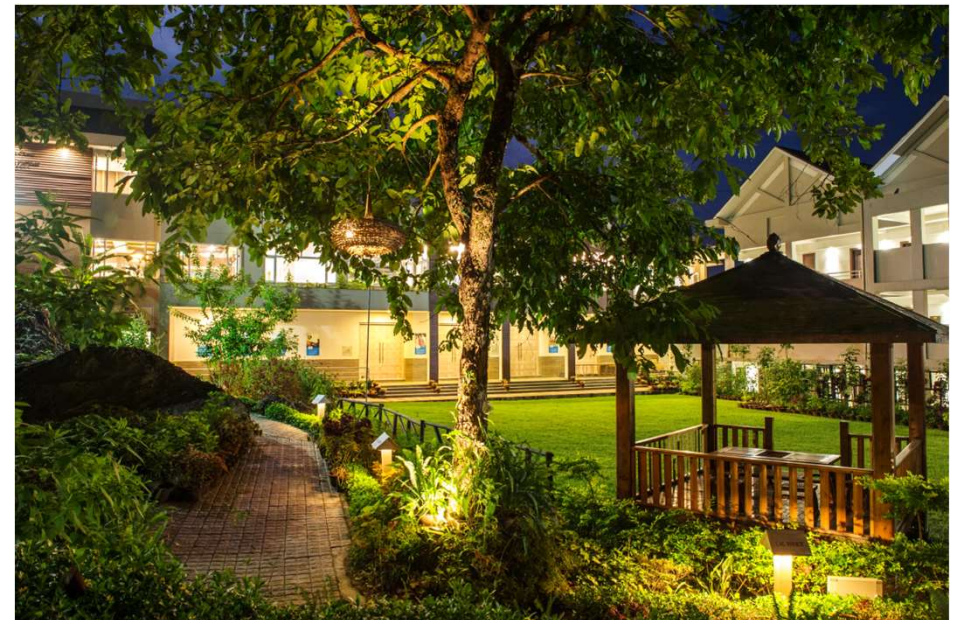
Reception



The terrace adjoining the reception



The Golden Oak – Multicuisine Restaurant



Night View

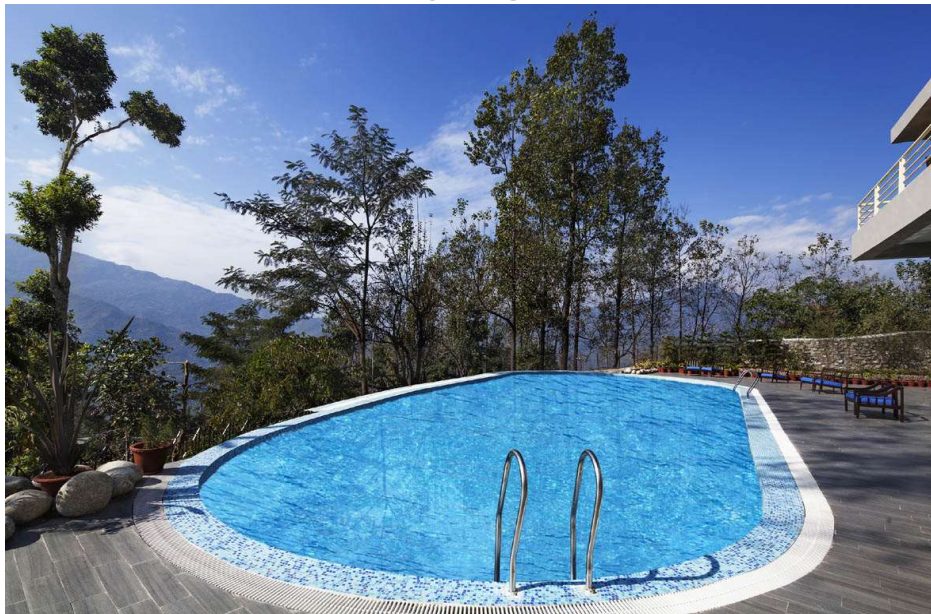




Alto Espirito, the Spanish bar with a wide collection of drinks



The cottage blocks in the backdrop of the hills



Swimming pool amidst lush green surroundings



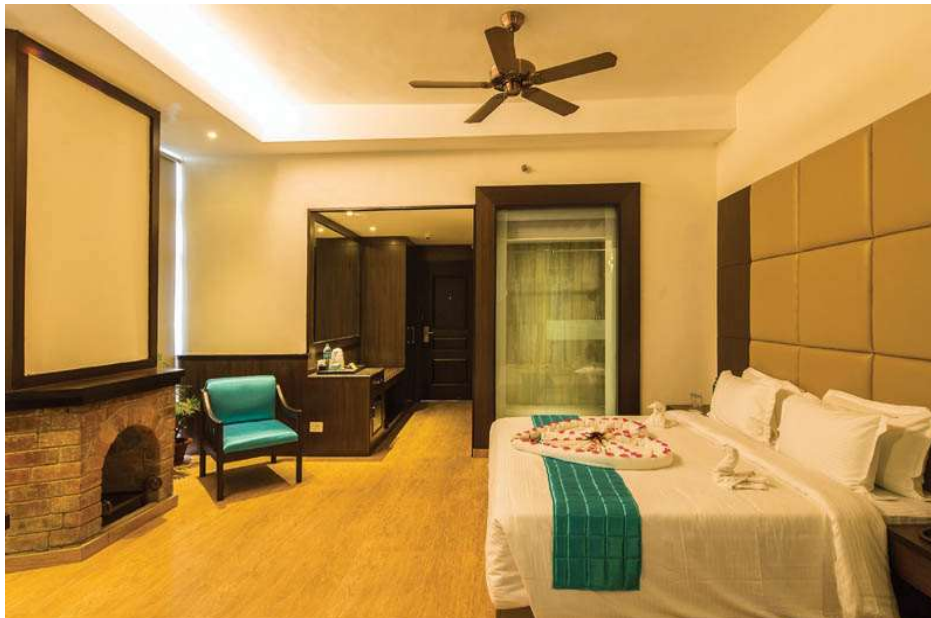
Fitness Centre



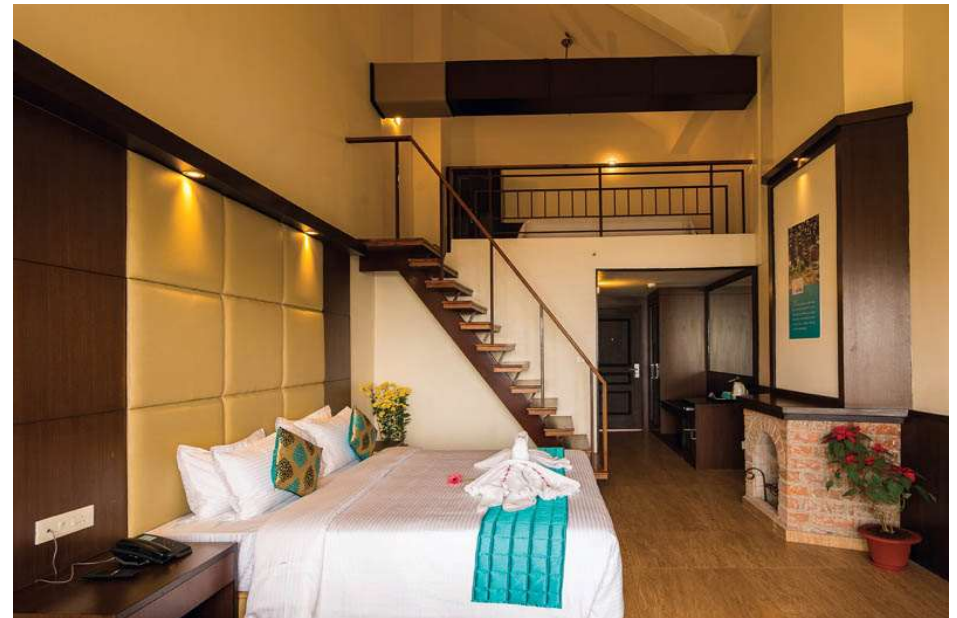
Billiards in the lounge bar



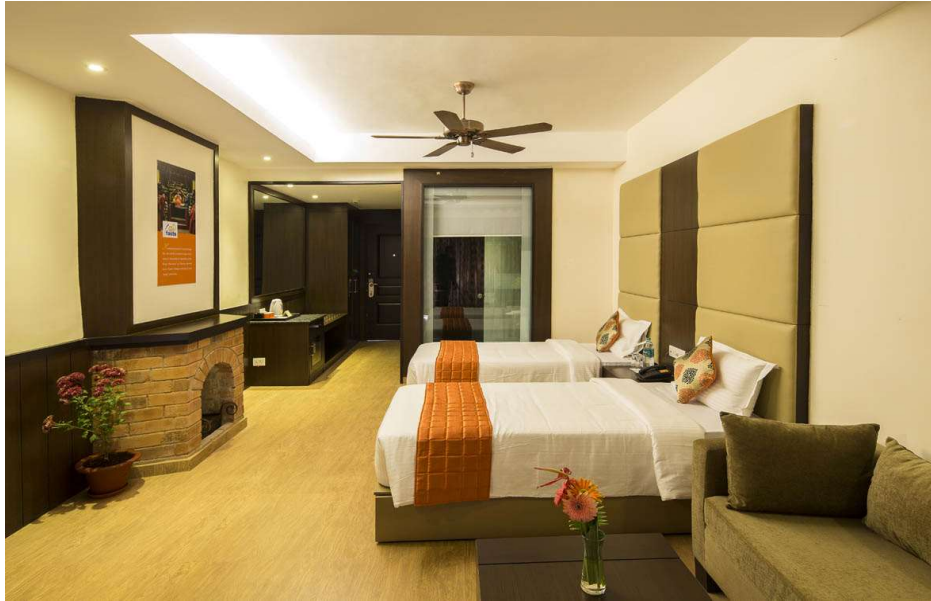
Premier Room with a private balcony



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

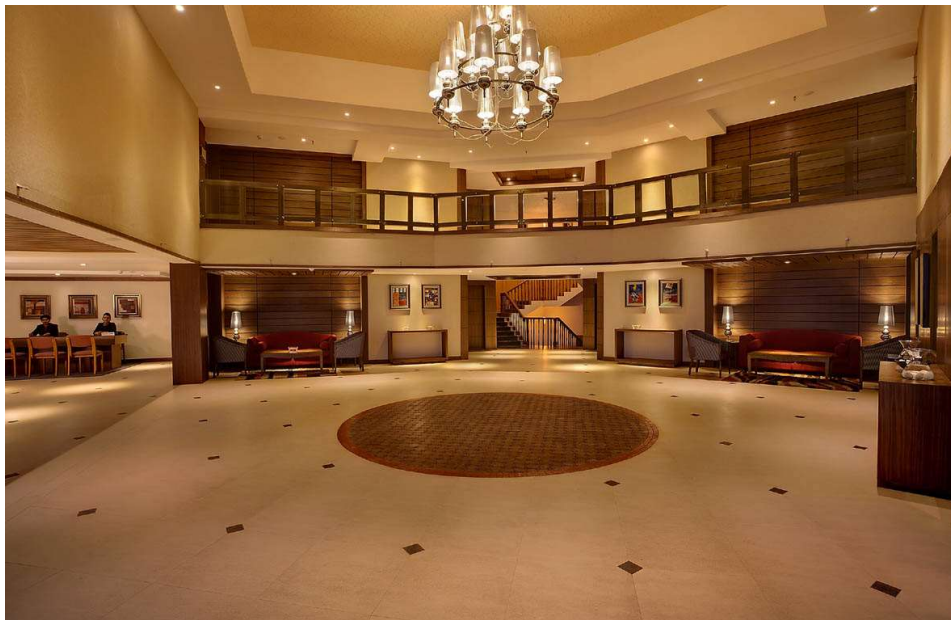
\*\* 6 rooms in 2 Villas



Ootacamund's highest located hotel



Façade - Night View



Expansive Lobby



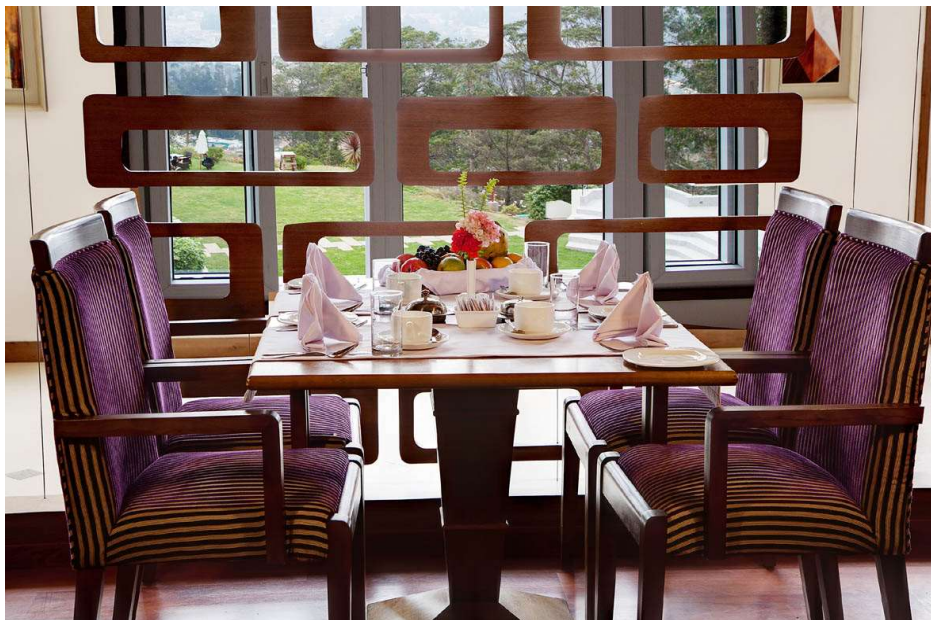
Majestic view of sunset from hotel view of balcony



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



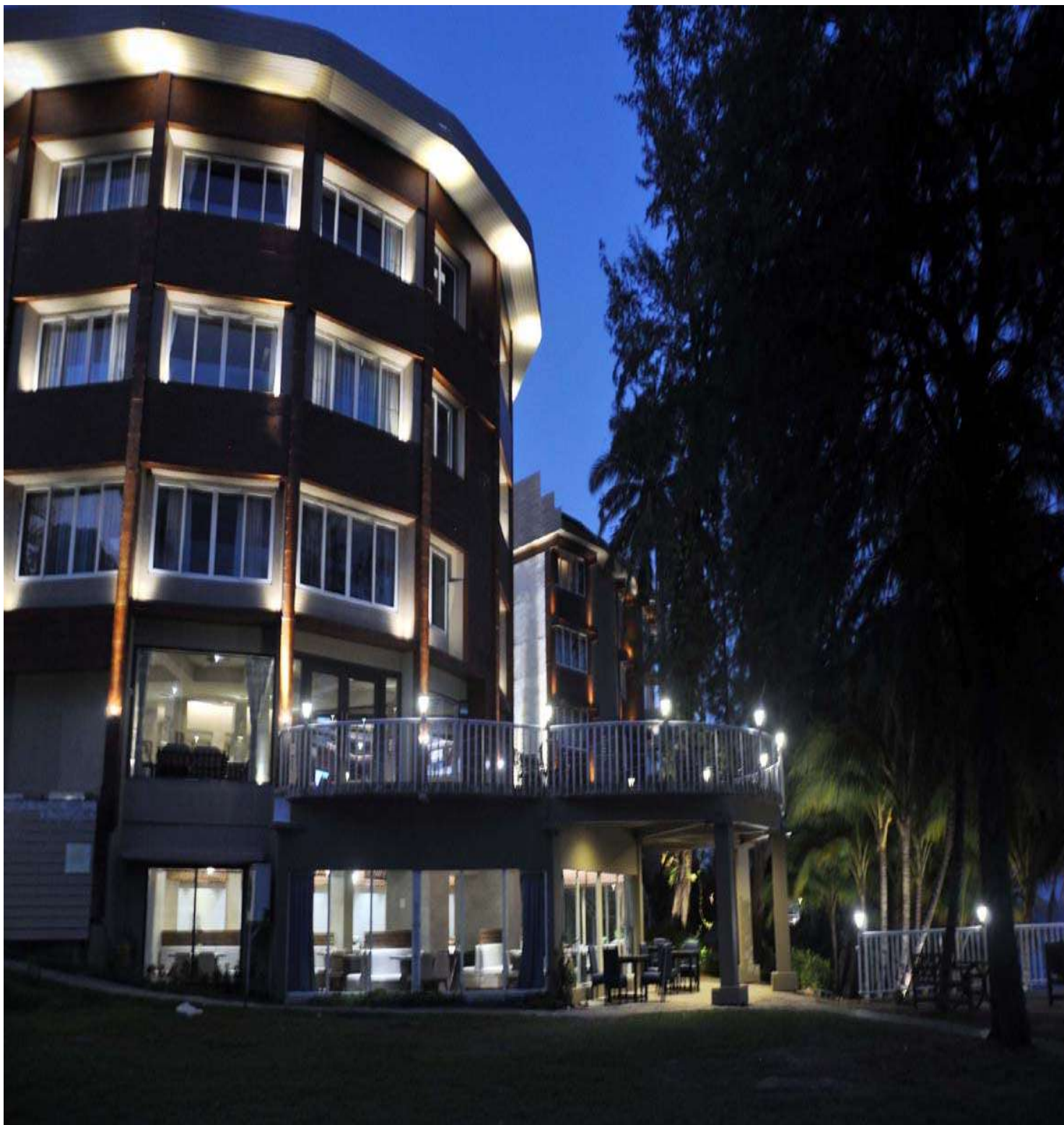
The Windsor Room - Conference hall



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



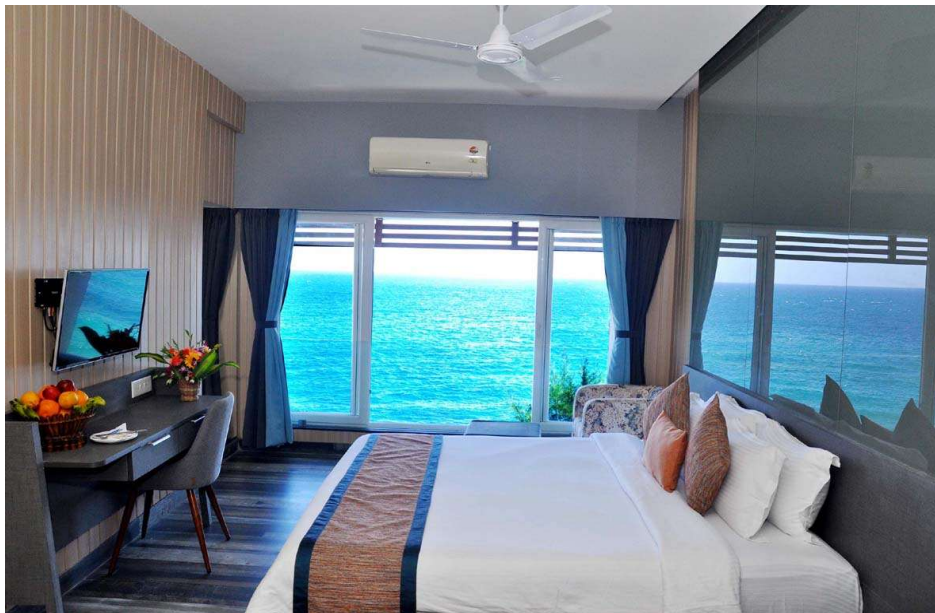
Multicuisine Restaurant



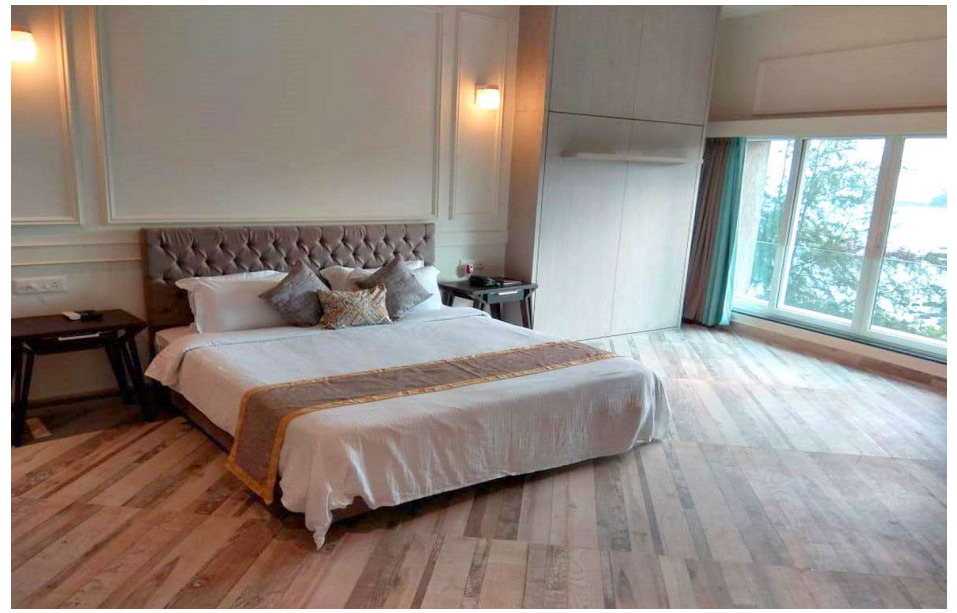
The Deck



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              |
| <b># Room &amp; Sizes for each category:</b> |                   |
| 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



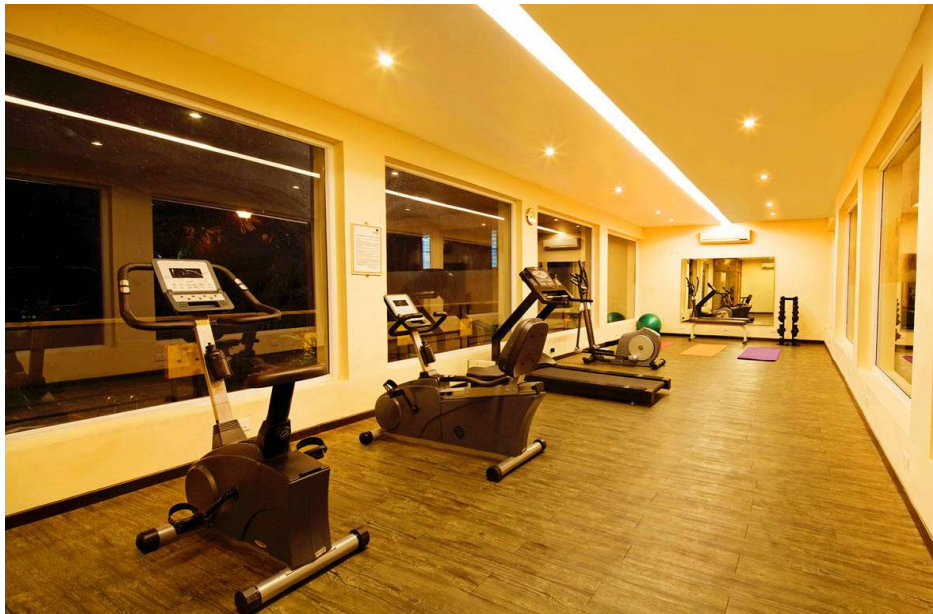
Garden Suite



Premier Twin Room



Sinclairs Spa



The Gym



The Pool



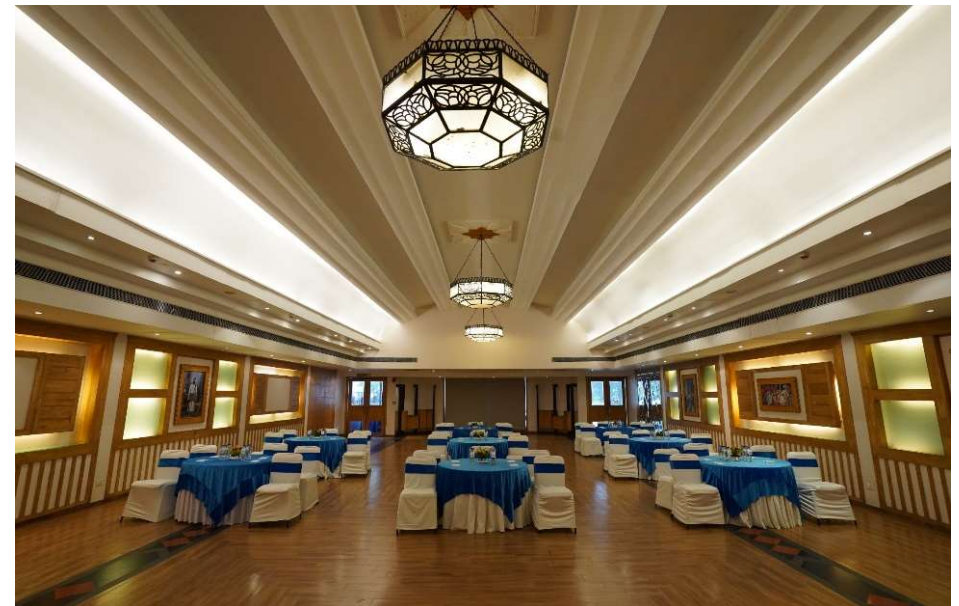
The Imperial - large Conference Hall



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           |
| <b># Room &amp; Sizes for each category:</b> |                |
| 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



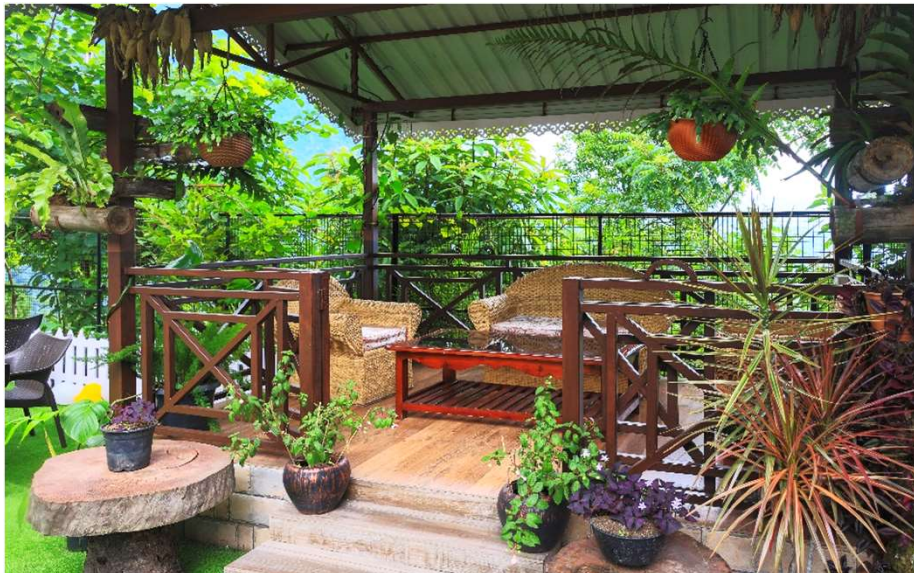
Reception



Restaurant



Meeting Area



Sitting Area



View from Hotel





## SINCLAIRS HOTELS LIMITED

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### Investor Information Website

[www.sinclairsindia.com](http://www.sinclairsindia.com)