



December 1, 2021

BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai 400 001

The Secretary  
The Calcutta Stock Exchange Ltd  
7, Lyons Range  
Kolkata 700 001

Dear Sir,

**Sub: Sinclairs Hotels Limited: Investor Presentation**

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed investor presentation.

Thanking you,  
Yours faithfully,

A handwritten signature in blue ink, appearing to read "SRMody".

Srushti Mody  
Company Secretary  
Membership No.: A42255

Encl: As above

**Sinclairs Hotels Limited**

Regd. Office: Pressman House, 10A Lee Road, Kolkata 700 020, t: 9007540731  
e: [cs@sinclairshotels.com](mailto:cs@sinclairshotels.com), CIN: L55101WB1971PLC028152

**BURDWAN | DARJEELING | DOOARS | GANGTOK | KALIMPONG | OOTY | PORT BLAIR | SILIGURI**

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

# SINCLAIRS HOTELS LIMITED

Burdwan, Darjeeling, Dooars, Gangtok, Kalimpong, Ooty, Port Blair, Siliguri



Corporate Presentation  
December 2021



# A Glimpse

Eight exciting destinations. One signature brand.



Sinclairs Burdwan



Sinclairs Darjeeling



Sinclairs Retreat Doars



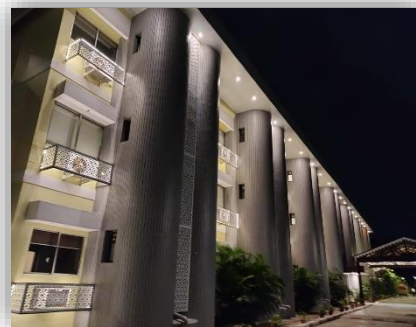
Sinclairs Retreat Kalimpong



Sinclairs Retreat Ooty



Sinclairs Bayview Port Blair



Sinclairs Siliguri



Sinclairs Gangtok



# Sinclairs Hotels – a unique chain of 8 properties

- ❖ Sinclairs is the preferred destination for business and leisure travellers going to Burdwan, Siliguri, Darjeeling, Kalimpong, Chalsa in Dooars, Gangtok, Port Blair and Ooty.
- ❖ 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.

# The Promoters

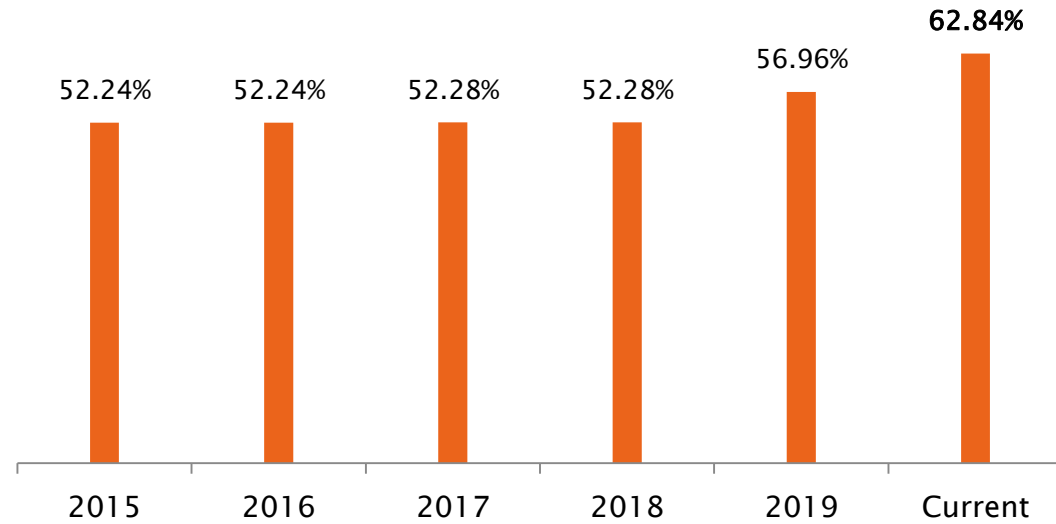
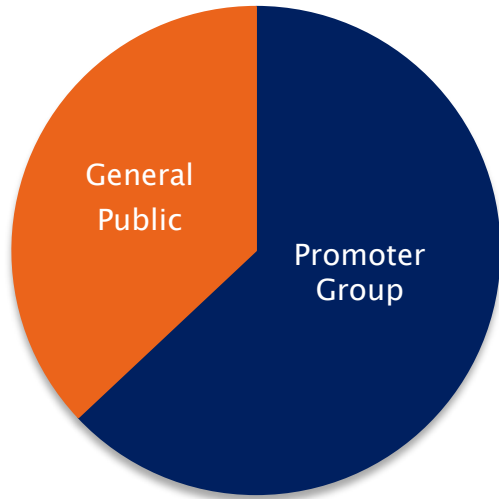
## **Dr Niren Suchanti**

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 – 62.84% (No shares are pledged)  
 General Public – 37.16% (Over 10,000 shareholders)

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

# Core Team

## Stable and experienced Core Management Team

**B L Soni**

Chief Financial Officer

Working in Sinclairs for last 28 years

**Swajib Chatterjee**

Chief Operating Officer

Working in Sinclairs for last 14 years

**Somnath Das**

Dy General Manager – Sales

Working in Sinclairs for last 13 years

**Ashis Chatterjee**

Manager Purchase & Procurement

Working in Sinclairs for last 12 years

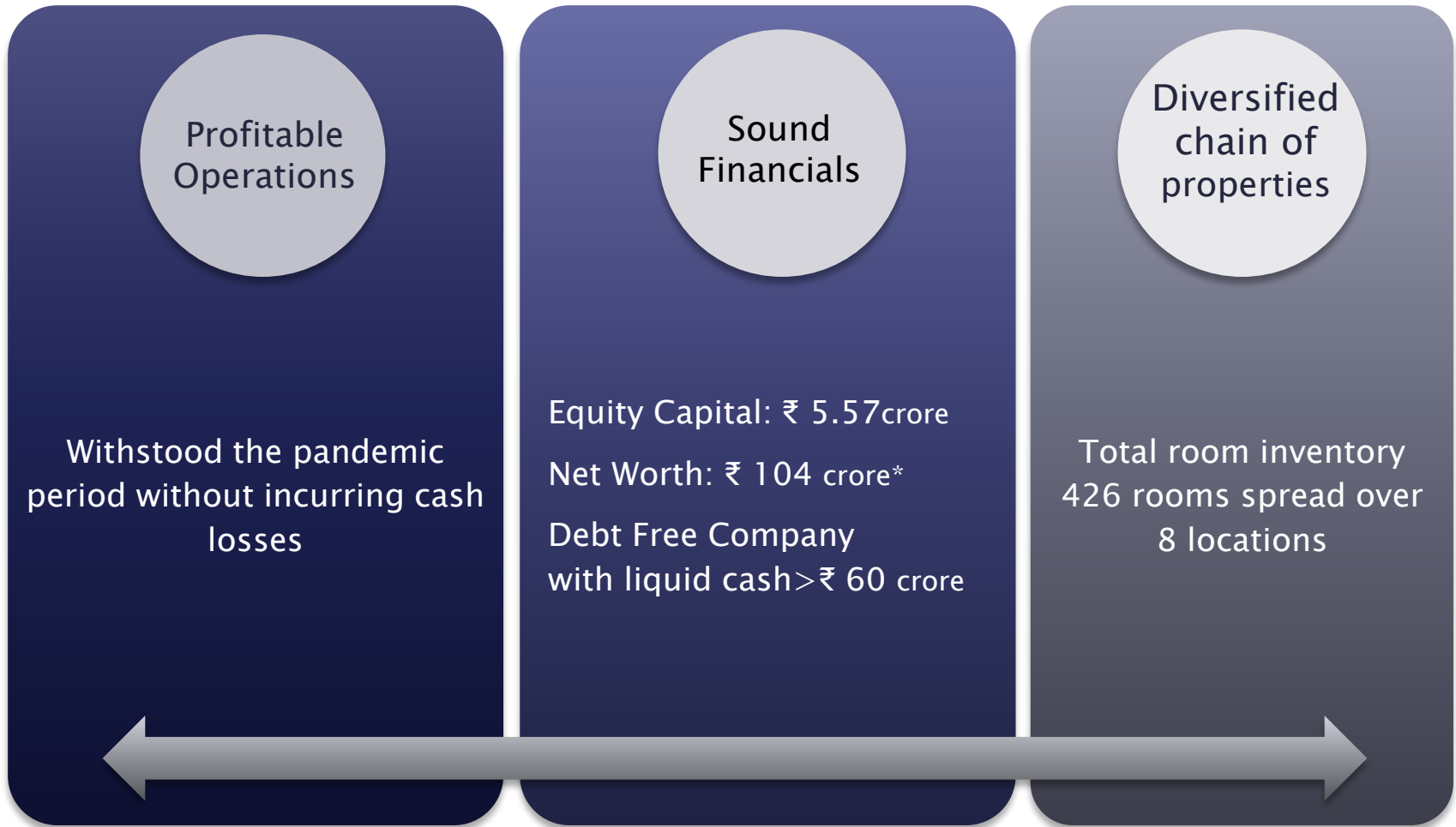
**Rumpa Bhattacharya**

Senior Manager Reservations

Working in Sinclairs for last 12 years



# Our Strengths – Strong financials



\* As on 31<sup>st</sup> March 2021





₹ in lakh


# Financial Highlights

|   | H1 FY'22       | FY '21         | FY '20         | FY '19         | FY '18         |
|---|----------------|----------------|----------------|----------------|----------------|
| <b>Income</b>                               |                |                |                |                |                |
| Revenue from Operations                     | 645.78         | 1727.20        | 4544.93        | 4575.23        | 4591.28        |
| Other Income                                | 253.37         | 586.68         | 171.73         | 383.08         | 225.91         |
| <b>Total Revenue</b>                        | <b>899.15</b>  | <b>2313.88</b> | <b>4716.66</b> | <b>4958.31</b> | <b>4817.19</b> |
| Expenditure                                 | 965.51         | 1345.92        | 2862.60        | 2797.21        | 2683.82        |
| <b>EBIDTA</b>                               | <b>236.34</b>  | <b>1021.10</b> | <b>1854.06</b> | <b>2161.10</b> | <b>2133.37</b> |
| EBIDTA Margin                               | 26.28%         | 44.13%         | 39.31%         | 43.59%         | 44.29%         |
| Depreciation                                | 249.02         | 544.80         | 675.62         | 752.59         | 738.27         |
| Finance Cost                                | 53.68          | 53.14          | -              | -              | -              |
| <b>Profit Before Tax</b>                    | <b>(66.36)</b> | <b>423.16</b>  | <b>1178.44</b> | <b>1408.51</b> | <b>1395.10</b> |
| Tax   | 5.77           | 72.04          | 229.54         | 433.82         | 221.31         |
| <b>Net Profit after Tax</b>                 | <b>(72.13)</b> | <b>351.12</b>  | <b>948.90</b>  | <b>974.69</b>  | <b>1173.79</b> |
| Share Capital                               | 557.00         | 557.00         | 557.00         | 557.00         | 557.00         |
| Other Equity (without Revaluation Reserves) | -              | 9850.22        | 9711.72        | 9159.04        | 8452.50        |
| Net Worth                                   | -              | 10407.22       | 10268.72       | 9716.04        | 9009.50        |
| Earnings per Share (₹ 2)                    | (0.26)         | 1.26           | 3.41           | 3.50           | 21.07*         |
| Dividend                                    | -              | 40%            | 40%            | 60%            | 40%            |
| Investments                                 | 6108.95        | 6230.58        | 5612.50        | 4808.33        | 4172.44        |


\*EPS for the year 2018 is at ₹ 10 per share




# The Future Outlook



• The Company's business was severely impacted by the second wave of the Covid-19 pandemic which began in early April 2021. The restrictions were partially relaxed beginning July 2021 which resulted in slight increase in the movement of tourists and business travellers, but was far below the normal levels during the quarter.



• The third quarter has started with a strong revival in business and revenues as well as occupancies are almost at pre-pandemic levels. The rapid vaccination drive and easing of travel restrictions for double-vaccinated people has resulted in a surge in leisure travel.



• The company is actively pursuing opportunities to expand its chain in leisure destinations and talks to acquire a boutique property in Sikkim is in an advanced stage.



• The Company's properties are well maintained with all safety protocols in place.

# Status of Kolkata Land

The Company owns one acre of prime freehold land in Rajarhat, New Town, Kolkata.

Earlier plans of setting up a 114-room business hotel has been shelved.

The market value of land has appreciated and it is proposed to unlock this value at a suitable time.

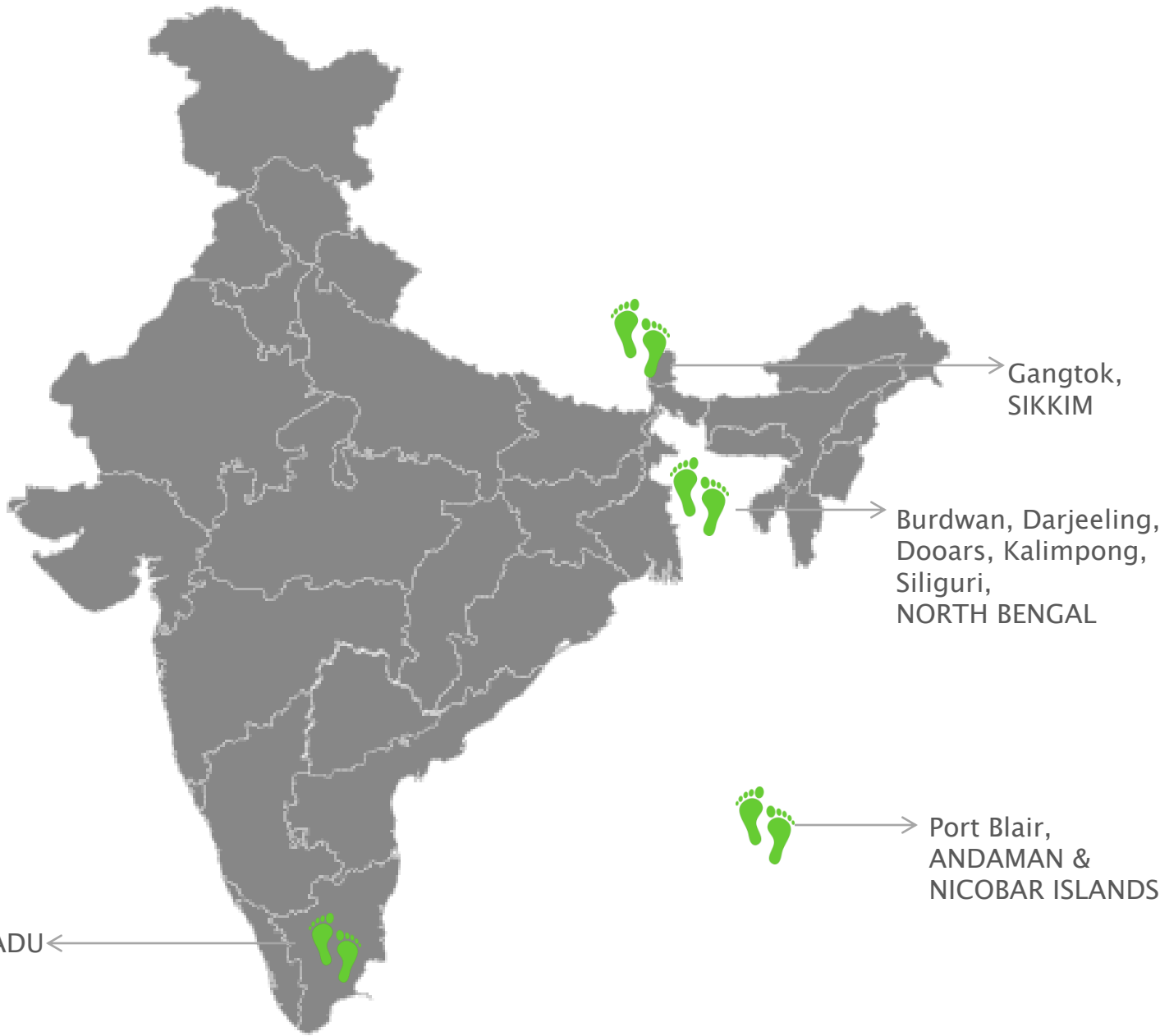
# Our footprints

**West Bengal:**  
Sinclairs Burdwan  
Sinclairs Darjeeling  
Sinclairs Retreat Dooars  
Sinclairs Retreat Kalimpong  
Sinclairs Siliguri

**Sikkim:**  
Sinclairs Gangtok

**Tamil Nadu:**  
Sinclairs Retreat Ooty

**Andaman & Nicobar Islands:**  
Sinclairs Bayview Port Blair



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.

The present cash surplus exceeding ₹ 60 crore together with cash generated every year will ensure that the company has adequate cash flow for acquisitions without any borrowings.

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

# Property wise – Tripadvisor Ranking \*

## Tripadvisor\* Ratings

A reflection of complete focus on guest satisfaction

|            |          |             |
|------------|----------|-------------|
| Burdwan    | 1 of 10  | (4.5 stars) |
| Darjeeling | 2 of 235 | (4.5 star)  |
| Dooars     | 1 of 8   | (4 star)    |
| Gangtok    | 3 of 335 | (5 star)    |
| Kalimpong  | 1 of 49  | (4.5 stars) |
| Ooty       | 8 of 207 | (4.5 star)  |
| Port Blair | 7 of 135 | (4 star)    |
| Siliguri   | 7 of 126 | (4 star)    |



**SINCLAIRS**  
HOTELS and RESORTS

# 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>                       | 19  |
| <b>Size (sq ft)</b>                          | 338   |
| <b>Suite # Rooms</b>                         | 1   |
| <b>Size (sq ft)</b>                          | 930   |
| <b>Total No of Rooms</b>                     | 20  |
| <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 Façade



Entrance to the Resort



Inside view of the Resort



Front Office



Forum – AC Lounge



The Palm Terrace



The Palm Terrace – Outdoor



The Saffron : Fine Dining Indian Restaurant



03: Lounge Bar



Swimming Pool



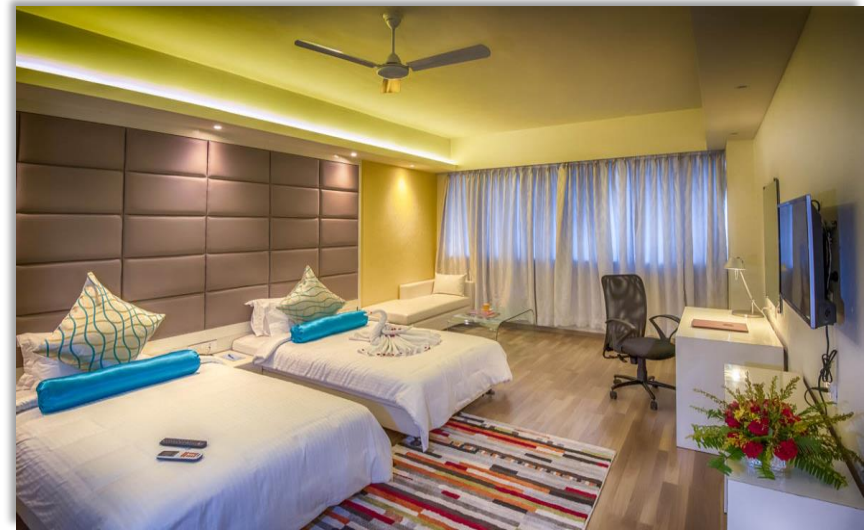
Gymnasium



Playzone



Library



Premier Room



The Maharaja Suite



Crystal Room: Ideal for meetings



Regal Room - Pre function area



Regal Room



Another view of Regal Room



Twilight view of the property



**SINCLAIRS**  
HOTELS *and* RESORTS

# 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**  
HOTELS *and* RESORTS

# SINCLAIRS RETREAT DOOARS

Nature at its best





# SINCLAIRS RETREAT DOOARS

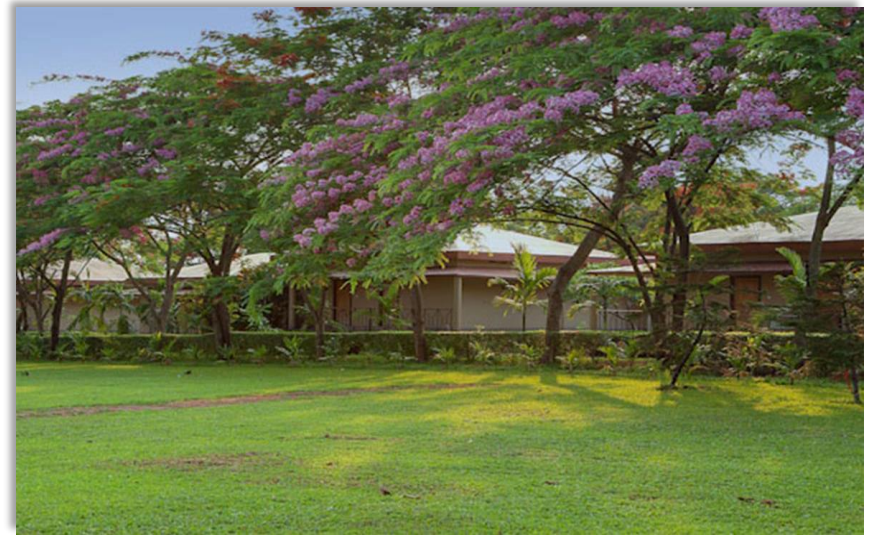
|  |  |
|--|--|
| Ownership – Freehold/ Leasehold              | 99 years lease with option to perpetually renew every 99 years |
| Land Area (in acres)                         | 20.22  |
| Built-up Area (in sq ft)                     | 74,893   |
| Year of property completion                  | 1999   |
| <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)                                 | 5,739  |
| Power demand                                 | 150 KVA  |
| Power outage trends                          | Almost zero  |

\* Covered Deck

# SINCLAIRS RETREAT DOOARS



Expansive lawns



Tree lined pathways



Scenic lobby



Garden Sit-out



Outdoor Sit-out



The Palm Terrace – Restaurant & Bar



The Pavilion



Outdoor deck





Laya Spa @ Sinclairs



The Spa Area



The Pool



The Kid's Pool



The Library



Deluxe Room



Garden facing Deluxe Room



Premier Suite – Burra Sahib Kothi



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**  
HOTELS *and* RESORTS

# SINCLAIRS RETREAT KALIMPONG

An ideal retreat for nature lovers



# SINCLAIRS RETREAT KALIMPONG

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

\* 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



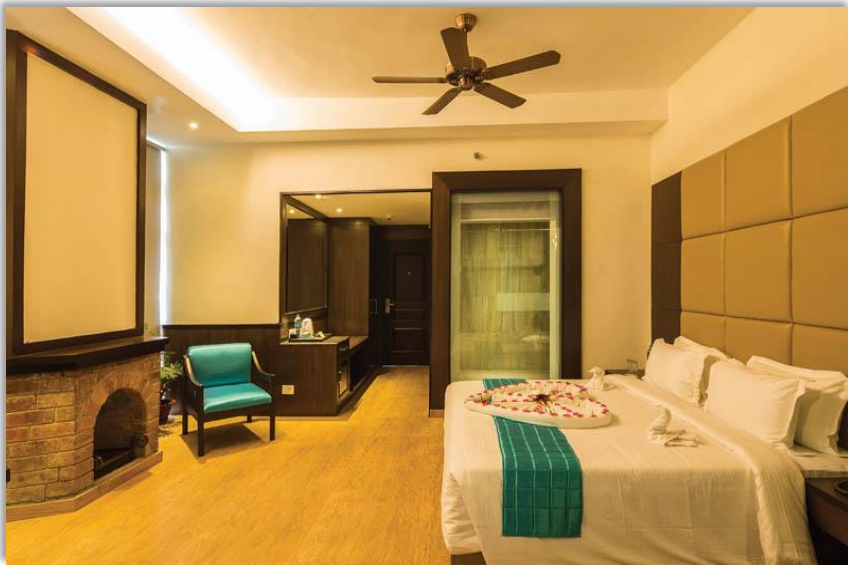
Fitness Centre



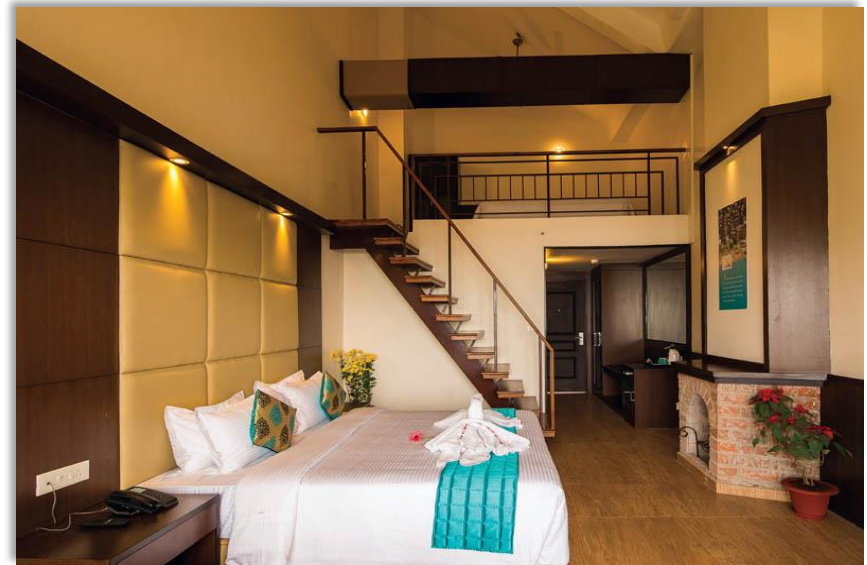
Billiards in the lounge bar



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**  
HOTELS *and* RESORTS

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



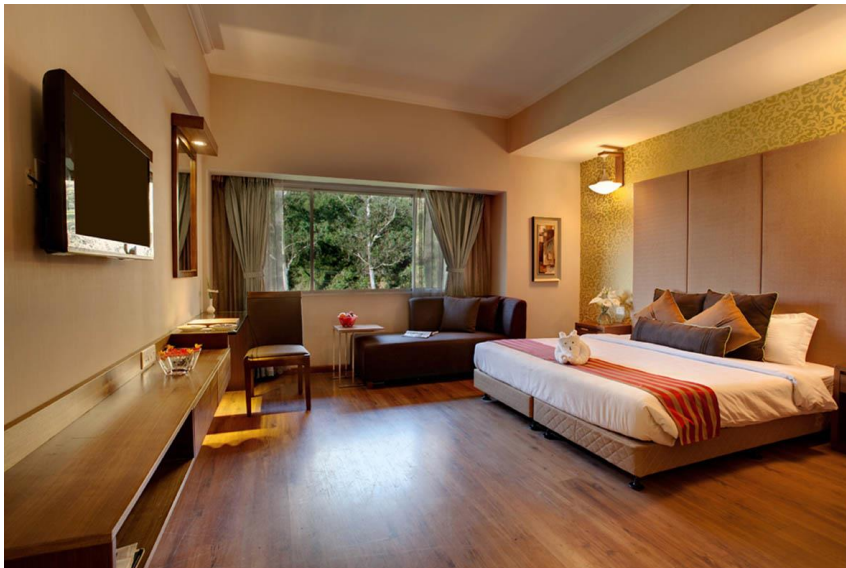
Indoor Games Arena with Library



The Library – Unwind with your favorite book



Tic Tac Toe – A Vibrant Entertainment Zone



Deluxe Room



Premier Room



Deluxe Suite



Nilgiris Suite



The Regal Room - large banquet hall



The Windsor Room - Conference hall





The Windsor Room - Conference hall



The Lawn



The three level landscaping with a panoramic view



The Terrace



**SINCLAIRS**  
HOTELS *and* RESORTS

# 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



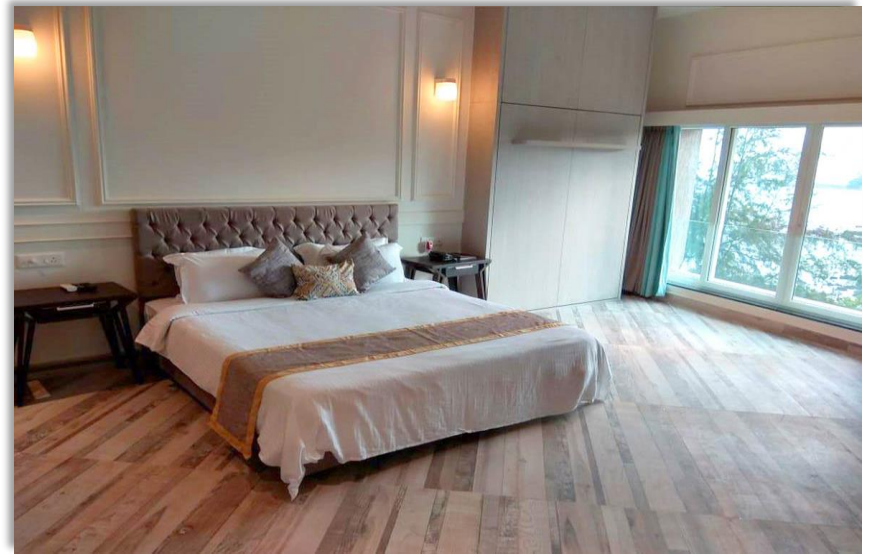
The Deck



The Deck with garden



Premier Room



Premier Family Suite



Premier Attic Room



Valentine Room



The Woodhouse - Conference Hall



Infinity Swimming Pool



**SINCLAIRS**  
HOTELS *and* RESORTS

# SINCLAIRS SILIGURI

The best address in town



# SINCLAIRS SILIGURI

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

\* Covered Deck





Lobby



Lobby



Restaurant Deck area



The Palms – Multicuisine Restaurant



Premier Room



Premier Suite



Garden Suite



Garden Suite



The Imperial - large Conference Hall



The Regency - Conference Room



The Summit - another Conference Room



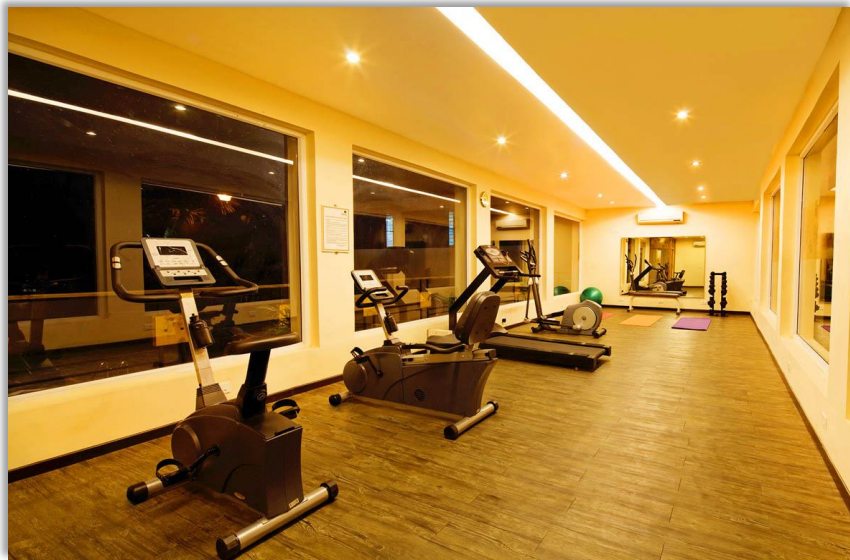
The Darbar - large Banquet Hall



The Heritage Garden



Sinclairs Spa



The Gym



The Pool



**SINCLAIRS**  
HOTELS *and* RESORTS

# SINCLAIRS GANGTOK

A new landmark in Gangtok





# SINCLAIRS GANGTOK

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

\* 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



Banquet Seating Area



The Cherry Hall



## **SINCLAIRS HOTELS LIMITED**

### **Registered Office Address**

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