

July 31, 2025

National Stock Exchange of India Limited

Exchange Plaza
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

Scrip Code: CHALET

BSE Limited

Corporate Relationship Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai 400 001.

**Scrip Code: 542399 (Equity Shares)
976529 (Non-Convertible Debentures)**

Dear Sir/ Madam,

Subject: Outcome of the Board Meeting held on July 31, 2025

Ref.: Regulation 30 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Pursuant to the provisions of Regulations 30 and 52 read with Schedule III of the Listing Regulations, this is to inform you that the Board of Directors of the Company at its meeting held today i.e. on July 31, 2025, has, *inter-alia*, considered and approved:

- the Statement of Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025, in accordance with the provisions of Regulations 33 and 52 of the Listing Regulations.

A copy of the aforementioned results along with the Limited Review Report of the Statutory Auditors thereon is enclosed herewith as *Annexure I*.

The details of extent and nature of security created and maintained with respect to the Listed Non-Convertible Debentures of the Company are set out in the Notes to the Unaudited Standalone and Consolidated Financial Results.

The aforesaid results will be uploaded on the Company's website, www.chalethotels.com and will also be available on the website of the Stock Exchanges. Further, the Financial Results will be published in the newspapers as provided under Regulations 47 and 52 of the Listing Regulations.

The Security Cover Certificate as per the provisions of Regulation 54(3) of the Listing Regulations is also enclosed herewith as *Annexure II*.

Further, Dr. Sanjay Sethi had conveyed his intention to retire from his executive responsibilities upon the completion of his current tenure as Managing Director & CEO of the Company on January 31, 2026.

In anticipation of this transition, the Company has, over the past two years, worked on building the next line of leadership as part of a well-structured succession plan. As part of this process, Mr. Shwetank Singh was inducted into the Board as Executive Director on October 24, 2024.

Based on the recommendation of the Compensation, Nomination and Remuneration Committee, the Board at its meeting held earlier today approved the appointment of Mr. Shwetank Singh as the Managing Director & CEO Designate. He will assume the role of Managing Director & CEO with effect from February 1, 2026.

Chalet Hotels Limited

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
Website: www.chalethotels.com Email: companysecretary@chalethotels.com Phone: +91-22-2656 4000 Fax: +91-22-2656 5451,
CIN: L55101MH1986PLC038538

It is also proposed that Dr. Sanjay Sethi will continue as a Non-Executive, Non-Independent Director, effective February 1, 2026.

All requisite statutory approvals in this regard shall be sought in due course.

The meeting of the Board of Directors of the Company commenced at 3.45 p.m. and concluded at 6.00 p.m.

We request you to take the aforementioned information on record.

Thanking You.

Yours faithfully,
For **Chalet Hotels Limited**

Christabelle Baptista
Company Secretary and Compliance Officer

Enclosed: As above

B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
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Limited Review Report on unaudited consolidated financial results of Chalet Hotels Limited for the quarter ended 30 June 2025 pursuant to Regulation 33 and Regulation 52(4) read with Regulation 63 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Chalet Hotels Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Chalet Hotels Limited (hereinafter referred to as "the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended 30 June 2025 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's 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 and Regulation 52(4) read with Regulation 63 of the Listing Regulations. Our responsibility is to express a conclusion 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.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of entity	Relationship
Chalet Airport Hotels Private Limited	Wholly owned subsidiary
Sonmil Industries Private Limited	Wholly owned subsidiary
Mahananda Spa and Resorts Private Limited	Wholly owned subsidiary
Chalet Hotel & Properties (Kerala) Private Limited	Subsidiary
The Dukes Retreat Private Limited	Wholly owned subsidiary

Limited Review Report (Continued)

Chalet Hotels Limited

Ayushi and Poonam Estates LLP	Wholly owned subsidiary
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5. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
6. Based on our review conducted and procedures performed as stated in paragraph 3 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 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. We draw attention to Note 8 to the unaudited consolidated financial results regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Parent company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigations. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would inter alia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honourable Supreme Court of India. The Honourable Supreme Court of India on 21 January 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Parent company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not expect any potential material loss to be borne by the Group. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the unaudited consolidated financial results as at 30 June 2025 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 45.85 million (31 March 2025: Rs 46.14 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to Rs 347.34 million as at 30 June 2025 (31 March 2025: Rs 347.22 million).

Our conclusion is not modified in respect of this matter.

8. The Statement includes the interim financial results of one subsidiary which has not been reviewed, whose interim financial results reflect total revenues (before consolidation adjustments) of Rs. 243.71 million, total net profit after tax (before consolidation adjustments) of Rs. 54.52 million and total comprehensive income (before consolidation adjustments) of Rs. 41.70 million, for the quarter ended 30 June 2025, as considered in the Statement. According to the information and explanations given to us by the Parent's management, these interim financial results are not material to the Group.

B S R & Co. LLP

Limited Review Report (Continued)

Chalet Hotels Limited

Our conclusion is not modified in respect of this matter.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Suhas Pai

Partner

Mumbai
31 July 2025

Membership No.: 119057
UDIN:25119057BMOVGTG5570

Statement of Consolidated Financial Results for the quarter ended 30 June 2025

	Quarter ended			Year ended
	30 June 2025	31 March 2025	30 June 2024	31 March 2025
	(Refer note 3)			
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Income				
Revenue from operations (Refer note 5)	8,945.51	5,219.74	3,610.06	17,178.25
Other income	137.87	154.01	81.02	362.97
Total Income (A)	9,083.38	5,373.75	3,691.08	17,541.22
Expenses				
Cost of materials consumed - real estate	829.58	21.12	21.39	84.82
Changes in inventories of finished goods and construction work in progress	1,822.77	-	-	-
Food and beverages consumed	304.26	320.67	265.91	1,168.09
Operating supplies consumed	102.32	125.86	91.21	425.09
Employee benefit expenses	694.57	676.50	548.07	2,344.78
Power and fuel	237.02	215.12	225.78	840.53
Other expenses	1,382.21	1,445.99	1,055.33	4,956.02
Total Expenses (B)	5,372.73	2,805.26	2,207.69	9,819.33
Earnings before interest, depreciation, amortisation and tax (EBITDA) (C) (A-B)	3,710.65	2,568.49	1,483.39	7,721.89
Depreciation and amortisation expenses	539.09	497.82	389.33	1,787.96
Finance costs	485.44	482.47	316.84	1,590.82
Profit before income tax (D)	2,686.12	1,588.20	777.22	4,343.11
Tax expense (E)	654.84	349.85	170.75	2,918.17
Current tax (includes tax for the earlier years)	480.90	291.09	146.75	836.29
MAT credit entitlement	(295.77)	(253.71)	(145.90)	(799.27)
Deferred tax expenses	469.71	312.47	169.90	2,881.15
Profit for the period/ year (F) (D-E) (Refer note 10)	2,031.28	1,238.35	606.47	1,424.94
Other comprehensive (expense) / income				
Items that will not be reclassified to profit or loss				
Remeasurement of the defined benefit plans	(1.02)	5.44	(3.17)	(4.08)
Income-tax on above	0.35	(0.58)	1.08	2.65
Other comprehensive (expense) / income for the period / year, net of tax	(0.67)	4.86	(2.09)	(1.43)
Total comprehensive income for the period / year	2,030.61	1,243.21	604.38	1,423.51
Profit for the period / year attributable to :				
Owners of the company	2,031.50	1,238.46	606.69	1,425.65
Non-controlling interest	(0.22)	(0.11)	(0.22)	(0.71)
Other comprehensive (expense) / income attributable to :				
Owners of the company	(0.67)	4.86	(2.09)	(1.43)
Non-controlling interests	-	-	-	-
Total comprehensive income / (expense) attributable to :				
Owners of the company	2,030.83	1,243.32	604.60	1,424.22
Non-controlling interest	(0.22)	(0.11)	(0.22)	(0.71)
Paid-up equity share capital (Face value of ₹10 pershare)	2,184.90	2,184.55	2,181.00	2,184.55
Other equity				
Net-Worth	32,518.96	30,457.02	28,938.62	30,457.02
Earnings per equity share(Face value of ₹ 10 each)				
Basic (* not annualised) (in ₹)	*9.30	*5.68	*2.79	6.53
Diluted (* not annualised) (in ₹)	*9.28	*5.67	*2.78	6.52
Additional information pursuant to requirement of Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation 2015 (Refer note 13).				
Debt Equity Ratio (in times)	0.77	0.84	0.71	0.84
Debt Service Coverage Ratio (DSCR) (annualised) (in times)	1.61	1.06	1.79	0.82
Interest Service Coverage Ratio (ISCR) (in times)	7.64	5.32	4.68	4.85
Current Ratio (in times)	0.54	0.53	2.96	0.53
Long term Debt to Working Capital (in times)	(1.96)	(1.50)	(4.21)	(1.50)
Current Liability Ratio (in times)	0.48	0.55	0.45	0.55
Bad Debts to Account Receivable (in times)	-	-	-	-
Total Debt to Total Assets (in times)	0.36	0.36	0.34	0.36
Debtor Turnover (annualised) (in times)	43.95	31.31	24.19	25.76
Inventory Turnover (annualised) (in times)	7.87	8.83	8.36	8.04
Operating Margin (%)	35%	39%	30%	34%
Net Profit Margin (%)	22%	23%	16%	8%
Capital redemption reserve	560.00	160.00	-	160.00
Debt Redemption Reserve	-	-	-	-
Outstanding redeemable preference shares				
Quantity	16,000	20,000	20,000	20,000
Value	1,581.47	1,969.02	1,882.51	1,969.02

The listed non-convertible debentures of the Group aggregating ₹ 750 million as at 30 June 2025, are secured by way of first ranking pari-passu charge over moveable and immoveable properties of the Holding Company pertaining to JW Sahar Marriott & Sahar Retail. The security cover thereof exceeds 1.75x of the principal amount and interest accrued thereon of the said debentures as at 30 June 2025.

See accompanying notes to the consolidated financial results

Notes:

- 1 The above consolidated financial results for the quarter ended 30 June 2025 which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 31 July 2025.
- 2 The approved consolidated financial results for the quarter ended 30 June 2025 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Chalet Hotels Limited ("Holding Company") website (URL: www.ChaletHotels.com).
- 3 The consolidated financial results includes the result of the quarter ended 31 March 2025 being the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
- 4 These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 5 During the quarter ended 30 June 2025, the Holding Company has recognised revenue of ₹ 4,391.17 mn from its Residential project at Bengaluru ("Project ") in accordance with IND AS 115 – Revenue from Contracts with Customers.
- 6 During the year ended 31 March 2025, the Holding Company has allotted 1,26,26,263 fully paid equity shares of face value ₹ 10/- each to a Qualified Institution Placement (QIP) aggregating to ₹ 10,000 million. The issue was made in accordance with SEBI (Issue of Capital and Disclosure Requirements) Regulations 2018. The net sale proceeds from the issue have been utilised towards repayment/ prepayment, of certain outstanding borrowings availed by the Holding Company and balance has been used for General Corporate Purposes. In accordance with Ind AS 32, the costs that are attributable directly to the above transaction, have been recognised in Equity.
- 7 On 11 February 2025, the Holding Company has acquired 100% share holding in Mahananda Spa and Resorts Private Limited ('MSRPL'), a Company, engaged in the business of hospitality (hotels) for an enterprise value of ₹ 5,300 million, adjusted for net current assets. Consequent to such acquisition, MSRPL has become the wholly owned subsidiary of the Holding Company. The Management has considered 11 February 2025 as acquisition date for the purpose of consolidation.
- 8 In December 2005, the Holding Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Holding Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above consolidated financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 June 2025 is ₹ 45.85 million (31 March 2025: ₹ 46.14 million) and carrying value of property, plant and equipment as at 30 June 2025 is ₹ 347.34 million (31 March 2025: ₹ 347.22 million).
- 9 With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Holding Company, either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0.00% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Holding Company of upto ₹ 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. During the quarter ended 30 June 2025, the Holding Company has repaid NCRPS amounting to ₹ 400 mn. The Holding Company has a paid up preference share capital of ₹ 1,600 million as at 30 June 2025 (31 March 2025: ₹ 2,000 million). Further, the Holding Company has repaid the interest free loan to the Promoter - Directors during the year ended 31 March 2025. The outstanding balance as at 31 March 2025 is Nil.
- 10 As per Finance (No.2) Act 2024, enacted in August 2024, the rate at which capital gains were taxed have changed and indexation benefits has been withdrawn while calculating long term capital gains on capital assets. Consequently, during the quarter ended 30 September 2024, the Holding Company has reversed deferred tax assets created on certain capital assets (carried at indexed cost) having one time impact of ₹ 2,021.72 million in the statement of profit and loss. Further, on remeasurement of deferred tax on revaluation created on land, Holding Company has reversed Deferred tax liability on account of rate change, amounting to ₹ 553.62 million in the retained earnings.
- 11 During the quarter ended 31 March 2025, the Holding Company has allotted 211,012 Equity Shares of ₹10 each fully paid-up in accordance with the Employee Stock Option Plan to the employees on exercise of stock options.
- 12 The Holding Company ('Transferee Company') at its meeting held on 25 October 2023 had approved Composite Scheme of Arrangement and Amalgamation ('Scheme') of Sonmil Industries Private Limited ('Sonmil/ Transferor Company No. 1') (wholly owned subsidiary) and The Dukes Retreat Private Limited ('Dukes/ Transferor Company No. 2') (subsidiary), with the Holding Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1st April 2024 for Sonmil ('Appointed Date- Stage 1 Amalgamation') and from the date falling after the Effective Date- Stage 1 Amalgamation as fixed by the Board of Directors of the Holding Company for Dukes ('Appointed Date- Stage 2 Amalgamation'), subject to the approval of the statutory and regulatory authorities.

An application for approval of the Scheme was filed with the Hon'ble National Company Law Tribunal ('Hon'ble NCLT') on 8 October 2024. Further to approval accorded by the Equity Shareholders of the Transferee Company for the Scheme at their meeting held on 13 May 2025, pursuant to the order of the Hon'ble NCLT dated 18 March 2025, a Company Scheme Petition (CSP) has been filed with the Hon'ble NCLT on 24 May 2025. The Order of the Hon'ble NCLT is awaited. Pending the requisite approvals, no adjustments are carried out in the consolidated financial results.

13 Formula used for Calculation of Ratio and Financial Indicators are below:

Debt Equity Ratio = Total Debt/Shareholder's Equity
 Debt Service Coverage Ratio (DSCR) = EBITDA/(Interest for the period/year + Current maturity of Long term debt)
 Interest Service Coverage Ratio (ISCR) = EBITDA/Interest cost of the period/year
 Current Ratio = Current Assets / Current Liabilities
 Long term Debt to Working Capital = Non Current borrowings/(Current Assets- Current Liabilities)
 Current Liability Ratio = Current Liabilities/Total Liabilities
 Bad Debts to Account Receivable Ratio= Bad Debts /Average Trade Receivables
 Total Debts to Total Assets = (Current Borrowing+ Non-current Borrowing)/ Total Assets
 Debtor Turnover (annualised) = Revenue from operations/Average Trade Receivable
 Inventory Turnover (excluding Residential segment) (annualised) = Cost of goods sold/Average Inventory
 Operating Margin (%) = Earning Before Interest & Taxes/Total Income
 Net Profit Margin (%) = Net Profit/Total Income



- 14 During the quarter ended 31 March 2025, the Holding Company allotted 7,500 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures (NCDs) of face value of ₹100,000 each with a coupon rate of 8.35% per annum, aggregating to ₹ 750 million on a private placement basis and were listed and admitted to dealing on the wholesale debt segment of BSE Limited w.e.f 26 March 2025. The listed NCDs are secured by way of first ranking pari-passu charge over moveable and immoveable properties of the Holding Company pertaining to JW Sahar Marriott & Sahar Retail.

These NCDs shall be redeemable in two equal installments of ₹ 375 million each, payable on 24 September 2027 and 24 March 2028, respectively.

The Management has voluntarily adopted to disclose key ratios / indicators for the all the periods presented in the consolidated financial results.

The utilization of the proceeds of non-cumulative, non-convertible debentures upto 31 March 2025 is as follows :

Particulars	₹ in million
Total Issue Size	750.00
Repayment of Overdraft / Working Capital Demand Loan	750.00
Balance amounts pending deployment as at 31 March 25	-

- 15 The statutory auditors of the Holding Company have expressed an unmodified opinion on the above consolidated financial results for the quarter ended 30 June 2025.
- 16 Investor Complaints pending at the beginning of the quarter – Nil, Received during the quarter – 1, Disposed during the quarter – 1, Remaining unresolved at the end of the quarter – Nil.

Registered Office:

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4th Floor, Block 'G', Near Bank of Baroda,

Bandra Kurla Complex, Bandra (East), Mumbai - 400051

Email: investorrelations@chalet-hotels.com

Website: www.chalet-hotels.com

Place : Mumbai

Date: July 31, 2025

For Chalet Hotels Limited
(CIN-L55101MH1986PLC038538)



Sanjay Sethi
Managing Director & CEO
(DIN. 00641243)



CHALET HOTELS LIMITED



Consolidated Segment wise Revenue, Results, Assets and Liabilities for the quarter ended 30 June 2025.

(₹ in million)

	Quarter ended			Year ended
	30 June 2025	31 March 2025	30 June 2024	31 March 2025
	(Refer note 3)			
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1. Segment revenue				
(a) Hospitality (Hotels)	3,855.97	4,603.54	3,254.59	15,208.47
(b) Real Estate	4,391.17	-	-	-
(c) Rental / Annuity Business	731.95	619.13	355.47	1,969.78
(d) Unallocated	104.29	151.08	81.02	362.97
Net sales/income from operations	9,083.38	5,373.75	3,691.08	17,541.22
2. Segment results Profit/(Loss) before tax and interest				
(a) Hospitality (Hotels)	1,203.67	1,890.10	1,013.68	5,447.36
(b) Real Estate	1,627.76	(61.21)	(33.03)	(205.63)
(c) Rental / Annuity Business	460.77	252.00	189.82	922.91
(d) Unallocated	-	-	-	-
Total	3,292.20	2,080.89	1,170.47	6,164.64
Less: (i) Finance Cost	485.44	482.47	316.84	1,590.82
(ii) Other un-allocable expenditure net off un-allocable income	120.64	10.22	76.41	230.71
Profit before tax	2,686.12	1,588.20	777.22	4,343.11
3. Segment assets				
(a) Hospitality (Hotels)	37,087.79	36,733.55	28,373.61	36,733.55
(b) Real Estate	4,942.80	6,526.47	6,032.22	6,526.47
(c) Rental / Annuity Business	22,636.83	22,287.83	20,029.99	22,287.83
(d) Unallocated	5,051.14	5,086.72	5,249.76	5,086.72
Total	69,718.56	70,634.57	59,685.58	70,634.57
4. Segment liabilities				
(a) Hospitality (Hotels)	2,654.56	3,100.78	2,771.73	3,100.78
(b) Real Estate	6,176.08	8,563.36	6,113.94	8,563.36
(c) Rental / Annuity Business	1,677.63	1,743.06	1,114.14	1,743.06
(d) Unallocated	26,691.33	26,770.35	20,747.15	26,770.35
Total	37,199.60	40,177.55	30,746.96	40,177.55



Limited Review Report on unaudited standalone financial results of Chalet Hotels Limited for the quarter ended 30 June 2025 pursuant to Regulation 33 and Regulation 52(4) read with Regulation 63 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Chalet Hotels Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Chalet Hotels Limited (hereinafter referred to as "the Company") for the quarter ended 30 June 2025 ("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 and Regulation 52(4) read with Regulation 63 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. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. 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 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 8 to the unaudited standalone financial results regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigations. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would inter alia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp

Limited Review Report (Continued)

Chalet Hotels Limited

Private Limited was subject to the outcome of the litigation and the management does not expect any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the unaudited standalone financial results as at 30 June 2025 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 45.85 million (31 March 2025: Rs 46.14 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to Rs 347.34 million as at 30 June 2025 (31 March 2025: Rs 347.22 million).

Our conclusion is not modified in respect of this matter.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Suhas Pai

Partner

Mumbai

31 July 2025

Membership No.: 119057

UDIN:25119057BMOVTF9603

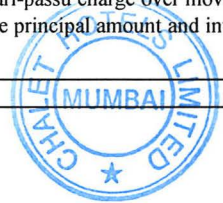
CHALET HOTELS LIMITED



Statement of Standalone Financial Results for the quarter ended 30 June 2025

(₹ in million)

	Quarter ended			Year ended
	30 June 2025	31 March 2025	30 June 2024	31 March 2025
	(Refer note 3)			
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Income				
Revenue from operations (Refer note 5)	8,507.68	4,843.36	3,475.79	16,265.65
Other income	188.41	204.85	118.65	551.51
Total Income (A)	8,696.09	5,048.21	3,594.44	16,817.16
Expenses				
Cost of materials consumed - real estate	829.58	21.12	21.39	84.82
Changes in inventories of finished goods and construction work in progress	1,822.77	-	-	-
Food and beverages consumed	262.68	284.41	249.52	1,069.07
Operating supplies consumed	89.63	109.99	86.60	380.24
Employee benefit expenses	604.03	613.09	509.57	2,151.40
Power and fuel	203.45	194.90	209.28	766.05
Other expenses	1,304.04	1,284.46	1,067.04	4,723.10
Total Expenses (B)	5,116.18	2,507.97	2,143.40	9,174.68
Earnings before interest, depreciation, amortisation and tax (EBITDA) (C) (A-B)	3,579.91	2,540.24	1,451.04	7,642.48
Depreciation and amortisation expenses	433.91	412.76	351.44	1,571.46
Finance costs	431.31	426.30	262.64	1,371.23
Profit before income tax (D)	2,714.69	1,701.18	836.96	4,699.79
Tax expense (E)	669.30	366.84	170.14	2,984.08
Current tax (includes tax for the earlier years)	480.85	291.62	145.90	837.18
MAT credit entitlement	(295.77)	(253.71)	(145.90)	(799.27)
Deferred tax expenses	484.22	328.93	170.14	2,946.17
Profit for the period/ year (F) (D-E) (Refer note 10)	2,045.39	1,334.34	666.82	1,715.71
Other comprehensive (expense) / income				
Items that will not be reclassified to profit or loss				
Remeasurement of the defined benefit plans	(1.90)	1.92	(3.17)	(7.60)
Income-tax on above	0.64	(0.65)	1.08	2.58
Other comprehensive (expense) / income for the period / year, net of tax	(1.26)	1.27	(2.09)	(5.02)
Total comprehensive income for the period / year	2,044.13	1,335.61	664.73	1,710.69
Paid-up equity share capital (Face value of ₹ 10 per share)	2,184.90	2,184.55	2,181.00	2,184.55
Other equity				
Net-Worth	32,901.99	30,825.94	29,079.54	30,825.94
Earnings per equity share - (Face value of ₹ 10 each)				
Basic (* not annualised) (in ₹)	*9.36	*6.12	*3.06	7.86
Diluted (* not annualised) (in ₹)	*9.34	*6.11	*3.06	7.85
Additional information pursuant to requirement of Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation 2015 (Refer note 13)				
Debt Equity Ratio (in times)	0.68	0.74	0.63	0.74
Debt Service Coverage Ratio (DSCR) (annualised) (in times)	1.61	1.08	1.89	0.84
Interest Service Coverage Ratio (ISCR) (in times)	8.30	5.96	5.52	5.57
Current Ratio (in times)	0.69	0.62	0.86	0.62
Long term Debt to Working Capital (in times)	(2.48)	(1.60)	(7.34)	(1.60)
Current Liability Ratio (in times)	0.51	0.58	0.48	0.58
Bad Debts to Account Receivable (in times)	-	-	-	-
Total Debt to Total Assets (in times)	0.33	0.34	0.32	0.34
Debtor Turnover (annualised) (in times)	45.08	31.05	24.05	26.07
Inventory Turnover (annualised) (in times)	8.24	9.17	8.37	8.62
Operating Margin (%)	36%	42%	31%	36%
Net Profit Margin (%)	24%	26%	19%	10%
Capital redemption reserve	560.00	160.00	-	160.00
Debenture Redemption Reserve	-	-	-	-
Outstanding redeemable preference shares				
Quantity	16,000	20,000	20,000	20,000
Value	1,581.47	1,969.02	1,882.51	1,969.02
The listed non-convertible debentures of the Company aggregating ₹ 750 million as at 30 June 2025, are secured by way of first ranking pari-passu charge over moveable and immoveable properties of the Company pertaining to JW Sahar Marriott & Sahar Retail. The security cover thereof exceeds 1.75x of the principal amount and interest accrued thereon of the said debentures as at 30 June 2025.				
See accompanying notes to the Standalone financial results				

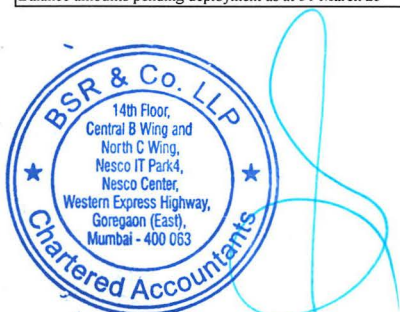


Notes:

- 1 The above standalone financial results for the quarter ended 30 June 2025 which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 31 July 2025.
- 2 The approved standalone financial results for the quarter ended 30 June 2025 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Company's website (URL: www.chalethotels.com).
- 3 The standalone financial results includes the result of the quarter ended 31 March 2025 being the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year
- 4 These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 5 During the quarter ended 30 June 2025, the Company has recognised revenue of ₹ 4,391.17 mn from its Residential project at Bengaluru ("Project ") in accordance with IND AS 115 – Revenue from Contracts with Customers.
- 6 During the year ended 31 March 2025, the Company has allotted 1,26,26,263 fully paid equity shares of face value ₹ 10/- each to a Qualified Institution Placement (QIP) aggregating to ₹ 10,000 million. The issue was made in accordance with SEBI (Issue of Capital and Disclosure Requirements) Regulations 2018. The net sale proceeds from the issue have been utilised towards repayment/ prepayment, of certain outstanding borrowings availed by the Company and balance has been used for General Corporate Purposes. In accordance with Ind AS 32, the costs that are attributable directly to the above transaction, have been recognised in Equity.
- 7 On 11 February 2025, the Company has acquired 100% share holding in Mahananda Spa and Resorts Private Limited ("MSRPL"), a Company, engaged in the business of hospitality (hotels) for an enterprise value of ₹ 5,300 million, adjusted for net current assets. Consequent to such acquisition, MSRPL has become the wholly owned subsidiary of the Company.
- 8 In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above standalone financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 June 2025 is ₹ 45.85 million (31 March 2025: ₹ 46.14 million) and carrying value of property, plant and equipment as at 30 June 2025 is ₹ 347.34 million (31 March 2025: ₹ 347.22 million).
- 9 With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Company, either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0.00% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of upto ₹ 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. During the quarter ended 30 June 2025, the Company has repaid NCRPS amounting to ₹ 400 mn. The Company has a paid up preference share capital of ₹ 1,600 million as at 30 June 2025 (31 March 2025: ₹ 2,000 million). Further, the Company has repaid the interest free loan to the Promoter - Directors during the year ended 31 March 2025. The outstanding balance as at 31 March 2025 is Nil.
- 10 As per Finance (No.2) Act 2024, enacted in August 2024, the rate at which capital gains were taxed have changed and indexation benefits has been withdrawn while calculating long term capital gains on capital assets. Consequently, during the quarter ended 30 September 2024, the Company has reversed deferred tax assets created on certain capital assets (carried at indexed cost) having one time impact of ₹ 2,021.72 million in the statement of profit and loss. Further, on remeasurement of deferred tax on revaluation created on land, the Company has reversed Deferred tax liability on account of rate change, amounting to ₹ 553.62 million in the retained earnings.
- 11 During the quarter ended 31 March 2025, the Company has allotted 211,012 Equity Shares of ₹10 each fully paid-up in accordance with the Employee Stock Option Plan to the employees on exercise of stock options.
- 12 The Company ('Transferee Company') at its meeting held on 25 October 2023 had approved Composite Scheme of Arrangement and Amalgamation ('Scheme') of Sonmil Industries Private Limited ('Sonmil/ Transferor Company No. 1') (wholly owned subsidiary) and The Dukes Retreat Private Limited ('Dukes/ Transferor Company No. 2') (subsidiary), with the Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1st April 2024 for Sonmil ('Appointed Date- Stage 1 Amalgamation') and from the date falling after the Effective Date- Stage 1 Amalgamation as fixed by the Board of Directors of the Company for Dukes ('Appointed Date- Stage 2 Amalgamation'), subject to the approval of the statutory and regulatory authorities. An application for approval of the Scheme was filed with the Hon'ble National Company Law Tribunal ('Hon'ble NCLT') on 8 October 2024. Further to approval accorded by the Equity Shareholders of the Transferee Company for the Scheme at their meeting held on 13 May 2025, pursuant to the order of the Hon'ble NCLT dated 18 March 2025, a Company Scheme Petition (CSP) has been filed with the Hon'ble NCLT on 24 May 2025. The Order of the Hon'ble NCLT is awaited. Pending the requisite approvals, no adjustments are carried out in the standalone financial results.
- 13 **Formula used for Calculation of Ratio and Financial Indicators are below:**
 Debt Equity Ratio = Total Debt/Shareholder's Equity
 Debt Service Coverage Ratio (DSCR) = EBITDA/(Interest for the period/year + Current maturity of Long term debt)
 Interest Service Coverage Ratio (ISCR) = EBITDA/Interest for the period/year
 Current Ratio = Current Assets / Current Liabilities
 Non-current Borrowing Debt to Working Capital = Long term borrowings/(Current Assets- Current Liabilities)
 Current Liability Ratio = Current Liabilities/Total Liabilities
 Bad Debts to Account Receivable Ratio= Bad Debts /Average Trade Receivables
 Total Debts to Total Assets = (Current Borrowing+ Non-current Borrowing)/ Total Assets
 Debtor Turnover (annualised) = Revenue from operations/Average Trade Receivable
 Inventory Turnover (excluding Residential segment) (annualised) = Cost of goods sold/Average Inventory
 Operating Margin (%) = Earning Before Interest & Taxes/Total Income
 Net Profit Margin (%) = Net Profit/Total Income
- 14 On 25 March 2025, the Company allotted 7,500 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures ('NCDs') of face value of Rs 100,000 each with a coupon rate of 8.35% per annum, aggregating to Rs 750 million on a private placement basis and were listed and admitted to dealing on the wholesale debt segment of BSE Limited w.e.f 26 March 2025. The listed NCDs are secured by way of first ranking pari-passu charge over moveable and immoveable properties of the Company pertaining to JW Sahar Marriott & Sahar Retail. These NCDs shall be redeemable in two equal installments of Rs 375 million each, payable on 24 September 2027 and 24 March 2028, respectively. The Management has voluntarily adopted to disclose key ratios / indicators for the all the periods presented in the standalone financial results.

The utilization of the proceeds of non-cumulative, non-convertible debentures upto 31 March 2025 is as follows :

Particulars	₹ in million
Total Issue Size	750.00
Repayment of Overdraft / Working Capital Demand Loan	750.00
Balance amounts pending deployment as at 31 March 25	-




- 15 The statutory auditors of the Company have expressed an unmodified opinion on the above standalone financial results for the quarter ended 30 June 2025.
- 16 The Company has identified three reporting segments viz: Hospitality, Rental / Annuity Business and Real Estate. In accordance with Ind AS 108 'Operating Segments' segment information has been given in the consolidated financial results of the Company.
- 17 Investor Complaints pending at the beginning of the quarter – Nil, Received during the quarter – 1, Disposed during the quarter – 1, Remaining unresolved at the end of the quarter – Nil.

Registered Office:

Raheja Tower, Plot No.C-30
4th Floor, Block 'G', Near Bank of Baroda,
Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Email: investorrelations@chalet-hotels.com
Website: www.chalet-hotels.com
Place : Mumbai
Date: July 31, 2025

For Chalet Hotels Limited
(CIN-L55101MH1986PLC038538)


Sanjay Sethi
Managing Director & CEO
(DIN. 00641243)



B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
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Private and confidential

The Board of Directors
Chalet Hotels Limited
Raheja Tower, Plot No C-30, Block 'G'
Opp. SIDBI, Bandra Kurla Complex
Bandra East
Mumbai- 400 051
India

31 July 2025

Independent Auditor's Certificate on Security Coverage of Chalet Hotels Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the quarter ended 30 June 2025

1. This certificate is being issued with the terms of our original engagement letter to the Board of Directors dated 19 June 2023 and addendum to the original agreement dated 30 July 2025.
2. The Management of Chalet Hotels Limited (herein after referred as "the Company") has prepared and compiled the accompanying Statement on calculation of Security Coverage Ratio as at 30 June 2025 (hereinafter referred as "the Statement"). We have been requested by the management of the Company to examine the details in Column F ('Book value of the assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)') of the Statement and that the Security Coverage Ratio (based on book value) mentioned in the Statement is more than 1.75 times of the Principal and Interest value of the NCD as at and for the quarter ended 30 June 2025 are as per the Debenture Trust Deed between the Company and IDBI Trusteeship Services Limited ("Debenture Trustee"), dated 11 March 2025 (herein after referred as "the Deed"), unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025 in respect of 7,500 8.35% Listed, Rated, Secured, Redeemable, Transferable, Taxable, Non-Cumulative, Non-Convertible Debentures of a face value of INR 100,000 each (herein after referred as "the NCD") issued on a private placement basis in compliance with the Regulation 54(3) of the Security and Exchange Board of India (SEBI) Listing Obligations And Disclosure Requirements (LODR) Regulations, 2015 (as amended) read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155, dated 11 November 2024 (herein after cumulatively referred as "the Regulations").
3. The certificate is required by the Company for onward submission to Bombay Stock Exchange Limited (BSE) in respect of 8.35% Listed, Rated, Secured, Redeemable, Transferable, Taxable, Non-Cumulative, Non-Convertible Debentures of face value of INR 100,000 each aggregating to INR 750 million.

Independent Auditor's Certificate on Security Coverage of Chalet Hotels Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the quarter ended 30 June 2025 (Continued)

Management's Responsibility

4. The preparation of the Statement is the responsibility of the management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation.
5. The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the SEBI LODR Regulations and for providing all relevant information to the Debenture Trustee, including, amongst others, maintaining Security Coverage Ratio.

Auditor's Responsibility

6. Pursuant to the requirements of the Regulations, it is our responsibility to provide limited assurance on whether the book value mentioned in Column F of the Statement that forms part of calculation of Security Coverage Ratio (based on book value) have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025 and that the computation of Security Coverage Ratio is arithmetically correct.
7. A limited assurance engagement involves making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. The procedures performed vary in nature and timing from a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.
8. We have performed the following procedures in relation to the statement:
 - We have verified the arithmetical accuracy of the Security Coverage Ratio (based on book value) mentioned in the Statement is more than 1.75 times of the Principal and Interest value of the NCD as at and for the quarter ended 30 June 2025.
 - Obtained the Deed and noted that as per Schedule 7 (Mortgaged Immoveable Properties) of Part A(Statutory Information pertaining to issuance of non-convertible debentures) thereof, the Company is required to create security in respect of the NCD by a first ranking pari-passu charge by way of mortgage of immoveable properties comprising of the Hotel viz. JW Sahar Marriott, admeasuring 674,566 square feet of built up area, in the aggregate, comprising of lower basement, upper basement, ground floor and 10 upper floors and Retail cum Commercial Area, admeasuring 155,869 square feet of built up area, in the aggregate, comprising of Ground



Independent Auditor's Certificate on Security Coverage of Chalet Hotels Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the quarter ended 30 June 2025 (Continued)

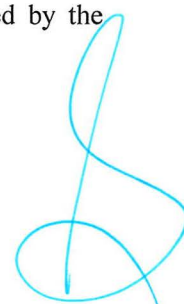
Auditor's Responsibility (Continued)

and First Floor on Wing A, both constructed and standing on the land bearing New CTS No. 1483D admeasuring 29,047.25 square meters and the proportionate undivided right, title, share and interest in the Chalet Developed Land together with a first ranking pari-passu charge over all the receivables of the Mortgaged Properties basis with existing Lenders, all accounts held by the Company pertaining to Mortgaged Properties including the Escrow account pertaining to the Identified Assets, both present and future in the form and manner satisfactory to the Debenture Trustee.

9. The Market Value mentioned in the Statement has been updated by the management of the Company. We have not performed any independent procedure in this regard. Our procedures are restricted to the details mentioned in Para 8 above with respect to calculation of Security Coverage Ratio based on the book value of assets extracted from the unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025.
10. We conducted our examination of the Statement in accordance with the "Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)" (referred as 'Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information and Other Assurance and Related Services Engagements.

Opinion

12. Based on our examination and according to the information and explanations given to us and appropriate representations obtained from the Company nothing has come to our attention that causes us to believe that the Security Coverage Ratio calculated based on the book value mentioned in Column F of the Statement is less than 1.75 times of the Principal and Interest value of the NCD as at and for the quarter ended 30 June 2025, read with notes thereon, and are not in agreement with the unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025.



B S R & Co. LLP

Chalet Hotels Limited

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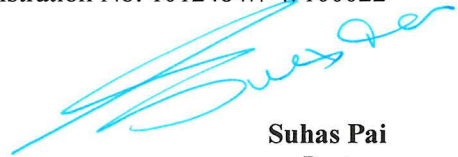
Independent Auditor's Certificate on Security Coverage of Chalet Hotels Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the quarter ended 30 June 2025 (Continued)

Restriction on Use

13. This certificate has been issued at the request of the Company, solely for the purpose as set forth in the paragraph 2 and 3 above. It should not be used by any other person or for any other purpose. This certificate relates only to the Statement specified above and does not extend to any financial information of the Company or other information. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

Mumbai
31 July 2025

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/ W100022



Suhas Pai
Partner
Membership No: 119057
UDIN No: 25119057BMOVTH9866

Statement on calculation of Security Ratio ("the Statement")
(To be read with Independent Auditor's Certificate dated 31 July 2025)

(Rs. in mn)

(To be read with Independent Auditor's Certificate dated 31 July 2023)																(Rs. in mn)
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Debt not backed by any assets offered as security	Elimination (amount in negative)	Total (C to H)	Related to only those items covered by this certificate					
		Debt for which this certificate is being issued	Other Secured debt	Debt for which this certificate is being issued	Assets shared by pari-Passu debt holder (includes debt for which this certificate is issued & other debt with pari- Passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in Column F)			Debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari-passu charge Assets	Carrying/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (L+M+N+O)	
													Book Value	Book Value		Yes/No
ASSETS	Refer Note 1 & 2	Not to be filled									Not to be filled					
Property, Plant and Equipment			Yes	7,666.70	-	14,286.29		21,952.99		19,960.00			19,960.00			
Investment Property			Yes	898.20	-	19,286.92		20,185.12								
Capital Work-in-Progress			-	-	756.42		756.42		-							
Right of Use Assets			-	-	378.58		378.58		-							
Goodwill			-	-	226.11		226.11		-							
Intangible Assets			-	-	19.94		19.94		-							
Intangible Assets under Development			-	-	-		-		-							
Investments			-	-	7,750.84		7,750.84		-							
Loans			-	-	3,172.50		3,172.50		-							
Inventories			-	-	4,490.77		4,490.77		-							
Trade Receivables			Yes	136.61	-	660.01		796.62		136.61		136.61				
Cash and Cash Equivalents			Yes	70.92	-	667.19		738.11		70.92		70.92				
Bank Balances other than Cash and Cash Equivalents				-	-	790.31		790.31		-		-				
Others				-	-	6,159.73		6,159.73		-		-				
Total				-	-	-	8,772.42	-	58,645.62	-		-	67,418.04		19,960.00	207.53



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Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Debt not backed by any assets offered as security	Elimination (amount in negative)	Total (C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate is being issued	Other Secured debt	Debt for which this certificate is being issued	Assets shared by pari Passu debt holder (includes debt for which this certificate is issued & other debt with pari- Passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in Column F)			Debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari-passu charge Assets	Carrying/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (L+M+N+O)
													Book Value	Book Value	
LIABILITIES															
Debt securities to which this certificate pertains	8.35% Listed, Rated, Secured, Redeemable, Transferable, Taxable, Non-Cumulative, Non-Convertible Debentures	Not to be filled		Yes	766.64					766.64					-
Other debt sharing pari-passu charge with above debt					2,276.20					2,276.20					-
Other Debt										-					-
Subordinated debt										-					-
Borrowings										-					-
Bank										-					-
Debt Securities										-					-
Others										-					-
Trade payables										-					-
Lease Liabilities										-					-
Provisions										-					-
Others										-					-
Total			-	-	3,042.84	-	-	-	-	3,042.84					-
Cover on Book Value					2.88										
Cover on Market Value					6.63										
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

Notes:

1) a) The listed non-convertible debentures of the Company aggregating to Rs 750 million as at 30 June 2025, secured by

(i) Pari-passu charge on immovable and movable properties of the Company pertaining to JW Sahar Marriott & Retail cum Commercial area ("Mortgaged Properties")

(ii) First charge over all the receivables of the Mortgaged Properties on Pari Passu basis with existing Lenders, all accounts held by the Company pertaining to Mortgaged Properties including the Escrow account pertaining to the Identified Assets and the insurance proceeds

1) b) Mortgage Property

Mortgaged Property 1

All right, title, interest, entitlement, benefit in the building referred to as "Wing B" comprising of a five-star deluxe hotel known as 'JW Sahar Marriott' admeasuring 674,566 square feet of built up area, in the aggregate, comprising of lower basement, upper basement, ground floor and 10 upper floors and constructed and standing on the land bearing New CTS No. 1483D admeasuring 29,047.25 square metres, situated at Village Marol, Taluka Andheri in the Registration District of Mumbai Suburban and within the limits of Mumbai City and in the Konkan Division of the State of Maharashtra (the "Chalet Developed Land") and the proportionate undivided right, title, share and interest in the Chalet Developed Land more particularly described in the Transaction Documents ("Mortgaged Property 1")

Mortgaged Property 2

All right, title, interest, entitlement, benefit in the building referred to as "Retail cum Commercial Area" admeasuring 155,869 square feet of built up area, in the aggregate, comprising of Ground + First Floor on Wing A and constructed and standing on the land bearing New CTS No. 1483D admeasuring 29,047.25 square metres, situated at Village Marol, Taluka Andheri in the Registration District of Mumbai Suburban and within the limits of Mumbai City and in the Konkan Division of the State of Maharashtra (the "Chalet Developed Land") and the proportionate undivided right, title, share and interest in the Chalet Developed Land more particularly described in the Transaction Documents ("Mortgaged Property 2")

2) The Market Value mentioned in the table above has been updated by the management of the Company. The Statutory Auditors have not performed any independent procedure in this regard.

3) The Statutory Auditors are only responsible to certify the Security Coverage Ratio calculated based on the book value of assets mentioned in Column F above is in agreement with the unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025.

For Chalet Hotels Limited

Nitin Khanna
Authorised signatory

Christabelle Baptista
Company Secretary



Place: Mumbai
Date: 31 July 2025