



CARAVELA[®]
BEACH RESORT

VARCA, GOA

Date: October 26, 2023

To,
The Manager
Corporate Compliance Department,
The BSE Limited
Rotunda Building, P. J. Towers,
Dalal Street, Fort, Mumbai 400001,
Scrip Code – 523269

The Manager – Listing,
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, 'G' Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051
Symbol – ADVANIHOTR

Dear Sir/Madam,

Sub: News article published in Dalal St. Investment Journal – Chairman Speech at the 36th Annual General Meeting of the Company.

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith copy of article published in Dalal St. Investment Journal (English) on Thursday, October 26, 2023 regarding Chairman's Speech at the 36th Annual General Meeting of the Company held on September 25, 2023.

We request you to take a note of the same.

Thanking you,

Yours faithfully,

For **Advani Hotels & Resorts (India) Limited,**

Vikram Soni
Company Secretary and Compliance Officer
Membership No. A36705

Encl: As stated above

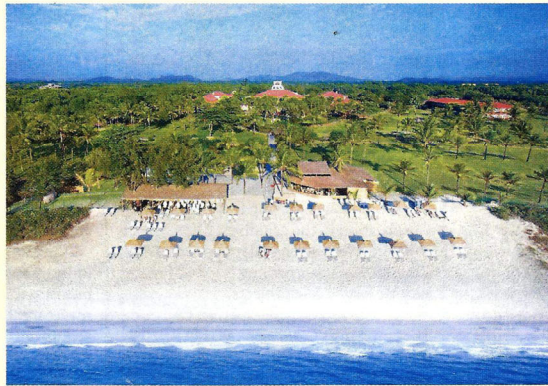


Shri. Sunder G. Advani
Chairman & Managing Director

Dear Shareholders,

On behalf of the Board of Directors of Advani Hotels & Resorts (India) Limited, I take pride to address you this year on the 36th Annual General Meeting of your Company. I do so with a tremendous sense of gratitude to all the Company's stakeholders across the world.

Our dynamic Prime Minister, Shri. Narendra Modi is aiming to take India to greater heights and at the same time has strongly supported Indian Tourism by holding G20 meetings in 60 different cities. By obtaining a unanimous approval of all countries with the New Delhi Declaration on preventing the use of nuclear weapons, he has made the world a safer place to live and travel. India has become a place to visit for an increasingly larger set of tourists from all over the world, evident from the significant increase in foreign tourist arrivals seen



in recent months. Added to this is the strong demand of our growing population of discerning Indian tourists, looking for high quality holiday destinations.

The opening of the new Mopa airport in North Goa has helped connect Goa to more Indian cities and attract foreign scheduled flights. The existing Dabolim airport is one of the four airports selected to have automatic self-screening of passengers and will also have two additional aircraft bays by June 2024. We also look forward to the improved road connectivity with Mumbai that is likely to drive tourist flows. Thus, the future of Goa is very bright and hotels will continue to achieve the highest RevPAR's in all of India.

Coming to the financial performance of the financial year ended March 31, 2023, I would like to draw your attention to the 10-year Financial Summary in the

significant milestone by recording a revenue exceeding INR 100 crore for the first time in our corporate history. We were able to achieve this by optimizing our average hotel occupancy to more than 82% during the year, which was close to the highest ever level of occupancy at our resort. At the same time, our Average Net Total Revenue Per Occupied Room (TREVPOR) per night showed a sharp upsurge to continue the momentum maintained over the last several years. The TREVPOR achieved in financial year 2022 - 2023 was INR 17,556 per room per night (after subtracting GST), versus INR 15,585 per room per night in the previous financial year, reflecting an incremental growth of 13%.

This enabled us to deliver EBITDA margins exceeding 40% during the year, clearly a benchmark for the rest of the Indian hotel industry to emulate. Our profit after tax for the year exceeded INR 28 crore, which was 2.5 times what we have ever recorded in the past. We rewarded our shareholders for their support through the recent times of difficulty by declaring two dividends during the year, amounting to 170%. Despite that, we ended the year as a virtually debt free Company and increased our cash balance to more than INR 36 crore by the end of the year.

We achieved these excellent results solely through organic growth, without expanding room capacity, without

Annual Report and touch upon some of the key highlights. Firstly, we crossed a

AVERAGE REVENUE PER OCCUPIED ROOM

17,556
₹ per night after subtracting taxes

RETURN ON ASSETS

34.7%

AFTER-TAX RETURN ON EQUITY

45.6%

PBT MARGIN

38.1%

Chairman's Speech at the 36th Annual General Meeting of Advani Hotels & Resorts (India) Limited held on September 25, 2023

adding new facilities, upgrades, or partnering with any international chain of hotels. Going forward, with the objective of creating further growth and driving strategic value, we are looking at suitable enhancements to the property. To start with, your Company is planning to renovate the oceanfront wing of 62 rooms, which has the best view of the Arabian Sea. These rooms have not been renovated for a long time and we should receive higher rates post-renovation. We will also look to avail the additional FSI granted on our property to optimize any further revenue expansion opportunities.

While you will agree that our recent financial performance has been exemplary, we also find it pertinent to measure ourselves against some of the leading players in the Indian hospitality sector. I am glad to share with you that Advani Hotels stacks up favorably on every important performance benchmark against much larger and better-known peers that operate a vast network of hotels. We have achieved this without getting the benefit of economies of scale, being a single hotel Company.

More specifically, in comparison to other publicly listed companies in the sector, our 10-year compounded revenue growth of 10%, EBITDA margin of 41%, significant EPS expansion, return on assets of 35% (one of the highest in the industry), generous dividend payouts, favourable cash conversion cycle, unleveraged balance sheet, robust free cash flow generation and after-tax return on equity exceeding 45%; all place us firmly in a strong position within the sector.

Across every parameter, we have demonstrated our ability to operate the business efficiently for the long-term

benefit of all our stakeholders. Underlying this financial success is our utmost focus on customer satisfaction, delivered by providing individual



with a customer satisfaction rating of 8.2 points with over 1,700 verified reviews. This was the sixth consecutive year in which the resort has won this award. The Caravela also received the 'Travellers Review Award 2022' in the 'Luxury Segment', at the prestigious 'Go-MMT Star Partners Award Ceremony', for securing consistently high customer satisfaction scores in the year 2022.

All these awards are a sound validation of the standards of customer satisfaction achieved by the Caravela Beach Resort Goa.

attention to each guest. Several prestigious awards bestowed on us over the years provide a yardstick to qualitatively measure our performance. The Caravela Beach Resort Goa has won the Travellers' Choice 2023 Award from Tripadvisor and made the cut to be amongst the top 10% of hotels worldwide! The Travellers' Choice winners are decided by real travelers from all over the world, sharing real opinions, experiences and stories. The Caravela Beach Resort Goa has received over 6,200 reviews, with an excellent rating!

Our 'Beach Hut' restaurant won the 'Times of India Food & Nightlife Award 2023' for the second time, in the category of 'The Best Regional Indian Premium Dining Restaurant'. Our resort was awarded the prestigious Booking.com 'Traveller Review Award 2023' by Glen Fogel, the President & CEO of Booking.com

I would like to acknowledge the support of our Shareholders, Tour Operators, Travel Agents, Booking.com and Make My Trip. I am grateful to our repeat guests who have been the pillar of our strength and resilience over these years. I am indebted to our employees, bankers and Government officials in the Ministry of Finance, Home, Commerce, External Affairs, Tourism, Civil Aviation, Labour, Road Transport and Niti Aayog. I am thankful to

the Government of Goa, especially our Honourable Chief Minister. I would also like to express my gratitude to the Village Panchayat of Varca for their continuous support.

Last but not least, I wish to thank our Board of Directors for their wisdom and guidance and especially our CEO for driving this exceptional performance.



Advani Hotels & Resorts (India) Limited

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