

February 13, 2019

To,
Corporate Services Department,
**National Stock Exchange
of India Ltd.**
5th Floor, Exchange Plaza
Plot no. C/1, G Block,
Bandra - Kurla Complex
Bandra (E), Mumbai - 400 051

To,
Corporate Services Department,
The BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400 001.

To,
Corporate Services Department,
**Metropolitan Stock Exchange
of India Limited**
4th Floor, Vibgyor Towers,
Bandra - Kurla Complex,
Bandra (E), Mumbai - 400 098

Ref: Scrip Code/Name: BYKE (NSE), 531373 (BSE), THEBYKE (MCX-SX)
Sub: Outcome of the Board Meeting held on February 13, 2019.

Dear Sir/ Madam,

The Board of Directors of the Company at its meeting held on Wednesday, February 13, 2019, inter-alia, has considered and transacted the following business:

1. The Board has considered and adopted the Un-audited Financial Results for the quarter and nine months ended December 31, 2018 and has noted the Limited Review Report of the Auditors thereon.
2. The company has acquired a new property at Ooty on long term lease named as The Byke Sunshine Grand, The property has 73 Rooms, 1 Restaurant and 2 Banquet Halls.
3. The Board has approved Notice of Postal Ballot for continuing Directorship of Mr. Ramesh Vohra, Non-Executive-Independent Director of the Company in terms of Sub Regulation 1A of Regulation 17 of SEBI (Listing Obligation And Disclosure Requirements) (Amendment) Regulations 2018.
4. The Board has considered and approved reappointment of Mr. Dinesh Goyal, Independent Director of the company with effect from February 13, 2019 for a consecutive term of two years subject to approval of shareholders.

The Meeting commenced at 04.00 PM and concluded at 06.50 PM.

Kindly take the same on your record and oblige.

Thanking You,

Yours Truly,

For **The Byke Hospitality Limited**


(Ankita Sharma)

Company Secretary & Compliance Officer



THE BYKE HOSPITALITY LIMITED

CIN : L67190MH1990PLC056009

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2018

Rs. in Lakhs (except EPS)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		December 31, 2018	September 30, 2018	December 31, 2017	December 31, 2018	December 31, 2017	March 31, 2018
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
a.	Net Sales / Income from Operations	4,712.39	2,985.07	5,503.62	11,365.79	12,152.03	17,741.01
b.	Other Income	22.71	21.80	19.70	66.77	56.86	76.72
	Total Income	4,735.10	3,006.87	5,523.32	11,432.56	12,208.89	17,817.73
2	Expenses						
a.	Cost of Material Consumed	1,010.59	530.12	845.75	2,160.86	1,913.11	2,827.16
b.	Employee Benefits Expenses	273.18	266.47	283.17	808.54	782.07	1,135.17
c.	Depreciation and Amortisation Expenses	382.66	372.02	331.79	1,112.00	978.89	1,364.73
d.	Finance Costs	57.41	45.94	21.56	148.69	57.77	75.00
e.	Other Expenses (Refer Note No 4)	2,918.84	1,036.43	2,151.28	5,522.51	4,783.04	6,908.21
	Total Expenses	4,642.68	2,250.98	3,633.55	9,752.60	8,514.88	12,310.27
3	Net Profit before Tax (1-2)	92.41	755.89	1,889.77	1,679.95	3,694.01	5,507.46
4	Tax Expenses:-						
a.	Current Tax	71.30	295.33	667.27	691.45	1,303.85	1,812.79
b.	Deferred Tax	(39.32)	(33.73)	(13.26)	(110.05)	(25.42)	93.22
	Total Tax Expenses	31.98	261.60	654.01	581.40	1,278.43	1,906.01
5	Net Profit for the period/ year (3-4)	60.43	494.29	1,235.76	1,098.55	2,415.58	3,601.45
6	Add: Other Comprehensive Income (net of tax)						
	Items that will not be reclassified to profit or loss						
	Re-measurement of net defined benefit obligations	-	-	-	-	(0.44)	(2.10)
7	Total Comprehensive Income (5+6)	60.43	494.29	1,235.76	1,098.55	2,415.14	3,599.35
8	Paid-up equity share capital (Face Value of Rs. 10/- each share)	4,009.78	4,009.78	4,009.78	4,009.78	4,009.78	4,009.78
9	Other Equity (excluding Revaluation Reserve)						14,364.52
10	Earnings Per Share (EPS) (Face Value of Rs. 10 each share) (not annualised)						
a.	Basic	0.15	1.23	3.08	2.74	6.02	8.98
b.	Diluted	0.15	1.23	3.08	2.74	6.02	8.98



Notes :

1. The above unaudited financial results for the quarter and nine months ended December 31, 2018, as reviewed by the Audit Committee of the Board, were approved and taken on record by the Board of Directors at their meeting held on February 13, 2019. The Statutory auditors of the Company have carried out the limited review of the financial results for the quarter and nine months ended December 31, 2018 and an unqualified review report has been issued.
2. These financial results are prepared in compliance with the Indian Accounting Standards (Ind-AS) as prescribed under Section 133 of the Companies Act, 2013 and notified by the Ministry of Corporate Affairs under the Companies (Indian Accounting Standards) Rules, 2015 (as amended).
3. Effective April 1, 2018, the Company has adopted Ind-AS 115 'Revenue from Contracts with Customers'. The application of Ind-AS 115 did not have any material impact on the financial results of the Company.
4. Other Expenses includes Rs. 1,007.52 Lakhs pertaining to net loss from room chartering activity for the quarter and nine months ended December 31, 2018.
5. The Company is engaged in Hospitality business, consequently the Company does not have separate reportable business segment for quarter and nine months ended December 31, 2018.
6. Figures relating to the previous periods / year have been regrouped / rearranged, wherever necessary, to make them comparable with those of the current period.
7. The results will be available on the Company's website "www.thebyke.com".



On behalf of the Board of Directors
For The Byke Hospitality Limited



Anil Patodia
(Chairman & Managing Director)
DIN : 00073993

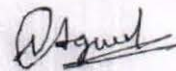
Place: Mumbai
Date : February 13, 2019

Limited Review Report on Unaudited Financial Results of THE BYKE HOSPITALITY LIMITED

To,
The Board of Directors,
THE BYKE HOSPITALITY LIMITED

1. We have reviewed the accompanying statement of unaudited financial results of THE BYKE HOSPITALITY LIMITED ('the Company') for the quarter ended December 31, 2018 and year to date from April 1, 2018 to December 31, 2018 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular').
2. The preparation of the Statement 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 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the Circular, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by Independent Auditor of the Entity' issued by Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Borkar & Muzumdar
Chartered Accountants
Firm Registration Number 101569W



Namit Agarwal
Partner
M.No: 533747



Date: February 13, 2019
Place: Mumbai

Press Release

The Byke Hospitality Ltd's Financial Results for Q3FY'19

Key financials at a glance:

Rs. Million	Q3 FY19 (Rs in Lakhs)
Total Revenue	4735.10
EBIDTA	532.49
PAT	92.41

Key Highlights:

- Revenue from Owned & Leased Business stands at Rs. 471 Mn in Q3FY19 as Compared to 442 Mn in Q3FY18, y-o-y growth of 7%
- EBITDA stands at Rs.154 Mn in Q3FY19 as compared to Rs150 Mn in); EBITDA Margin is 32.7 % .
- Operational Room portfolio under Owned & Leased (O&L) segment has expanded from 683 rooms in Q3FY18 to 735 rooms in Q1FY19. The ARR under the same segment is Rs. 4125 in Q3FY19 and Occupancy at 74%.
- Revenue from Room operations stands at Rs 205 Mn and F&B stands at Rs 265 Mn in Q3FY19.

Recent developments:

- In Q2FY19 company has acquired two new properties under its lease portfolio at Nashik and Bodh gaya with 25 & 20 rooms respectively.
- In Q2FY19, Company has entered into new activity of business wherein it has signed management contract deal with two properties at Dwarka and Junagadh for 37 & 39 rooms respectively.
- In this Quarter Q3FY19, company has acquired a new property at Ooty on long lease named as The Byke Sunshine Grand, The property has 73 rooms, 1 restaurant and 2 Banquet Halls.

For THE BYKE HOSPITALITY LIMITED

 Company Secretary

For more details please visit: www.thebyke.com

For any investor relations query please contact:

Ankita Sharma
Company Secretary
The Byke Hospitality Limited
Email: Invetor.care@thebyke.com

Note: Certain statements made in the document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like government actions, economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. The Byke Hospitality Ltd will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For THE BYKE HOSPITALITY LIMITED



Company Secretary