

"Asia's Pioneering Hospitality Chain of Environmentally Sensitive 5 Star Hotels & Resorts"

Listing Department

National Stock Exchange of India Limited

Exchange Plaza, C-1, Block G,

Bandra (E), Mumbai – 400 051

Bandra – Kurla Complex,

To,

26th October 2023

To, Listing Department Bombay Stock Exchange Limited PhirozeJeejeebhoy Towers, Dalal Street, Mumbai - 400 001.

Code: 526668 Symbol: KAMATHOTEL

ISIN: INE967C01018

Sub: Submission of Investors Presentation Q2 FY2023-24

Dear Sir / Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 (Listing Regulations), please find enclosed the copy of the Investor presentation with respect to Unaudited Standalone & Consolidated Financial Results of the Company for the quarter and half year ended September 30, 2023 for your reference and the same is also available on the website of the Company www.khil.com.

Kindly take the above in your records.

Thanking you,

Yours faithfully,

For Kamat Hotels (India) Limited

Nikhil Singh Company Secretary & Compliance Officer

Encl a/a.

























Kamat Hotels (India) Limited (KHIL)

Investor Presentation October 2023

"Asia's Pioneering Hospitality Chain of Environmentally Sensitive Hotels & Resorts"











Quarterly & Half Yearly Highlights



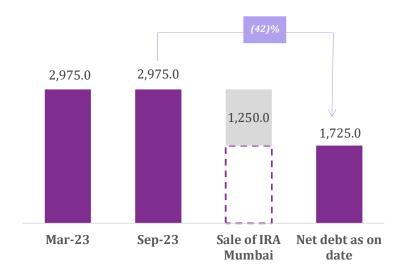
IRA by ORCHID, Mumbai (erstwhile VITS Mumbai) has been sold & taken on lease



Reduction of Non Convertible Debentures (NCD) in the books of Kamat Hotels India Limited

- As mentioned in the last quarter, the sale of IRA by ORCHID,
 Mumbai has been executed as per plan
- o The consideration value was INR 1,250 Mn
- This will result into substantial reduction of over 40% in NCD from INR 2,975 Mn to INR 1,725 Mn
- IRA by ORCHID, Mumbai has be sold and taken on lease by KHIL; keeping the number of operational keys unchanged
- Coupled with this, there will be savings on interest & increase in GOP, resulting in improvement in overall profitability
- $\circ\quad$ This reduction in NCD will help strengthen the financials

Consideration from sale of IRA by ORCHID, Mumbai to be utilized for NCD reduction



Aligns with our debt reduction target

Other Business Highlights



Acquisition by Kamat Hotels India Limited

- KHIL acquired and operating hotels at Shimla and Manali through a wholly subsidiary, **Envotel Hotels Himachal Private Limited**
- These will be leased properties of KHIL Limited from October 2023 onwards
- The number of keys **leased by KHIL will be up by 143** resulting into a 11% increase; however, the total number of keys, at the company level, will remain unchanged at 1,510
- Resulting in **higher revenue** for the Company in Q3FY24

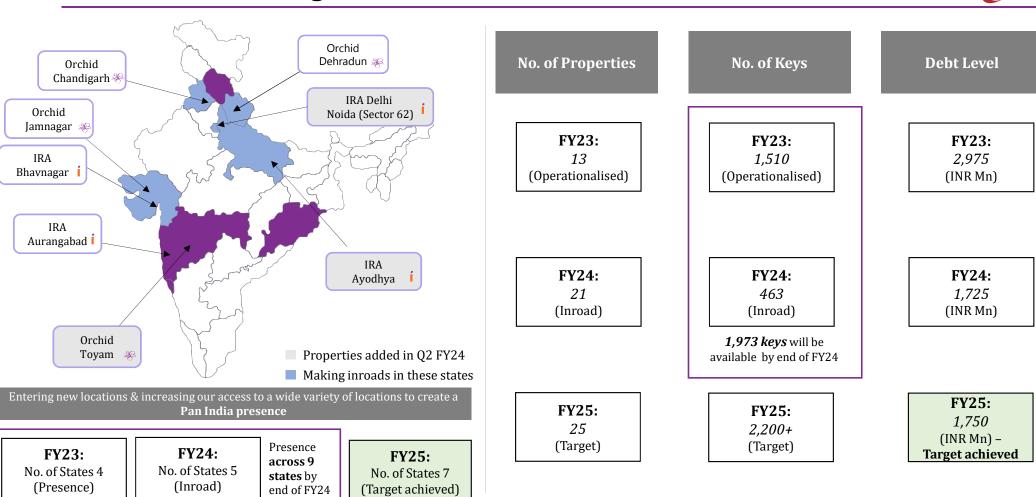
Strengthening Orchid & IRA by ORCHID brand

- In order to further strengthen its brand and presence across India, the upcoming properties, as mentioned below, will be operationalised in a phased manner by end of current financial year.
 - o IRA by ORCHID Ayodhya 50 keys
 - o IRA by ORCHID Noida (Sector 62) 62 keys
 - o Orchid Toyam 21 keys
- All the above properties are in addition to what has already been announced
- This will increase the number of properties from 13 to 21

Aligns with our vision of further strengthening our footprint and brand

KHIL 3.0: Progress so Far





Upcoming Properties



Region	Brand	Number of Rooms	Commencement period
Aurangabad	IRA by ORCHID	33	Dec 2023
Jamnagar	Orchid	45	Dec 2023
Delhi Noida (Sector 62)	IRA by ORCHID	62	Dec 2023
Ayodhya	IRA by ORCHID	50	Dec 2023
Toyam (Pune)	Orchid	21	Jan 2024
Total		211	Will be operational in Q4FY24
Dehradun	Orchid	68	April 2024
Chandigarh	Orchid	123	April 2024
Bhavnagar	IRA by ORCHID	61	April 2024
Total		252	Will be operational from Q1FY25
Grand Total		463	

Q2 & H1 FY24 Financial Highlights



(On Consolidated basis)

Revenue EBITDA

Q2FY24: INR 640 Mn H1FY24: INR 1336 Mn Q2FY24: INR 186 Mn H1FY24: INR 417 Mn **Profit Before Tax**

Q2FY24: INR 5 Mn H1FY24: INR 31 Mn **Profit After Tax**

Q2FY24: INR 0.3 Mn H1FY24: INR 12 Mn

02FY24

- Revenue increased by 4% compared to same quarter last year (INR 640 Mn in Q2FY24 vs. INR 617 Mn in Q2FY23).
 - o All 3 key properties Orchid Mumbai, IRA Mumbai and Orchid Hotel Pune Private Limited (OHPPL) did well in this guarter compared to last year.
 - While there was an improvement in Average room rate (ARR), occupancy remained low across all our properties.
- EBITDA remained unchanged (INR 186.2 Mn in Q2FY24 vs. INR 186.7 Mn in Q2FY23).
 - Increase in employee & other expenditure cost was offset by better room realisations.
- EBITDA margin stood at 29% in Q2FY24.
- PAT down by 99% to (INR 0.3 Mn vs. INR 23.7 Mn).
 - Due to increase in tax and finance cost.

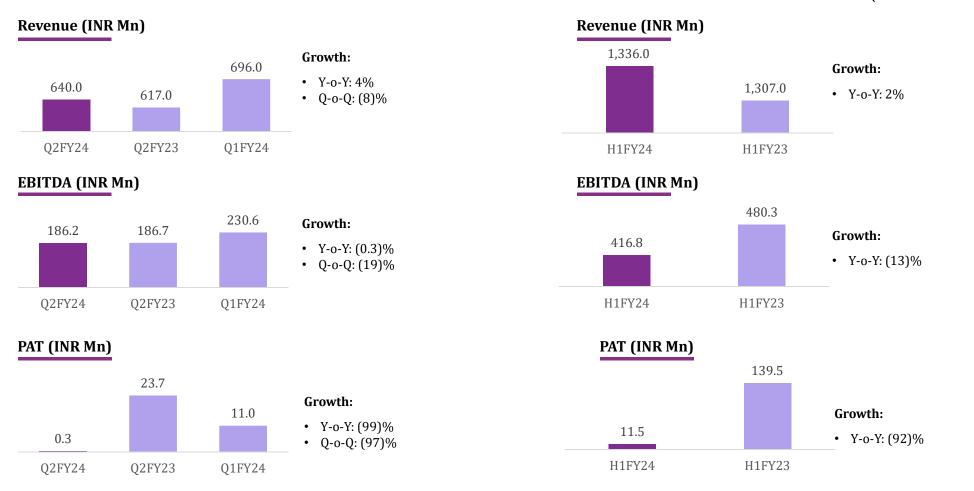
H1FY24

- Revenue increased by 2% compared to same quarter last year (INR 1,336 Mn in H1FY24 vs. INR 1,306 Mn in H1FY23).
- EBITDA was down by 13% YoY (INR 417 Mn in H1FY24 vs. INR 480 Mn in H1FY23) largely on account of increase in employee cost by 22% and increase in other expenditure by 9%.
- EBITDA margin stood at 31%.
- PAT is not comparable due to exceptional item.

Story in Charts



(On Consolidated basis)



Half Year Highlights

Profit & Loss Statement



(On Consolidated basis)

Particulars (INR Mn)	Q2FY24	Q2FY23	Y-o-Y	Q1FY24	Q-o-Q	H1FY24	H1FY23	Y-o-Y
Revenue from Operations	640.0	617.3	3.7%	696.2	(8.1)%	1,336.2	1,306.7	2.3%
Expenditure*	453.8	430.7	5.4%	465.5	(2.5)%	919.3	826.4	11.2%
EBITDA	186.2	186.7	(0.3)%	230.6	(19.0)%	416.8	480.3	(13.2)%
EBITDA Margin %	29.1%	30.2%	(115) bps	33%	(404) bps	31.2%	36.8%	(556) bps
Depreciation and Amortisation	41.0	38.5	6.4%	39.4	4.1%	80.3	76.2	5.4%
Finance costs	163.6	128.6	27.3%	161.0	1.6%	324.6	257.1	26.3%
Other Income	21.7	4.9	340.2%	23.3	(6.5)%	45.0	17.1	163.6%
Share of profit / (loss) from joint venture	1.7	0.0		2.2		3.9	0.00	
Exceptional items (expense) / Income	0.0	0.0		(30.0)		(30.0)	0.00	
Profit/ (Loss) before income tax	5.0	24.5	(79.7)%	25.8	(80.7)%	30.7	164.0	(81.3)%
Tax Expense	4.6	0.8	464.7%	14.7	(68.3)%	19.3	24.5	(21.3)%
Profit / (Loss) for the year	0.3	23.7	(98.6)%	11.1	(97.0)%	11.5	139.5	(91.8)%
EPS (Diluted) (in INR)	0.01	1.0		0.4		0.4	5.9	

Balance Sheet



(On Consolidated basis)

Particulars (INR Mn)	Sep'23	March'23
1. ASSETS		
Property, plant and equipment	3,278.8	3,341.5
Right of use assets	199.3	201.8
Financial Assets	0.0	
- Loan	296.4	355.0
- Other financial assets	285.7	231.7
Other non-current assets	400.3	378.4
Total Non-current Assets	4,790.9	4,801.1
Inventories	33.3	36.5
Trade receivables	112.9	88.2
Cash and cash equivalents	49.3	92.2
Other bank balances	170.5	143.0
Other current assets	255.0	78.6
Total Current Assets	656.4	453.7
Assets classified as Held For Sale	850.5	837.6
Total Assets	6,297.8	6,092.4

Particulars (INR Mn)	Sep'23	March'23
1. EQUITY		
Equity share capital	252.4	252.4
Other equity	1,302.3	1,288.5
Total equity	1,554.7	1,540.9
2. LIABILITIES		
Borrowings	1,929.8	1,887.0
Total Non-Current Liabilities	2,312.4	2,254.6
Borrowings	1,416.2	1,386.4
Trade payables	249.8	226.5
Other financial liabilities	448.9	403.5
Other current liabilities	291.5	255.4
Total Current Liabilities	2,430.7	2,296.9
Total Equity and Liabilities	6,297.8	6,092.4



Company Overview











About Kamat Group



8-decade experience

Hotel Consultancy and Hospitality Industry

Scaling-up business

From residential to hotel properties having presence across 7 states in India

3rd generation successful business owners

- Founded by Late Mr. Venkatesh Krishna Kamat
- Later headed by Dr. Vithal Venkatesh Kamat
- Currently run by Mr Vishal Kamat and a host of Professionals

13 Hotels

Fully operational properties in 4 & 5 star category

Globally recognised brand

Owns globally recognized brand **THE ORCHID**

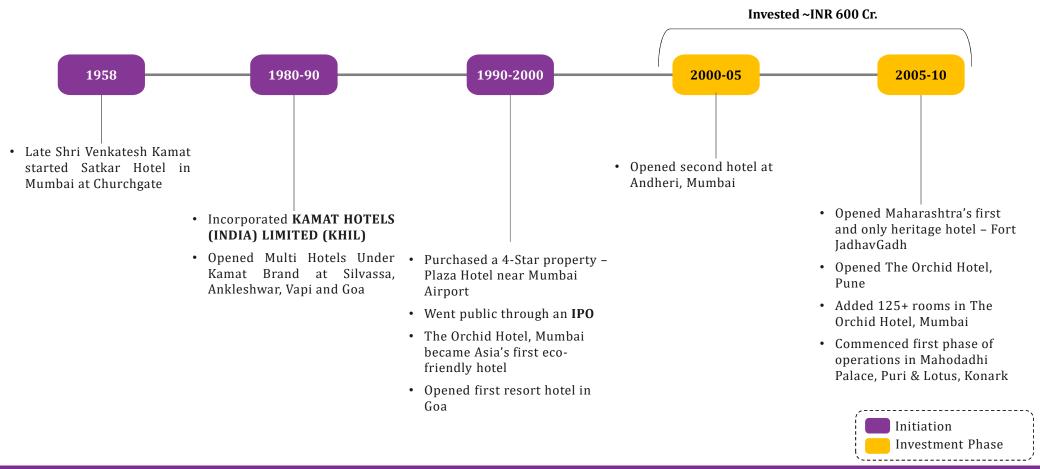
Asia's 1st chain of 5-star – Ecotel Hotel

THE ORCHID: Asia's first chain of a 5-star, environment-sensitive hotel which has won over 95 National & International awards

Kamat Hotels (India) Limited (KHIL), flagship company of the Kamat Group, is a pioneer in Indian Hospitality Services

KHIL 1.0 - How did we Begin?





KHIL 2.0 - How did we Transform?



2010-14

Introspective Phase

- Economy slowdown: KHIL's operations were impacted due to slowdown in Indian economy leading to lower spending impacting travel & tourism industry
- Negative Business Sentiment: Due to overall depressed economy, people's perception towards Hospitality Industry was not positive
- Overleveraged: Company had taken huge financial exposure for business expansion

2015-22

Reform and Transformational Phase

- Regained the trust and confidence from lender through regular payments and continuous engagement
- Restructured debt/loans with Banks and Asset Reconstruction Companies (ARCs)
- Focused and Streamlined operations
 - Undertook cost saving initiatives by optimizing water, electricity and labour resources
- Added banquet halls and restaurants; made improvements in rooms and amenities across all 13 hotels

T.a.	INR	1/
111	TINK	IVI I

Year	Revenue	Profit before tax*	Total Debt
FY2016	1,908	(191)	6,991
FY2023	2,990	779	2,975

*excluding exceptional items

2023 Onwards

Booming Economy: India is projected to grow faster than most economies and spending towards holiday & leisure is expected to rise

- Positive Business sentiment: India becoming a popular travel destination, growing middle class population coupled with government initiatives to promote tourism are all working in favour for the hospitality industry
- **Debt Light:** Company would like to maintain Net Cash positive while expanding its business going ahead

Laid down a plan to become net cash by FY2025

• Sale of IRA by ORCHID (previously known as VITS, Mumbai) to fetch INR 1,250 Mn

· Issue warrants to promoters & investors of worth INR 600 Mn

- Remaining through Internal Accruals as company has turned net worth positive
- Strengthen the mid-premium segment; launched IRA by Orchid Hotels on July 01, 2023
- Expand the portfolio through lease agreements and management contracts

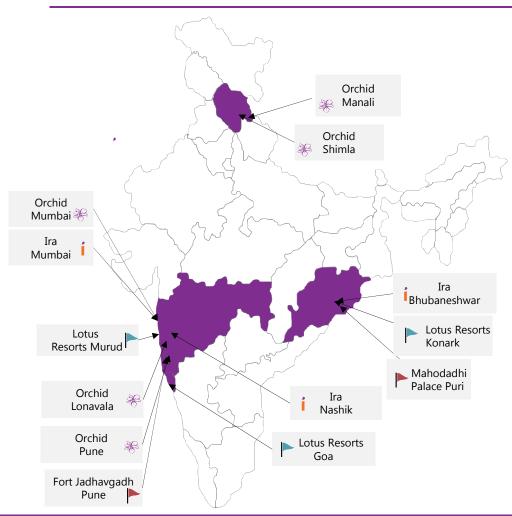
KHIL 2.0



Then (FY 2016)		Now (FY 2023)
5	No. of Brands	5
10	No. of Properties	13
1,200	No. of Keys	1,500+
5,750	Average Room Rate (INR)	6,500
1,580	Revenue (INR Mn)	2,990
6,150	Debt (INR Mn)	2,975

Presence across India





Hotel	Location	Туре	Keys
Orchid	Pune	Leased	410
Orchid	Mumbai	Owned	372
IRA by ORCHID	Mumbai	Leased	195
IRA by ORCHID	Bhubaneshwar	Leased	111
Orchid	Shimla	Leased	96
Orchid	Manali	Leased	47
Fort JadhavGadh	Pune	Leased	58
Lotus Resorts	Goa	Free Hold	48
Lotus Resorts	Murud	Leased	40
Orchid	Lonavala	Mgmt. Cont.	36
Lotus Resorts	Konark	Leased	33
Mahodadhi Palace	Puri	Leased	33
IRA by ORCHID	Nashik	Leased	31
Total			1,510

- Properties in Manali & Shimla were converted from managed to leased
- Number of keys of leased properties increased by 143
- Total number of keys unchanged at 1,510.

Our Destinations









BHUBANESWAR



PUNE



KONARK



MANALI



NASHIK



MUMBAI



LONAVALA



MURUD



SHIMLA



GOA

Owned Properties



THE ORCHID HOTEL, MUMBAI: 372 Keys

Asia's First Ecotel Certified 5-Star hotel close to Mumbai Domestic Airport





Managed Properties



THE ORCHID HOTEL, LONAVALA: 36 Keys



Leased Properties



THE ORCHID HOTEL, PUNE: 410 Keys

Pune's Largest Convention & Mice Destination!



LOTUS ECO BEACH RESORT, KONARK: 33 Keys



IRA BY ORCHID HOTELS, NASHIK: 31 Keys



LOTUS ECO BEACH RESORT, MURUD-DAPOLI: 40 Keys



IRA BY ORCHID HOTELS, BHUBANESHWAR: 111 Keys



LOTUS ECO BEACH RESORT, GOA: 48 Keys



Leased Properties



FORT JADHAVGADH: 58 Keys

Maharashtra's first fort heritage hotel







MAHODADHI PALACE, PURI: 33 Keys

Odisha's only beach view Palace Hotel offering a unique royal experience







Leased Properties



THE ORCHID HOTEL, SHIMLA: 96 Keys



THE ORCHID HOTEL, MANALI: 47 Keys



IRA BY ORCHID HOTELS, MUMBAI: 195 Keys



Experienced Board Members





Dr. Vithal Venkatesh Kamat
Executive Chairman &
Managing Director
Pioneer in green hotels and an
environmentalist



Vishal Vithal Kamat Executive Director - Kamats Group & CEO (Fort Jadhavgadh) On the CII Maharashtra Tourism Panel



Vidita Vithal Kamat

Non-Executive Director

Experience of ~10 years in bakery and confectionary industry



Sanjeev Badriprasad Rajgarhia Non-Executive Director



Vilas Ramchandra Koranne Independent Director Worked in M.C.G.M. for 33 Years



Ramnath P. Sarang Independent Director Over 25+ years of experience in Hospitality Industry



Hrishikesh Parandekar Lender Nominee Director Former Morgan Stanley MD



Kaushal Biyani Lender Nominee Director Previously part of Ernst & Young & Essar Group



Harinder Pal Kaur Independent Director



Apurva Muthalia Independent Director Member of the Royal Institution of Chartered Surveyors (MRICS)



Tej Contractor Independent DirectorChairman, Advisory Body Information
Technology International Federation
of Freight Forwarders, Geneva



Ajit Naik Independent Director Worked with corporates like ICICI Bank, Birla Sun Life Insurance

Professional Management Team





Smita B. Nanda CFO Kamat Group 27+ years of Professional experience in varied fields



Nikhil Singh
Company Secretary & Compliance
Officer
7+ years of experience in legal and secretarial in various industries



Varun Sahni
Vice President Operations
27+ years of experience in hospitality industry (operations & sales)



Sanjeev Advani
Vice President of Sales
30+ years of experience as Hospitality professional.
He was Director of Sales at Lemon Tree Hotels



Ayon Bhattacharya
Vice President - West India
30+ years of experience in the
hospitality industry



Clifford Dsilva
General Manager Human Resource
19+ years of experience in HR across
diverse industries



Shailesh Bhagwat
Group IT Head
27+ years of experience IT and project
management in the hospitality industry



Brand Portfolio



Portfolio of the Brands



	THE ORCHID® —ECOTEL HOTELS & RESORTS— FRIENDLY, ECO-FRIENDLY	Jadhay GADH A Gadh Heritage Hotel Ladh, Jhagadh, Aage Badh	MAHODADHI PALACE A Beach View Heritage Hotel Puri - Odisha	LOTUS RESORTS By ORCHID Hotels	BY ORCHID HOTELS
No. of years	25+	15+	12+	12+	Launched in July 2023
Market Segment	Premium	Premium	Premium	Mid-Premium	Mid-Premium
No. of Properties	5	1	1	3	3
No. of Keys	961	58	33	121	337
Occupancy (%)*	80%	55%	-	55%	80%
Revenue (INR Mn)*	1,971 [@]	205	28	173	696

*as on FY 2023; @includes managed properties 26

The ORCHID





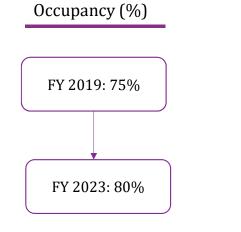
Type Keys

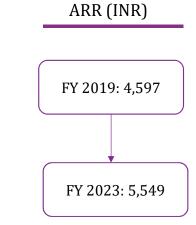
Leased 542

Owned 372

Management Contract 47

Total 961





961

No. of Keys

5

No. of Hotels

64%

Revenue Contribution

IRA By ORCHID



Launched on 1st July 2023

337

No. of Keys

3

No. of Hotels

Туре	Keys
Leased	142
Owned	195
Total	337



IRA BY ORCHID HOTELS MUMBAI



IRA BY ORCHID HOTELS NASHIK



IRA BY ORCHID HOTELS BHUBANESHWAR



28

Fort JadhavGadh



29



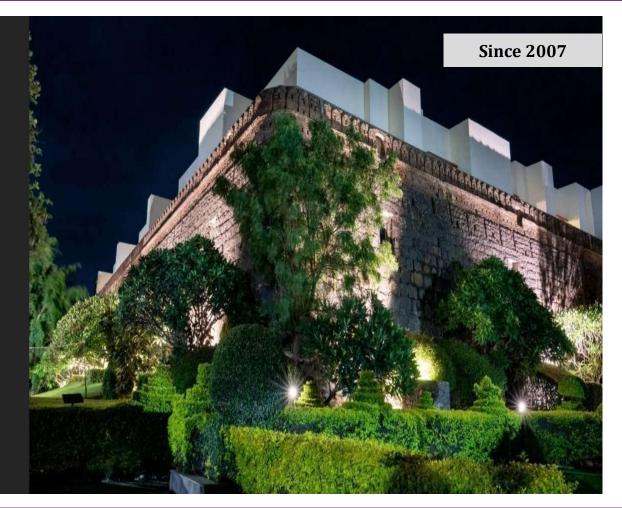
Leased Property

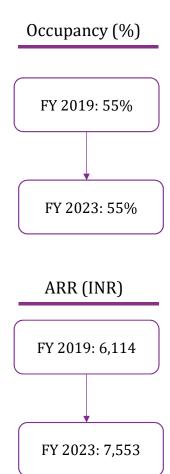
58

No. of Keys

7%

Revenue Contribution





Lotus Resorts



30

Since 2007

121

No. of Keys

3

No. of Hotels

6%

Revenue Contribution

All Leased Property



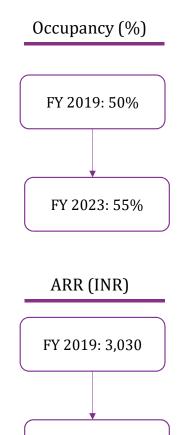
Lotus Eco Beach Resort Konark



Lotus Eco Beach Resort Goa



Lotus Eco Beach Resort Murud Dapoli



FY 2023: 4,299



Future Plan



Leveraging our strengths for future growth



Our Strengths & Capabilitie	es s	Strategy Going Forward
Diverse Portfolio	Unique set of properties from business hotels to luxurious resorts and hotels in iconic heritage buildings	Continue looking for extraordinary properties to provide plethora of options for modern travellers
Strong F&B Capabilities	Created multiple strong brands within our Food & Beverage operations	Plan to keep strengthening our hotel brands by offering high quality of food and ambience
Strong Presence of Orchid brand	Primarily present in Maharashtra, Orissa & Goa. Also, entering new states with our strong brand "The Orchid"	Strengthen our presence in North & West India and expand presence in other parts as well
Customer-centricity	Employed integrated mechanisms to evaluate customer feedback	Continue to work towards customer feedbacks and nurture customer centric employees to enhance our services
Cost-efficient & Asset Light Model	Embedding environment conservation practices in all areas of hotel business has helped us reduce our cost of operations	Further plan to work on an asset light model; reduce capital investments and exercise our expertise in managing unmanageable hotels

KHIL 3.0: Future Plan



No. of States

No. of Properties

No. of Keys

Average Room Rate (INR)

Revenue (INR Mn)

Debt (INR Mn)

Today (FY 2023)

4

13

1,500+

6,500

2,990

2,975

KHIL 2.0 (FY 2025)

7

25

2200+

7,500

4,000

1,750



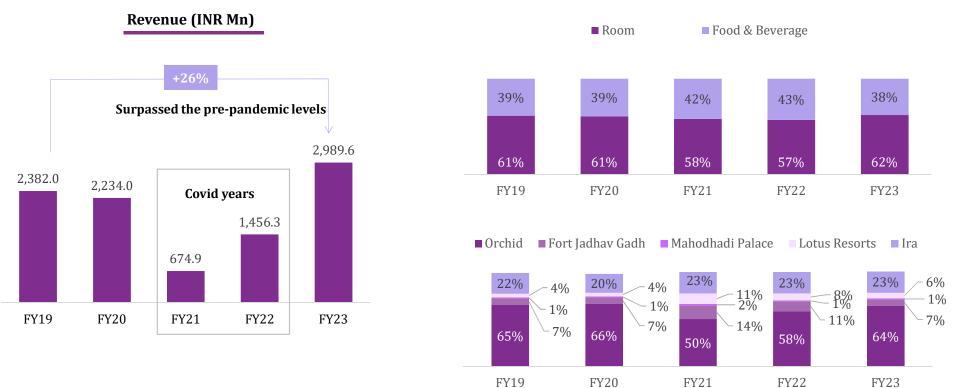
Historical Performance



Historical Performance



(On Consolidated basis)



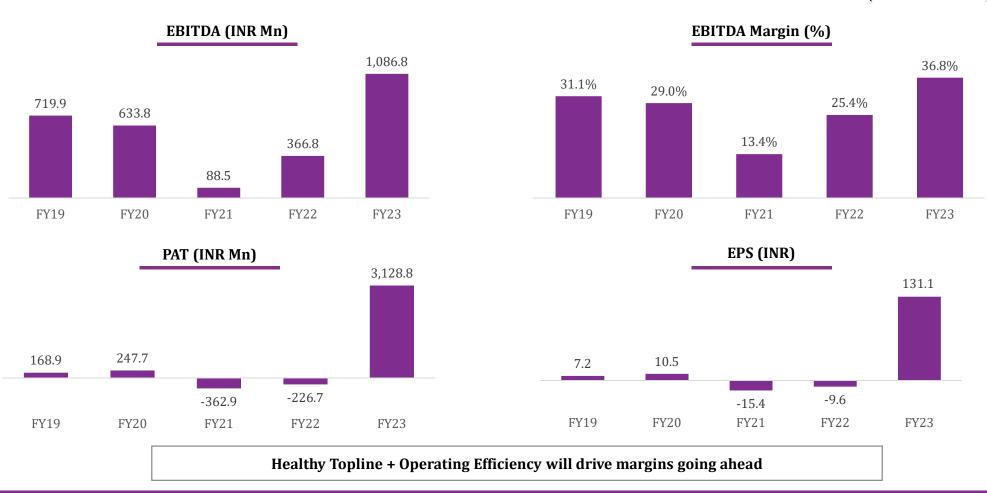
Going ahead - Occupancy rate is expected to improve further

With upcoming properties and additional room availabilities we expect to maintain our growth trajectory

Historical Performance



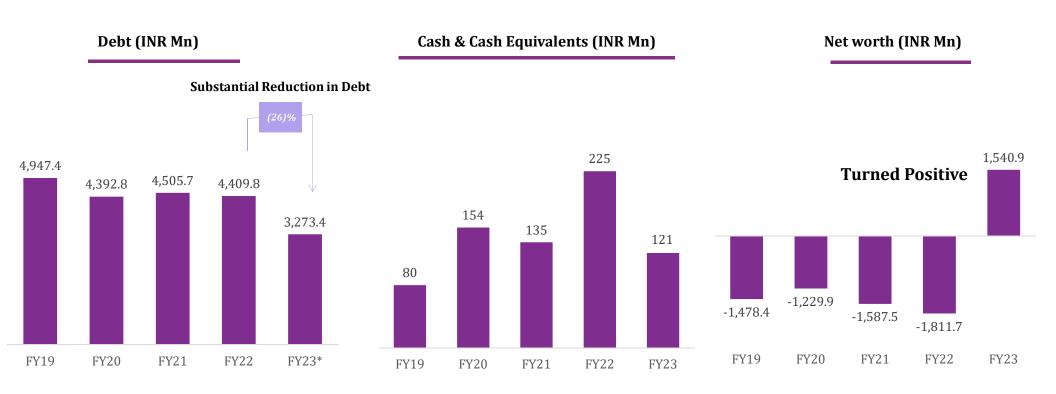
(On Consolidated basis)



Balance Sheet



(On Consolidated basis)



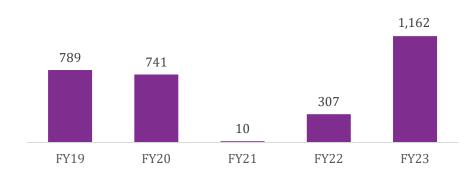
Focus on further debt reduction

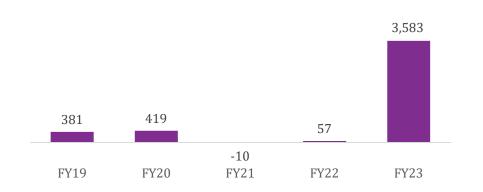
Cashflow





FREE CASH FLOW (INR Mn)





Company will utilise free cashflow to further strengthen balance sheet and support growth opportunities

(On Consolidated basis) 38

Outlook



- Focus on Topline growth through newer projects in pipeline
- Enhancing unit level operation efficiency by focussing on Electricity, Labour & operating expenses
- Focus on Digitisation and strengthen its digital media sales and online marketing
- Further strengthen the Brand portfolio and presence across the country
- Company would like to maintain Net Cash phenomenon

Safe Harbour



This Presentation which has been prepared by Kamat Hotels (India) Limited (the "Company") is solely for information purposes and do not constitute any offer, recommendation, or invitation to purchase or subscribe for any securities and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company. This presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on the truth, accuracy, completeness, fairness, and reasonableness of the contents of this presentation. This presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this presentation is expressly excluded. Certain matters discussed in this presentation may contain statements regarding the Company's market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and world-wide, competition, the Company's ability to successfully implement its strategy, the Company's future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cashflows, the Company's market preferences and its exposure to market risks, as well as other risks. The Company's actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this presentation. The Company assumes no obligation to update any forward-looking information contained in this presentation. Any forward-looking statements and projections made by third parties included in this presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.



THANK YOU



For further details

Neha Shroff / Sonia Keswani / Mahalakshmi Venkatachalam

Ernst & Young LLP

M: 77380 73466 / 80173 93854

E: neha.shroff@in.ey.com / sonia.keswani@in.ey.com / Mahalakshmi.Venkatachalam@in.ey.com