

EIH Limited

A MEMBER OF THE OBEROI GROUP

CIN:L55101WB1949PLC017981

CORPORATE OFFICE: 7 SHAM NATH MARG, DELHI - 110054, INDIA / TELEPHONE: +91-11-23890505/ WEBSITE: WWW.EIHLTD.COM

26th June 2020

The National Stock Exchange of India Limited Exchange Plaza, 5 th Floor Plot No..C/1, G Block Bandra Kurla Complex Bandra(E) Mumbai – 400 051. Code: EIHOTEL	BSE Limited Corporate Relationship Dept. 1 st Floor,New Trading Ring Rotunda Building Phiroze Jeejeebhoy Towers Dalal Street, Fort Mumbai-400001 Code:500840	The Calcutta Stock Exchange Limited 7, Lyons Range Kolkata-700001 Code:05
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Sub: Audited Financial Results for the financial year ended 31st March 2020

Dear Sir / Madam,

The Board of Directors at their meeting held today has approved Standalone and Consolidated Audited Financial Results (“Financial Results”) of the Company for the quarter and Financial Year ended on 31st March 2020.

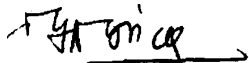
We are enclosing herewith the Financial Results (Standalone and Consolidated) of the Company in accordance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosures Requirements) Regulation, 2015 (“Listing Regulations”);

The Board meeting started at 4.00 P.M. and concluded at about 7.30 P.M.

Kindly take the above on record and host on your website.

Thank you,
Yours faithfully

For **EIH Limited**



S.N. Sridhar
Company Secretary

EIH Limited

A MEMBER OF THE OBEROI GROUP

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 Website: www.eihltd.com Email ID : isdho@oberoigroup.com
 CIN : L55101WB1949PLC017981

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2020

	Standalone				Consolidated				(Rs. in Crores)	
	3 months ended 31.03.2020	3 months ended 31.12.2019	3 months ended 31.03.2019	Year ended 31.03.2020	Year ended 31.03.2019	3 months ended 31.03.2020	3 months ended 31.12.2019	3 months ended 31.03.2019		Year ended 31.03.2020
Income										
a) Revenue from Operations	351.00	422.00	430.89	1,350.30	1,543.24	410.44	509.55	503.45	1,596.25	1,810.82
b) Other Income	16.48	27.10	39.15	84.01	84.02	20.73	24.58	27.76	78.44	68.79
Total Income	367.48	449.10	470.04	1,434.31	1,627.26	431.17	534.13	531.21	1,674.69	1,879.61
Expenses										
a) Consumption of Provisions, Wines & Others	40.68	49.13	58.82	168.83	212.09	48.22	58.39	67.31	199.41	244.48
b) Employee benefits expense	101.95	101.96	106.20	410.89	421.58	116.89	116.63	121.19	469.22	480.69
c) Finance Costs	11.29	13.20	11.36	49.51	46.36	13.28	14.53	12.20	55.61	50.44
d) Depreciation and Amortisation expense	32.52	34.06	30.31	134.20	123.01	36.32	37.01	33.29	146.46	132.56
e) Other Expenses	139.93	151.86	161.07	545.17	587.45	160.66	181.11	179.23	637.36	679.73
Total Expenses	326.37	350.21	367.76	1,308.60	1,390.49	375.37	407.67	413.22	1,508.06	1,587.90
Profit Before Exceptional Items, Share of net profits of Associates and Joint Ventures accounted for using equity method and Tax	41.11	98.89	102.28	125.71	236.77	55.80	126.46	117.99	166.63	291.71
Share of net profit / (loss) of Associates and Joint Ventures accounted for using equity method	-	-	-	-	-	(10.94)	9.84	7.70	(0.14)	12.30
Profit before Exceptional Items and tax	41.11	98.89	102.28	125.71	236.77	44.86	136.30	125.69	166.49	304.01
Exceptional Items- Profit/(Loss) (note - 3)	(16.14)	-	(84.75)	(16.61)	(73.07)	-	-	(84.75)	(0.47)	(73.07)
Profit before tax	24.97	98.89	17.53	109.10	163.70	44.86	136.30	40.94	166.02	230.94
Tax Expense	3.68	20.53	30.29	20.99	61.03	7.03	28.78	40.86	37.24	86.23
a) Current Tax	5.71	3.37	(25.53)	(36.36)	(10.66)	4.67	4.96	(19.84)	(36.36)	(4.25)
b) Deferred Tax	15.58	74.99	12.77	124.47	113.33	33.16	102.56	19.92	165.14	148.96
Profit for the period	5.43	(2.85)	(1.81)	(3.11)	(1.36)	5.72	(2.96)	(2.08)	(3.11)	(1.64)
Other Comprehensive Income /(Loss)	-	-	-	-	-	0.18	(0.15)	0.05	(0.34)	0.05
a) Remeasurement of defined benefit obligations	-	-	-	-	-	(2.80)	-	(0.54)	(2.80)	(0.54)
b) Share of other comprehensive income of associates and joint ventures accounted for using the equity method	-	-	-	-	-	59.80	0.47	0.66	60.37	0.50
c) Recycling of foreign currency translation reserve	-	-	-	-	-	(0.71)	0.54	0.66	0.97	0.50
d) Exchange differences on translation of foreign operations	(0.71)	0.47	0.64	0.78	0.48	(0.71)	0.54	0.66	0.97	0.50
e) Tax relating to these items	4.72	(2.38)	(1.17)	(2.33)	(0.88)	62.19	(2.10)	(1.91)	55.09	(1.63)
Total other comprehensive Income/(Loss) for the period, net of tax	4.72	(2.38)	(1.17)	(2.33)	(0.88)	62.19	(2.10)	(1.91)	55.09	(1.63)
Total Comprehensive Income for the period	20.30	72.61	11.60	122.14	112.45	95.35	100.46	18.01	220.23	147.33
Profit attributable to:										
a) Owners of EIH Limited	-	-	-	-	-	27.92	95.06	13.23	148.82	131.54
b) Non-controlling interests	-	-	-	-	-	5.24	7.50	6.69	16.32	17.42
Other Comprehensive Income attributable to:										
a) Owners of EIH Limited	-	-	-	-	-	61.15	(2.09)	(1.55)	54.10	(1.30)
b) Non-controlling interests	-	-	-	-	-	1.04	(0.01)	(0.36)	0.99	(0.33)
Total Comprehensive Income attributable to:										
a) Owners of EIH Limited	114.31	114.31	114.31	114.31	114.31	89.07	92.97	11.68	202.92	130.24
b) Non-controlling interests	-	-	-	-	-	6.28	7.49	6.33	17.31	17.09
Paid-up Equity Share Capital (Face Value - Rs. 2 each)	-	-	-	-	-	-	-	-	-	-
Other Equity	-	-	-	-	-	-	-	-	-	-
Earnings per Equity Share (Face Value - Rs. 2 each) - Rs.										
(a) Basic	0.27	1.31	0.22	2.18	1.98	0.49	1.66	0.23	2.60	2.30
(b) Diluted	0.27	1.31	0.22	2.18	1.98	0.49	1.66	0.23	2.60	2.30

PARTICULARS **AUDITED STATEMENT OF ASSETS & LIABILITIES**


	Standalone		Consolidated	
	As at 31.03.2020 AUDITED	As at 31.03.2019 AUDITED	As at 31.03.2020 AUDITED	As at 31.03.2019 AUDITED
Assets				
1. Non-current assets				
(a) Property, Plant and Equipment	1,823.85	1,931.42	2,082.26	2,170.08
(b) Right-of-use-asset	387.45	-	438.09	-
(c) Capital Work-in-Progress	112.93	63.90	130.44	78.61
(d) Goodwill on Consolidation	-	-	370.11	339.88
(e) Other Intangible Assets	7.85	7.34	8.00	7.56
(f) Investment Property	108.48	110.69	108.48	110.69
(g) Financial assets				
(i) Investments Accounted for using Equity Method			381.25	344.01
(ii) Other Investments	812.17	828.52	39.29	36.20
(iii) Other Non-Current Financial Assets	180.58	175.90	45.51	40.73
(h) Tax assets (net)	55.74	74.35	61.82	78.72
(i) Deferred Tax Assets (net)	-	-	9.83	9.86
(j) Other Non-Current Assets	93.45	313.94	149.58	367.56
Total Non-Current Assets	3,582.50	3,506.06	3,824.66	3,583.90
2. Current assets				
(a) Inventories	52.27	50.36	60.95	59.79
(b) Financial Assets				
(i) Investments	190.65	224.92	38.45	48.20
(ii) Trade Receivables	5.20	5.83	205.73	248.06
(iii) Cash and Cash Equivalents	3.32	3.28	67.88	98.41
(iv) Other Bank Balances	5.36	4.63	161.23	142.58
(v) Other Current Financial Assets	74.53	56.88	7.66	6.67
(c) Other Current Assets	331.32	345.90	85.37	64.20
Total Current Assets	3,913.82	3,851.96	4,451.93	4,251.81
Equity and Liabilities				
1. Equity				
(a) Equity Share Capital	114.31	114.31	114.31	114.31
(b) Other Equity	2,804.92	2,740.78	3,022.23	2,879.08
(c) Non controlling Interest	-	-	99.73	88.62
Total Equity	2,919.23	2,855.09	3,236.27	3,082.01
2. Non-Current Liabilities				
(a) Financial liabilities				
(i) Borrowings	183.21	209.86	233.75	275.12
(ii) Lease Liabilities	114.84	-	167.23	-
(iii) Other Non-Current Financial Liabilities	7.90	9.20	31.91	31.20
(b) Provisions- Non-Current	24.42	24.40	33.08	25.10
(c) Other Non-Current Liabilities	1.12	1.49	1.12	2.15
(d) Deferred Tax Liabilities (net)	123.64	159.92	147.79	184.83
Total Non-Current Liabilities	455.13	404.87	614.88	518.40
3. Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	186.53	224.66	187.41	224.66
(ii) Trade payables	1.19	0.08	1.53	0.09
Total outstanding dues of micro enterprises and small enterprises	169.26	195.73	206.24	229.82
Total outstanding dues of creditors other than micro enterprises and small enterprises	3.18	-	4.12	-
(iii) Lease Liabilities	66.01	65.55	84.26	76.16
(iv) Other Current Financial Liabilities	-	-	-	1.72
(b) Tax Liabilities (Net)	19.12	16.16	19.16	24.10
(c) Provisions- Current	94.17	89.82	98.06	94.85
(d) Other Current Liabilities	539.46	592.00	600.78	651.40
Total Current Liabilities	3,913.82	3,851.96	4,451.93	4,251.81

AUDITED STATEMENT OF CASH FLOWS

	Standalone		Consolidated	
	Year ended 31.03.2020 AUDITED	Year ended 31.03.2019 AUDITED	Year ended 31.03.2020 AUDITED	Year ended 31.03.2019 AUDITED
Cash flows from operating activities	109.10	163.70	166.02	230.94
Profit/(Loss) before tax	-	-	0.14	(12.30)
Adjustments for:				
Share of Profit of Associate and Joint Venture	134.20	123.01	146.46	132.56
Depreciation and amortisation expense	1.65	(0.06)	4.72	0.27
(Gain)/loss on disposal of property, plant and equipment (net)	16.14	-	-	-
Provision for impairment in value of investments	0.06	4.12	0.09	4.13
Bad debts and advances written off	2.43	85.63	2.43	85.67
Provision for doubtful debts / advances	(2.92)	(4.89)	(2.94)	(4.95)
Provisions and liabilities written back	-	(11.68)	-	(11.68)
(Gain)/loss on sale of investment	0.21	0.08	0.21	0.08
Fair value changes on equity investments measured at fair value through profit or loss	(22.78)	(29.17)	(1.95)	(2.00)
Dividend income classified as Investing cash flows	(12.38)	(9.15)	(25.07)	(20.02)
Interest income classified as Investing cash flows	(17.06)	(8.80)	(17.06)	(8.80)
Rental Income From Investment properties	49.51	46.36	55.61	50.44
Finance costs	-	-	5.04	10.34
Effect of Exchange Rate Difference	31.77	(110.97)	39.74	(112.58)
Change in operating assets and liabilities	(1.91)	(7.56)	(1.09)	(8.48)
(Increase) / decrease in trade receivables	(22.44)	39.91	(19.63)	41.75
(Increase) / decrease in inventories	(0.13)	(5.69)	(0.83)	(5.55)
Increase / (decrease) in trade payables	(1.95)	(7.39)	(1.98)	(8.16)
Increase / (decrease) in employee benefit obligations	(17.56)	1.55	(17.77)	1.52
(Increase) / decrease in other current / non-current financial assets	3.78	3.74	3.79	3.76
Increase / (decrease) in other current / non-current financial liabilities	3.98	4.98	1.82	3.79
Cash generated from operations	253.70	277.72	337.75	370.75
Income taxes paid (net of refund)	(1.87)	(65.32)	(20.71)	(88.31)
Net cash inflow from operating activities	251.83	212.40	317.04	282.44
Cash flows from investing activities	(139.05)	(136.27)	(174.56)	(157.29)
Payments for property, plant and equipment	(0.41)	-	(0.41)	-
Payments for investment property	(4.54)	(2.48)	(4.53)	(2.67)
Payments for intangible assets	-	(72.11)	(52.18)	(89.77)
Purchase of investments	0.01	18.19	35.26	18.19
Sale of investments	8.54	1.99	8.81	2.08
Proceeds from sale of property, plant and equipment	(0.04)	0.01	(18.25)	(33.86)
Changes in other bank balances	22.78	29.17	6.82	5.66
Dividend received	8.92	9.16	18.63	16.48
Interest received	17.06	8.80	17.06	8.80
Rental Income From Investment properties	(86.73)	(143.54)	(163.35)	(232.38)
Net cash used in investing activities	-	-	-	-
Cash flow from financing activities	25.00	84.69	25.00	0.03
Proceeds from borrowings	-	-	0.89	84.73
Non-current borrowings	-	-	-	-
Current borrowings	(42.85)	(43.82)	(47.25)	(43.88)
Repayment of borrowings	(38.14)	-	(38.14)	(0.43)
Non-current borrowings	-	-	-	63.38
Current borrowings	(39.83)	(46.47)	(43.01)	(50.54)
Refund of given loan to Related Parties	(10.97)	-	(13.39)	-
Interest paid	(51.44)	(51.44)	(57.91)	(58.48)
Repayment of lease liabilities	(7.23)	(10.41)	(10.41)	(13.76)
Dividends paid	(165.73)	(67.61)	(184.22)	(18.95)
Tax on dividend	(0.63)	1.25	(30.53)	31.11
Net cash inflow (outflow) from financing activities	5.83	4.58	98.41	67.30
Net increase (Decrease) in cash and cash equivalents	5.20	5.83	67.88	98.41
Cash and cash equivalents at the end of the year				

- 1 These financial results have been prepared in accordance with the Indian Accounting Standards prescribed under section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder ('Ind AS') and the other accounting principles generally accepted in India, to the extent applicable.
- 2 The Company has no reportable segments other than hotels as per Indian Accounting Standard.
- 3 Exceptional items for the quarter ended 31st March, 2020 represent provision for impairment in the value of a non-current investment in a wholly owned subsidiary of Rs. 16.14 crores. Exceptional items for the year ended 31st March, 2020 and year ended 31st March, 2019 include a provision of Rs. 0.47 crores and Rs. 84.75 crores respectively against receivable by the Company from a single customer in the flight catering business, due to uncertainty in business continuity of the afore-referred customer.
- 4 Exceptional items for the year ended 31st March, 2019 include, in addition to this, profit of Rs. 11.88 crores on sale of investments held in an associate company.
- 5 The Company has adopted Ind AS 116 'Leases' effective April 1, 2019 and applied the standard to lease contracts existing on that date by using the modified retrospective approach with the cumulative impact recognised on the date of initial application. Accordingly, previous period information has not been restated. On transition, the adoption of the new standard resulted in recognition of 'Right of Use' asset of Rs. 333.80 crore from leases that were earlier classified as operating lease and 'Right of Use' asset of Rs. 67.70 crore from leases that were earlier classified as finance lease aggregating to total 'Right of Use' asset of Rs. 401.50 crore and a lease liability of Rs. 110.01 crore from leases that were earlier classified as finance lease aggregating to total lease liability of Rs. 118.77 crore. The cumulative effect of applying the standard resulted in Rs. 0.67 crores (net of tax) being credited to retained earnings as on transition date.
- 6 In the financial results of the Company for the year ended March 31, 2020, the nature of expenses in respect of operating leases has changed from lease rent to depreciation on right-of-use asset and finance cost for interest accrued on lease liability. Consequently, Finance Costs and Depreciation for the year ended March 31, 2020, are higher by Rs. 9.10 crores and Rs. 12.50 crores respectively and Other Expenses are lower by Rs. 13.47 crores as a result of which, Profit before tax is lower by Rs. 8.13 crores. Similarly for the quarter ended 31st March, 2020, Finance Costs and Depreciation are higher by Rs. 2.28 crores and Rs. 3.08 crores respectively and Other Expenses are lower by Rs. 3.37 crores as a result of which, Profit before tax is lower by Rs. 1.99 crores.
- 7 On September 20, 2019, vide Taxation Laws (Amendment) Ordinance 2019, the Government of India had inserted Section 115BAA in the Income Tax Act, 1961 which provided domestic companies a non-reversible option to pay corporate tax at reduced rates effective April 1, 2019 subject to certain conditions. The Company had elected to exercise the option and the full impact of this change was recognised in the unaudited financial results relating to the quarter ended 30th September 2019. Provision for income tax for the year ended March 31, 2020 and measurement of deferred tax liabilities has accordingly been done considering the reduced rate prescribed in the said section.
- 8 Earnings Per Share are not annualised except for the year ended 31st March, 2020 and 31st December, 2019 and the published figures for the 9 months ended 31st March, 2020 and 31st December, 2019 and 31st December, 2018 respectively which were subject to limited review.
- 9 The World Health Organization declared the Covid-19 outbreak as a pandemic on 11th March 2020, leading to series of measures by countries across the world to contain the spread of the virus. India responded by imposing a nationwide lockdown on 24th March 2020. The process of lifting of lockdown in various states has since started in phases, effective 1st June, 2020, guided by the decision of individual states. During a major part of this period, hotel and flight operations were mandated to remain non-operational, which affected business at our hotels and other operations across India. Similar restrictions in other countries affected business at our hotels from various international markets.
- 10 The Management's priority in dealing with the exceptional challenges posed by COVID-19 has been to ensure the safety of its guests and employees, support suppliers, keep the supply chain operational for essential supplies. The consequence of the COVID-19 outbreak on the Company's business for the financial year ended 31st March, 2020 is limited, as business was impacted only in the latter half of March 2020. Several cost rationalisation measures have been initiated subsequent to the year end and are being monitored.
- 11 The Management does not foresee any stress on liquidity, as it has access to sanctioned borrowing facilities for working capital requirements, worth Rs. 4,500 Million, of which Rs. 2,634.7 Million was unutilized as on 31st March, 2020. Our bankers have sanctioned additional unsecured short term limit of Rs. 1,000 million, taking the total short term borrowing facility to Rs. 5,500 Million.
- 12 In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Management has considered the impact from a prolonged lock-down situation; travel restrictions being continued to be imposed by India and other countries even after lifting of the lockdown, guests postponing their discretionary spending, continued restrictions on the number of domestic and international flights, internal and external information available up to the date of approval of these financial statements including credit reports and economic forecasts.
- 13 The Management has also assessed the potential impact of Covid-19 on the carrying value of property, plant & equipment, right of use assets, intangible assets, investment property, investments, trade receivables, inventories, and other current assets appearing in the financial statements of the Company as on 31st March, 2020 and has performed sensitivity analysis on the assumptions used and based on current indicators of future economic conditions, expects to recover the carrying amounts of these assets. The impact of COVID-19 may be different from that estimated on the date of approval of these financial statements and the Management will continue to closely monitor any material changes to future economic conditions.
- 14 With respect to business in financial year ending 31st March, 2021, the impact on revenue could come from a prolonged lock-down situation; travel restrictions being continued to be imposed by India and other countries even after lifting of the lockdown and guests postponing their discretionary spending.
- 15 Domestic airlines have commenced operations from 25th May, 2020 with one-third capacity approved by the Government which is expected to gradually increase over the months going forward, and the timing of commencement of international airlines is yet to be announced by the Government. Hotels in most locations have been allowed to resume operations effective 8th June, 2020, with the balance expected to open by 1st July 2020.
- 16 Based on enquiries received, assessments performed and analysis of market trends, the Management expects demand to gradually pick for Domestic leisure and business travel, social events within prescribed norms, and limited international travel once international airlines are allowed to commence operations.
- 17 The printing press of the Company received special permission from the Government to operate amidst the lockdown from 1st May, 2020 as it supports essential services like banks, pharmaceuticals and food.
- 18 The revised projections for financial year ending 31st March, 2021 have been prepared taking into account best estimates based on these factors and other variables, although a clearer picture shall emerge only in due course.
- 19 Figures have been regrouped or rearranged, wherever necessary.
- 20 The Group is submitting the quarterly consolidated financial results in accordance with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, read with circular no. CIR/CFD/CMD/144/2019 dated March 29, 2019, as amended from time to time, and accordingly the consolidated reported figures for the quarter ended 31st March, 2019 have been approved by the Board of Directors and have not been subjected to limited review by the Statutory Auditors.
- 21 The above Unaudited Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at its Meeting held on 26th June, 2020.

New Delhi
26th June, 2020


VIKRAM OBEROI
Managing Director and Chief Executive Officer
(DIN : 00052014)