



# HOTEL LEELAVENTURE LIMITED

Registered Office: The Leela, Sahar, Mumbai - 400 059

Tel: 022-6691 1234 □ Fax: 022-6691 1458 Email: investor.service@theleela.com □ Website: www.theleela.com □ CIN No.: L55101MH1981PLC024097

## UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST DECEMBER, 2017

Rs. In Lakhs

Sr. No.	Particulars	Quarter Ended			Nine Months Ended	
		(Unaudited (Reviewed))				
		31-Dec-17	31-Dec-16	30-Sep-17	31-Dec-17	31-Dec-16
<b>1</b>	<b>Income</b>					
	(a) Net sales / income from operations	20,361	19,572	15,839	51,210	50,160
	(b) Other income	2,625	(2,074)	(914)	2,061	(2,265)
	<b>Total income</b>	<b>22,986</b>	<b>17,498</b>	<b>14,925</b>	<b>53,271</b>	<b>47,895</b>
<b>2</b>	<b>Expenses</b>					
	(a) Cost of materials consumed	1,803	1,668	1,555	4,787	4,603
	(b) Employee benefits expense	5,093	4,829	4,883	14,840	14,518
	(c) Fuel, power and light	1,239	1,172	895	3,417	3,023
	(d) Finance costs	1,997	2,070	2,096	6,134	6,547
	(e) Depreciation and amortisation	3,078	3,531	3,222	9,506	10,665
	(f) Other expenditure	5,711	5,267	4,718	15,329	15,299
	<b>Total expenses</b>	<b>18,921</b>	<b>18,537</b>	<b>17,369</b>	<b>54,013</b>	<b>54,655</b>
<b>3</b>	Profit / (loss) from operations before exceptional items and tax	4,065	(1,039)	(2,444)	(742)	(6,760)
<b>4</b>	Exceptional items	-	-	-	-	-
<b>5</b>	<b>Profit / (loss) before tax</b>	<b>4,065</b>	<b>(1,039)</b>	<b>(2,444)</b>	<b>(742)</b>	<b>(6,760)</b>
<b>6</b>	<b>Tax expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>7</b>	<b>Net Profit / (loss) for the period</b>	<b>4,065</b>	<b>(1,039)</b>	<b>(2,444)</b>	<b>(742)</b>	<b>(6,760)</b>
<b>8</b>	<b>Other comprehensive income</b>					
	<b>Items that may not be reclassified subsequently to the statement of profit and loss</b>					
	- Remeasurement of defined benefit plan	(29)	(43)	(16)	(88)	(130)
	- Gain / (losses) on financial assets to fair value	(29)	(32)	(29)	(86)	(96)
	<b>Items that may be reclassified subsequently to the statement of profit and loss</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total other comprehensive income for the period</b>	<b>(58)</b>	<b>(75)</b>	<b>(45)</b>	<b>(174)</b>	<b>(226)</b>
<b>9</b>	<b>Total comprehensive income for the period</b>	<b>4,007</b>	<b>(1,114)</b>	<b>(2,489)</b>	<b>(916)</b>	<b>(6,986)</b>
<b>10</b>	Paid up equity share capital (face value Rs.2 per share)	12,611	9,332	9,332	12,611	9,332
<b>11</b>	<b>Earnings per share (in Rs.) - basic and diluted</b>	<b>0.68</b>	<b>(0.24)</b>	<b>(0.53)</b>	<b>(0.18)</b>	<b>(1.50)</b>

**Notes:**

- The above financial results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their meetings held on 9th February, 2018.
- In view of the seasonality of the industry, the financial results for the quarter are not indicative of the full year's expected performance.
- As the Company does not have reportable segment other than Hoteliering, segment-wise reporting is not applicable.
- Other Income for the quarter includes exchange rate difference amounting to profit of Rs. 2480 lakhs (previous year loss Rs.2202 lakhs) and nine months profit of Rs. 1615 lakhs (previous year loss of Rs.2765 lakhs)
- The Company has adopted Indian Accounting Standards ("Ind AS") from 1st April, 2017 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting 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. Accordingly the results for the quarter and nine months ended 31st December, 2016 have also been restated and prepared in accordance with the recognition and measurement principles of Ind AS 34.
- The Format for above results as prescribed in SEBI's Circular CIR/CFD/CMD/15/2015 dated 30th November, 2015 has been modified to comply with the requirements of SEBI's Circular dated 5th July, 2016, Ind AS and Schedule III [Division II] to the Companies Act, 2013.
- During the quarter, the Company has allotted 16,39,43,459 fully paid up Equity Shares of Rs. 2 each, at a price Rs. 16.78 per Equity Shares (including premium of Rs. 14.78 per Equity Shares) aggregating to Rs. 275.09 crores, to JM Financial Asset Reconstruction Company Limited towards conversion of loan in terms of the Master Restructuring Agreement dated 28th September, 2012 with lenders of the Company
- A reconciliation between financial results, as previously reported (referred to as 'Previous GAAP') and Ind AS for the quarter and nine months ended 31st December, 2016 is presented as under.

Particulars	Rs in Lakhs	
	Quarter ended 31st Dec 16	Nine months ended 31st Dec 16
<b>Net Loss for the quarter and nine months ended 31st December, 2016 as reported</b>	<b>(1,845)</b>	<b>(11,595)</b>
Reclassification of actuarial gains/losses, arising in respect of employee benefit schemes, to Other Comprehensive Income (OCI). This was previously charged to the Statement of Profit and Loss.	43	130
Exchange difference on revaluation of Long Term Borrowings. The translation differences were previously being amortised over the tenure of the loan.	1,002	5,005
Depreciation/Amortisation cost difference on account of change in method of accounting of exchange difference on long term foreign currency loans.	(239)	(301)
Gain/(Loss) on financial assets to their fair value	(32)	(96)
<b>Net Profit/(Loss) as per Ind AS</b>	<b>(1,070)</b>	<b>(6,857)</b>
<b>Other comprehensive income</b>	<b>(43)</b>	<b>(130)</b>
<b>Total comprehensive income under Ind AS</b>	<b>(1,114)</b>	<b>(6,986)</b>

- The erstwhile CDR Lenders with exposure of 95.6% of the CDR Debt assigned their debt to JM Financial Asset Reconstruction Company Limited and 1 lender with exposure of about 1% of the CDR Debt to Phoenix ARC Private Limited on 30th June, 2014. The Company is pursuing with the ARC for a viable restructuring package, with certain concessions in interest and repayment terms and pending approval of the same, has not provided for the interest. The ARCs have notified the Company that the interest and penal interest are applicable as per the rates contracted prior to admission to CDR and the impact of the non-provision is understatement of finance cost for the quarter and nine months ended to the extent of Rs. 18473 lakhs (previous period Rs. 18437 lakhs) and Rs. 58802 lakhs (previous period Rs. 54140 lakhs). Had the Company provided for interest, the loss would have been higher to that extent.
- The Division bench of the Delhi High Court had dismissed the appeal filed by the Company against the Single Bench judgement setting aside the Award passed by the sole arbitrator in relation to a dispute with Airports Authority of India (AAI) regarding the minimum guaranteed amounts on lease of 11000 sq. meters of land. The Company had filed a Special Leave Petition before the Supreme Court against the Division bench order. The Supreme Court has dismissed the SLP on 05th February, 2018. The amount due according to AAI is about Rs. 31119 lakhs, for which no provision is made, as the Company is in the process of filing the review petition.
- AAI has initiated eviction proceeding relating to 18000 sq. meters of land on which the Mumbai hotel is built. The Company has contested the same.
- The listed non-convertible debentures of the Company amounting to Rs 6750 lakhs as at 31st December, 2017 are secured by way of mortgage/ charge on certain properties of the Company. Details of Non-convertible debentures are as follows:

	Previous Due Date	Previous Due Date	Next Due Date	Next Due Date
	Principal	Interest	Principal	Interest
12.5% Non Convertible Debentures	30th Sep 17	19th Dec 17	30th Sep 18	19th Mar 18

Interest overdue as on 31st December 17 is Rs. 938 Lakhs. Principal redemption amount overdue Rs. 4500 lakhs of which Rs. 2250 lakhs since 30th September 2016.

- Figures have been regrouped or rearranged, wherever necessary.

For and on behalf of the Board of Directors

Place : Mumbai  
Dated : 9th February, 2018

Vivek Nair  
Chairman and Managing Director