

# HOTEL LEELAVENTURE LIMITED

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## UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2018

Rs. in Lakhs

Sr. No.	Particulars	Standalone					
		Quarter Ended			Nine Month ended		Previous year ended
		31-Dec-18	31-Dec-17	30-Sep-18	31-Dec-18	31-Dec-17	31-Mar-18
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	(a) Net sales /income from operations	20,906	20,361	16,414	52,940	51,018	71,854
	(b) Other income (Refer Note No. 5)	1,069	2,625	352	1,104	2,061	2,459
	<b>Total income</b>	<b>21,975</b>	<b>22,986</b>	<b>16,766</b>	<b>54,044</b>	<b>53,079</b>	<b>74,313</b>
2	<b>Expenses</b>						
	(a) Cost of materials consumed	1,858	1,803	1,561	4,900	4,787	6,513
	(b) Employee benefits expense	5,081	4,971	5,103	15,085	14,651	19,279
	(c) Finance costs (Refer Note No. 4)	647	1,997	3,418	7,252	6,134	8,367
	(d) Depreciation and amortisation	2,974	3,078	2,934	8,826	9,506	12,542
	(e) Other expenditure (Refer Note No. 5)	7,103	7,072	11,132	28,304	18,743	26,640
	<b>Total expenses</b>	<b>17,663</b>	<b>18,921</b>	<b>24,148</b>	<b>64,367</b>	<b>53,821</b>	<b>73,341</b>
3	Profit / (loss) from operations before exceptional items and tax	4,312	4,065	(7,382)	(10,323)	(742)	972
4	Exceptional items	102	-	729	1,416	-	(3,294)
5	Profit / (loss) before tax	4,414	4,065	(6,653)	(8,907)	(742)	(2,322)
6	Tax expenses	-	-	-	-	-	-
7	Net Profit / (loss) for the period	4,414	4,065	(6,653)	(8,907)	(742)	(2,322)
8	<b>Other comprehensive income</b>						
	Items that may not be reclassified subsequently to the statement of profit and loss						
	- Remeasurement of defined benefit plan	(198)	(29)	180	(69)	(88)	137
	- Gain / (losses) on financial assets to fair value	-	(29)	-	-	(86)	-
	Items that may be reclassified subsequently to the statement of profit and loss	-	-	-	-	-	-
	<b>Total other comprehensive income for the period</b>	<b>(198)</b>	<b>(58)</b>	<b>180</b>	<b>(69)</b>	<b>(174)</b>	<b>137</b>
9	<b>Total comprehensive income for the period</b>	<b>4,216</b>	<b>4,007</b>	<b>(6,473)</b>	<b>(8,976)</b>	<b>(916)</b>	<b>(2,185)</b>
10	Paid up equity share capital (face value Rs.2 per share)	12,611	12,611	12,611	12,611	12,611	12,611
11	Reserves (excluding revaluation reserves)	-	-	-	-	-	(7,552)
12	Debenture redemption reserve	-	-	-	-	-	6,750
13	Earnings per share (in Rs.) - basic and diluted	0.70	0.68	(1.06)	(1.41)	(0.18)	(0.43)



*(Signature)*



Notes:

- 1 The unaudited financial results for the quarter and nine months ended 31st December, 2018 were considered by the Audit Committee and have been approved by the Board of Directors at their meeting held on 12th February 2019.
- 2 These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") 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. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles of Ind AS.
- 3 As the Company does not have reportable segment other than Hoteliering, segment-wise reporting is not applicable.
- 4 Finance costs is net of exchange (gain)/loss arising from foreign currency borrowings to the extent they are regarded as an adjustments to the interest cost for the quarter and nine months ended 31st December 2018 amounting to Rs.(2095) lakhs and Rs.270 lakhs respectively. (Previous year Rs.Nil)
- 5 Other expenditure for the nine months ended 31st December 2108 includes exchange loss amounting to Rs.8104 lakhs (previous year Rs.Nil) and Other income for the quarter and nine months ended 31st December 2018 includes exchange gains amounting to Rs.541 lakhs (previous year Rs.2480 lakhs) and Rs. Nil (previous year Rs. 1615 lakhs) respectively.
- 6 Exceptional items for the quarter and nine months ended 31st December 2018 includes a) net income from Joint development of property amounting to Rs.102 lakhs and Rs.831 lakhs respectively, and b) profit on sale of non-core asset for the quarter Rs.Nil and Rs.585 lakhs respectively.
- 7 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 ARCs have notified the Company that (i) interest and penal interest are applicable as per the rates contracted prior to admission to CDR; (ii) the finance cost on the debt for the quarter is Rs.22331 lakhs and till 31st December 2018 is Rs.368011 lakhs; and (iii) the debt amount is Rs.616400 lakhs as against Rs.248389 lakhs accounted by the Company. If interest provision was made in accordance with the intimation received from the ARCs, the finance cost and the loss for the quarter and nine months ended would have been higher by Rs.22331 lakhs (previous year Rs.18473 lakhs) and Rs.64866 lakhs (previous year Rs.54140 lakhs) respectively. The Company has been evaluating various options for a viable resolution, including sale / monetisation of non-core assets, sale of hotels, equity infusion etc. The Company expects certain waiver / concessions in interest and pending approval of the same, has not provided for the interest as per rates notified by ARCs.
- 8 The Airport Authority of India (AAI) had claimed an amount of Rs.31119 Lakhs upto 31st July, 2017 towards rent and minimum guarantee in respect of lease of 11,000 sq mt of Land in Mumbai. The Company is disputing the claim in legal proceeding on several grounds. On the basis of legal opinion obtained, the liability is contingent in nature. Hence, no provision is made for the claim.
- 9 AAI has unilaterally terminated the lease of 18,000 sq. meters of land on which the Mumbai hotel is built and have commenced eviction proceedings. The Company, based on the legal advise is contemplating to legally challenge the same. Depreciation on the Mumbai hotel is provided at the applicable rate, on the assumption that the lease will be renewed.
- 10 The listed non-convertible debentures of the Company amounting to Rs 6,750 lakhs as at 31st December, 2018 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
	Principal	Interest
12.5% Non Convertible Debentures	30th Sep 18	30th Sep 18

The entire principal amount of Rs.6,750 lakhs along with interest amounting to Rs.1518 lakhs till 31st December 2018 is overdue.

- 11 The previous quarter / nine months figures have been rearranged and / or regrouped, wherever necessary, to make them comparable with those of current quarter / nine months.

Place : Mumbai  
Dated : 12th February 2019



For and on behalf of the Board of Directors

  
Vivek Nair  
Chairman and Managing Director

