

Date: May 30, 2025

To,
The Manager
Corporate Compliance Department
BSE Limited
Rotunda Building P. J. Towers,
Dalal Street, Fort, Mumbai 400001,
Scrip Code – 523269

The Manager- Listing
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, 'G' Block
Bandra Kurla Complex, Bandra (East),
Mumbai 400051
Symbol – ADVANIHOTR

Dear Sir / Madam,

Sub: Submission of 'Press Release'

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations"), we are enclosing herewith the 'Press Release' dated May 30, 2025. The same will also be made available on the website of the Company i.e. www.carevelabeachresortsgoa.com.

Kindly take the same on your records.

Thanking you,

Yours faithfully,
For **Advani Hotels & Resorts (India) Limited**,

Sunder G. Advani
Chairman and Managing Director
DIN: 00001365

Enclosure: As stated above

Advani Hotels & Resorts (India) Limited
(Caravela Beach Resort Goa)

Highest ever Q4 & FY25 revenues:

Recorded a milestone of the highest ever revenue of INR 3,457 lakhs in Q4 of FY25, the highest revenue in Q4 in its operating history.

Advani Hotels declares a 2nd Interim dividend of 45% on enhanced paid-up Capital post the 1:1 Bonus issue in FY24 (Total Dividend of 95% for the FY25).

Mumbai, May 30, 2025: Advani Hotels & Resorts (India) Limited, approved the unaudited standalone financial results on May 23, 2025, for the quarter and full year ended March 31, 2025.

Financial Table:

Particulars (INR In Lakhs)	Q4 FY25	Q4 FY24	FY25	FY24
Total Income	3,457	3,353	11,121	10,844
Operating Expenses	1,840	1,825	7,279	7,152
EBITDA	1,617	1,528	3,842	3,692
EBITDA Margin (%)	46.8%	45.6%	34.5%	34.0%
Profit Before Tax	1,539	1,438	3,530	3,349
Income Tax (including Deferred Tax)	392	379	886	854
Profit After Tax	1,147	1,059	2,644	2,496
Total Room Nights Sold (Numbers)	14,755	15,471	56,380	57,685
Occupancy (%) (on available rooms for sale)	84.1%	87.6%	82.0%	83.9%
Total Revenue per occupied room per night (TRevPOR) (INR) after subtracting taxes	23,432	21,675	19,724	18,798
Liquid Fund Reserves (including Fixed Deposits)			5,066	4,488

Key performance indicators of the quarter and year ended March 2025 are below:

- During the FY25, the total income has improved on a YoY basis by 2.6%. This is despite a decrease in demand for the overall destination of Goa, due to domestic tourists travelling overseas for holidays and a reduction in foreign tourists visiting Goa.
- In FY25, in comparison to the previous year, the EBITDA margin improved to 34.5%.
- During the year, the hotel recorded an average occupancy of 82.0% vs 83.9% last year. Though the occupancy reduced marginally, the Total Income increased as the Total Revenue Per Occupied Room per night (TRevPOR) increased during FY25 to INR 19,724 vs INR 18,798 last year. This is the preferred way to grow total revenue.

- The Company is debt-free and the Liquid Fund Reserves (including Fixed Deposits) are at INR 5,066 lakhs as on March 31, 2025.
- The Company's **Cash Generation from Operations** (before tax) continues to be healthy at Rs. 3,016 lakhs for FY25.
- The Company's **Before Tax Return on Equity** (attributable to the owners of the Company) has been robust at 43% and is amongst highest in the Hospitality industry.
- The Company's **Return on Assets** at 25.5% and is one of the highest in the Hospitality industry.
- The **Cash Conversion Cycle** of the Company is healthy at minus 4.3 days.
- The Company has declared their second interim dividend of 45% i.e. INR 0.90 per share, which will result in a pay-out of INR 832 lakhs on the enhanced Paid-up Capital post the 1:1 Bonus issue in FY24.
- Taking into account the first interim dividend of 50% declared earlier and the 45% dividend declared now on the enhanced capital post the bonus issue, the amount of INR 1,756 lakhs is the highest dividend pay-out in the history of our Company.
- The Company continues to reward its shareholders with a dividend pay-out of 66% of the net profit, which is one of the highest dividend pay-out percentages.

Commenting on the results Mr. Sunder G. Advani, Chairman & Managing Director of Advani Hotels & Resorts (India) Limited said;

"We are excited to report that the revenue for FY25 has set a new record as the highest ever Q4 and full year revenue in the history of the Company. Our Company has achieved the highest return on Equity measured in Profit Before Tax of all listed companies in Hospitality. This achievement reflects consistent revenue growth with the Total Revenue Per Occupied Room per night (TRevPOR). As we move ahead, we are optimistic about our future and remain committed to enhance our value proposition for our guests."

To provide a broader perspective (beyond financial measures), from a qualitative perspective, the Company and Management received the below awards during FY25:

- In July 2024, the Economic Times MICE & Wedding Tourism Awards 2024 honoured us with the 'Destination Wedding Resort of the Year—West India' award. This accolade recognized our exceptional services and facilities, making us the top choice for destination weddings in the region.
- In August 2024, we proudly received the 'Best Beach Front Wedding Destination Resort' in Goa award at the Shubh Food Travel & Wedding Tourism Expo Summit & Awards 2024. This award celebrated our stunning beachfront location and our dedication to creating memorable wedding experiences.
- October 2024 was remarkable for us as we were awarded two significant awards. First, we were named the 'Iconic Deluxe Beach Resort' in Goa by the Times of India - Times

Hospitality Icon 2024. This recognition highlighted our luxurious offerings and our iconic status in the hospitality industry. Additionally, we won the 'Best MICE Resort of Goa' at the India MICE Awards 2024 by TravTour MICE Guide, acknowledging our outstanding facilities and services for meetings, incentives, conferences, and exhibitions.

- In November 2024, we were delighted to receive the 'Guest Review Award 2024' from GO-MMT. This award was a testament to the positive feedback and satisfaction of our guests, showcasing our dedication to providing exceptional hospitality.
- Starting the new year on a high note, we were awarded the 'Traveller Review Award 2025' by Booking.com in January 2025. This recognition reflected our consistent efforts to deliver outstanding guest experiences and our commitment to excellence in the hospitality industry. Our current Booking.com review rating is 8.5 points out of maximum of 10.0 points.

These awards reflect our unwavering commitment to providing our guests with unparalleled experiences and exceptional service. We are grateful for the recognition and will continue to strive for excellence in all aspects of our operations.

About Advani Hotels & Resorts (India) Limited:

Advani Hotels & Resorts (India) Limited (ADVANIHOTR) is a publicly-traded, Company incorporated in 1987, headquartered in Mumbai and is listed on the Bombay Stock Exchange and National Stock Exchange of India.

It owns and operates the 'Caravela Beach Resort, Goa'; an independent, 201-key, 5-Star DELUXE golf resort on the Arabian Sea, designed by the world-famous architects WATG (who designed both the 'Atlantis' resorts).

The Caravela is located on a 23-acre estate with a 275-meter long beach-front on the powdery white sands of Varca Beach, South Goa. The Caravela is surrounded by immaculately landscaped gardens and a golf course designed by the international landscape architect, Belt Collins.

The audited results for the Financial Year 2024 – 2025 indicate a noteworthy set of financial ratios. The Company is debt-free and has been consistently rewarding its shareholders through the distribution of dividends over the last 11 years, excluding the year of COVID-19 (the Financial Year 2020 - 2021).

Over the last ten years, Advani Hotels has paid Dividends totaling to INR 88 crore (including dividend tax), to all its shareholders on its low equity base of INR 9.24 crores until February 2024 (pre-bonus equity) and subsequent equity base of INR 18.48 crores from March 2024 onwards.

The Board of Directors at its meeting held on May 23, 2025, has approved the payment of second Interim Dividend of 45% i.e Rs.0.90/- per share of face value of INR 2/- on the enhanced Paid-up Capital post the 1:1 Bonus issue for the financial year 2023 - 2024.

The Company is managed by the Founder and Chairman & Managing Director - Mr. Sunder G. Advani, the Chief Executive Officer & Whole-Time Director - Mr. Prahlad S. Advani and the Executive Director - Mr. Haresh G. Advani; together with a distinguished Board of Independent Directors.