

INDEPENDENT AUDITOR'S REPORT

To the Members of

Kochi Cyber Greens Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Kochi Cyber Greens Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as the "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing ("SA"s) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors report, but does not include the Financial Statements and our auditor's report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether other information is materially inconsistent with the Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report the fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of

Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Company's Board of Directors and Those Charged with Governance are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial control with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to

continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial controls that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationship and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company, in electronic mode on servers physically located in India so far as it appears from our examination of those books, except for the matters stated in paragraph 1(vi) below on reporting under Rule 11(g).

- c. The Balance Sheet, the Statement of Profit and Loss including Statement of Other Comprehensive Income, the Statement of Cash flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
- e. On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f. The modification relating to the maintenance of accounts and other matters concerned therewith are as stated in paragraph (b) above on reporting under section 143(3)(b) and paragraph 1(vi) below on reporting under Rule 11(g).
- g. With respect to the adequacy of the internal financial controls with reference to financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure – A” to this report.
- h. The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2026.
- i. With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigation which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv.

- (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not declared any dividend and hence, compliance of section 123 of the Act does not arise.

vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software except that, audit trail feature is not enabled for direct changes to data when using certain

access rights. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with, in respect of the accounting software where the audit trail is enabled. Additionally, the audit trail of the relevant prior years has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in respective year.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure – B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

for MUV & Co.,

Chartered Accountants

ICAI Firm Registration Number: 019097S

Manjunath Digitally signed
N by Manjunath N

Manjunath N

Partner

Membership No. 253286

UDIN : 26253286PWZBIO7160

Place : Bengaluru

Date : May 20, 2026

“ANNEXURE A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(g) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date on the Financial Statements of Kochi Cyber Greens Private Limited)

Report on the Internal Financial Controls with reference to Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls with reference to Financial Statements of **Kochi Cyber Greens Private Limited** (“the Company”) as of March 31, 2026 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s Management is responsible for establishing and maintaining internal financial controls with reference to Financial Statements based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (“the ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Financial Statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Financial Statements included obtaining an understanding of internal financial controls with reference to Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to Financial Statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial control with reference to Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Financial Statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to Financial Statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the Financial Statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to Financial Statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to Financial Statements to future

periods are subject to the risk that the internal financial controls with reference to Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanation given to us, the Company has, in all material respects, adequate internal financial controls with reference to Financial Statements and such internal financial controls with reference to Financial Statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control with reference to Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal financial controls over the financial reporting issued by the ICAI.

for MUV & Co.,

Chartered Accountants

ICAI Firm Registration Number: 019097S

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No. 253286

UDIN : 26253286PWZBIO7160

Place : Bengaluru

Date : May 20, 2026

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date on the Financial Statements of Kochi Cyber Greens Private Limited)

In terms of the information and explanations sought by us and given by the Company and the books of accounts and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. In respect of Company’s property, plant and equipment and intangible assets.
 - a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Investment Property.
 - b) All Investment Property have not been physically verified by the management during the year but there is a regular program of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
 - c) The title deeds of Investment properties disclosed in note 7 to the financial statements are held in the name of the Company.
 - d) As disclosed in Note 44(i) to the financial statements, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- ii. In respect of inventories:
 - a) The Company does not hold any inventory and hence, the requirement to report under clause 3(ii)(a) of the Order is not applicable.
 - b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence the requirement to report under clause 3(ii)(b) of the Order is not applicable.

- iii. The Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties and hence, the requirement to report under clause 3(iii) of the Order is not applicable.
- iv. Loans and investments in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company to the extent applicable.
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act, 2013 and rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable.
- vi. The maintenance of cost records has not been specified by the Central Government under sub section (1) of section 148 of the Companies Act, 2013, for the business activities carried out by the Company and hence, the requirement to report under clause 3(vi) of the Order is not applicable.
- vii. In respect of statutory dues:
 - a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2026 for a period of more than six months from the date they became payable except the following dues of tax deducted at source.

Name of the Statute	Nature of the Dues	Period of which amount relates to	Amount (Rs. In thousands)
Income-tax Act,1961	Tax deducted at source	Financial Year 2022-23	35
Income-tax Act,1961	Tax deducted at source	Financial Year 2023-24	65
Income-tax Act,1961	Tax deducted at source	Financial Year 2023-24	133

- b) According to the information and explanations given to us, there are no dues of provident fund, employees' state insurance, income- tax, service tax, sales-tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other statutory dues outstanding which have not been deposited on account of any dispute.
- viii. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year. Hence, the requirement to report under clause 3(viii) of the Order is not applicable.
- ix. In respect of the borrowings:
- a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender. Further, the Inter corporate deposit amounting to Rs.12,98,705/- thousand are repayable on demand and such loans and interest thereon have not been demanded for repayment during the relevant financial year.
- b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

- c) Term loans were applied for the purpose for which loans were obtained.
 - d) On an overall examination of financial statements of the Company, funds raised in the nature of inter-corporate deposits which is payable on demand have been utilized for long-term purposes by the Company.
 - e) On an overall examination of the Financial Statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
 - f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, associates or joint ventures.
- x. In respect of Funding:
- a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the financial year and hence, the requirement to report under clause 3(x)(a) of the Order is not applicable.
 - b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) during the year and hence, the requirement to report under clause 3(x)(b) of the Order is not applicable.
- xi. In respect of frauds and compliances:
- a) No material fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
 - b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
 - c) As represented to us by the management, no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable.

- xiii. Transactions with the related parties are in compliance with section 188 Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xii) of the Order in so far as it relates to section 177 of the Act is not applicable to the Company.
- xiv. In respect of Internal audit:
 - a) In our opinion, the company has an internal audit system commensurate with the size and nature of its business.
 - b) The internal audit reports of the Company issued till the date of the audit report, for the year under audit have been considered by us.
- xv. During the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence, the requirement to report under clause 3 (xv) of the Order is not applicable .
- xvi. In respect of compliance u/s 45-IA:
 - a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company. Accordingly, the requirement to report on clause 3(xvi)(a) of the Order is not applicable.
 - b) The Company is not engaged in any Non-Banking Financial or Housing Finance Activities. Accordingly, the requirement to report under clause 3(xvi)(b) of the Order is not applicable.
 - c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India and hence, reporting under clause 3(xvi)(c) of the Order is not applicable.
 - d) In our opinion, there is no core investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi) (d) of the Order is not applicable.
- xvii. The Company has incurred cash losses of Rs. 53,070 thousands during the financial year and also Rs. 2,63,246 thousands in the immediately preceding financial year.

xviii. There has been no resignation of statutory auditors during the year and hence, the requirement to report under clause 3(xviii) of the Order is not applicable.

xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions and considering that the current liabilities exceed the current assets by Rs. 20,44,849 thousand, the Company has obtained financial support from Prestige Estates Projects Limited (Holding Company) and it will not call for repayment of Inter-corporate deposit along with accrued interest though it is repayable on demand from the Company till such time the Company has sufficient funds to repay the same. Nothing has come to our attention, which causes us to believe that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. Based on our examination of the records, the company does not meet the criteria specified under sub-section (1) of section 135 of the Companies Act, 2013 and hence, the requirement to report under clause 3(xx)(a) and (b) of the Order is not applicable.

for MUV & Co.,

Chartered Accountants

ICAI Firm Registration Number: 019097S

Manjunath Digitally signed
N by Manjunath N

Manjunath N

Partner

Membership No. 253286

UDIN : 26253286PWZBIO7160

Place : Bengaluru

Date : May 20, 2026

KOCHI CYBER GREENS PRIVATE LIMITED

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

BALANCE SHEET AS AT 31 MARCH 2026

Rs. In Thousand

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
A. ASSETS			
(1) Non-current assets			
(a) Investment property	7	34,86,015	35,26,474
(b) Capital work-in progress	8	617	-
(c) Deferred tax assets (Net)	9	1,11,179	22,043
(d) Financial assets			
(i) Other financial assets	10	6,543	-
(f) Income tax assets (net)		33,470	7,007
(d) Other non-current assets	11	-	17,932
		36,37,824	35,73,456
(2) Current assets			
(a) Financial assets			
(i) Trade receivables	12	19,381	6,155
(ii) Cash and cash equivalents	13	886	25,475
(b) Other current assets	14	2,787	3,67,974
		23,054	3,99,604
Total		36,60,878	39,73,060
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	15	100	100
(b) Other equity	16	(3,16,578)	(2,63,508)
		(3,16,478)	(2,63,408)
(2) Non Current Liabilities			
(a) Financial liabilities			
(i) Borrowings	17	16,51,264	18,37,534
(ii) Lease liabilities	34	1,29,311	-
(iii) Other financial liabilities	18	1,15,617	73,296
(b) Other non-current liabilities	19	13,261	10,700
		19,09,453	19,21,530
(3) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	20	14,68,868	13,21,905
(ii) Lease liabilities	34	5,915	-
(iii) Trade payables	21	-	-
- Dues to micro and small enterprises		-	-
- Dues to creditors other than micro and small enterprises		6,401	23,588
(iv) Other financial liabilities	22	5,48,768	5,89,831
(b) Other current liabilities	23	14,650	9,394
(c) Provisions	24	23,301	3,70,220
		20,67,903	23,14,938
Total		36,60,878	39,73,060

See accompanying notes to Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors of

Kochi Cyber Greens Private Limited

CIN : U45201KA2020PTC140783

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Date: 2026.05.20
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Director

DIN:07584056

Place: Bengaluru

Date: May 20, 2026

MOHMED
ZAID SADIQ Digitally signed by
MOHMED ZAID
SADIQ
Date: 2026.05.20
16:00:43 +05'30'

Mohmed Zaid Sadiq

Director

DIN:01217079

Place: Bengaluru

Date: May 20, 2026

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2026

Rs. In Thousand

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from operations	25	3,05,509	76,547
Other income	26	641	1
Total Income (I)		3,06,150	76,548
Expenses			
Employee benefits expense	27	-	1,991
Finance cost	28	1,88,956	1,36,400
Depreciation and amortisation expense	7	2,49,747	1,63,640
Other expenses	29	9,653	59,806
Total expenses (II)		4,48,356	3,61,837
Profit / (Loss) before tax (III=I-II)		(1,42,206)	(2,85,289)
Tax expense:	30		
- Current tax		-	-
- Deferred tax charge/ (credit)		(89,136)	(22,043)
Total Tax expense (IV)		(89,136)	(22,043)
Profit / (Loss) for the year (V= III-IV)		(53,070)	(2,63,246)
Other comprehensive income (VI)		-	-
Total Comprehensive Income/ (Loss) for the year(VII=V+VI)		(53,070)	(2,63,246)
Earnings per equity share (par value Rs 10 each)			
- basic and diluted	31	(5,307.00)	(26,325)
Weighted average number of equity shares considered for computing earnings per share (in numbers)		10,000	10,000

See accompanying notes to Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants
ICAI Firm Registration No.0190975

Manjunath N Digitally signed
by Manjunath N

Manjunath N
Partner
Membership No.253286

Place: Bengaluru
Date: May 20, 2026

**For and on behalf of the board of directors of
Kochi Cyber Greens Private Limited**

CIN : U45201KA2020PTC140783

**ZAYD
NOAMAN** Digitally signed by
ZAYD NOAMAN
Date: 2026.05.20
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Zayd Noaman
Director
DIN:07584056

Place: Bengaluru
Date: May 20, 2026

**MOHMED
ZAID
SADIQ** Digitally signed by
MOHMED ZAID
SADIQ
Date: 2026.05.20
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Mohmed Zaid Sadiq
Director
DIN:01217079

Place: Bengaluru
Date: May 20, 2026

KOCHI CYBER GREENS PRIVATE LIMITED

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2026

Rs. In Thousand

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Cash flow from operating activities		
Net Profit/(Loss) before taxation	(1,42,206)	(2,85,289)
Add: Adjustments for:		
Depreciation and amortisation	2,49,747	1,63,640
	2,49,747	1,63,640
Add: Expenses/debits considered seperately		
Finance costs	1,88,956	1,36,400
Sub-total	1,88,956	1,36,400
Less: Incomes / credits considered separately		
Interest income	641	1
Sub-total	641	1
Operating profit before changes in working capital	2,95,856	14,750
Adjustments for :		
(Increase) / Decrease in trade receivables	(13,226)	(6,155)
(Increase) / Decrease in Other current assets	3,65,187	(3,67,886)
(Increase) / Decrease in Other financial assets	(17,007)	-
Increase / (Decrease) in trade payables	(17,187)	23,588
Increase / (Decrease) in Other current and non current liabilities	7,817	20,078
Increase / (Decrease) in Other financial liabilities	10,207	98,812
Increase / (decrease) in provisions	(3,46,919)	3,70,222
Cash generated from/(used in) operations	2,84,728	1,53,409
Income tax refund / (payment) - Net	(26,463)	(7,007)
Net Cash generated from/(used in) operations - A	2,58,265	1,46,402
Cash flow from investing activities		
Capital expenditure on investment property,property plant and equipment (including capital work-in progress)	(49,015)	(1,81,747)
Investments in bank deposits (having original maturity of more than three months)	-	9,80,000
Redemption of bank deposits (having original maturity of more than three months)	-	(9,80,000)
Interest received	641	1
Net Cash from/(used in) investing activities - B	(48,374)	(1,81,746)
Cash flow from financing activities		
Inter corporate deposits taken	1,25,260	3,23,000
Repayment of Inter corporate deposits taken	(15,600)	(9,90,000)
Secured loans availed	-	10,00,000
Repayment of loans	(1,48,967)	(1,07,807)
Principal payment towards lease liabilities	(4,835)	-
Interest payment towards lease liabilities	(15,170)	-
Finance costs paid	(1,75,168)	(1,66,419)
Net Cash from/(used in) financing activities - C	(2,34,480)	58,774
Net Increase / (Decrease) in cash and cash equivalents(A+B+C)	(24,589)	23,430
Cash & Cash equivalents opening balance	25,475	2,045
Cash & Cash equivalents closing balance	886	25,475

See accompanying notes to Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

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Manjunath N

Partner

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For and on behalf of the board of directors of
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Zayd Noaman

Director

DIN:07584056

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Mohmed Zaid Sadiq

Director

DIN:01217079

Place: Bengaluru

Date: May 20, 2026

KOCHI CYBER GREENS PRIVATE LIMITED

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2026

Rs. In Thousand				
Particulars	Equity Share Capital	Other Equity		Total Equity
		Retained Earnings	Total	
As at 1st April 2024	100	(262)	(262)	(162)
Profit/(Loss) for the year	-	(2,63,246)	(2,63,246)	(2,63,246)
Other Comprehensive Income / (Loss) for the year, net of taxes	-	-	-	-
As at 31 March 2025	100	(2,63,508)	(2,63,508)	(2,63,408)
Profit/(Loss) for the year	-	(53,070)	(53,070)	(53,070)
Other Comprehensive Income / (Loss) for the year, net of taxes	-	-	-	-
As at 31 March 2026	100	(3,16,578)	(3,16,578)	(3,16,478)

Rs. In Thousand

See accompanying notes to Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

Manjunath N Digitally signed
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Partner

Membership No.253286

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors of

Kochi Cyber Greens Private Limited

CIN : U45201KA2020PTC140783

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DIN:07584056

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Mohmed Zaid Sadiq

Director

DIN:01217079

Place: Bengaluru

Date: May 20, 2026

KOCHI CYBER GREENS PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

1 Corporate Information

M/s. Kochi Cyber Green Private Limited ("the company") [Company Identification Number (CIN) as U45201KA2020PTC140783] was incorporated on November 6, 2020 as a private limited company under the Companies Act, 2013 (the "Act"). The registered office of the Company is situated at Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025, India. The Company is engaged in the business of real estate development and related activity.

The financial statements are approved for issue by the Company's Board of Directors on May 20, 2026.

2 Statement of Compliance and basis of preparation and presentation

2.1 Statement of compliance

These financial statements are financial statements prepared in accordance with Indian Accounting Standards ("Ind AS"), prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

2.2 Basis of preparation

The financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

The Company has prepared the financial statements on the basis that it will continue to operate as a going concern.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest thousands as per the requirement of Schedule III, unless otherwise stated. (0 represents amounts less than Rupees 0.5 thousand due to rounding off).

3 Changes in accounting policies

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except as detailed below:

During the year ended 31 March 2025, the Ministry of Corporate Affairs (MCA) has notified Amendment to Indian Accounting Standards, these amendments are effective from annual reporting periods beginning on or after 1 April 2025.

a. Ind AS 21, The Effects of Changes in Foreign Exchange Rates

The amendment specifies how an entity should assess a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows. When applying the amendments, an entity cannot restate comparative information.

The Company has reviewed the amendment and based on its evaluation has determined that the amendment does not have a material impact in its financial statements.

b. Ind AS 1, Presentation of Financial Statements

The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants.

The Company has reviewed the amendment and based on its evaluation has determined that the amendment does not have an impact on the classification of current and non-current liabilities in its financial statements.

c. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures

The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk.

The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements

d. Ind AS 12, Income Tax. International Tax Reform – Pillar Two Model Rules

The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and disclose that they have applied the relief. This relief is immediate and applies retrospectively

The amendments had no impact on the Company's consolidated financial statements as the Company is not in scope of the Pillar Two model rules.

4 Material accounting policies

4.1 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

4.2 Revenue Recognition

a Revenue from property rental

-The Company's policy for recognition of revenue from operating leases is described in note (Refer note 4.4),

b Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method.

4.3 Advance paid towards land procurement

Advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognised as land advance under other current assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories. Management is of the view that these advances are given under normal trade practices and are neither in the nature of loans nor advance in the nature of loans.

4.4 Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. A contract is or contains, a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

a. The Company as lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Contingent rents are recognised as revenue in the period in which they are earned.

b. The Company as lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises right-of-use assets and lease liabilities at the lease commencement date. The right-of-use assets is initially measured at cost which includes the initial amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

The lease liabilities is initially measured at the present value of lease payments to be made over the lease term, discounted using the Company's incremental borrowing rate. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in Statement of Profit and Loss.

The Company applies the short-term lease recognition exemption to Short-term leases of assets (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option).

Lease payments on short term leases are recognised as expense on a straight-line basis over the lease term.

4.5 Borrowing Cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes a substantial period of time to get ready for its intended use or sale and includes the real estate properties developed by the Company.

4.6 Foreign Currency Transactions

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expense in the year in which they arise.

4.7 Income Taxes

Income tax expense represents the sum of current tax and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in other comprehensive income (OCI) or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current tax and deferred tax is recognised in statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

4.8 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

4.9 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model. The cost of Investment property includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in Statement of Profit and Loss as incurred.

Investment properties are depreciated using written-down value method over the useful lives. Investment properties - Building generally have a useful life of 52-60 years and plant and machinery have a useful life of 20 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuer, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

In respect of leasehold land depreciation has been provided over lower of useful lives or lease period

The fair value of investment property is disclosed in the notes. Fair values are determined based on evaluation performed by accredited external independent valuers.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Statement of Profit and Loss in the period in which the property is derecognised.

4.10 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

4.11 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

4.12 Financial Instruments

A Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

B Subsequent measurement

Non-derivative financial instruments

Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit or loss (FVPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

C Derecognition of financial instruments

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

D Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in statement of profit and loss.

4.13 Operating cycle and basis of classification of assets and liabilities

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current – non current classification of assets and liabilities.

4.14 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the Statement of Cash Flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, as they are considered an integral part of the Company's cash management.

4.15 Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

4.16 Statement of cash flows

Statement of Cash Flows is prepared under Ind AS 7 'Statement of Cash Flows' specified under Section 133 of the Act. Cash flows are reported using the indirect method.

4.17 Events after the reporting period

If the Company receives information after the reporting period, but prior to the date of approved for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognises in its financial statements. The Company will adjust the amounts recognised in its financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in light of the new information. For non-adjusting events after the reporting period, the Company will not change the amounts recognised in its financial statements, but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable.

5 Significant Accounting Judgements, Estimates and Assumptions

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Fair value measurements (Refer note 4.1),
- Recognition of Deferred Tax Assets (Refer note 4.7),
- Useful lives of investment property (Refer note 4.9),
- Determination of lease term, classification of lease and estimating incremental borrowing rate (Refer note 4.4),
- Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 4.2),
- Impairment of financial/ non financial assets (Refer note 4.10 and 4.12),

6 Standards notified but not yet effective

The new and amended standards that are notified by the Ministry of Corporate Affairs (MCA), but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company will adopt these amendments to the standards, when they become effective.

Amendments to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants

In accordance with Ind AS 1 currently applicable, breach of an immaterial covenant is ignored deciding in current vs. non-current classification of liabilities. Also, in case of breach of a material covenant of a non-current loan on or before the reporting date, the entity can obtain waiver from the lender after the reporting date and continue to classify the loan as non-current liability.

From FY 2026-27 onward, the above relaxations to classify loan as non-current liability will not be available. However, the Amendments will not have material impact on Company's financial statements.

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

7 Investment property

Rs. In Thousand

Particulars	Leasehold Land	Building	Improvements - plant and machinery	Right of use - Commercial Space	Total
Gross carrying amount					
As at 1 April 2024	-	-	-	-	-
Additions	2,79,950	29,39,046	4,71,118	-	36,90,114
Deletions/ transfer	-	-	-	-	-
As at 31 March 2025	2,79,950	29,39,046	4,71,118	-	36,90,114
Additions	-	33,000	25,763	1,50,525	2,09,288
Deletions/ transfer	-	-	-	-	-
As at 31 March 2026	2,79,950	29,72,046	4,96,881	1,50,525	38,99,402
Accumulated depreciation					
As at 1 April 2024	-	-	-	-	-
Depreciation charge during the year	10,437	1,09,574	43,629	-	1,63,640
Deletions/ transfer	-	-	-	-	-
As at 31 March 2025	10,437	1,09,574	43,629	-	1,63,640
Depreciation charge during the year	16,480	1,58,456	59,476	15,335	2,49,747
Deletions/ transfer	-	-	-	-	-
As at 31 March 2026	26,917	2,68,030	1,03,105	15,335	4,13,387
Net carrying amount					
As at 31 March 2026	2,53,033	27,04,016	3,93,776	1,35,190	34,86,015
As at 31 March 2025	2,69,513	28,29,472	4,27,489	-	35,26,474

Notes:

- The Company's Investment property consists of a commercial property in India.
- The Company has determined that the carrying value of Right of use assets represents its fair value considering the terms of the underlying lease arrangement.
- As at 31 March 2025, the fair value of the property (excluding Right to use assets) is Rs. 36,11,635 Thousand. These valuations were based on valuations performed by a registered valuer as defined under Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The Company has assessed that there is no material change in valuation assumptions and projections as of 31 March 2026 as compared to valuation assumptions and projections used during year ended 31 March 2025, hence the management has considered the fair value as at 31 March 2025 as the fair value as at 31 March 2026 for disclosure purposes.
- The fair value of the Company's investment property have been arrived at by reconciling the values derived from both the approaches, viz. Discounted Cash Flow Approach and the Income Capitalization Approach. The main inputs used are rental growth rate (5% to 6%), expected vacancy rates (2%), terminal yields (8% to 10%) and discount rates (8% to 12%) which are based on comparable transactions and industry data.

Details of the Company's investment properties and information about the fair value hierarchy as at 31 March 2026 and 31 March 2025, are as follows:

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	37,46,825	36,11,635

- Investment property with net carrying amount of Rs. 33,50,825 Thousand (31 March 2025: Rs. 35,26,474 Thousand) have been pledged to secure borrowings of the Company (See Note 17 & 20).

vi. Amounts recognised in statement of profit and loss related to investment properties (excluding depreciation and finance cost)

Rs. In Thousand

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Rental income from investment property	3,05,509	76,547
Direct operating expenses arising from investment property that generated rental income during the year	9,094	52,699
Direct operating expenses arising from investment property that did not generate rental income during the year	-	-

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
8 Capital work-in-progress

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Composition of Capital work-in-progress		
Investment property under construction	617	-
Total	617	-

i. Movement in Capital work-in-progress

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Opening balance	-	34,24,975
Addition	617	2,65,139
Capitalisation	-	(36,90,114)
Closing balance	617	-

ii. Ageing schedule
Amounts in Capital work-in-progress for the period of

Less than 1 year	617	-
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
Total	617	-

iii. Project development plans are reviewed and assessed on an annual basis and are executed as per the prevailing plan.

iv. There are no projects where activities has been suspended under capital work-in-progress as at Balance sheet date.

v. The Company has determined that the fair value of capital work in progress is not reliably measurable and expects the fair value of such investment property to be reliably measurable when development is complete. Accordingly, the Company has considered the carrying value of such investment property for the aforesaid disclosure.

vi. Capital work-in progress with carrying amount of Rs. 617 thousand (31 March 2025: Rs. Nil thousand) have been pledged to secure borrowings of the Company (See Notes 17). The Capital work-in progress have been pledged as security for bank loans under a mortgage.

vii. Refer note 28 for details of borrowing costs capitalised.

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
9 Deferred tax assets (net)

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Deferred tax relates to the following		
<i>Deferred tax assets</i>		
Impact on accounting for lease liabilities	35,159	-
Impact of carrying financial liabilities at amortised cost	7,043	5,158
Unused tax losses available for utilisation against future taxable gain	1,89,217	22,137
	2,31,419	27,295
<i>Deferred tax liabilities</i>		
Impact of difference in carrying amount of Investment property as per tax accounts and books.	77,549	-
Impact of carrying value of financial assets at amortised cost	10,262	5,252
Impact on accounting for Right to use assets	32,429	-
	1,20,240	5,252
	1,11,179	22,043
Reconciliation of deferred tax		
Opening balance	22,043	-
Less/ (Add) : Tax charge / (credit) recognised in Statement of Profit and Loss	(89,136)	(22,043)
Closing balance	1,11,179	22,043

10 Other financial assets (Non-Current)

Particulars	Note No.	Rs. In Thousand	
		As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Carried at amortised cost			
Lease deposits	46	6,543	-
		6,543	-

11 Other non-current assets

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
To others - unsecured, considered good		
Capital advances	-	17,932
	-	17,932

12 Trade receivables (unsecured)

Rs. In Thousand

Particulars	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
Receivables - Considered good	19,381	6,155
Receivables - Which have significant increase in credit risk	-	-
	19,381	6,155
Provision for doubtful receivables (expected credit loss allowance)		
Receivables considered good	-	-
Receivables which have significant increase in credit risk	-	-
	-	-
	19,381	6,155

i. Due from :

Directors	-	-
Firms in which directors are partners	-	-
Companies in which directors of the Company are directors or members	-	-

ii. Receivables pledged as security for borrowings

19,381 6,155

iii. Trade receivable aging schedule

Rs. In Thousand

Particulars	As at 31 March 2026	As at 31 March 2025
Receivables - Considered good		
Unbilled		
Current but not due	14,460	1,936
Less than 6 months	4,828	3,845
More than 6 months and less than 1 years	93	374
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	19,381	6,155
Receivables - Which have significant increase in credit risk		
Not due	-	-
Less than 6 months	-	-
More than 6 months and less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 years and less than 3 years	-	-
More than 3 years	-	-
	-	-
Credit impaired	-	-
	-	-
	19,381	6,155

iv. There are no disputed dues

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
13 Cash and Cash Equivalents

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Balances with banks		
- in current accounts	886	25,475
	886	25,475

Changes in liabilities arising from financing activities (read with Statement of Cash flows)

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Borrowings (including accrued interest)		
At the beginning of the year	31,67,142	29,38,452
Add: Cash inflows	1,25,260	13,23,000
Less: Cash outflows	(1,69,402)	(10,97,807)
Less: Finance costs paid	(1,90,338)	(1,66,419)
Non Cash items		
Add: New lease during the period	1,40,061	-
Add: Finance costs	1,88,956	1,69,916
Outstanding at the end of the year	32,61,680	31,67,142

14 Other current assets

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Balance with statutory authorities	2,787	3,67,974
	2,787	3,67,974

15 Equity share capital

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Authorised capital		
1,00,000 (31 March 2025 - 1,00,000) equity shares of Rs 10 each	1,000	1,000
Issued, subscribed and paid up capital		
10,000 (31 March 2025 - 10,000) equity shares of Rs 10 each, fully paid up	100	100
	100	100

(a) List of persons holding more than 5 percent equity shares in the Company

Name of the share holder	As at 31 March 2026		As at 31 March 2025	
	No of shares	% holding	No of shares	% holding
Prestige Estates Projects Limited	10,000	100.00%	10,000	100.00%

(b) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Rs. In Thousand except number of shares

Particulars	As at 31 March 2026		As at 31 March 2025	
	No of shares	Amount Rs. In thousand	No of shares	Amount Rs. In thousand
Equity Shares				
At the beginning of the year	10,000	100	10,000	100
Issued during the year	-	-	-	-
Outstanding as at year end	10,000	100	10,000	100

(c) The Company has only one class of equity shares with voting rights having par value of Rs. 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013 and the Articles of Association of the Company.

(d) Details of Shares held by Promoters

Name of the share holders / Promoters	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% change during the year
As at 31 March 2026					
Prestige Estates Projects Limited	9,999	-	9,999	99.99%	-
Mohmed Zaid Sadiq*	1	-	1	0.01%	-
As at 31 March 2025					
Prestige Estates Projects Limited	9,999	-	9,999	99.99%	-
Mohmed Zaid Sadiq*	1	-	1	0.01%	-

*Beneficially holding on behalf of Prestige Estates Projects Limited.

16 Other Equity

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Retained earnings		
Opening balance	(2,63,508)	(262)
Add: Net loss for the year	(53,070)	(2,63,246)
Closing Balance	(3,16,578)	(2,63,508)

The cumulative gain or loss arising from the operations which is retained by the Company is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit/loss for the year including other comprehensive income is transferred from the Statement of Profit and Loss to the retained earnings.

17 Borrowings (Non Current)

		Rs. In Thousand	
Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Term loans (Secured)			
- From Bank	17a & 17b	16,51,264	18,37,534
		16,51,264	18,37,534

17a Details of securities and repayment terms:**Term Loan****Security Details :**

- a.) Mortgage of immovable properties of the company.
- b.) Corporate Guarantee of Prestige Estates Projects Limited
- c.) Charge over the book debts, operating cash flows, revenues.
- d.) Assignment of rent receivables from property.

Repayment and other terms :

- a.) Monthly repayments over 113-141 months ending on August 2034.
- b.) These loans are subject to interest rate ranging from 7.42% to 8.45% per annum.

17b Refer Note No.20 for current maturities of long-term debt.**18 Other financial liabilities (Non-Current)**

		Rs. In Thousand	
Particulars		As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Lease deposits		1,15,617	73,296
		1,15,617	73,296

19 Other non-current liabilities

		Rs. In Thousand	
Particulars		As at 31 March 2026	As at 31 March 2025
Advance rental received		13,261	10,700
		13,261	10,700

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
20 Borrowings (Current)

		Rs. In Thousand	
Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Unsecured (Carried at amortised cost)			
- Inter corporate deposits from related parties	46 & 20a	12,98,705	11,89,045
Current Maturities of long-term debt (Secured)			
Term loans (Secured)			
- From banks	17a & 17b	1,70,163	1,32,860
		14,68,868	13,21,905

20a Inter corporate deposits are subject to interest rates of 0% per annum and are repayable on demand.

21 Trade payables

		Rs. In Thousand	
Particulars		As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
- Dues to micro and small enterprises		-	-
- Dues to creditors other than micro and small enterprises		6,401	23,588
		6,401	23,588

21a Trade payable ageing schedule

		Rs. In Thousand	
Particulars		As at 31 March 2026	As at 31 March 2025
Dues to micro and small enterprises			
Not due		-	-
Less than 1 year		-	-
More than 1 year and less than 2 years		-	-
More than 2 years and less than 3 years		-	-
More than 3 years		-	-
		-	-
Dues to creditors other than micro and small enterprises			
Unbilled dues			
Not due		-	16,430
Less than 1 year		6,401	7,158
More than 1 year and less than 2 years		-	-
More than 2 year and less than 3 years		-	-
More than 3 years		-	-
		6,401	23,588
		6,401	23,588

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

21b Refer Note No.46 for Trade payable to related party

21c Refer Note No.35 for Disclosure required under Micro, Small and Medium Enterprises Development Act, 2006.

22 Other financial liabilities (current)

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
Interest accrued but not due on borrowings	6,321	7,703
Deposits towards lease	8,174	42,840
Creditors for capital expenditure	86,185	93,752
Other liabilities	4,48,088	4,45,536
	5,48,768	5,89,831

Other liabilities with related parties Refer Note 46.

23 Other current liabilities

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Advance from customers	182	-
Advance rent received	14,468	9,140
Statutory dues payable	-	254
	14,650	9,394

24 Provisions (Current)

Particulars	Note No.	Rs. In Thousand	
		As at 31 March 2026	As at 31 March 2025
Other Provisions for :			
Projects	24a	23,301	3,70,220
		23,301	3,70,220

24a Details of Project Provisions

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Estimated project costs to be incurred for the completed projects <i>(Probable outflow estimated within 12 months)</i>		
Provision outstanding at the beginning of the year	3,70,220	-
Add: Provision made during the year	7,762	5,10,043
Less: Provision utilised / reversed during the year	(3,54,682)	(1,39,822)
Provision outstanding at the end of the year	23,301	3,70,220

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
25 Revenue from Operations
Rs. In Thousand

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from property rental and other allied services			
Rental income	34	2,81,196	76,547
Sub-lease rental income	34	24,313	-
		3,05,509	76,547

26 Other Income
Rs. In Thousand

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest income		
- On Financial assets	641	-
- On Others	-	1
	641	1

27 Employee benefits expense
Rs. In Thousand

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Salaries, wages and bonus	-	1,901
Staff welfare expenses	-	90
	-	1,991

28 Finance cost
Rs. In Thousand

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest on borrowings	1,57,916	1,66,947
Interest on Lease Liabilities and financial instruments	27,493	2,959
Other borrowing costs	3,547	9
Total	1,88,956	1,69,915
Less : Borrowing cost capitalised to capital work-in-progress	-	(33,515)
Costs considered as finance cost in Statement of Profit and Loss	1,88,956	1,36,400

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
29 Other Expenses

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Advertisement and sponsorship fee	177	325
Travelling expenses	-	20
Commission	3,637	46,401
Repairs and maintenance	2,859	6,298
Others	-	5,348
Electricity Charges	2,598	-
Auditors' remuneration (Refer Note No. 29a)	55	55
Legal & Professional fee	242	1,335
Rates and Taxes	75	8
Foreign Exchange Loss	10	-
Printing and stationery	-	16
	9,653	59,806

29a Auditors' Remuneration

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Payment to the auditors as (net of applicable tax) :		
For Statutory Audit	40	40
For Limited Review	15	15
Total	55	55

30 Tax expenses
a Income tax recognised in profit or loss

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Current tax		
In respect of the current year	-	-
	-	-
Deferred tax		
In respect of the current year	(89,136)	(22,043)
	(89,136)	(22,043)
	(89,136)	(22,043)

KOCHI CYBER GREENS PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

b Reconciliation of tax expense and accounting profit

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Profit before tax from continuing operations	(1,42,206)	(2,85,289)
Tax rate	26.00%	26.00%
Income tax expense calculated at applicable tax rate	(36,974)	(74,175)
Tax effect of non deductible expenses	-	57,843
Tax effect of allowed expenses	-	(5,712)
Effect of unused tax losses on which deferred tax asset not recognised for previous years	(52,162)	-
	(89,136)	(22,043)

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
31 Earnings per share

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Net profit/ (loss) for the year available to equity shareholders	(53,070)	(2,63,246)
Weighted average number of equity shares outstanding		
- Basic (in numbers)	10,000	10,000
- Diluted (in numbers)	10,000	10,000
Nominal Value of shares (in Rupees)	10	10
Basic Earnings per Share (in Rupees)	(5,307.00)	(26,324.60)
Diluted Earnings per Share (in Rupees)	(5,307.00)	(26,324.60)

32 Commitments

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025

(a) Capital commitments (Net of advances)

-

-

(b) The Company enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and agreed rates, which are determinable as and when the work under the said contracts are completed.

33 Contingent liabilities (to the extent not provided for)

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Contingent liabilities		
Claims against the Company not acknowledged as debts	-	-

34 Leases
A Movement of carrying amounts of lease liabilities and right-of-use assets.

Set out below are the carrying amounts of lease liabilities and the movements during the year:

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
At the beginning of the year	-	-
Add: Additions during the year	1,40,061	-
Add: Accretion of interest	15,170	-
Less: Payments	(20,005)	-
Less: Deletions	-	-
At the end of the year	1,35,226	-

Movement of Right to use asset is detailed in Note 7

KOCHI CYBER GREENS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026****B Company as a lessee**

The Company has taken commercial spaces under operating lease basis which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Company's option and (c) other long-term leases.

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Rental expense for operating leases included in the Statement of Profit and Loss	-	-
Depreciation expense of right-of-use assets	15,335	-
Interest expense on lease liabilities	15,170	-
Expense relating to short-term leases (included in rental expense)	-	-

Non-cancellable operating lease commitments:

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Rental expenses		
Within 1 Year	21,823	-
Between 1 and 2 years	24,824	-
Between 2 and 3 years	25,097	-
Between 3 and 4 years	25,097	-
Between 4 and 5 years	28,548	-
More than 5 years	93,320	-

C Company as a lessor

The Company has given Investment property owned by the Company under operating lease, which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Company's option and (c) other long-term leases. The lessee does not have an option to purchase the property at the expiry of the lease term.

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Rental income	2,81,196	76,547
Sub-lease rental income	24,313	-

Non-cancellable operating lease commitments:

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Rental receipts		
Within 1 year	3,02,032	1,93,142
Between 1 and 2 years	1,45,487	1,94,227
Between 2 and 3 years	25,097	44,660
Between 3 and 4 years	25,097	-
Between 4 and 5 years	28,548	-
More than 5 years	93,320	-

KOCHI CYBER GREENS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026****35 Disclosure as required under Micro, Small and Medium Enterprises Development Act, 2006 :**

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
i. Principal amount remaining unpaid to any supplier as at the end of the accounting year	12	9,088
ii. Interest due thereon remaining unpaid to any supplier as at the end of the accounting year.	-	-
iii. The amount of interest paid / written back along with the amounts of the payment made to the supplier beyond the appointed day	-	-
iv. The amount of interest due and payable for the year	-	-
v. The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
vi. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

*Represents Rs Nil thousand (31st March 2025: Rs Nil Thousand) included under Trade payables and Rs. 12 thousand (31st March 2025: Rs 9,088 Thousand) included under capital creditors.

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 is determined to the extent such parties have been identified on the basis of the information available with the Company.

- 36** There are no employees employed by the company and accordingly there are no employee costs and provision for employee benefits.

37 Notes relating to Corporate Social Responsibility

The Provisions of Corporate Social Responsibility is not applicable, as the company has not met the conditions mentioned under Sec 135 of companies act 2013.

- 38** There are no foreign currency exposures as at 31 March 2026 that have not been hedged by a derivative instruments or otherwise.

39 Financial risk management objectives and policies

The Company's principal financial liabilities comprise loans and borrowings. The main purpose of these financial liabilities is to finance the acquisition and Company's real estate operations. The Company's principal financial assets include trade receivables, cash and cash equivalents and lease deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans & advances and borrowings.

The sensitivity analysis in the following sections relate to the position as at 31 March 2026 and 31 March 2025. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt are constant.

KOCHI CYBER GREENS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026****a. Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term & short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Decrease in interest rate by 50 basis points	911	985
Increase in interest rate by 50 basis points	(911)	(985)

II Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The company's exposure is mainly with regard to capital advance paid for construction and advances paid for the purchase of land.

Trade receivables

Trade receivables of the Company comprises of receivables towards rental receivables, The Company is not substantially exposed to credit risk as Company collects security deposits from lessee.

Financial Instrument and cash and bank

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the Balance Sheet at 31 March 2026 and 31 March 2025 is the carrying amounts.

III Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities based on contractual payments:

Particulars	Rs. In Thousand				
	On demand	< 1 years	1 to 5 years	> 5 years	Total
As at 31 March 2026					
Borrowings	12,98,705	3,08,265	12,33,061	9,22,014	37,62,046
Lease liabilities	-	21,823	1,03,566	93,320	2,18,709
Other financial liabilities	-	5,48,768	1,15,617	-	6,64,385
Trade payables	-	6,401	-	-	6,401
	12,98,705	8,85,258	14,52,244	10,15,334	46,51,541

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

	Rs. In Thousand				
Particulars	On demand	< 1 years	1 to 5 years	> 5 years	Total
As at 31 March 2025					
Borrowings	11,89,045	3,03,224	12,16,375	14,31,680	41,40,324
Other financial liabilities	-	5,89,831	73,296	-	6,63,127
Trade payables	-	23,588	-	-	23,588
	11,89,045	9,16,643	12,89,671	14,31,680	48,27,039

Though intercorporate deposit received from holding company is repayable on demand, holding company assured that it will not demand for repayment till such time sufficient funds available with the company to repay the same.

40 Financial instruments

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

Rs. In Thousand					
Particulars	Note No	As at 31 March 2026		As at 31 March 2025	
		Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost
Financial assets					
Cash and cash equivalents		-	886	-	25,475
Trade receivables		-	19,381	-	6,155
Other financial assets		-	6,543	-	-
		-	26,810	-	31,630
Financial liabilities					
Borrowings		-	31,20,132	-	31,59,439
Lease liabilities		-	1,35,226	-	-
Trade Payables			6,401	-	23,588
Other financial liabilities		-	6,64,385	-	6,63,127
		-	39,26,144	-	38,46,154

As at balance sheet date, the Company's current liabilities has exceeded current assets. The Company is dependent on its shareholder for continued financial support. The financial statements of the Company have been prepared on going concern basis in view of the business plans of the Company for the foreseeable future period of one year and beyond, and the support letter received from the shareholder to confirm its continued financial support to the Company to enable it to meet its external financial obligations, as they fall due, in the foreseeable future period of one year and beyond.

Further, the parties has assured that they will not call for repayment of inter-corporate deposit till the time of availability of funds.

41 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, securities premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents and other bank balances.

42 Segment Reporting

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in these financial statements. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.

- 43** The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India

Further, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except for – audit trail feature is not enabled for direct changes to data when using certain access rights as the audit trail feature is not enabled at the database level insofar as it relates to SAP S/4 HANA accounting software. Additionally, the audit trail of relevant prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.

44 Other Statutory Information

- (i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company do not have any transactions with companies struck off.
- (iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) During the year, the Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- (vii) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)
- (viii) The Company has not been declared wilful defaulter by any bank or financial institution or other lender.

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
45 Financial Ratios

	Ratios / measures	Numerator	Denominator	Year ended 31 March 2026	Year ended 31 March 2025	Variance %	Reference
i	Current ratio	Current assets	Current liabilities	0.01	0.17	(94%)	(a)
ii	Debt Equity ratio	Debt	Total shareholders' equity	NA	NA	NA	(b)
iii	Debt service coverage ratio	Earnings available for debt service	Debt Service	0.05	(0.43)	(112%)	(f)
iv	Return on equity	Net Profits after taxes	Average Shareholder's Equity	NA	NA	NA	(b)
v	Inventory turnover ratio	Cost of goods sold	Average inventory	NA	NA	NA	(d)
vi	Trade receivables turnover ratio	Revenue from operations	Average trade receivables	23.93	24.87	(4%)	(f)
vii	Trade payables turnover ratio	Total Expenses	Average trade payables	0.64	5.24	(88%)	(c)
viii	Net capital turnover ratio	Revenue from operations	Average working capital	(0.15)	(0.04)	335%	(f)
ix	Net profit	Net profit	Revenue from operations	(0.17)	(3.44)	(95%)	(f)
x	Return on capital employed	EBIT	Total networth and debt	5.48	0.94	482%	(f)
xi	Return on investment	Interest Income	Investment	NA	NA	NA	(d)

Abbreviation used

Debt	Includes current and non-current
Total shareholders' equity	Includes shareholders funds and retained earnings
EBITDA	Earnings before interest depreciation and tax
EBIT	interest and tax

Reasons for variances

- (a) Variance on account of increase in current assets, consequent to increase in operations.
- (b) Since the networth is negative, the ratios are not applicable.
- (c) Variance on account of decrease in expenses (majorly commision on leasing), consequent to subsequent year of operation
- (d) Not Applicable
- (e) Since the ratio is not applicable for previous year, they are not comparable with prior period.
- (f) Variance on account of increase in revenue, consequent to increase in operations.

KOCHI CYBER GREENS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
46 Details of related party transactions during the period and balances outstanding as at the balance sheet date.
(i) Names of related parties and description of relationship
a) Controlling enterprise

Prestige Estates Projects Limited

b) Entities under common control

Prestige Property Management & Services

Prestige Exora Business Parks Limited

Morph

Note: All transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements, as required by the applicable accounting standards except for reimbursement of expenses.

(ii) Transactions with Related Parties during the year

Particulars	Rs. In Thousand	
	Year ended 31 March 2026	Year ended 31 March 2025
Corporate guarantee received		
Prestige Estates Projects Limited	-	10,00,000
	-	10,00,000
Release of Corporate guarantee received		
Prestige Estates Projects Limited	1,48,967	1,07,807
	1,48,967	1,07,807
Inter-corporate deposits taken		
Prestige Estates Projects Limited	1,25,260	3,23,000
	1,25,260	3,23,000
Repayment of Inter-corporate deposits taken		
Prestige Estates Projects Limited	15,600	9,90,000
	15,600	9,90,000
Purchase of Goods and Services		
Prestige Property Management & Services	3,825	4,542
Morph	-	12
	3,825	4,554
Lease rental expenses		
Prestige Exora Business Parks Limited	20,005	-
	20,005	-
Lease Deposits Given		
Prestige Exora Business Parks Limited	16,367	-
	16,367	-

KOCHI CYBER GREENS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026****(iii) Balance Outstanding**

Particulars	Rs. In Thousand	
	As at 31 March 2026	As at 31 March 2025
Inter-corporate deposits payable		
Prestige Estates Projects Limited	12,98,705	11,89,045
	12,98,705	11,89,045
Trade and Other payable		
Prestige Estates Projects Limited	4,48,046	4,44,371
Prestige Property Management & Services	4,437	1,768
Prestige Exora Business Parks Limited	1,964	-
	4,54,447	4,46,140
Lease deposits given and outstanding		
Prestige Exora Business Parks Limited	16,367	-
	16,367	-
* excludes fair value change in lease deposit given Rs. 9,824 Thousand (31st March 2024: Nil)		
Corporate gurantee taken		
Prestige Estates Projects Limited	18,21,427	19,70,394
	18,21,427	19,70,394

a) Related party relationships are as identified by the company on the basis of information available with them and relied by the auditors.

b) No amount is / has been written back during the period in respect of debts due from or to related party.

c) Reimbursement of actual expenses is not considered in the above disclosure.

Signatures to Notes 1 to 46

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.019097S

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors of

Kochi Cyber Greens Private Limited

CIN : U45201KA2020PTC140783

ZAYD NOAMAN Digitally signed by
ZAYD NOAMAN
Date: 2026.05.20
15:59:55 +05'30'

Zayd Noaman

Director

DIN:07584056

Place: Bengaluru

Date: May 20, 2026

MOHME D ZAI SADIQ Digitally signed
by MOHMED
ZAI SADIQ
Date: 2026.05.20
16:01:53 +05'30'

Mohmed Zaid Sadiq

Director

DIN:01217079

Place: Bengaluru

Date: May 20, 2026