

INDEPENDENT AUDITOR'S REPORT

To the Members of

Prestige Hospitality Ventures Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Prestige Hospitality Ventures Limited ("the Holding Company"), its subsidiaries (the Holding Company and its Subsidiaries together referred to as "the Group") and its joint ventures comprising the Consolidated Balance Sheet as at for the year ended March 31, 2026; Consolidated Statement of profit and loss (including other comprehensive income); the Consolidated Statement of Changes in Equity, the Consolidated Statement of Cash Flow, and notes to the consolidated financial statements, including a summary of material accounting policies and other explanatory information for the year ended March 31, 2026 (hereinafter referred to as the "Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries and joint ventures, the aforesaid Consolidated 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 accounting principles generally accepted in India of the Consolidated state of affairs of the Group and joint ventures as at year ended March 31, 2026 and of its consolidated profit (including other comprehensive income), its Consolidated changes in equity, and its Consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Consolidated Financial Statements in accordance with the Standards on Auditing (SAs), as 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 Consolidated Financial Statements' section of our report. We are independent of the Group, and joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Consolidated Financial Statements under the provisions of the Companies Act, 2013 ('Act') and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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 Consolidated Financial Statements.

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

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the Consolidated Financial Statements and our auditor's report thereon. The Annual report is expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated 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 Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

The Holding Company's Board of Directors is responsible for the preparation and presentation of these Consolidated Financial Statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group including its joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

The respective Board of Directors of the companies and management of partnership firms included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective company(ies) 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 the 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 Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Consolidated Financial Statements by the Directors of the Holding Company, as

afforesaid.



In preparing the Consolidated Financial Statements, the respective Board of Directors of the companies and management of partnership firms included in the Group and of its joint ventures are responsible for assessing the ability of the Group and its joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those respective Board of Directors of the companies and management of partnership firms included in the Group and of its joint ventures are also responsible for overseeing the financial reporting process of the Group and its joint ventures.

Auditor's Responsibilities for the audit of Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 Consolidated 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 Consolidated 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 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 Holding Company has adequate internal financial controls 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 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 ability of the Group and its joint ventures 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 Consolidated 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 Group and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its joint ventures of which we are the independent auditors, to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entities included in the Consolidated Financial Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Consolidated Financial Statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control 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 relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements for the financial year ended March 31, 2026 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare



circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

We did not audit the financial statements and other financial information, in respect of two subsidiaries, whose financial statements include total assets of Rs. 15,823.61/- million as at March 31, 2026, and total revenues of Rs. 7,911.59/- million and net cash (outflows)/ inflows of Rs. 293.97/- million for the year ended on that date. These financial statement and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. The Consolidated Financial Statements also include the Group's share of net profit/(loss) of Rs. (5.32)/- million for the year ended March 31, 2026, as considered in the Consolidated Financial Statements, in respect of one joint venture, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of such other auditors.

Our opinion above on the Consolidated Financial Statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report On Other Legal and Regulatory Requirements

1. 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, based on our audit and on the consideration of report on separate financial statements and the other financial information of the subsidiary companies, incorporated in India, as noted in the 'Other Matter' paragraph we give in the "**Annexure – A**" a statement on the matters specified in paragraph 3(xxi) of the Order.
2. As required by section 143(3) of the Act, based on our audit and on the consideration of reports of other auditors on separate financial statements and the other financial information of subsidiaries, we report, to the extent applicable, that:



- a. We/the other auditors whose report we have relied upon 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 of the aforesaid Consolidated Financial Statements.
- b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors, except that - a) the backup of the books of account and other books and papers maintained in electronic mode with respect to individual hotel unit has not been maintained on servers physically located in India on daily basis as stated in note 58 to the Consolidated Financial Statements; and b) for the matters stated in the paragraph (i)(vi) below on reporting under Rule 11(g);
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including Statement of Other Comprehensive Income, the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the Consolidated Financial Statements.
- d. In our opinion, the aforesaid Consolidated Financial Statements comply with the Accounting Standards 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 of the Holding company as on March 31, 2026 taken on record by the Board of Directors of the Holding company and the reports of the statutory auditors who are appointed under Section 139 of the Act, its subsidiary companies, none of the directors of the Group's companies, incorporated in India, 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 (i)(vi) below on reporting under Rule 11(g).
- g. With respect to the adequacy of the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its subsidiary companies incorporated in India and the operating effectiveness of such controls, refer to our separate Report in "**Annexure – B**".



- h. In our opinion and based on the consideration of reports of other statutory auditors of the subsidiaries, incorporated in India, the managerial remuneration for the year ended March 31, 2026 has been paid/ provided by the Holding Company and its subsidiaries incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act.
- 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 and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries as noted in the 'Other matter' paragraph:
- i. The Consolidated Financial statements disclose the impact of pending litigations on its consolidated financial position of the Group, in Note – 44 to the Consolidated Financial Statements.
- ii. The Group 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 Holding Company and its subsidiaries, incorporated in India during the year ended March 31, 2026;
- iv. (a) The respective managements of the Holding Company and its subsidiaries, which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries, respectively that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiaries, to or in any other person(s) or entity(ies), including foreign entities ("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 respective Holding Company or any of such subsidiaries, ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



- (b) The respective managements of the Holding Company and its subsidiaries, which are companies incorporated in India whose financial statements have been audited under the Act have represented, respectively that, to the best of its knowledge and belief, that other than disclosed in the Note – 59 to the Consolidated Financial Statements, no funds have been received by the respective Holding Company or any of such subsidiaries, from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries, whether, 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 provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiaries, which are companies incorporated in India whose financial statements have been audited under the Act, 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. No dividend has been declared or paid during the year by the Holding Company and its subsidiaries, incorporated in India.



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- vi. Based on our examination which included test checks and that performed by the respective auditors of the subsidiaries and joint ventures, which are companies incorporated in India whose financial statements have been audited under the Act, except for the matters discussed in Note - 58 to the Consolidated Financial Statements, the Holding Company and the subsidiaries and joint ventures have 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. Further, during the course of our audit, we and respective auditors of the above referred subsidiaries and joint ventures did not come across any instance of audit trail feature being tampered with, in respect of the accounting software where the audit trail has been enabled. Additionally, the audit trail of relevant prior year has been preserved by the Holding Company and the above referred subsidiaries and joint ventures as per the statutory requirements for record retention, to the extent it was enabled and recorded in the respective year.

for MSSV & Co.,

Chartered Accountants

ICAI Firm Registration No.: 001987S


Shiv Shankar T R

Partner



Membership Number: 220517

UDIN : 26220517TSXYWF5273

Place : Bangalore

Date : May 21, 2026

"ANNEXURE – A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date on the Consolidated Financial Statements of Prestige Hospitality Ventures Limited)

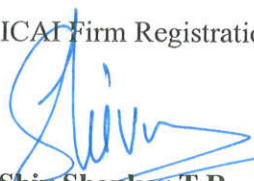
(xxi) Qualifications or adverse remarks in the Companies (Auditors Report) Order (CARO) reports of the companies included in the Consolidated Financial Statements are:

Sl No	Name of the entity	CIN	Holding company/ Subsidiary/ Jointly controlled entity	Clause number of the CARO report which is qualified or is adverse
1.	Prestige Hospitality Ventures Limited	U45500KA2017PLC109059	Holding Company	(i)(c), (ix)
2.	Sai Chakra Hotels Private Limited	U55100KA2011PTC061656	Subsidiary	-
3.	Northland Holding Company Private Limited	U45202KA2009PTC049345	Subsidiary	-
4.	Prestige Leisure Resorts Private Limited	U85110KA1998PTC023921	Subsidiary	(i)(a), (i)(b)
5.	Bamboo Hotels and Global Centre (Delhi) Private Limited	U55100MH2008PTC185843	Jointly Controlled Entity	(ix)(d)

for MSSV & Co.,

Chartered Accountants

ICAI Firm Registration No.: 001987S


Shiv Shankar T R

Partner



Membership Number: 220517

UDIN : 26220517TSXYWF5273

Place : Bangalore

Date : May 21, 2026

“ANNEXURE – B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 2(g) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date on the Consolidated Financial Statements of Prestige Hospitality Ventures Limited)

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

In conjunction with our audit of the Consolidated Financial Statements of Prestige Hospitality Ventures Limited (hereinafter referred to as the “Holding Company”) as of and for the year ended March 31, 2026, we have audited the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its subsidiaries (the Holding Company and its subsidiaries together referred to as “the Group”), which are companies incorporated in India, as of that date.

Management’s Responsibility for Internal Financial Controls

The respective Board of Directors of the companies included in the Group, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding 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 (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 the respective 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 Companies Act, 2013.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Holding Company's internal financial controls with reference to Consolidated 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”) and the Standards on Auditing, specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both, issued by ICAI. 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 Consolidated 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 Consolidated Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to Consolidated 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 judgement, 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to Consolidated Financial Statements

Meaning of Internal Financial Controls with reference to Consolidated Financial Statements

A company's internal financial control with reference to Consolidated 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 control with reference to Consolidated 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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 Consolidated Financial Statements

Because of the inherent limitations of internal financial controls with reference to Consolidated 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 Consolidated Financial Statements to future periods are subject to the risk that the internal financial controls with reference to Consolidated



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, the Group, its joint ventures, which are companies incorporated in India, have, maintained, in all material respects, an adequate internal financial control with reference to Consolidated Financial Statements and such internal financial controls with reference to Consolidated Financial Statements were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to Consolidated Financial Statements of the Holding Company, in so far as it relates to these 2 subsidiaries, which are companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiaries incorporated in India.

for MSSV & Co.,

Chartered Accountants

ICAI Firm Registration No.: 001987S


Shiv Shankar T R

Partner

Membership Number: 220517

UDIN : 26220517TSXYWF5273

Place : Bangalore

Date : May 21, 2026



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2026

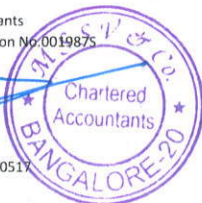
Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
A. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment	7	21,327.80	19,679.84
(b) Investment property	8	905.38	794.22
(c) Capital work-in-progress	9	1,491.66	1,315.70
(d) Intangible assets	10	41.26	45.55
(e) Goodwill	11	96.75	96.75
(f) Investments in associates and joint ventures	12	400.44	399.40
(g) Financial assets			
(i) Other financial assets	13	445.88	476.20
(h) Deferred tax assets (net)	28	115.82	179.08
(i) Income tax assets (net)		202.99	253.96
(j) Other non-current assets	14	1,554.42	369.85
Sub-total		26,582.40	23,610.55
(2) Current assets			
(a) Inventories	15	680.67	1,059.98
(b) Financial assets			
(i) Trade receivables	16	2,050.04	1,765.33
(ii) Cash and cash equivalents	17	1,504.32	900.43
(iii) Bank balances other than cash and cash equivalents	18	1,270.59	610.56
(iv) Loans	19	13,735.11	11,202.63
(v) Other financial assets	20	1,439.77	807.45
(c) Other current assets	21	1,863.49	1,628.38
Sub-total		22,543.99	17,974.76
Total		49,126.39	41,585.31
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	22	1,440.50	64.00
(b) Other equity	23	21,442.66	21,941.18
Equity Attributable to Owners of the Company		22,883.16	22,005.18
Non controlling interests	24	21.00	20.93
Sub-total		22,904.16	22,026.11
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	25	13,603.86	12,499.90
(ii) Lease liabilities	45	912.78	783.65
(iii) Other financial liabilities	26	29.68	39.86
(b) Deferred tax liabilities (net)	28	109.29	13.95
(c) Other non-current liabilities	27	5.33	4.80
(d) Provisions	29	103.18	73.87
Sub-total		14,764.12	13,416.03
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	30	6,703.24	1,348.88
(ii) Lease liabilities	45	66.78	30.62
(iii) Trade payables			
-Dues to micro and small enterprises	31	120.46	184.57
-Dues to creditors other than micro and small enterprises		878.17	718.35
(iv) Other financial liabilities	32	1,256.12	1,444.49
(b) Other current liabilities	33	1,364.41	1,756.07
(c) Provisions	34	991.08	660.19
(d) Income tax liabilities (net)		77.85	-
Sub-total		11,458.11	6,143.17
Total		49,126.39	41,585.31

See accompanying notes to the Consolidated Financial Statements

As per our report of even date

for MSSV & Co.,
Chartered Accountants
ICAI Firm Registration No. 001987s

Shiv Shankar T R
Partner
Membership No. 220517



For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U45500KA2017PLC109059

Iran Razaek
Chairman and
Non-Executive Director
DIN: 00209022

Suresh Singaravelu
Chief Executive Officer

Omer Bin Jung
Joint Managing
Director
DIN: 01271310

Shamik Rudra
Chief Financial Officer

Mohamed Zaid Sadiq
Joint Managing
Director
DIN: 01217079

Lingraj Patra
Company Secretary &
Compliance Officer



Place: Bengaluru
Date: 21 May 2026

Place: Bengaluru
Date: 21 May 2026

PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Income			
Revenue from operations	35	12,606.12	12,972.54
Other income	36	555.23	314.77
Total Income (I)		13,161.35	13,287.31
Expenses			
(Increase) / decrease in inventory	37	379.30	1,340.88
Food, beverages and other supplies		1,217.72	1,143.76
Contractor cost		1,249.43	1,621.12
Employee benefits expense	38	1,925.20	1,507.89
Finance costs	39	1,567.51	1,180.82
Depreciation and amortization expense	7, 8 & 10	1,736.91	1,702.70
Other expenses	40	3,655.76	3,260.25
Total Expenses (II)		11,731.83	11,757.42
Profit/(Loss) before exceptional items (III = I-II)		1,429.52	1,529.89
Exceptional Items (IV)		-	-
Profit/(Loss) before share of loss from joint ventures (V = III+IV)		1,429.52	1,529.89
Share of profit / (loss) from joint ventures (Net of tax) (VI)		6.90	0.34
Profit/(Loss) before tax (VII = V + VI)		1,436.42	1,530.23
Tax expense :	41		
Current tax		415.20	169.80
Deferred tax		154.62	305.85
Total Tax expense (VIII)		569.82	475.65
Profit/(Loss) for the year (IX = VII - VIII)		866.60	1,054.58
Other comprehensive income			
Items that will not be recycled to profit or loss			
Remeasurement of the defined benefit plans		15.30	7.67
Tax impact		(3.85)	(2.04)
Total other comprehensive income (X)		11.45	5.63
Total comprehensive income / (loss) for the year (IX + X)		878.05	1,060.21
Profit / (loss) attributable to:			
Shareholders of the Company		866.53	1,014.44
Non-controlling interest		0.07	40.14
Other comprehensive income attributable to:			
Shareholders of the Company		11.45	5.63
Non-controlling interest		0.00	0.00
Total comprehensive income attributable to:			
Shareholders of the Company		877.98	1,020.07
Non-controlling interest		0.07	40.14
Earnings per share* (equity shares, par value of Rs. 5 each)	42		
Basic (in Rs.)		3.01	3.84
Diluted (in Rs.)		3.01	3.75

See accompanying notes to the Consolidated Financial Statements

As per our report of even date

for MSSV & Co.,
Chartered Accountants
ICAI Firm Registration No.0019875

Shiv Shankar T R
Partner
Membership No.220517



For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U45500KA2017PLC109059

Irfan Razak
Chairman and
Non-Executive Director
DIN: 00209022

Omer Bin Jung
Joint Managing Director
DIN: 01271310

Mohmed Zaid Adiq
Joint Managing Director
DIN: 01217079

Suresh Singaravelu
Chief Executive Officer

Shamik Rudra
Chief Financial Officer

Lingraj Patra
Company Secretary & Compliance
Officer

Place: Bengaluru
Date: 21 May 2026

Place: Bengaluru
Date: 21 May 2026

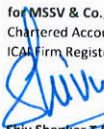


CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2026

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Cash flow from operating activities :		
Profit / (Loss) before tax	1,436.42	1,530.23
Add: Expenses / debits considered separately		
Depreciation and amortisation expenses	1,736.91	1,702.70
Finance costs	1,567.51	1,180.82
Share of loss/ (profit) from joint ventures	(6.90)	(0.34)
Expected credit loss allowance on receivables	0.74	(2.50)
Sub-total	3,298.26	2,880.68
Less: Incomes / credits considered separately		
Interest income	508.55	287.02
Profit on sale of property, plant and equipment	0.38	-
Sub-total	508.93	287.02
Operating profit before changes in working capital	4,225.75	4,123.89
Adjustments for:		
(Increase) / decrease in trade receivables	(285.45)	(222.48)
(Increase) / decrease in inventories	379.31	1,340.88
(Increase) / decrease in loans and financial assets	(94.68)	(8.01)
(Increase) / decrease in other assets	(227.61)	(379.44)
Increase / (decrease) in trade payables	95.71	(148.61)
Increase / (decrease) in other financial liabilities	70.03	(615.31)
Increase / (decrease) in other liabilities	(391.13)	(1,597.27)
Increase / (decrease) in provisions	(319.98)	(619.61)
Sub-total	(773.80)	(2,249.85)
Cash generated from operations	3,451.95	1,874.04
Income taxes paid (net)	(288.58)	(434.77)
Net cash generated from operating activities - A	3,163.37	1,439.27
Cash flow from investing activities		
Capital expenditure on property plant and equipment and intangible assets (including capital work-in-progress)	(3,608.86)	(2,134.17)
Sale proceeds of property plant and equipment	0.91	-
Decrease / (increase) in inter corporate deposits given	(2,450.00)	(2,660.32)
Decrease / (increase) in partnership current account	(181.53)	4.56
Investments made	(0.97)	(2,098.58)
Consideration paid under business transfer arrangement	-	(3,130.00)
Investments in bank deposits	(2,516.11)	(427.54)
Redemption of bank deposits	1,804.27	139.55
Interest received	158.08	107.87
Net cash from / (used in) investing activities - B	(6,794.21)	(10,198.63)
Cash flow from financing activities		
Proceeds from issue of equity shares	-	16,250.40
Loans availed	5,167.60	5,024.49
Loans repaid	(3,522.24)	(843.29)
(Decrease) / increase in inter corporate deposits taken	4,812.96	(9,323.09)
Redemption of optionally convertible debentures	-	(1,000.00)
Payment towards lease liabilities	(133.26)	(91.09)
Payment towards acquisition of non-controlling interest in subsidiaries	(500.59)	(497.37)
Finance costs paid	(1,589.74)	(1,897.64)
Net cash from / (used in) financing activities - C	4,234.73	7,622.41
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	603.89	(1,136.95)
Cash and cash equivalents opening balance	900.43	2,037.38
Cash and cash equivalents closing balance	1,504.32	900.43
Reconciliation of Cash and cash equivalents		
Cash and Cash equivalents (Refer Note 17)	1,504.32	900.43
Cash and cash equivalents at the end of the year	1,504.32	900.43
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	0.77	1.53
Balances with banks		
- in current accounts	1,093.55	848.90
- in fixed deposits	410.00	50.00
Sub-total	1,504.32	900.43

See accompanying notes to the Consolidated Financial Statements.

As per our report of even date

for MSSV & Co.,
Chartered Accountants
ICAI Firm Registration No.0819875

Shiv Shankar T B
Partner
Membership No.220517

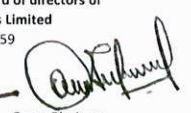

Place: Bengaluru
Date: 21 May 2026

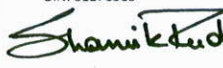
For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U45200KA2017PLC109059


Irfan Kazac
Chairman and
Non-Executive Director
DIN: 00209022


Suresh Singaravelu
Chief Executive Officer

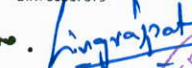
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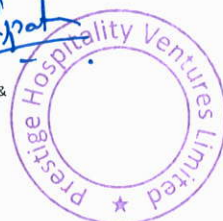

Omer Bin Jung
Joint Managing
Director
DIN: 01271310


Shamik Rudra
Chief Financial
Officer


Mohmed Zaki Sadiq
Joint Managing Director

DIN: 01217079


Lingraj Patra
Company Secretary &
Compliance Officer



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

a. Equity Share Capital

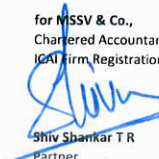
Particulars	No of shares	Amount (i)
As at 01 April 2024	60,00,000	60.00
Increase in shares on account of sub-division	60,00,000	-
Issue of Right shares during the year	8,00,000	4.00
As at 31 March 2025	1,28,00,000	64.00
Issue of Bonus shares during the year	26,88,00,000	1,344.00
Issue of shares on conversion of Optionally Convertible Debentures	65,00,000	32.50
As at 31 March 2026	28,81,00,000	1,440.50

b. Other Equity

Particulars	Attributable to the Owners of the Company (ii)					Non Controlling Interest (iii)	Total Equity (i) + (ii) + (iii)
	Common control adjustment deficit account	Retained Earnings	Securities Premium	Equity Component of Financial instrument	Total		
As at 01 April 2024	(680.21)	(199.34)	-	7,500.00	6,620.45	186.29	6,866.74
Profit for the year	-	1,014.44	-	-	1,014.44	40.14	1,054.58
Other comprehensive income for the year, net of taxes	-	5.63	-	-	5.63	0.00	5.63
Redemption of optionally convertible debentures	-	-	-	(1,000.00)	(1,000.00)	-	(1,000.00)
Adjustments pursuant to common control business combination	(153.28)	-	-	-	(153.28)	-	(153.28)
Additions During the year	-	-	16,246.40	-	16,246.40	-	16,250.40
Reduction on acquisition of additional stake from NCI	-	-	-	-	-	(205.50)	(205.50)
Adjustments consequent to change in proportion of non controlling interest	-	(792.46)	-	-	(792.46)	-	(792.46)
As at 31 March 2025	(833.49)	28.27	16,246.40	6,500.00	21,941.18	20.93	22,026.11
Profit for the year	-	866.53	-	-	866.53	0.07	866.60
Other comprehensive income for the year, net of taxes	-	11.45	-	-	11.45	0.00	11.45
Redemption of optionally convertible debentures	-	-	-	(6,500.00)	(6,500.00)	-	(6,500.00)
Issue of Bonus shares during the year	-	-	(1,344.00)	-	(1,344.00)	-	-
Issue of shares on conversion of Optionally Convertible Debentures	-	-	6,467.50	-	6,467.50	-	6,500.00
As at 31 March 2026	(833.49)	906.25	21,369.90	-	21,442.66	21.00	22,904.16

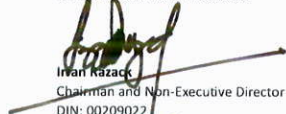
See accompanying notes to the Consolidated Financial Statements

As per our report of even date

for M SSV & Co.,
Chartered Accountants
ICAI Firm Registration No.0019875

Shriv Shankar T R
Partner
Membership No.220517



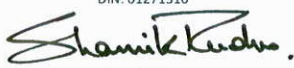
For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U45500KA2017PLC109059


Ivan Kazack
Chairman and Non-Executive Director
DIN: 00209022


Suresh Singaravelu
Chief Executive Officer

Place: Bengaluru
Date: 21 May 2026


Omer Bin Jung
Joint Managing Director
DIN: 01271310


Shamik Rudra
Chief Financial Officer


Mohammed Zaid Sadiq
Joint Managing Director
DIN: 01217079


Lingraj Patra
Company Secretary & Compliance Officer

Place: Bengaluru
Date: 21 May 2026



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**1 Corporate Information**

Prestige Hospitality Ventures Limited ("PHVL" or the "Company" or the "Holding Company") [Company identification number (CIN) as U45500KA2017PLC109059] and its subsidiaries (together the "Group") and its joint ventures are engaged in development and construction of real estates projects including hotels, carrying on the hospitality business, property management and allied services.

The Company is a public limited company incorporated and domiciled in India and has its registered office at Prestige Falcon Tower, No.19 Brunton road, Bengaluru -560025, Karnataka, India.

The Consolidated Financial Statements were approved for issue in accordance with a resolution passed by the Board of Directors of the Company on 21 May 2026.

2 Information about the subsidiaries and joint venture

The Consolidated Financial Statements of the Group and joint ventures includes subsidiaries and joint ventures listed below

A. Subsidiaries

Name of investee	Principal place of business	Percentage of ownership interest	
		31-Mar-26	31-Mar-25
Companies			
Northland Holding Company Private Limited	India	100.00%	100.00%
Sai Chakra Hotels Private Limited	India	100.00%	100.00%
Prestige Leisure Resorts Private Limited	India	100.00%	100.00%
Prestige Summit Convention Private Limited (w.e.f 20 March 2025)	India	100.00%	100.00%
Partnership firms			
Prestige Realty Ventures (w.e.f. 29 March 2024)	India	99.90%	99.90%
Prestige Goa Hospitality Ventures (w.e.f. 21 February 2025)	India	100.00%	100.00%

B. Joint ventures

Name of investee	Principal place of business	Percentage of ownership interest	
		31-Mar-26	31-Mar-25
Companies			
Bamboo Hotel and Global Centre (Delhi) Private Limited	India	50.00%	50.00%
Partnership firms			
Prestige MRG Eco Ventures (w.e.f. 30 December 2024)	India	50.00%	50.00%
Prestige Vaishnaoi Hospitality Ventures (w.e.f. 28 March 2025)	India	50.00%	50.00%

3 Statement of Compliance and basis of preparation and presentation**3.1 Statement of Compliance**

The Consolidated 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 and assets and liabilities acquired on acquisition of subsidiary 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.

All amounts disclosed in the Consolidated Financial Statements and notes have been rounded off to the nearest Million Indian Rupees with two decimal places, unless otherwise stated.

3.2 Basis of preparation and presentation of Consolidated Financial Statements

The Group has prepared the Consolidated Financial Statements on the basis that it will continue to operate as a going concern.

a. Subsidiaries

The Consolidated Financial Statements include Prestige Hospitality Ventures Limited and its subsidiaries. Subsidiaries are entities controlled by the Company. Control exists when the Company

(a) has power over the investee,

(b) it is exposed, or has rights, to variable returns from its involvement with the investee and

(c) has the ability to affect those returns through its power over the investee.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

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

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements listed above. In assessing control, potential voting rights that currently are exercisable are taken into account. The results of subsidiaries acquired or disposed off during the year are included in the Consolidated Financial Statements from the effective date of acquisition and up to the effective date of disposal, as appropriate.

The financial statements of the subsidiaries are consolidated on a line-by-line basis and intra-group balances and transactions including unrealised gain / loss from such transactions are eliminated upon consolidation. These financial statements are prepared by applying uniform accounting policies in use at the Group. The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the holding company.

Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if it results in the non-controlling interest having a deficit balance.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for transactions between equity holders. The carrying amount of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Company loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between
(i) the aggregate of the fair value of consideration received and the fair value of any retained interest and
(ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests.

Amounts previously recognised in Other Comprehensive Income in relation to the subsidiary are accounted for (i.e., reclassified to Consolidated Statement of Profit and Loss) in the same manner as would be required if the relevant assets or liabilities were disposed off. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109 Financial Instruments or, when applicable, the cost on initial recognition of an investment in an associate or joint venture.

b. Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these Consolidated Financial Statements using the equity method of accounting as described below.

c. Associates

Associates are those entities in which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control those policies. Significant influence is presumed to exist when the Group holds between 20 to 50 percent of the voting power of another entity. The results of associates are incorporated using the equity method of accounting. The group does not have any associates.

Equity method of accounting (equity accounted investees)

An interest in an associate or joint venture is accounted for using the equity method from the date in which the investee becomes an associate or a joint venture and are recognised initially at cost. The Group's investment includes goodwill identified on acquisition, net of any accumulated impairment losses. The Consolidated Financial Statements include the Group's share of profits or losses and equity movements of equity accounted investees, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments in the nature of net investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee. The financial statements of the Joint venture and associate are prepared for the same reporting period as the Group.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

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

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 Group 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 Consolidated Financial Statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116, 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 Business Combination

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method. Acquisition related costs are recognised in Consolidated Statement of Profit and Loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition are recognised at their fair value at the acquisition date, except certain assets and liabilities required to be measured as per the applicable standard.

The excess of the

- a) consideration transferred;
- b) amount of any non-controlling interest in the acquired entity, and
- c) acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in Other Comprehensive Income and accumulated in equity as capital reserve provided there is clear evidence of the underlying reasons for classifying the business combination as bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in Consolidated Statement of Profit and Loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in Consolidated Statement of Profit and Loss or Other Comprehensive Income, as appropriate.

Acquisitions not resulting in business combinations

In cases where the acquisition of an asset or a group of assets does not constitute a business, the group identifies and recognises the individual identifiable assets acquired (including those assets that meet the definition of, and recognition criteria for, intangible assets in Ind AS 38, Intangible Assets) and liabilities assumed. The cost of acquisition shall be allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction or event does not give rise to goodwill.

Common Control Transactions

Business combination involving entities or businesses under common control have been accounted for using pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments are made to reflect fair values, or to recognise any new assets or liabilities. Excess of consideration over net assets and investments acquired is shown as common control adjustment deficit account. (Refer Note 54)



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

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

4.3 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purpose of impairment testing, goodwill arising from business combination is allocated to cash generating units that are expected to benefit from the synergies of the combination. Cash generating units to which goodwill is allocated are tested for impairment annually at each Balance Sheet date, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than the carrying amount of the unit, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to that unit and then to the other assets of the unit pro rata on the basis of carrying amount of each asset in the unit.

4.4 Revenue Recognition

a. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Group presents revenue from contracts with customers net of indirect taxes in its Statement of Profit and Loss.

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Group considers the effects of variable consideration, the existence of significant financing components, non cash consideration, and consideration payable to the customer (if any).

i. Revenue from hospitality services

Revenue is recognised at the transaction price that is allocated to the performance obligation. Revenues from the room rentals during the guest's stay at the hotel is recognised based on occupation, revenue from sale of food and beverages and other allied services, as the services are rendered.

Membership fee is recognised on a straight line basis over the period of membership.

ii. Recognition of revenue from sale of real estate developments

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

- on transfer of legal title of the residential or commercial unit to the customer; or
- on transfer of physical possession of the residential or commercial unit to the customer

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated with each other.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

In respect of Joint development ('JD') arrangements wherein the land owner/ possessor provides land and in lieu of land owner providing land, the Group transfers certain percentage of constructed area/ revenue proceeds, the revenue from development and transfer of constructed area to land owner is recognised over time using percentage-of-completion method ('POC method') of accounting. Project costs include fair value of such land received and the same is accounted on launch of the project.

When the fair value of the land received cannot be measured reliably, the revenue and cost, is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred.

In case of JD arrangements, where performance obligation is satisfied over time, the Group recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Group recognises revenue to the extent of cost incurred, provided the Group expects to recover the costs incurred towards satisfying the performance obligation.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

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

iii. Recognition of revenue from contractual projects

Revenue from contractual project is recognised over time, using an input method with reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs.

The Group recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Group recognises revenue to the extent of cost incurred, provided the Group expects to recover the costs incurred towards satisfying the performance obligation.

The stage of completion on a project is measured on the basis of proportion of the contract work based upon the contracts/ agreements entered into by the Group with its customers.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately when such probability is determined.

iv. Recognition of revenue from other operating activities

Revenue from project management fees is recognised over period of time as per terms of the contract.

v. Contract Balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. Contracts in which the goods or services transferred are lower than the amount billed to the customer, the difference is recognised as "Unearned revenue" and presented in the Consolidated Balance sheet under "Other current liabilities".

vii. Contract cost assets

The Group pays sales commission for contracts that they obtain to sell certain units of property and capitalises the incremental costs of obtaining a contract. These costs are amortised on a systematic basis that is consistent with the transfer of the property to the customer. Capitalised costs to obtain such contracts are presented separately as a current asset in the Consolidated Balance sheet.

b. Revenue from property rental

The Group's policy for recognition of revenue from leases is described in note 4.6 (a) below.

c. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

d. Dividend income

Revenue is recognised when the shareholders' or unit holders' right to receive payment is established, which is generally when shareholders approve the dividend.

4.5 Land

a. Advance paid towards land procurement

Advances paid by the Group 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 Group, 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.

b. Land/ development rights received under joint development arrangements ('JDA')

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the landowner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under JDA is transferred as land cost to work in-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits.



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4.6 Leases

The Group 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 Group as lessor

Leases in which the Group 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 Group as lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises right-of-use assets and lease liabilities at the lease commencement date. The right-of-use (ROU) 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. ROU 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 Group'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 Group's estimate of the amount expected to be payable under a residual value guarantee, or if the Group 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 Consolidated Statement of Profit and Loss.

The Company applies the short-term lease recognition exemption to

(a) 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); and

(b) Assets that are considered to be low value.

Lease payments on short term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

4.7 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 Consolidated 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.

4.8 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 Group at rates different from those at which they were initially recorded during the year, or reported in previous consolidated financial statements, are recognised as income or as expense in the year in which they arise.

4.9 Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

a. Short-term obligations

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

(b) in case of non-accumulating compensated absences, when the absences occur.



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b. Long-term employee benefit obligations

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees upto the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurement as a result of experience adjustments and changes in actuarial assumptions are recognised in the Consolidated Statement of Profit and Loss.

The obligations are presented as current liabilities in the Consolidated Balance sheet, if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

c. Post-employment obligations

The Group operates the following post-employment schemes:

i. Defined Contribution Plan:

The Group's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Group has no further payment obligations once the contributions have been paid.

ii. Defined Benefit Plan:

The liability or assets recognised in the Consolidated Balance sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Consolidated Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the Consolidated Statement of Changes in Equity and in the Consolidated Balance sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Consolidated Statement of Profit and Loss as past service cost.

d. Other Defined Contribution Plan

The Group's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Group has no further payment obligations once the contributions have been paid.

4.10 Income Taxes

Income tax expense represents the sum of the tax 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 Consolidated Statement of Profit and Loss is recognised outside Consolidated Statement of Profit and Loss (either in Other Comprehensive Income 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 Consolidated 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 substantively 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.



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Deferred tax 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.

Deferred tax liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where the Group is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where it is not probable that the differences will reverse in the foreseeable future and taxable profit will not be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current tax and deferred tax is recognised in Consolidated 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.

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset under Deferred tax asset/ liability in the Consolidated Balance sheet when it is highly probable that future economic benefit associated with it will flow to the entity. The Group reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Group does not have convincing evidence that it will pay normal tax during the specified period.

4.11 Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Advances paid towards the acquisition of property, plant and equipment outstanding at each Balance Sheet date is classified as capital advances under other non-current assets.



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NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026*Depreciation method, estimated useful lives and residual values*

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the property, plant and equipment as follows:

Class of assets	Useful lives estimated by the management
Building*	58 Years
Plant and machinery	20 Years
Office Equipment	20 Years
Furniture and fixtures**	15 Years
Vehicles	10 Years
Computers and Accessories	6 Years

* includes certain assets that has been assessed with useful lives of 15 years.

**Includes Lease hold improvements

For these classes of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the management believes that the useful lives as given above best represent the period over which the management expects to use these assets. Hence the useful lives for these assets are different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Consolidated Statement of Profit and Loss.

On transition to Ind AS, the group has elected to continue with the carrying value of all the Property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of Property, plant and equipment.

4.12 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.

4.13 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any. Intangible assets, comprising of software are amortised on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Consolidated Statement of Profit and Loss when asset is derecognised.

4.14 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Group 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 Group 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 group 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 Consolidated Statement of Profit and Loss.



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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 Consolidated Statement of Profit and Loss.

4.15 Inventories

Related to contractual and real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the consolidated Statement of Profit and Loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.

Finished goods - Flats & Plots: Valued at lower of cost and net realisable value.

Inventory also comprises stock of food and beverages and operating supplies and is carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. However, inventory held for use in production of finished goods is not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

4.16 Provisions and contingencies

A provision is recognised when the Group 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 Group or a present obligation that is not recognised 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 recognised because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses its existence in the consolidated financial statements.

4.17 Financial Instruments

a. Initial recognition

The Group recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognised at fair value on initial recognition. 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 (FVPL), 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

i. 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 Group 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 recognised in Other Comprehensive Income.



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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 amortised cost using the effective interest method, except for contingent consideration recognised in a business combination which is subsequently measured at fair value through profit or 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 Group derecognizes 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 derecognised from the Group's Consolidated Balance sheet when the obligation specified in the contract is discharged or cancelled or expired.

d. Impairment of financial assets

The Group 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 recognised as an impairment gain or loss in Consolidated Statement of Profit and Loss.

4.18 Operating cycle and basis of classification of assets and liabilities

- a. The real estate development projects undertaken by the Group is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects.
- b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases.

Current versus non-current classification

The Group presents assets and liabilities in the consolidated 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 equivalents 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.

4.19 Cash and cash equivalents

Cash and cash equivalents in the consolidated balance sheet comprise of 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 Consolidated 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 Group's cash management.

4.20 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.



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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.

4.21 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

4.22 Consolidated Statement of Cash Flows

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

4.23 Events after the reporting period

If the Group 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 Consolidated Financial Statements. The Group will adjust the amounts recognised in its consolidated 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 Group will not change the amounts recognised in its consolidated 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 Changes in accounting policies and Use of Estimates

5.1 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:

The Company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 April 2025.

(i) 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 Group has reviewed the amendment and based on its evaluation has determined that the amendment does not have a material impact in its consolidated financial statements.

(ii) 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 Group 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 consolidated financial statements.

(iii) 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 Group has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its consolidated financial statements

(iv) 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 Group's consolidated financial statements as the Group is not in scope of the Pillar Two model



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5.2 Use of Estimates

The preparation of the Consolidated 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 Consolidated 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 or materialise. The effect of change in an accounting estimate is recognized prospectively.

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

- Useful lives of Property, Plant and Equipment and Intangible Assets (Refer notes 4.11, & 4.13),
- Determination of performance obligations and timing of revenue recognition (Refer note 4.4),
- Accounting for revenue and land cost for projects executed through joint development arrangement (Refer note 4.4),
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 4.4),
- Assessment of control, joint control and significant influence (Refer note 3.2),
- Recognition of Deferred Tax Assets (Refer note 4.10),
- Impairment of financial/ non financial assets (Refer notes 4.3, 4.14 & 4.17),
- Net realisable value of inventory (Refer note 4.15) and
- Fair value measurements (Refer note 4.1).

6 Standards notified but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective, upto the date of issuance of Group's Consolidated financial statements are disclosed below:

The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

(i) 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.

The amendments clarify that lender waivers obtained after the reporting date cannot be considered for the purpose of classifying liabilities as current or non current and require retrospective application in accordance with Ind AS 8. These amendments are effective for reporting periods beginning on or after 1 April 2026.

The Amendments will not have any material impact on Group's consolidated financial statements.



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7 Property, plant and equipment

Particulars	Land	Buildings	Plant and machinery*	Office Equipment	Furniture and fixtures	Vehicles	Computers and Accessories	Total
Gross carrying amount								
Balance as at 1 April, 2024	2,976.89	14,176.70	4,943.31	248.80	6,589.51	195.31	82.27	29,212.79
Additions	149.60	164.47	29.00	31.50	141.98	34.78	4.78	556.11
Deletions/ transfer	-	31.52	0.10	-	-	-	0.02	31.64
Balance as at 31 March, 2025	3,126.49	14,309.65	4,972.21	280.30	6,731.49	230.09	87.03	29,737.26
Additions	38.36	1,244.98	517.35	483.34	852.19	84.49	20.37	3,241.08
Deletions/ transfer	-	-	-	-	-	1.68	-	1.68
Balance as at 31 March, 2026	3,164.85	15,554.63	5,489.56	763.64	7,583.68	312.90	107.40	32,976.66
Accumulated depreciation								
Balance as at 1 April, 2024	-	2,472.53	2,165.71	51.64	3,640.23	100.76	39.89	8,470.76
Depreciation charge during the year	-	595.74	404.57	29.26	546.37	24.84	17.52	1,618.30
Deletions/ transfer	-	31.52	0.10	-	-	-	0.02	31.64
Balance as at 31 March, 2025	-	3,036.75	2,570.18	80.90	4,186.60	125.60	57.39	10,057.42
Depreciation charge during the year	-	587.87	336.66	87.40	536.83	28.45	15.38	1,592.59
Deletions/ transfer	-	-	-	-	-	1.15	-	1.15
Balance as at 31 March, 2026	-	3,624.62	2,906.84	168.30	4,723.43	152.90	72.77	11,648.86
Net carrying amount								
Balance as at 31 March, 2025	3,126.49	11,272.90	2,402.03	199.40	2,544.89	104.49	29.64	19,679.84
Balance as at 31 March, 2026	3,164.85	11,930.01	2,582.72	595.34	2,860.25	160.00	34.63	21,327.80

* Include Right of use assets addition during the year Rs. 11.37 (31 March 2025: Rs. Nil), depreciation charged during the year Rs. 1.90 (31 March 2025: Rs. Nil) and net carrying amount as at (31 March 2026 : Rs. 9.48) (31 March 2025: Rs. Nil)

Particulars	As at 31 March 2026	As at 31 March 2025
Carrying amount of assets pledged to secure borrowings of the Group	16,629.53	15,660.39

The title deeds (registered sale deed/ transfer deed/ registered joint development agreements) of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in the name of the lessee) are held in the name of the Company as on date, except for Property, plant and equipment of Project Moxxy ORR acquired under Business Transfer Agreement (BTA) having Gross carrying amount of Rs. 99.23. The Company is in the process of getting it registered in its name from Prestige Estates Projects Limited, in accordance of the terms of BTA.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

8 Investment property

Particulars	Right of use assets - Commercial Space
Gross carrying amount	
Balance as at 1 April, 2024	-
Additions	865.58
Deletions/ transfer	-
Balance as at 31 March, 2025	865.58
Additions	201.36
Deletions/ transfer	-
Balance as at 31 March, 2026	1,066.94
Accumulated amortisation	
Balance as at 1 April, 2024	-
Amortisation during the year	71.36
Deletions/ transfer	-
Balance as at 31 March, 2025	71.36
Amortisation during the year	90.20
Deletions/ transfer	-
Balance as at 31 March, 2026	161.56
Net carrying amount	
Balance as at 31 March, 2025	794.22
Balance as at 31 March, 2026	905.38

Note :

The Group has determined that the carrying value of Right of use assets represents its fair value considering the terms of the underlying lease arrangement.

Details of the Group's investment properties and information about the fair value hierarchy are as follows:

Particulars	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	905.38	794.22

9 Capital work-in-progress

Particulars	As at 31 March 2026	As at 31 March 2025
Composition of Capital work-in-progress		
Property, plant and equipment under construction	1,491.66	1,315.70
Total	1,491.66	1,315.70



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

i. Movement in Capital work-in-progress

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Opening balance		1,315.70	37.64
Addition		3,203.28	681.10
Asset acquired under asset transfer agreement	55	-	610.00
Capitalisation		(3,027.32)	(13.04)
Closing balance		<u>1,491.66</u>	<u>1,315.70</u>

ii. Ageing schedule

Particulars	As at 31 March 2026	As at 31 March 2025
Amounts in Capital work-in-progress for the period of		
Less than 1 year	803.14	1,291.10
More than 1 year and less than 2 years	688.52	24.60
More than 2 years and less than 3 years	-	-
More than 3 years	-	-
Total	<u>1,491.66</u>	<u>1,315.70</u>

iii. Carrying amount of Capital work-in progress pledged to secure borrowings of the Company 1,276.70 1,189.66

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

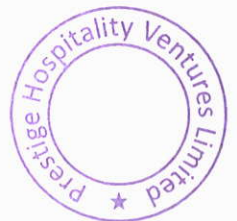
v. There are no projects under capital work-in-progress where activities has been suspended as at Balance sheet date.

10 Intangible assets

Particulars	Software
Gross carrying amount	
Balance as at 1 April, 2024	86.56
Additions	31.22
Deletions	-
Balance as at 31 March, 2025	117.78
Additions	17.86
Deletions	-
Balance as at 31 March, 2026	135.64
Accumulated amortisation	
Balance as at 1 April, 2024	59.19
Amortisation during the year	13.04
Deletions	-
Balance as at 31 March, 2025	72.23
Amortisation during the year	22.15
Deletions	-
Balance as at 31 March, 2026	94.38
Net carrying amount	
Balance as at 31 March, 2025	45.55
Balance as at 31 March, 2026	41.26

Note :

The Group has not revalued its property, plant and equipment and intangible assets.



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

11 Goodwill

Particulars	As at 31 March 2026	As at 31 March 2025
Cost or deemed cost		
Balance at the beginning of the year	96.75	96.75
Additions/Deletions	-	-
Balance at the end of the year	Total 96.75	96.75

12 Investments (Non-Current)

Particulars	As at 31 March 2026	As at 31 March 2025
Carrying amount determined using the equity method of accounting (Unquoted, Fully paid up unless otherwise stated)		
Equity Instruments - Joint Ventures		
Bamboo Hotel and Global Centre (Delhi) Private Limited 1,010,000 (March 31, 2025 - 1,010,000) equity shares of Rs.10 each	398.94	397.90
Investment in partnership firm		
Prestige MRG Eco Ventures	0.50	0.50
Prestige Vaishnani Hospitality Ventures	1.00	1.00
Total	400.44	399.40

12a Category-wise Non Current Investments

Financial assets measured at cost (based on equity method)	400.44	399.40
Financial assets carried at amortised cost	-	-
Financial assets measured at fair value through profit and loss	-	-
Total	400.44	399.40
Aggregate book value of quoted investments	-	-
Aggregate market value of quoted investments	-	-
Aggregate carrying value of unquoted investments	400.44	399.40
Aggregate amount of impairment in value of investments	-	-
Investment pledged as security for borrowings of Joint Venture	398.94	397.90

13 Other financial assets (Non-Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To others - unsecured, considered good			
Carried at amortised cost			
Security deposits		62.45	57.30
Lease deposits		60.34	35.99
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		316.65	372.66
Interest accrued but not due on deposits		4.46	10.25
Advance paid for purchase of shares		1.98	-
Total		445.88	476.20
Due from:			
Directors	56	-	-
Firms in which directors are partners	56	-	-
Companies in which directors of the Company are directors or members	56	-	-

14 Other non-current assets

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good	56		
Capital advances		-	60.68
To Others - unsecured, considered good			
Capital advances		203.69	309.17
Prepaid expenses		1,350.73	-
Total		1,554.42	369.85
Due from:			
Directors	56	-	-
Firms in which directors are partners	56	-	56.22
Companies in which directors of the Company are directors or members	56	-	-



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All amounts in Rupees Millions, except as otherwise stated

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

15 Inventories (Lower of cost and net realisable value)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Work in progress - projects		-	-
Stock of units in completed projects		557.40	944.90
Stores and operating supplies		123.27	115.08
Total		680.67	1,059.98
Carrying amount of inventories pledged as security for borrowings	25 & 30	96.36	90.10

16 Trade receivables (unsecured)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Receivables - Considered good		2,050.04	1,765.33
Receivables - Which have significant increase in credit risk		13.54	13.27
Sub-total		2,063.58	1,778.60
Provision for doubtful receivables (expected credit loss allowance)			
Receivables - Considered good		-	-
Receivables - Which have significant increase in credit risk		(13.54)	(13.27)
Sub-total		(13.54)	(13.27)
Total		2,050.04	1,765.33

a. Due from:

Directors	56	0.82	1.64
Firms in which directors are partners	56	0.78	0.17
Companies in which directors of the Company are directors or members	56	110.52	27.29

b. Receivables pledged as security for borrowings	25 & 30	392.73	369.38
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c. Trade receivables ageing schedule

Particulars		As at 31 March 2026	As at 31 March 2025
Receivables - Considered good			
Unbilled		260.89	56.74
Not due		687.30	430.86
Less than 6 months		185.32	309.92
More than 6 months and less than 1 year		392.77	753.10
More than 1 year and less than 2 years		489.17	168.64
More than 2 years and less than 3 years		29.37	34.16
More than 3 years		5.22	11.91
Sub-total		2,050.04	1,765.33
Receivables - Which have significant increase in credit risk			
Unbilled		-	-
Not due		-	-
Less than 6 months		6.09	4.54
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		7.45	8.73
Sub-total		13.54	13.27
Credit impaired			
		-	-
Sub-total		-	-
Total		2,063.58	1,778.60

There are no disputed trade receivables

d. Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Balance at the beginning of the year	13.27	15.77
Add: Additions during the year, net	0.74	(2.50)
Less: Uncollectable receivables charged against allowance	0.47	-
Balance at the end of the year	13.54	13.27

e. Trade receivables from related party refer note 56.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

17 Cash and cash equivalents

Particulars	As at 31 March 2026	As at 31 March 2025
Cash on hand	0.77	1.53
Balances with banks		
- in current accounts	1,093.55	848.90
- in fixed deposits	410.00	50.00
Total	1,504.32	900.43

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

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Borrowings (including accrued interest) and Lease liabilities			
At the beginning of the year		14,691.85	18,321.17
Add: Cash inflows		9,980.56	5,024.49
Less: Cash outflows		(3,522.24)	(10,166.38)
Less: Payment towards lease liabilities		(133.26)	(91.09)
Less: Finance cost paid		(1,589.74)	(1,897.64)
Non Cash items			
Add: Lease liabilities on ROU assets created during the year	45(a)	199.51	824.88
Add: Intercompany deposits assigned	56	-	762.66
Add: Borrowings transferred under Asset transfer agreement	55	-	700.00
Add: Finance cost	39	1,708.55	1,213.76
Outstanding at the end of the year	Total	21,335.23	14,691.85

18 Bank balances other than cash and cash equivalents

Particulars	As at 31 March 2026	As at 31 March 2025
Fixed deposits*	1,155.86	606.13
Margin money deposits	114.73	4.43
Total	1,270.59	610.56

* With original maturity more than 3 months and remaining maturity of upto 12 months

Margin money deposits are subject to first charge as security for borrowings

19 Loans (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good	56		
Carried at amortised cost			
Current account in partnership firms		608.08	420.56
Inter corporate deposits		13,085.75	10,635.75
Other advances		31.40	136.72
Sub-total		13,725.23	11,193.03
To Others - unsecured, considered good			
Carried at amortised cost			
Advances paid to staff		1.19	1.11
Other advances		8.69	8.49
Sub-total		9.88	9.60
Total		13,735.11	11,202.63

a. Due from:

Directors	56	-	-
Firms in which directors are partners	56	4.32	-
Companies in which directors of the Company are directors or members	56	13,112.83	10,772.47

b. Loans* due from :

Particulars	As at 31 March 2026		As at 31 March 2025	
	Amount	% of total	Amount	% of total
Promoters	25.72	0.19%	57.20	0.51%
Directors	-	-	-	-
Key managerial personnel	-	-	-	-
Related parties	13,699.51	99.74%	11,135.83	99.40%
Total	13,725.23	99.93%	11,193.03	99.91%

* Loans represents loans and advances in the nature of loans, repayable on demand.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

20 Other financial assets (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good	56		
Carried at amortised cost			
Interest accrued but not due on inter corporate deposits		830.22	480.37
Others		101.31	-
Sub-total		931.53	480.37
To others - unsecured, considered good			
Carried at amortised cost			
Refundable deposits		62.62	-
Lease deposits		2.49	0.30
Security deposits		17.96	15.84
Fixed deposits with original maturity more than 12 months		394.27	286.45
Interest accrued but not due on deposits		30.90	24.49
Sub-total		508.24	327.08
Total		1,439.77	807.45
Due from:			
Directors	56	-	-
Firms in which directors are partners	56	-	-
Companies in which directors of the Company are directors or members	56	931.53	480.37

21 Other current assets

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good	56		
Advance paid to suppliers		-	0.37
Advances paid for purchase of land*		0.50	-
Sub-total		0.50	0.37
To others - unsecured, considered good			
Advance paid to suppliers		166.74	219.15
Prepaid expenses		217.80	74.64
Advances paid for purchase of land*		756.12	749.12
Advance indirect taxes balances		722.33	189.65
Unbilled revenue		-	395.45
Sub-total		1,862.99	1,628.01
Total		1,863.49	1,628.38
Due from:			
Directors	56	-	-
Firms in which directors are partners	56	0.30	-
Companies in which directors of the Company are directors or members	56	0.20	0.37

* Advance paid for purchase of land (including advances paid for land aggregation) though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Group and the Group / seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances.

22 Equity share capital

Particulars	As at 31 March 2026	As at 31 March 2025
Authorised capital		
Number of Equity Shares	2,00,00,00,000	2,00,00,00,000
Value of Equity shares of Rs.5 each	10,000.00	10,000.00
Value of Equity shares of Rs.10 each	-	-
Issued, subscribed and fully paid up capital		
Number of Equity Shares	28,81,00,000	1,28,00,000
Value of Equity shares of Rs.5 each, fully paid up	1,440.50	64.00
Value of Equity shares of Rs.10 each, fully paid up	-	-
Total	1,440.50	64.00

22.1 Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2026		As at 31 March 2025	
	No of shares	Amount	No of shares	Amount
At the beginning of the year	1,28,00,000	64.00	60,00,000	60.00
Add: Sub-division of 1 share of face value Rs.10 each into 2 share of face value Rs. 5 each (Refer note b)			60,00,000	-
Add: Issue of right shares during the year (Refer note c)			8,00,000	4.00
Add: Issue of bonus shares during the year (Refer note d)	26,88,00,000	1,344.00	-	-
Add: Issue of shares on conversion of optionally convertible debentures (Refer note e)	65,00,000	32.50	-	-
Outstanding at the end of the year	28,81,00,000	1,440.50	1,28,00,000	64.00



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

- a. The Company has only one class of equity shares with voting rights having par value of Rs. 5 each effective 22 March 2025 (Rs. 10 each upto 21 March 2025). 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.
- b. On 22 March 2025, the shareholders of the Company have approved sub-division of equity shares from face value of Rs.10 each to Rs.5 each.
- c. On 24 March 2025, the shareholders of the Company approved Rights issue of 800,000 equity share of the Company on a fully paid basis for Rs.20,313 per share (including Rs.20,308 securities premium per share. 590,754 shares were allotted on 28 March 2025 and 209,246 shares were allotted on 29 March 2025, to Prestige Estates Projects Limited, the ultimate holding Company.
- d. On 4 April 2025, the shareholders of the Company has approved and allotted 21:1 bonus shares (i.e. 21 bonus shares for each equity share) on fully paid equity shares having face value of Rs. 5 per share through capitalisation of securities premium of the Company. Accordingly, for 12,800,000 shares, 268,800,000 bonus shares were issued.
- e. With the consent of the holder of the OCDs (i.e. Prestige Exora Business Parks Limited), the board has approved the Conversion of OCDs to equity shares of the Company on 9 April 2025. Accordingly the Company has allotted 6,500,000 Equity Shares of Rs. 5 each, which has been subsequently transferred to Prestige Estates Projects Limited.

22.2 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	% of holding	No of shares	% of holding
Prestige Estates Projects Limited, the ultimate holding company*	28,81,00,000	100.00%	1,28,00,000	100.00%

*includes shares held by nominee shareholders

22.3 Details of Shares held by Promoters

Name of the shareholders / Promoters	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year
As at 31 March 2026			
Prestige Estates Projects Limited, the ultimate holding company	1,28,00,000	27,53,00,000	28,81,00,000
As at 31 March 2025			
Prestige Estates Projects Limited, the ultimate holding company	60,00,000	68,00,000	1,28,00,000

22.4 Aggregate number of shares issued for consideration other than cash

On 4 April 2025, the shareholders of the Company has approved and allotted 21:1 bonus shares (i.e. 21 bonus shares for each equity share) on fully paid equity shares having face value of Rs. 5 per share. Accordingly, for 12,800,000 shares, 268,800,000 bonus shares were issued.

23 Other equity

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Securities Premium	23.1	21,369.90	16,246.40
Retained earnings	23.2	906.25	28.27
Common control adjustment deficit account (Refer Note 54)	23.3	(833.49)	(833.49)
Equity component of financial instrument	23.4	-	6,500.00
Total		21,442.66	21,941.18

23.1 Securities Premium

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Opening balance		16,246.40	-
Add: Changes during the year	22.1(c)&(e)	6,467.50	16,246.40
Less: Utilisation on issue of Bonus shares	22.1(d)	(1,344.00)	-
Balance at the end of the year	Total	21,369.90	16,246.40

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

23.2 Retained earnings

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Opening balance		28.27	(199.34)
Add: Profit attributable to owners of the Company		866.53	1,014.44
Add: Other comprehensive income arising from remeasurement of defined benefit plans (net of tax)		11.45	5.63
Less: Adjustments consequent to change in proportion of non controlling interest	24.2(e)	-	(792.46)
Balance at the end of the year	Total	906.25	28.27

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

23.3 Common control adjustment deficit account

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance	(833.49)	(680.21)
Add: Adjustments on account of business combination	-	(153.28)
Balance at the end of the year	Total (833.49)	(833.49)

Common control adjustment deficit account has been created pursuant to business combination under common control transaction, is not available for distribution to the shareholders. (Refer note 54 (C)).

23.4 Equity component of financial instrument

Particulars	As at 31 March 2026	As at 31 March 2025
Optionally Convertible Debentures (OCD's)		
Opening balance	6,500.00	7,500.00
Less: Redeemed / reclassified during the year	-	(1,000.00)
Less: Conversion into Equity shares	(6,500.00)	-
Balance at the end of the year	Total -	6,500.00

- (a) The Company had allotted 650,000,000 Optionally Convertible debentures having face value of Rs.10 each on 18 March 2020. These OCDs were unsecured and interest free in nature. The tenure of the OCDs is 5 years from the date of allotment extendable upto 20 years at the option of the issuer. 100 OCDs were convertible into 1 Equity Shares at the option of the holder of the OCDs. These OCDs were converted to equity shares on 9 April 2025.
- (b) One of the subsidiary of the Company had issued 100,000,000 Optionally Convertible debentures having face value of Rs.10 each on 2 July 2018. These OCDs were unsecured and interest free in nature. The tenure of the OCDs is 5 years from the date of allotment extendable upto 20 years at the option of the issuer. 100 OCDs were convertible into 1 Equity Shares at the option of the holder of the OCDs. These OCDs were redeemed on 24 January 2025, hence these OCDs were classified as financial liability during the period ended 31 December 2024.
- (c) One of the subsidiary of the Company had issued 150,000,000 Optionally Convertible debentures having face value of Rs.10 each on 2nd July 2018. These OCDs were unsecured and interest free in nature. The tenure of the OCDs is 5 years from the date of allotment extendable upto 20 years at the option of the issuer. 100 OCDs were convertible into 1 Equity Shares at the option of the holder of the OCDs. These OCDs were redeemed on 21 June 2023.

24 Non-Controlling Interests (NCI)

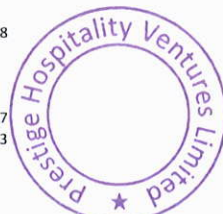
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Balance at the beginning of year	20.93	186.29
Share of profit for the year (net)	0.07	40.14
Non-controlling interest arising on the acquisition of Subsidiaries	-	-
Reduction on acquisition of additional stake in subsidiaries	-	(205.50)
Balance at the end of the year	21.00	20.93

24.1 Details of non-wholly owned subsidiaries that have material NCI

The table below shows details of non-wholly owned subsidiaries of the Group that have material NCI:

Name of subsidiaries	Principal place of business	Proportion of ownership interests	
		As at 31 March 2026	As at 31 March 2025
Prestige Leisure Resorts Private Limited	India	-	-
Prestige Realty Ventures	India	0.10%	0.10%

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Prestige Leisure Resorts Private Limited		
Profit allocated to NCI	-	25.18
Accumulated NCI	-	-
Prestige Realty Ventures		
Profit allocated to NCI	0.07	14.97
Accumulated NCI	21.00	20.93



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

- 24.2** Summarised financial information in respect of each of the Group's subsidiaries that has material non-controlling interest is set out below. The summarised financial information below represents amounts before intra-group eliminations.

a. Summarised financial Information about the assets and liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
Prestige Leisure Resorts Private Limited		
Non-current assets	-	461.73
Current assets	-	312.37
Non-current liabilities	-	6.60
Current liabilities	-	186.21
Equity attributable to owners of the Company	-	581.29
Non-controlling interest	-	-
Prestige Realty Ventures		
Non-current assets	2,016.41	2,079.36
Current assets	2,231.33	2,311.43
Non-current liabilities	939.81	828.45
Current liabilities	2,610.47	2,488.53
Equity attributable to owners of the Company	676.45	1,052.89
Non-controlling interest	21.00	20.93

b. Summarised financial Information about profit or loss

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Prestige Leisure Resorts Private Limited		
Revenue	-	388.34
Expenses	-	324.60
Profit before tax	-	63.74
Tax expense	-	23.03
Profit after tax	-	40.71
Other comprehensive income	-	2.00
Total comprehensive income for the year	-	42.71
- attributable to owners of the Company	-	15.53
- attributable to the non-controlling interest	-	25.18
Prestige Realty Ventures		
Revenue	2,435.47	2,599.61
Expenses	2,236.56	2,607.57
Profit before tax	198.91	(7.96)
Tax expense	126.79	(2.82)
Profit after tax	72.12	(5.14)
Other comprehensive income	0.00	-
Total comprehensive income for the year	72.12	(5.14)
- attributable to owners of the Company	72.05	(20.11)
- attributable to the non-controlling interest	0.07	14.97

c. Dividends paid to non-controlling interest

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Prestige Leisure Resorts Private Limited	Nil	Nil
Prestige Realty Ventures	Nil	Nil

d. Summarised financial Information about the cash flow

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Prestige Leisure Resorts Private Limited		
Net cash inflow / (outflow) from operating activities	-	68.31
Net cash inflow / (outflow) from investing activities	-	(59.83)
Net cash inflow / (outflow) from financing activities	-	(20.00)
Net cash inflow / (outflow)	-	(11.52)
Prestige Realty Ventures		
Net cash inflow / (outflow) from operating activities	588.78	(2,305.65)
Net cash inflow / (outflow) from investing activities	(24.66)	(34.66)
Net cash inflow / (outflow) from financing activities	(579.43)	1,568.00
Net cash inflow / (outflow)	(15.31)	(772.31)

- e.** The Company has acquired additional stake in its subsidiary, Prestige Leisure Resorts Private Limited, thereby the subsidiary has become wholly owned subsidiary of the Company. Consequently, the Group has recognised Rs. 792.46 million as reduction to consolidated other equity representing the difference between the amount by which the non-controlling interests are adjusted and the consideration paid.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

25 Borrowings (Non-Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Term loans (Secured)	25a to 25c		
- From banks		11,588.18	9,975.41
- From financial institutions		2,015.68	2,524.49
Total Non-current borrowings		13,603.86	12,499.90

25a Aggregate amount of loans guaranteed by directors - 1,921.01

25b Term loans from Banks

Security Details :

Mortgage of certain Hotels projects properties of the Group.
Charge over certain current assets, book debts operating cash flows and revenues.
Hypothecation of vehicles.
Lien against fixed deposits.

Repayment and other terms :

Repayable within Quarterly instalments ending in June 2035 and monthly repayments ending in November 2035.
Personal guarantee of certain directors of the company.
Corporate Guarantee of Prestige Estates Projects Limited, the ultimate holding Company.
These loans are subject to interest rates ranging from 7.85% to 10.20% per annum.

25c Refer note no. 30 for current maturities of long-term debt.

26 Other financial liabilities (Non-Current)

Particulars	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
Lease deposits	29.68	39.86
Total	29.68	39.86

27 Other non-current liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
Advance rental	5.33	4.80
Total	5.33	4.80

28 Deferred tax assets/ Liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
A. Deferred Tax Assets		
Impact of fair valuation of financial assets	13.88	1.96
Provision for employee benefit expenses	42.10	28.11
Provision for doubtful advances/ debts	3.41	3.34
Business transfer under common control transaction	165.06	165.06
Income on accounting for real estates projects income	35.07	71.39
Tax effect on equity accounted investments	4.22	4.35
Unutilised tax credit available for utilisation of future capital gain tax	40.04	-
Impact on accounting for leases liabilities	341.30	284.51
Carried forward losses*	191.72	232.34
Sub-total	836.81	791.07
B. Deferred Tax Liabilities		
Impact on accounting for right of use assets	318.02	277.53
Impact of fair valuation of financial assets (net)	5.15	-
Impact of difference in carrying amount of Property, plant and equipment and Intangible assets as per tax accounts and books.	507.11	348.41
Sub-total	830.28	625.94
Net Deferred tax assets / (liabilities)	6.53	165.13
Presented in Consolidated balance sheet as		
- Deferred tax assets (Net)	115.82	179.08
- Deferred tax liabilities (Net)	109.29	13.95
Reconciliation of deferred tax		
Opening balance	165.13	521.47
Add/ (Less) : Tax credit / (charge) in statement of profit and loss	(154.62)	(305.85)
Less : Tax charge recognised in other comprehensive income	(3.85)	(2.04)
Add/ (Less) : Deferred tax effect on equity accounted investment	(0.13)	(2.21)
Add / (Less) : Deferred tax on common control transaction under BTA	-	(46.24)
Closing balance	6.53	165.13

*The Group has tax losses that are available for offsetting against future taxable profits.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

29 Provisions (Non-Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits			
Gratuity	48	103.18	73.87
Total		103.18	73.87

30 Borrowings (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Unsecured (Carried at amortised cost)			
Loans from related parties - Intercompany deposits	30b, 56	4,862.19	49.23
Current maturities of long-term debt (secured)			
Term loans - From banks	25 & 30a	1,336.53	1,295.52
Term loans - From financial institutions		504.52	4.13
Total		6,703.24	1,348.88

30a Aggregate amount of loans guaranteed by directors - 594.67

30b Intercompany deposits are subject to Nil rate of interest and are repayable on demand.

31 Trade payables

Particulars	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
-Dues to micro and small enterprises	120.46	184.57
-Dues to creditors other than micro and small enterprises	878.17	718.35
Total	998.63	902.92

31a Trade payables ageing schedule

Particulars	As at 31 March 2026	As at 31 March 2025
Dues to creditors		
Unbilled dues	30.80	-
Current but not due	623.88	668.78
Less than 1 year	179.86	112.40
More than 1 year and less than 2 years	71.15	44.42
More than 2 years and less than 3 years	80.23	22.41
More than 3 years	12.71	54.91
Total	998.63	902.92

There are no disputed dues payable.

31b Trade payables to related parties refer note 56

32 Other financial liabilities (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Interest accrued but not due on borrowings	56	48.57	28.80
Creditors for capital expenditure		541.15	327.94
Lease deposits		68.89	8.32
Maintenance deposits		212.34	204.28
Advances from partnership firms	56	0.04	1.01
Advances received on behalf of land owners		-	4.97
Other liabilities	56	385.13	869.17
Total		1,256.12	1,444.49

33 Other Current Liabilities

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Advance from customers	56	605.05	372.47
Unearned revenue		663.38	1,206.34
Advance rental / maintenance income received		8.56	94.96
Statutory dues payable		87.42	82.30
Total		1,364.41	1,756.07



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

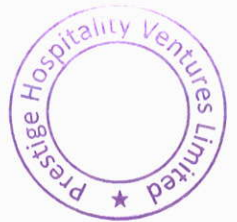
34 Provisions (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits			
Compensated absences	48	64.09	37.83
Other Provisions for :			
Projects	34a	926.99	622.36
Total		991.08	660.19

34a Details of Provisions for Projects

Particulars	As at 31 March 2026	As at 31 March 2025
Estimated project cost to be incurred for the completed projects (Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	622.36	1,266.95
Add: Provision made during the year	513.90	-
Add: Provision acquired on acquisition of subsidiary	-	-
Less: Provision utilised during the year	209.27	644.59
Provision outstanding at the end of the year	926.99	622.36

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PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

35 Revenue from operations

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from contracts with customers		
Sale of Hospitality Services		
Room revenues	5,676.56	4,726.25
Food and beverages	3,841.58	3,526.23
Other Services	1,079.24	1,014.02
Sub-total	10,597.38	9,266.50
Other operating revenues		
Contractual projects	1,425.03	2,451.96
Residential and commercial projects	356.78	962.09
Project management fees	-	219.74
Facility maintenance income	95.42	0.31
Rental income	12.20	-
Sub lease rental income	119.31	71.94
Sub-total	2,008.74	3,706.04
Total	12,606.12	12,972.54

36 Other income

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest income		
On bank deposits	109.99	70.47
On loans	388.72	198.17
On financial assets	4.46	-
Others	9.84	18.38
Other Non-Operating Income		
Profit on sale of property, plant and equipment	0.38	-
Miscellaneous income	18.72	8.28
Assignment fees/ cancellation fees	1.44	19.41
Marketing and Commission fees	21.68	0.06
Miscellaneous income	41.84	27.75
Total	555.23	314.77

37 (Increase)/ decrease in inventory

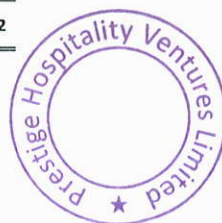
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Opening inventory	1,059.98	2,400.86
Less : Closing inventory	(680.67)	(1,059.98)
Total	379.30	1,340.88

38 Employee benefits expense

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Salaries and wages		1,598.99	1,245.72
Contribution to provident and other funds	48	100.57	84.79
Gratuity expense	48	39.66	27.45
Staff welfare expenses		185.98	149.93
Total		1,925.20	1,507.89

39 Finance costs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest on borrowings	1,452.64	1,044.06
Interest on delayed payment of statutory dues	2.20	-
Other borrowing costs	150.20	84.96
Interest on Lease Liabilities and financial instruments	105.70	84.74
Total	1,710.74	1,213.76
Less : Borrowing cost capitalised to capital work-in-progress	(143.23)	(32.94)
Costs considered as finance cost in Consolidated Statement of Profit and Loss	1,567.51	1,180.82



PRESTIGE HOSPITALITY VENTURES LIMITED

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

40 Other expenses

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Advertisement and sponsorship fee		84.24	68.46
Travelling expenses		77.14	67.63
Commission		225.74	184.50
Business promotion		358.71	308.67
Hotel Operator Fees		588.93	507.65
Facility management expense		527.46	451.16
Repairs and maintenance			
Plant and machinery and computers		106.10	93.92
Vehicles		11.39	9.80
Others		203.43	169.53
Power and fuel		489.51	541.49
Rental Expenses		63.01	65.42
Rates and taxes		233.33	227.09
Legal and professional charges		85.93	48.00
Auditors' remuneration	40a	3.26	2.39
Director's sitting fees		2.00	-
Bad debts/ advances written off		-	0.91
Corporate social responsibility expenses		10.38	1.47
Contracted manpower cost		337.05	340.02
Support services and licensing fee		89.48	-
Expected credit loss allowance on receivables		0.74	(2.50)
Miscellaneous expenses		157.93	174.64
Total		3,655.76	3,260.25

40a Auditors' Remuneration

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Payment to Auditors (net of applicable GST) :		
For audit	1.85	1.85
For limited review	0.85	0.28
For tax audit	0.53	0.26
For Other services	0.03	-
Total	3.26	2.39

41 Tax Expense

a Tax expenses recognised in Consolidated Statement of Profit and Loss

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Current tax		
In respect of the current year	293.87	169.80
In respect of prior years	121.33	-
Sub-total	415.20	169.80
Deferred tax		
In respect of the current year	154.62	305.85
Sub-total	154.62	305.85
Tax expense recognised in the current year	Total	569.82
		475.65

b Tax expenses recognised in other comprehensive income

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Deferred tax		
Arising on income and expenses recognised in other comprehensive income:		
Remeasurement of defined benefit liabilities	(3.85)	(2.04)
Tax expenses recognised in other comprehensive income	Total	(3.85)
		(2.04)



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

c Reconciliation of tax expense and accounting profit

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Profit / (Loss) before tax from continuing operations	1,429.52	1,529.89
Applicable tax rate	25.17%	25.17%
Tax expense calculated at applicable tax rate	A 359.81	385.07
Adjustment on account of :		
Excess/ (Less) tax provision for prior years reversed / recognised in current year	122.86	-
Set off of brought forward losses / unabsorbed depreciation	40.60	87.89
Tax effect of change in tax rate / different tax rate applicable to subsidiaries	46.56	2.69
B	210.01	90.58
Tax expense recognised in Consolidated Statement of Profit and Loss	(A+B) 569.82	475.65

42 Earnings per share (EPS)

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Profit / (Loss) for the year attributable to owners of the Company and used in calculation of EPS (Rs. In Million)		866.53	1,014.44
Weighted average number of equity shares	22.1 (a) to (e)		
Basic (in Numbers)		28,79,57,534	26,41,92,877
Diluted (in Numbers)		28,79,57,534	27,06,92,877
Nominal value of shares (in Rupees)		5.00	5.00
Earnings per share (in Rupees)			
Basic		3.01	3.84
Diluted		3.01	3.75



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

43 Commitments

Particulars	As at 31 March 2026	As at 31 March 2025
1. Capital commitments (Net of advances) (including proportionate share of joint ventures)	3,718.17	4,298.11
2. The Group enters into construction contracts with its vendors. The final amount 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.		
3. The Group has entered into agreements with land owners under which the group is required to make payments based on the terms/ milestones stipulated under the respective agreements.		
4. The Group has made commitment to subscribe to further capital/ provide financial support to joint ventures based on funding requirements of such entities.		

44 Contingent liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
1 Claims against the Group not acknowledged as debts		
a. Disputed Income Tax	28.25	28.25
b. Disputed Goods and Service Tax	15.94	43.25
c. Others	-	-
The above amount does not include penalties, if any, that may be levied by the authorities when the disputes are settled		
2 Bank guarantees (Performance guarantees)	-	-
Towards obligation for earnings in foreign currency	-	-
Outstanding obligation to be met by	-	-
3 The Group is subject to legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for lands acquired by it for construction purposes, either through joint development agreements or through outright purchases. These cases are pending with various courts and are scheduled for hearings. The management believes that these cases will not adversely effect its consolidated financial statements.		
The Group does not expect any reimbursement in respect of the above contingent liability and it is not practicable to estimate the timings of the cash outflows, if any, in respect of matters above pending resolution of the arbitration/ appellate proceedings and it is not probable that an outflow of resources will be required to settle the above obligations/claims.		

45 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	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	814.27	-
Add: Lease liabilities on ROU assets created during the year	199.51	824.88
Add: Accretion of interest	99.03	80.48
Less: Payments	(133.26)	(91.09)
Less: Deletions	-	-
Balance at the end of the year	979.56	814.27

Movement of right of use asset is detailed in Note 7 & 8.

b As a lessee

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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Depreciation / amortisation expense of right-of-use assets	92.10	71.36
Interest expense on lease liabilities	99.03	80.48
Expense relating to short-term leases (included in rental expense)	63.01	65.42

Non-cancellable operating lease commitments

Particulars	As at 31 March 2026	As at 31 March 2025
Within 1 year	180.74	91.09
Between 1 and 2 years	193.00	126.68
Between 2 and 3 years	204.19	126.68
Between 3 and 4 years	206.56	136.76
Between 4 and 5 years	182.69	145.68
Later than 5 years	570.46	818.91

c As a lessor

The Group has given Investment properties, plant and machineries and furniture and fixtures owned by the Group under operating lease, which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Group'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. Further the Group has taken certain properties sublease.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Rental income	12.20	-
Sub lease rental income	119.31	71.94



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All amounts in Rupees Millions, except as otherwise stated

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

Non-cancellable operating lease commitments:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Rental receipts		
Within 1 year	166.04	106.00
Between 1 and 2 years	184.29	106.15
Between 2 and 3 years	186.75	121.98
Between 3 and 4 years	67.44	121.91
Between 4 and 5 years	28.56	-
Later than 5 years	-	-

46 Financial information in respect of joint ventures

A The summarised financial information of joint ventures that are material to the Group are set out below :

Bamboo Hotel and Global Centre (Delhi) Private Limited

a. Summarised balance sheet

Particulars	As at 31 March 2026	As at 31 March 2025
Current assets		
Cash and cash equivalents	2,486.43	1,340.44
Other assets	592.85	540.20
	<u>3,079.28</u>	<u>1,880.64</u>
Non current assets	<u>48,306.91</u>	<u>36,797.22</u>
Total assets	<u>51,386.19</u>	<u>38,677.86</u>
Current liabilities		
Financial liabilities	27,303.95	19,884.62
Other liabilities	431.91	459.59
	<u>27,735.86</u>	<u>20,344.21</u>
Non current liabilities		
Financial liabilities	22,849.15	17,536.63
Other liabilities	6.78	4.70
	<u>22,855.93</u>	<u>17,541.33</u>
Total liabilities	<u>50,591.79</u>	<u>37,885.54</u>
Net assets	<u>794.40</u>	<u>792.32</u>

b. Reconciliation of carrying amounts

Particulars	As at 31 March 2026	As at 31 March 2025
Net assets	794.40	792.32
Group's Share	50.00%	50.00%
Share of Net assets	397.20	396.16
Goodwill	1.74	1.74
Carrying amount	<u>398.94</u>	<u>397.90</u>

c. Summarised statement of profit and loss

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Revenue	-	-
Interest Income	57.56	30.66
Employee benefit expense	(8.58)	(5.34)
Depreciation and amortisation	(0.06)	(0.07)
Interest expenses	(6.16)	(6.17)
Other expenses	(37.65)	(23.32)
Pofit / (loss) before tax	<u>5.11</u>	<u>(4.24)</u>
Income tax expenses / (income)	(3.28)	-
Pofit / (loss) for the year	<u>1.83</u>	<u>(4.24)</u>
Other comprehensive income	0.25	0.23
Total comprehensive income	<u>2.08</u>	<u>(4.01)</u>
Group's share of profit / (loss) for the year	1.04	(2.01)
Dividend received from joint ventures	-	-

B Reconstitution of partnership firm under Joint arrangement

Prestige MRG Eco Ventures (a partnership firm) in which Village-de Nandi Private Limited (i.e. subsidiary of the ultimate holding company) holds 50.00% ownership, was reconstituted on 30th December 2024, wherein the Company was introduced as the Joint venture partner and Village-de Nandi Private Limited retired from the partnership. Interest in the joint venture is accounted for using the equity method from the date of reconstitution.

C Constitution of partnership firm under Joint arrangement

The Company along with a Joint venture partner has constituted "Prestige Vaishnaoi Hospitality Ventures", a partnership firm on 28 March 2025, the Company hold 50% Share of the firm.



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

47 Segment Information

The Chief Operating Decision Maker reviews the operations of the Group as Hospitality 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 Consolidated financial statements. The Group is domiciled in India and the Group's non current assets are located in India.

48 Employee benefit plans

(i) Defined Contribution Plans : The Group contributes to provident fund and employee state insurance scheme which are defined contribution plans.

During the year, the Group has recognized the following amounts in the Consolidated Statement of Profit and Loss under defined contribution plan whereby the Group is required to contribute a specified percentage of the payroll costs to fund the benefits:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Employers' contribution to provident fund	93.27	76.96
Employers' contribution to employee state insurance scheme	7.30	7.83
	100.57	84.79

Note: The contributions payable to the above plan by the Group is at rates specified in the rules of the scheme.

(ii) Defined Benefit Plan : The Group provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basic salary per month. Northland Holdings Private Limited (Subsidiary of the Company) makes contribution to Life Insurance Corporation (LIC) Gratuity trust to discharge the gratuity liability.

Risk exposure

The defined benefit plan typically expose the Group to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit. The fund's investments are managed by Life Insurance Corporation of India (LIC), the fund manager. The details of composition of plan assets managed by the fund manager is not available with the Group.
Interest Risk	A decrease in the bond's interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
a. Components of defined benefit cost		
Current Service cost	33.62	22.61
Past service cost or curtailment	0.45	
Interest expense / (income) net	7.12	4.84
Acquisition / disposal cost (credit)	(1.53)	
Administrative expenses	-	-
Recognised in Consolidated Statement of Profit and Loss	39.66	27.45
Remeasurement (gains)/ losses in OCI		
Actuarial (Gain) / loss for changes in financial assumptions	(8.67)	2.03
Actuarial (Gain) / loss due to experience adjustments	(6.63)	(9.70)
Recognised in other comprehensive income	(15.30)	(7.67)
Total components of defined benefit cost for the year	24.36	19.78

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the Consolidated Statement of Profit and Loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.

b. The amount included in the consolidated balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
Present value of funded defined benefit obligation	45.58	42.55
Less: Fair value of plan assets	9.77	9.26
Funded Status	35.81	33.29
Present value of unfunded defined benefit obligation	67.37	40.58
Unfunded Status	67.37	40.58
Net liability arising from defined benefit obligation	103.18	73.87



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c. Movements in the present value of the defined benefit obligation are as follows:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Opening defined benefit obligation	83.13	70.11
Current service cost	33.62	22.61
Past service cost or curtailment	0.45	-
Interest cost	7.82	5.45
Remeasurement (gains)/ losses:		
Actuarial (Gain) / loss for changes in financial assumptions	(8.67)	2.03
Actuarial (Gain) / loss due to experience adjustments	(6.63)	(9.70)
Benefits paid	(3.13)	(7.37)
Loss on acquisitions	20.25	-
Loss on disposals	(13.89)	-
Closing defined benefit obligation	112.95	83.13

d. Movements in fair value of plan assets are as follows.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Opening Fair Value of Plan Assets	9.26	8.45
Interest on plan assets	0.73	0.76
Excess return over interest income on plan assets	(0.02)	(0.15)
Administrative expenses	-	-
Contributions by Employer	1.40	2.55
Benefits paid	(1.60)	(2.34)
Closing Fair Value of Plan Assets	9.77	9.26

e. Net asset/(liability) recognised in consolidated balance sheet

Fair value of plan assets	9.77	9.26
Less: Present value of defined benefit obligation	112.95	83.13
Net asset/(liability) recognised in consolidated balance sheet - Non current	(103.18)	(73.87)

f. Actuarial Assumptions

Particulars	As at 31 March 2026	As at 31 March 2025
Discount rate	6.30% to 7.60%	6.30% to 7.00%
Rate of increase in compensation	7.00% - 10.00%	7.00% - 10.00%
Attrition rate	Refer Table Below	
Retirement age	60 Years	60 Years
Attrition rate		
Age	As at 31 March 2026	As at 31 March 2025
Upto 30	10.00%	10.00%
31-40	5.00%	5.00%
41-50	3.00%	3.00%
Above 50	2.00%	2.00%

g. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Impact on defined benefit obligation:		
Discount rate		
Increase by 100 basis points	(10.29)	(8.53)
Decrease by 100 basis points	12.09	10.14
Salary escalation rate		
Increase by 100 basis points	10.77	9.80
Decrease by 100 basis points	(9.64)	(8.58)
Employee attrition rate		
Increase by 1000 basis points	(1.65)	(1.53)
Decrease by 1000 basis points	1.81	1.68

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.



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h. Maturity profile of defined benefit obligation

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Within 1 year	4.50	4.00
Between 1 to 5 years	18.00	16.00
More than 5 years	90.00	63.00
Expected amount of contribution to plan assets	-	-

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the group's liability for earned leave and is not funded.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Leave encashment benefit expensed to the consolidated Statement of Profit and Loss	54.65	64.63

Particulars	As at 31 March 2026	As at 31 March 2025
Leave encashment benefit outstanding	64.09	37.83

49 Foreign currency exposures

Foreign currency exposures that have not been hedged by derivative instruments or otherwise.

Particulars	As at 31 March 2026	As at 31 March 2025
Creditors		
in USD	1.64	3.29
in INR	152.91	281.64
in Euro	0.00	0.01
in INR	0.39	1.20
in GBP	-	0.01
in INR	-	0.72

50 Financial instruments

The fair value of the financial assets and liabilities approximate to its carrying amounts. None of the financial assets and financial liabilities has been fair valued through profit and loss. The carrying value of financial instruments measured at cost / amortised cost is as follows:

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Financial asset			
Investments	12	400.44	399.40
Trade receivables	16	2,050.04	1,765.33
Cash and cash equivalents	17	1,504.32	900.43
Bank balances other than cash and cash equivalents	18	1,270.59	610.56
Loans	19	13,735.11	11,202.63
Other financial assets	13,20	1,885.65	1,283.65
Total		20,846.15	16,162.00
Financial liabilities			
Borrowings	25,30	20,307.10	13,848.78
Lease liabilities	45	979.56	814.27
Trade payables	31	998.63	902.92
Other financial liabilities	26,32	1,285.80	1,484.35
Total		23,571.09	17,050.32

Carrying amounts of trade receivables, cash and cash equivalents, bank balances other than cash and cash equivalents, loans, other financial assets and trade payables, approximate the fair value due to their nature. Carrying amounts of borrowings and other financial liabilities which are subsequently measured at amortised cost also approximate the fair value due to their nature, applicable interest rate and tenure. Refer note 8 and 9 with respect to Investment property an capital work-in-progress.

51 Financial risk management objectives and policies

The Group's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Group's Hospitality operations. The Group's principal financial assets include investments, trade and other receivables and cash and cash equivalents that derive directly from its operations.

The management is of the view that the terms and conditions of the investments made, guarantees provided, security given, loans and advances are not prejudicial to the interest of the Group considering its economic interest and furtherance of the business objectives.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The senior management ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives. It is the Group'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.



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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 of two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Group 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 and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at balance sheet date. 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.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at year end date.

Interest rate risk

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

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Group 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 Group's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Decrease in interest rate by 50 basis points	77.22	69.00
Increase in interest rate by 50 basis points	(77.22)	(69.00)

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 Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade and other receivables

Trade receivables of the Group comprises of receivables towards: sale of properties; and from hospitality services.

Receivables towards sale of properties - The Group is not substantially exposed to credit risk as property is handed over on payment of dues. However, the Group makes provision for expected credit loss where any property developed by the Group is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Receivables towards hospitality services - The Group review the receivables on a periodic basis and take necessary mitigations, wherever required. The Group applies the expected credit loss (ECL) model for measurement and recognition of impairment losses on trade receivables. The Group follows the simplified approach for recognition of impairment allowances on trade receivables based on lifetime ECLs at each reporting date. There was no significant concentration of credit risk and exposure thereon.

Other Receivables - Credit risk is managed as per Group's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Financial Instrument and cash and bank

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group'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 Group's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Group'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 Group's maximum exposure to credit risk for the components of the statement of financial position at balance sheet date is the carrying amounts.



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III Liquidity risk

The Group'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 Group's financial liabilities:

Particulars	On demand	< 1 year	1 to 5 years	> 5 years	Total
As at 31 March 2026					
Borrowings (Including Interest)	4,862.19	3,185.92	11,581.69	6,560.18	26,189.99
Trade payables	-	998.63	-	-	998.63
Lease Liabilities	-	66.78	386.40	526.38	979.56
Other financial liabilities	0.04	1,256.08	29.68	-	1,285.80
	4,862.23	5,507.41	11,997.78	7,086.55	29,453.98
As at 31 March, 2025					
Borrowings (Including Interest)	49.23	2,682.27	12,121.16	4,675.97	19,528.63
Trade payables	-	902.92	-	-	902.92
Lease Liabilities	-	30.62	317.25	466.40	814.27
Other financial liabilities	1.01	1,443.48	39.86	-	1,484.35
	50.24	5,059.29	12,478.27	5,142.37	22,730.17

52 Capital management

For the purpose of the Group's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group'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 Group, 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. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using debt equity ratio, which is net debt divided by total capital. The Group includes within net debt, interest bearing loans and borrowings less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Borrowings - Current	30	6,703.24	1,348.88
Borrowings - Non Current	25	13,603.86	12,499.90
Less:			
Cash and cash equivalents	17	(1,504.32)	(900.43)
Bank balances other than cash and cash equivalents	18	(1,270.59)	(610.56)
Fixed deposits with original maturity more than 12 months	20	(394.27)	(286.45)
Balances with banks to the extent held as margin money or security	13	(316.65)	(372.66)
Net debt		16,821.27	11,678.68
Equity		22,904.16	22,026.11
Total capital		22,904.16	22,026.11
Net Debt equity ratio for the purpose of capital management		0.73	0.53

53 Revenue from contracts with customers:

i) Disaggregated revenue information

Set out below is the disaggregation of the Group's revenue from contracts with customers by timing of transfer of goods or services.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Timing of transfer of goods or services		
Revenue from goods or services transferred to customers at a point in time	11,049.58	10,300.84
Revenue from goods or services transferred over time	1,425.03	2,671.70
	12,474.61	12,972.54

ii) Contract balances and performance obligations

Particulars	As at 31 March 2026	As at 31 March 2025
Trade receivables	2,063.58	1,778.60
Contract liabilities *	663.38	1,206.34

* Contract liabilities represent amounts collected from customers based on contractual milestones pursuant to agreements executed with such customers for construction and sale of residential/ commercial units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the Group transfers control of such units to the customer. The Group is liable for any structural or other defects in the residential/ commercial as per the terms of the agreements executed with customers and the applicable laws and regulations.



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Set out below is the amount of revenue recognised from:

Particulars	As at 31 March 2026	As at 31 March 2025
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year	356.78	957.44
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	607.31	1,146.01

** The Group expects to satisfy the said performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at Balance sheet date.

iii) Reconciliation of the amount of revenue recognised in the consolidated statement of profit and loss with the contracted price

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Revenue as per contracted price	11,051.47	10,306.86
Discount	1.89	6.02
Revenue from contract with customers	11,049.58	10,300.84

iv) Assets recognised from the costs to obtain or fulfil a contract with a customer

Particulars	As at 31 March 2026	As at 31 March 2025
Inventories	557.40	944.90
Prepaid expenses	4.80	32.05

54 Business Combination**A Business Combination under common control****a Business Transfer Agreement (BTA)**

On 27th December 2024, the Company has entered into a Business Transfer Agreement (BTA) with Prestige Estates Projects Limited (Transferor) ("the ultimate holding company"), to acquire the business undertaking (hospitality business) for a total consideration of Rs. 3,130.00 which includes:

i) Shares of Prestige Leisure Resorts Private Limited :

- 13,50,000 Equity shares having face value of Rs.10 each which constitutes 57.45% of total paid up capital.
- 18,14,291 Preference shares having face value of Rs.10 each.

ii) Moxy ORR Land :

All rights and entitlements of the Transferor in respect of Land situated at, Marathahalli sub-division, Kadubeesanahalli, Bangalore, Karnataka and currently comprises of a building and identified by the name "24Tech".

iii) Mulberry Shades, Bengaluru :

All rights and entitlements of the Transferor in respect of Land, buildings, parking facilities, amenities and related facilities constructed or to be constructed.

The business undertaking individually are capable to conduct and manage as business, given that they have the necessary inputs, process and outputs which in combination, play a significant role in their capacity to generate outputs.

Since, the business undertaking before and after the BTA, belongs to the ultimate holding company, the transaction between the ultimate holding company and the Company amounts to a common control business combination in accordance with the provisions laid down in Appendix C of Ind AS 103. The assets and liabilities have been recorded at there respective carrying amounts as appearing in the financial statements of the ultimate holding company. The difference between the book value and purchase consideration has been recorded as "Common control adjustment deficit account".

Accordingly, the financial information has been restated as if these business combinations had occurred as on April 1, 2021.

b Reconstitution of partnership deed

Prestige Realty Venture (a partnership firm) in which the ultimate holding company holds 99.90%, was reconstituted on 30th December 2024, wherein the Company was introduced as a partner and the ultimate holding company retired from the partnership. The ownership before and after the reconstitution of partnership deed, belongs to the ultimate holding company, the reconstitution between the ultimate holding company and the Company amounts to a common control business combination in accordance with the provisions laid down in Appendix C of Ind AS 103.

The ultimate holding company, acquired additional interest in Prestige Realty Ventures on 29 March 2024, resulting in gain of control. Accordingly, the financial information has been restated as if the business combinations had occurred from the date the firm came under common control.



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B Details of assets and liabilities acquired under BTA & reconstitution of partnership deed

a. Details of assets and liabilities acquired under BTA of Prestige Leisure Resorts Private Limited

Particulars	As at 31 March 2026	As at 31 March 2025
Non-current assets	-	683.86
Current assets	-	96.92
Total assets (A)	-	780.78
Non-current liabilities	-	7.02
Current liabilities	-	173.59
Total liabilities (B)	-	180.61
Net assets acquired (A) - (B)	-	600.17

b. Details of assets and liabilities acquired under BTA of Moxy ORR & Mulberry shades

Particulars	As at 31 March 2026	As at 31 March 2025
Non-current assets	-	1,748.48
Current assets	-	37.09
Total assets (A)	-	1,785.57
Non-current liabilities	-	1.34
Current liabilities	-	83.84
Total liabilities (B)	-	85.18
Recoverable on account of loss restated for the year (C)	-	-
Net assets acquired (A) - (B) + (C)	-	1,700.39

c. Details of assets and liabilities acquired under reconstitution of partnership deed

Particulars	As at 31 March 2026	As at 31 March 2025
Non-current assets	-	1,959.97
Current assets	-	2,154.03
Total assets (A)	-	4,114.00
Non-current liabilities	-	679.21
Current liabilities	-	3,413.84
Total liabilities (B)	-	4,093.05
Net assets acquired (A) - (B)	-	20.95

C Disclosure of Common control adjustment deficit account

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Net assets acquired under BTA		-	1,700.39
Investments acquired under BTA		-	325.51
Total (A)		-	2,025.90
Purchase consideration payable (B)		-	3,130.00
	(A) - (B)	-	(1,104.10)
Deferred tax asset Business transfer under common control transaction	28	-	165.06
Recoverable on account of loss restated for the year		-	105.55
Common control adjustment deficit account	23.3	-	(833.49)

55 Asset transfer agreement

On 1 January 2025, the Company has entered into an asset transfer agreement with Prestige Garden Resorts Private Limited (the "Transferor") (Subsidiary of the ultimate holding company) to acquire certain under construction hotel assets (i.e. currently constructing W Bengaluru - Forum North, Karnataka), and its liabilities for gross consideration of ₹610.00 million.



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56 Related party information

I. List of related parties

(a) Ultimate holding Company

Prestige Estates Projects Limited

(b) Joint Ventures of ultimate holding company

Dashanya Tech Parkz Private Limited

Thomsun Realtors Private Limited

Prestige Realty ventures (Upto 28 March 2024)

(c) Joint ventures of holding Company

Bamboo Hotel and Global Centre (Delhi) Private Limited

Prestige Vaishnani Hospitality Ventures

Prestige MRG Eco ventures

(d) Entities under common control of ultimate holding company

Ace realty Ventures

Apex Realty Ventures LLP

K2K Infrastructure India Private Limited

Village De Nandi Private Limited

Prestige Exora Business Parks Limited

Prestige Southcity Holdings

Prestige Nottinghill Investments

Morph

Prestige OMR Ventures

Prestige Mall management Private limited

Prestige Garden Resorts Private Limited

PSN Property Management and Services

Prestige Retail Ventures Limited

Prestige Property Management Services

Prestige Office Ventures

Prestige Projects Private Limited

Eden Investments and Estates

Prestige Acres Private Limited

(e) Company in which the directors/ KMP and their relatives are interested

Prestige Fashions Private Limited

Prestige Golf Resorts Private Limited

Overture Hospitalities Private Limited

(f) Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:

Falcon Property Management Services

Morph Design Company

The Good Food Company

Ace Property Holdings (upto 10 May 2024)

Ace Investments (upto 10 May 2024)

KVN Productions (upto 10 May 2024)

K V N Monster Mind Creations LLP (upto 10 May 2024)

Prestige Foundation

Irfan Razack Family Trust

Spring Green

INR Holdings

Sublime

Prestige Constructions

Window Care

(g) Key Management Personnel

Irfan Razack (Chairman & Non Executive Director w.e.f. 1 April 2025)

Omer Bin Jung (Joint Managing Director w.e.f. 1 April 2025)

Mohmed Zaid Sadiq (Joint Managing Director w.e.f. 1 April 2025)

Lingraj Patra (Company Secretary & Compliance Officer w.e.f. 1 April 2025)

Rezwan Razack (Director upto 1 April 2025)

Noaman Razack (Director upto 1 April 2025)

Suresh Singaravelu (Chief Executive Officer w.e.f. 1 April 2025)

Shamik Rudra (Chief Financial Officer w.e.f. 1 April 2025)

(h) Key Management Personnel of Ultimate holding Company

Uzma Irfan

Venkat K Narayana (upto 10 May 2024)

(i) Relative of key management personnel

Omer Bin Jung, (Joint Managing Director w.e.f 1 April 2025)

Badrunissa Irfan

Almas Rezwan

Sameera Noaman

Faiz Rezwan

Rezwan Razack (Director upto 1 April 2025)

Anjum Jung

Zayd Noaman

Sana Rezwan

Danya Noaman

Fajr Qureishi

Noaman Razack (Director upto 1 April 2025)

(j) Independent Directors

Ajoy Mehta (w.e.f 10 April 2025)

Mohankumar Parameshwara Krishna (w.e.f 10 April 2025)

Dilip Puri (w.e.f 10 April 2025)

Perpetua Kumar (w.e.f 10 April 2025)



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

II. Details of Related party Transactions and outstanding balances

Transactions during the year

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Inter corporate deposit taken		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	6,288.00	17,520.00
	6,288.00	17,520.00
Inter corporate deposit taken repaid		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	1,475.04	25,608.58
<i>Entities under common control of ultimate holding company</i>		
Prestige Exora Business Parks Limited	-	471.85
	1,475.04	26,080.43
Inter corporate deposits given		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	2,450.00	8,460.32
	2,450.00	8,460.32
Inter corporate deposits given recovered		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	-	5,800.00
	-	5,800.00
Assignment to Inter corporate deposits given		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited*	-	673.16
	-	673.16
<i>*Previously recoverable by Prestige Estates Projects Limited</i>		
Assignment of Interest on Inter corporate deposits given		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited*	-	89.50
	-	89.50
<i>*Previously recoverable by Prestige Estates Projects Limited</i>		
Sale of goods and services		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	55.94	62.52
<i>Entities under common control of ultimate holding company</i>		
K2K Infrastructure India Private Limited	-	0.07
Village De Nandi Private Limited	10.77	0.62
Prestige Nottinghill Investments	-	-
Prestige Garden Resorts Private Limited	-	0.61
Prestige Projects Private Limited	-	192.16
Prestige Mall Management Private Limited	-	0.06
Morph	0.02	-
<i>Joint Ventures of Ultimate holding Company</i>		
Thomsun Realtors Private Limited	0.16	0.34
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
INR Holdings	0.10	0.08
Sublime	0.84	-
Prestige Fashions Private Limited	-	0.18
Spring Green	-	0.01
Irfan Razack Family Trust	2.06	1.82
KVN Productions	-	4.63
K V N Monster Mind Creations LLP	-	0.09
The Good Food Company	0.02	0.02
<i>Key Management Personnel</i>		
Mohmed Zaid Sadiq	0.22	0.51
Irfan Razack	2.03	1.02
Rezwan Razack	-	0.40
Noaman Razack	-	0.47
Omer Bin Jung	0.24	-
<i>Key Management Personnel of Ultimate holding Company</i>		
Uzma Irfan	0.06	0.16



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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Relative of key management personnel		
Rezwan Razack	0.32	-
Noaman Razack	1.29	-
Anjum Jung	2.07	2.01
Sana Rezwan	2.60	2.13
Sameera Noaman	0.03	0.15
Danya Noaman	0.02	0.71
Fajr Qureshi	3.43	2.79
Omer Bin Jung	-	0.38
Zayd Noaman	2.23	2.24
Faiz Rezwan	0.93	2.60
	85.42	278.78
Rental Income		
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
F and F Hospitality	12.00	-
	12.00	-
Interest Income		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	388.72	198.17
	388.72	198.17
Purchase of goods and services		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	89.50	24.66
<i>Entities under common control of ultimate holding company</i>		
K2K Infrastructure India Private Limited	301.40	101.28
Prestige Property Management Services	84.65	25.65
Morph	81.50	31.17
Prestige Projects Private Limited	-	0.11
Prestige Mall Management Private limited	0.05	-
Prestige Nottingham Investments	-	0.15
Prestige Office Management Private Limited	20.05	-
<i>Joint Ventures of Ultimate holding Company</i>		
Thomsun Realtors Private Limited	1.48	-
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Spring Green	32.07	14.03
Sublime	14.18	6.48
Window care	0.63	3.33
Prestige Fashions Private Limited	11.59	4.57
Falcon Property Management Services	20.76	27.75
Morph Design Company	21.09	38.39
The Good Food Company	-	2.60
	678.95	280.17
Rental Expense		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	8.91	12.47
	8.91	12.47
Remuneration*		
<i>Key Management Personnel</i>		
	119.27	38.84
	119.27	38.84
<i>* Short term employee benefits, does not include post-employment benefits and other long term benefits based on actuarial valuation as these are done for the Company as a whole.</i>		
Director's sitting fees		
<i>Independent Directors</i>		
Ajoy Mehta	0.50	-
Mohankumar Parameshwara Krishna	0.50	-
Perpetua Kumar	0.50	-
Dilip Puri	0.50	-
	2.00	-
Redemption of debentures		
<i>Entities under common control of ultimate holding company</i>		
Prestige Exora Business Parks Limited	-	1,000.00
	-	1,000.00
Conversion of Optionally convertible debentures into Equity Shares		
<i>Entities under common control of ultimate holding company</i>		
Prestige Exora Business Parks Limited	6,500.00	-
	6,500.00	-



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Guarantees received		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	1,582.59	1,200.00
	1,582.59	1,200.00
Release of Guarantees received		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	3,019.16	765.52
	3,019.16	765.52
Purchase of additional stake in subsidiaries from		
<i>Relative of key management personnel</i>		
Almas Rezwan	-	41.28
Anjum Jung	-	148.43
Badrunissa Irfan	-	41.28
Irfan Razack	-	87.49
Noaman Razack	-	86.50
Omer Bin Jung	-	452.17
Rezwan Razack	-	86.51
Sameera Noaman	-	39.32
	-	982.98
Acquisition of business undertaking under BTA		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	-	3,130.00
	-	3,130.00
Contribution to Partnership firms / LLPs (net)		
<i>Joint Ventures of the holding Company</i>		
Prestige MRG Eco ventures	181.50	416.50
Prestige Vaishnaoi Hospitality Ventures	1.00	-
	182.50	416.50
Share of Loss from Firms / LLPs		
<i>Joint Ventures of the holding Company</i>		
Prestige Vaishnaoi Hospitality Ventures	0.03	0.01
	0.03	0.01
Share of Profit from Firms / LLPs		
<i>Joint Ventures of the holding Company</i>		
Prestige MRG Eco ventures	6.02	4.56
	6.02	4.56
Allotment of Equity shares (Rights issue)		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	-	16,250.40
	-	16,250.40
Purchase of Asset under Asset transfer agreement		
<i>Entities under common control of ultimate holding company</i>		
Prestige Garden Resorts Private Limited	-	610.00
	-	610.00

Outstanding balance

Particulars	As at 31 March 2026	As at 31 March 2025
Trade/other receivables		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	199.28	26.18
<i>Entities under common control of ultimate holding company</i>		
Prestige Retail Ventures Limited	0.02	0.02
K2K Infrastructure India Private Limited	-	0.01
Village De Nandi Private Limited	12.49	0.73
<i>Joint Ventures of ultimate holding Company</i>		
Thomsun Realtors Private Limited	0.03	0.35
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
INR Holdings	0.01	0.01
Ace Property Holdings	-	6.04
Falcon property management services	0.76	-
Sublime	0.10	0.16



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

<i>Particulars</i>	<i>As at 31 March 2026</i>	<i>As at 31 March 2025</i>
<i>Key Management Personnel</i>		
Mohmed Zaid Sadiq	0.01	0.01
Irfan Razack	0.53	0.38
Noaman Razack	-	1.22
Rezwan Razack	-	0.02
Omer Bin Jung	0.46	-
<i>Key Management Personnel of Ultimate holding Company</i>		
Uzma Irfan	-	0.01
<i>Relative of key management personnel</i>		
Noaman Razack	1.36	-
Rezwan Razack	0.08	-
Anjum Jung	0.32	0.40
Omer Bin Jung	-	0.51
Faiz Rezwan	0.04	0.04
Zayd Noaman	0.07	-
	216.32	36.09
Advance from Partnership firm		
<i>Joint Ventures of the holding Company</i>		
Prestige Vaishnoli Hospitality Ventures	0.04	1.01
	0.04	1.01
Inter corporate deposits receivable		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	12,895.28	10,445.28
<i>Entities under common control of ultimate holding company</i>		
Prestige Retail Ventures Limited	190.47	190.47
	13,085.75	10,635.75
Interest income on inter corporate deposits receivable		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	830.22	480.37
	830.22	480.37
Loans & Advances recoverable		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	25.72	57.20
<i>Entities under common control of ultimate holding company</i>		
K2K Infrastructure India Private Limited	-	0.37
Morph	-	56.22
Prestige OMR Ventures	0.10	-
Prestige Projects Private Limited	0.10	-
Prestige Acres Private Limited	0.10	-
Prestige Garden Resorts Private Limited	-	78.16
Eden Investments and Estates	0.20	-
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Prestige Golf Resorts Private Limited	1.36	1.36
Morph Design Company	-	4.46
F and F Hospitality	4.32	-
	31.90	197.77
Optionally convertible debentures		
<i>Entities under common control of ultimate holding company</i>		
Prestige Exora Business Parks Limited	-	6,500.00
	-	6,500.00
Inter Corporate Deposits Payable		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	4,862.19	49.23
	4,862.19	49.23



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

Particulars	As at 31 March 2026	As at 31 March 2025
Other Liabilities		
<i>Key Management Personnel</i>		
Anjum Jung	-	118.42
Omer Bin Jung	-	382.17
	-	500.59
Trade Payables		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	178.33	0.01
<i>Entities under common control of ultimate holding company</i>		
K2K Infrastructure India Private Limited	59.14	59.76
Prestige Office Management Private Limited	22.90	-
Prestige Property Management Services	4.20	1.33
Prestige Mall management Private limited	-	-
Morph	29.04	28.60
Prestige Nottingham Investments	0.18	0.18
Village De Nandi Private Limited	-	0.95
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Falcon property management services	4.30	4.24
Sublime	0.10	0.46
Prestige Fashions Private Limited	0.05	0.22
Spring Green	4.31	3.14
Window care	-	1.20
Prestige Golf Resorts Private Limited	-	5.15
Overture Hospitalities Private Limited	0.28	0.28
Morph Design Company	2.24	1.47
<i>Joint Ventures of Ultimate holding Company</i>		
Thomsun Realtors Private Limited	1.75	-
<i>Key Management Personnel</i>		
Rezwan Razack	-	0.01
<i>Relative of key management personnel</i>		
Sameera Noaman	0.48	-
	307.30	107.00
Remuneration payable		
<i>Key Management Personnel</i>	3.27	0.96
	3.27	0.96
Director's sitting fees Payable		
<i>Independent Directors</i>		
Ajoy Mehta	0.13	-
Mohankumar Parameshwara Krishna	0.13	-
Perpetua Kumar	0.13	-
Dilip Puri	0.13	-
	0.52	-
Security deposit		
<i>Entities under common control of ultimate holding company</i>		
Prestige Property Management Services	0.10	0.10
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Prestige Constructions	0.19	0.19
	0.29	0.29
Current account in Partnership firm		
<i>Joint Ventures of the holding Company</i>		
Prestige MRG Eco Ventures	608.08	420.56
	608.08	420.56
Guarantees received and outstanding		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	7,914.09	9,350.66
	7,914.09	9,350.66

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 consolidated financial statements, as required by the applicable accounting standards except for reimbursement of expenses.



PRESTIGE HOSPITALITY VENTURES LIMITED

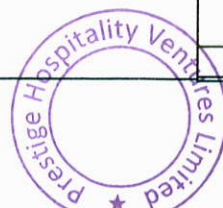
All amounts in Rupees Millions, except as otherwise stated

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

57 Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Statements of Assets and Liabilities to Schedule III to the Companies Act, 2013

Particulars	As at 31 March 2026		As at 31 March 2025	
	As a % of consolidated net assets	Amount	As a % of consolidated net assets	Amount
Net assets, i.e., total assets minus total liabilities				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	86.84%	22,249.76	89.33%	22,309.76
Northland Holding Company Private Limited	3.14%	805.51	2.05%	513.17
Sai Chakra Hotels Private Limited	3.11%	798.09	0.39%	97.87
Prestige Leisure Resorts Private Limited	2.53%	647.93	2.33%	581.29
Prestige Summit Convention Private Limited	0.00%	0.05	0.00%	0.09
Subsidiaries - Partnership firms				
Prestige Realty Ventures	2.72%	697.45	4.30%	1,073.82
Prestige Goa Hospitality Ventures	0.09%	23.55	(0.00%)	(0.01)
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	1.56%	398.94	1.59%	397.90
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	0.00%	0.50	0.00%	0.50
Prestige Vaishnaoi Hospitality Ventures	0.00%	1.00	0.00%	1.00
Total	100.00%	25,622.78	100.00%	24,975.39
Adjustments arising out of consolidation		(2,739.62)		(2,970.21)
Non controlling interest		21.00		20.93
Total		22,904.16		22,026.11

Particulars	Year ended 31 March 2026		Year ended 31 March 2025	
	As % of consolidated profit or loss	Amount	As % of consolidated profit or loss	Amount
Share of profit or loss				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	(5.86%)	(62.49)	19.31%	244.05
Northland Holding Company Private Limited	26.86%	286.50	35.30%	446.21
Sai Chakra Hotels Private Limited	65.35%	697.21	42.37%	535.57
Prestige Leisure Resorts Private Limited	6.24%	66.53	3.22%	40.71
Prestige Summit Convention Private Limited	(0.00%)	(0.04)	(0.00%)	(0.01)
Subsidiaries - Partnership firms				
Prestige Realty Ventures	6.76%	72.12	(0.41%)	(5.14)
Prestige Goa Hospitality Ventures	(0.00%)	(0.04)	(0.00%)	(0.01)
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	0.10%	1.04	(0.16%)	(2.01)
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	0.56%	6.02	0.36%	4.56
Prestige Vaishnaoi Hospitality Ventures	(0.00%)	(0.03)	(0.00%)	(0.01)
Total	100.00%	1,066.83	100.00%	1,263.92
Adjustments arising out of consolidation		(200.30)		(249.48)
Non controlling interest		0.07		40.14
Total		866.60		1,054.58

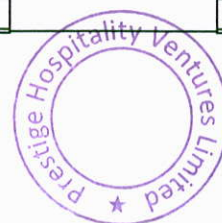


NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

57 Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Statements of

Particulars	Year ended 31 March 2026		Year ended 31 March 2025	
	As % of consolidated other comprehensive income	Amount	As % of consolidated other comprehensive income	Amount
Share in other comprehensive income				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	21.71%	2.49	27.86%	1.57
Northland Holding Company Private Limited	50.95%	5.83	8.41%	0.47
Sai Chakra Hotels Private Limited	26.34%	3.02	28.13%	1.58
Prestige Leisure Resorts Private Limited	0.91%	0.10	35.60%	2.00
Prestige Summit Convention Private Limited	-	-	0.00%	-
Subsidiaries - Partnership firms				
Prestige Realty Ventures	0.09%	0.01	0.00%	-
Prestige Goa Hospitality Ventures	-	-	0.00%	-
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	-	-	-	-
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	-	-	0.00%	-
Prestige Vaishnaoi Hospitality Ventures	-	-	0.00%	-
Total	100.00%	11.45	100.00%	5.63
Adjustments arising out of consolidation		-		-
Non controlling interest		0.00		0.00
Total		11.45		5.63

Particulars	Year ended 31 March 2026		Year ended 31 March 2025	
	As % of consolidated total comprehensive	Amount	As % of consolidated total comprehensive	Amount
Share in total comprehensive income				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	(5.56%)	(60.00)	19.35%	245.62
Northland Holding Company Private Limited	27.11%	292.34	35.18%	446.68
Sai Chakra Hotels Private Limited	64.94%	700.23	42.31%	537.15
Prestige Leisure Resorts Private Limited	6.18%	66.63	3.36%	42.71
Prestige Summit Convention Private Limited	(0.00%)	(0.04)	(0.00%)	(0.01)
Subsidiaries - Partnership firms				
Prestige Realty Ventures	6.69%	72.13	-0.00	-5.14
Prestige Goa Hospitality Ventures	(0.00%)	(0.04)	(0.00%)	(0.01)
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	0.10%	1.04	(0.16%)	(2.01)
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	0.56%	6.02	0.36%	4.56
Prestige Vaishnaoi Hospitality Ventures	(0.00%)	(0.03)	(0.00%)	(0.01)
Total	100.00%	1,078.28	100.00%	1,269.55
Adjustments arising out of consolidation		(200.30)		(249.48)
Non controlling interest		0.07		40.14
Total		878.05		1,060.21



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

58 The Holding Company and the subsidiaries and joint ventures which are companies incorporated in India and whose financial statements have been audited under the Companies Act, 2013 (collectively "the group companies") has defined process to take daily back-up of books of account in electronic mode on servers physically located in India. However, the backup of the books of account and other books and papers maintained in electronic mode with respect to individual hotel unit of the group companies have not been maintained on servers physically located in India on daily basis. Further, the group companies have 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 – a) 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; and b) in respect of individual hotel unit of the group companies wherein its accounting software did not have the audit trail feature enabled throughout the year. Further, no instance of audit trail feature being tampered with was noted in respect of accounting software where the audit trail has been enabled. Additionally, the audit trail of relevant prior years has been preserved by the group companies as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.

59 Other Statutory Information:

- (i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Group does not have any transactions with companies struck off under section 248 of Companies Act, 2013.
- (iii) The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year covered under the consolidated financial information.
- (iv) Disclosure requirements where Group has advanced or loaned or invested funds
- (a) During the year, the Group has given Inter Corporate Deposits ('ICD'), which have been further utilised by these jointly controlled entities for their business purposes and hence not covered under (b) to (d) below

(b) Details of fund advanced or loaned or invested in Intermediary by the Group during:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Name of Intermediary	Bamboo Hotel and Global Centre (Delhi) Private Limited	
Nature of transaction (Advanced/ Loaned/ Invested)	Loaned	
Date of transaction	Various dates	
PAN of the Intermediary	AACCH1126R	
Relationship with the Company	Joint venture	
Amount (Rs in million)	2,450.00	8,460.32

(c) The ultimate holding company has infused funds for operations for the group. Details of funds received by the Group is as below:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Name of the funding party	Prestige Estates Projects Limited	
Date of transaction	Various dates	
Amount (Rs in million)	2,450.00	8,460.32

- (d) The Group has not provided any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (e) The management of the Group declares that, the relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and the Companies Act has been complied with for above transactions in (a), (b) and (c) above and such transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003).
- (v) The Group has 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 Group shall
- 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
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vi) The Group does not have 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)
- (vii) The Group has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- (viii) The Group is not a declared Wilful defaulter by any bank or financial institution or any other lender

Signature to Note 1 to 59

As per our report of even date

for MSSF & Co.,
Chartered Accountants
ICAI Firm Registration No.0019875

Shiv Shankar Thakur
Partner
Membership No.220517

For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U45500KA2017PLC109059

Irfan Razvi
Chairman and
Non-Executive Director
DIN: 00209032

Suresh Singaravelu
Chief Executive Officer

Place: Bengaluru
Date: 21 May 2026

Omer Bin Jung
Joint Managing
Director
DIN: 01271310

Shamik Rudra
Chief Financial Officer

Mohamed Zaid Raddiq
Joint Managing
Director
DIN: 01217079

Lingraj Pathi
Company Secretary & Compliance
Officer

Place: Bengaluru
Date: 21 May 2026