

INDEPENDENT AUDITOR'S REPORT

To the Members of

Prestige Hospitality Ventures Limited

Report on the Audit of the Standalone Financial Statements

Opinion

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

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

Basis for Opinion

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



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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the Standalone 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 Standalone 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 Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

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

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



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

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

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



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

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

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid standalone of the financial statements have been kept so far as it appears from our examination of those books, 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 54 to the standalone financial statements; and b) for the matters stated in the paragraph (i)(vi) below on reporting under Rule 11(g);

- c. The Balance Sheet, the Statement of Profit and Loss including Statement of Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
- e. On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f. The modification relating to the maintenance of accounts and other matters concerned therewith are as stated in paragraph (b) above on reporting under section 143(3)(b) and paragraph 1(i)(vi) below on reporting under Rule 11(g).
- g. With respect to the adequacy of the internal financial controls with reference to standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure – A" to this report.
- h. In our opinion, the managerial remuneration for the year ended March 31, 2026 has been paid / provided by the Company to its directors in accordance with 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:
 - i. The Company does not have any pending litigation which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv.

- (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief that other than disclosed in note 56 to the standalone financial statements, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

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

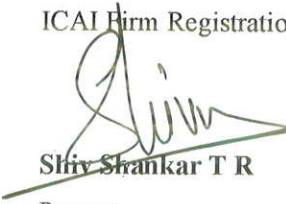


- vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software except that, audit trail feature is not enabled for direct changes to data when using certain access rights, as described in note 54 to the standalone financial statements. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with, in respect of the accounting software where the audit trail is enabled. Additionally, the audit trail of the relevant prior years has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in respective year.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure – B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

for **MSSV & Co.,**

Chartered Accountants

ICAI Firm Registration Number: 001987S


Shriv Shankar T R

Partner

Membership No. 220517

UDIN : 26220517GYOCFT9826

Place : Bengaluru

Date : May 21, 2026



“ANNEXURE A” TO THE INDEPENDENT AUDITOR’S REPORT

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

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

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

Management’s Responsibility for Internal Financial Controls

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

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Standalone Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Standalone 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 Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of internal financial controls with reference to Standalone Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to Standalone Financial Statements

A Company's internal financial control with reference to Standalone Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to Standalone 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 Standalone 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 unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the Standalone Financial Statements.

Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

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



Standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

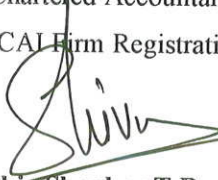
Opinion

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

for **MSSV & Co.,**

Chartered Accountants

ICAI Firm Registration Number: 001987S


Shiv Shankar T R

Partner

Membership No. 220517

UDIN : 26220517GYOCFT9826

Place : Bengaluru

Date : May 21, 2026



"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT

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

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

- i. In respect of Company's property, plant and equipment and intangible assets.
 - a) (A) The Company has maintained records showing particulars, including quantitative details and situation of the property, plant and equipment.

(B) The Company has maintained proper records showing particulars of intangible assets.
 - b) All property, plant and equipment have not been physically verified by the management during the year but there is a regular program of verification which, in our opinion is reasonable having regard to size of the Company. No material discrepancies were noticed on such verification.
 - c) The title deeds (registered sale deed/ transfer deed/ registered joint development agreements) of immovable properties other than as disclosed in Note 8 to the Standalone Financial Statements included in property, plant and equipment and capital work-in progress are held in the name of the Company. Immoveable properties of land and buildings whose title deeds have been pledged as security for term loans and guarantees, are held in the name of the Company based on the confirmation received by the lender.
 - d) The Company has not revalued its property, plant and equipment (including Right to Use assets) or intangible assets during the year ended March 31, 2026.
 - e) As disclosed in Note 56 (i) to the Standalone Financial Statements, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Transactions Act, 1988 (as amended in 2016) and rules made thereunder.



ii. In respect of inventories:

- a) The inventories, have been physically verified by the management during the year. In our opinion and based on information and explanations given to us, the coverage and procedure of such verification by the management is appropriate having regard to the size of the Company and the nature of its operations. No discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories.
- b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions, at any points of time during the year on the basis of security of current assets and hence the requirement to report under clause 3(ii)(b) of the Order is not applicable.

iii.

- a) The aggregate amount of loan given during the year and balance outstanding at the end of the balance sheet date with respect to the parties are given below:

(Rs. In millions)

Particulars	Guarantees	Security	Inter corporate deposit	Advances in the nature of loans
Aggregate amount granted/ provided/assigned during the year.				
- Subsidiaries	-	-	3,642.49	-
- Joint ventures	-	-	2,450.00	-
- Associates	-	-	-	-
- Others	-	-	-	-
Balance outstanding as at balance sheet date in respect of above cases				
- Subsidiaries	-	-	6,180.00	-
- Joint ventures	-	-	12,895.28	-
- Associates	-	-	-	-
- Others	-	-	-	-



- b) During the year the loans provided and guarantees provided to Companies are prima facie not prejudicial to the Company's interest, having regard to management's representation that the above are made / given to such parties considering the Companies economic interest.
- c) The Company has granted loans and / or advances in the nature of loans during the year to Companies and firms. The loans and / or advances in the nature of loans including interest are repayable on demand and the repayment of principal amount and interest is as demanded.
- d) There are no amounts of loans and/or advances in the nature of loan granted to Companies which are overdue for more than ninety days.
- e) There were no loans granted to a Company which had fallen due during the year.
- f) With respect to loan repayable on demand the aggregate amount, percentage thereof to the total loan granted, aggregate amount of loan given to promoters or related parties are as below.

(Rs. in Million)

Particulars	All parties	Promoters	Related parties
Aggregate amount of loans/ advances in the nature of loans during the year.			
- Repayable on demand	6,092.49	-	6,092.49
- Without specifying any terms	-	-	-
Percentage of loans/ advances in nature of loans to the total loans.	100%	-	100%

- iv. Loans, investments, guarantees and security in respect of which provision of section 185 and 186 of the Companies Act 2013 are applicable have been complied with by the Company to the extent applicable.
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies



Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

- vi. We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules made by the central government for the maintenance of cost records under section 148(1) of the Companies Act, 2013 related to the construction and other related activities, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.
- vii. In respect of statutory dues:
- a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues which are applicable have generally been regularly deposited with the appropriate authorities. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.
- b) There are no dues of goods and services tax, provident fund, employees' state insurance, Income tax, sales-tax, service tax, customs duty, excise duty, value added tax, cess, and other statutory dues which have not been deposited on account of any dispute.
- viii. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. In respect of the borrowings:
- a) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has not defaulted in repayment of loans and borrowings or in payment of interest thereon to any lender. Further, inter corporate deposit amounting to Rs.5,230.20 Millions are repayable on demand and payment of principal and interest are made as demanded.



- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- c) The term loans were applied for the purpose for which they were obtained.
- d) On an overall examination of the Standalone Financial Statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- e) The Company has not raised any funds from any entity or person to meet the obligations of its subsidiaries, associates or joint ventures except as per the details below:

Nature of the fund taken	Name of the lender and relationship of the lender	Amount involved (in Millions)	Name of the Entity	Nature of the Relationship	Nature of transactions for which fund utilized	Remarks
Inter Corporate deposit taken	Prestige Estates Projects Limited (Holding Company)	2,450.00	Bamboo Hotel and Global Centre (Delhi) Private Limited	Joint ventures	Fund taken to meet the obligation of Joint ventures	Refer Note – 56 to Standalone Financial Statements.

- f) During the year, Company has not raised loan on the pledge of securities held in its subsidiaries, joint ventures or associates and hence, reporting under clause 3(ix)(f) of the Order is not applicable.

x. In respect of Funding:

- a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the financial year and hence, the requirement to report under clause 3(x)(a) of the Order is not applicable.



- b) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures (fully, partially or optionally convertible) during the year and hence, the requirement to report under clause 3(x)(b) of the Order is not applicable.
- xi. In respect of frauds and compliances:
- a) According to information and explanations given to us, no material fraud by the Company or on the Company by its officers have been noticed or reported during the year.
- b) During the year, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors during the year in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company and hence, the requirement to report under clause 3(xii)(a) to (c) of the Order is not applicable.
- xiii. Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the standalone financial statements, as required by the applicable accounting standards.
- xiv. In respect of Internal audit:
- a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- b) The internal audit reports of the Company issued till date of the audit report, for the period under audit have been considered by us.
- xv. According to information and explanations given to us and based on our examination of the records, the Company has not entered into any non-cash transactions with directors or persons connected with him and hence, the requirement to report under clause 3(xv) of the Order is not applicable.



xvi. In respect of compliance u/s 45-IA:

- a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause 3 (xvi)(a) of the Order is not applicable to the Company.
- b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company
- d) In our opinion, there is no core investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi) (d) of the Order is not applicable.

xvii. The Company has not incurred any cash losses during the financial year covered by our audit and also in the immediately preceding financial year.

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

xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Standalone Financial Statements, and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

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

fall due.



xx. In respect of Corporate Social Responsibility:

- a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act.
- b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act.

for MSSV & Co.,

Chartered Accountants

ICAI Firm Registration Number: 001987S


Shiv Shankar T R

Partner



Membership No. 220517

UDIN : 26220517GYOCFT9826

Place : Bengaluru

Date : May 21, 2026

PRESTIGE HOSPITALITY VENTURES LIMITED

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

All amounts in Rupees Millions, except as otherwise stated

STANDALONE 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	8	8,337.43	6,558.36
(b) Capital work-in-progress	9	1,276.70	1,189.66
(c) Intangible assets	10	11.42	1.03
(d) Financial assets			
(i) Investments	11	3,276.73	3,276.73
(ii) Other financial assets	12	159.91	150.24
(e) Deferred tax assets (net)	14	18.51	85.87
(f) Income tax assets (net)		117.96	26.03
(g) Other non-current assets		161.55	248.00
Sub-total	13	13,360.21	11,535.92
(2) Current assets			
(a) Inventories	15	20.05	15.92
(b) Financial assets			
(i) Trade receivables	16	127.97	178.11
(ii) Cash and cash equivalents	17	580.15	318.70
(iii) Bank balances other than cash and cash equivalents	18	169.54	-
(iv) Loans	19	20,493.32	17,231.02
(v) Other financial assets	20	1,304.77	778.38
(c) Other current assets	21	394.80	47.98
Sub-total		23,090.60	18,570.11
Total		36,450.81	30,106.03
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	22	1,440.50	64.00
(b) Other equity	23	20,808.81	22,245.31
Sub-total		22,249.31	22,309.31
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	24	6,692.75	6,142.84
(ii) Lease liabilities		8.35	-
(b) Provisions	25	37.65	19.63
Sub-total		6,738.75	6,162.47
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	26	6,262.72	403.36
(ii) Lease liabilities		1.78	-
(iii) Trade payables	27	-	-
- Dues to micro and small enterprises		37.97	88.26
- Dues to creditors other than micro and small enterprises		252.15	80.96
(iv) Other financial liabilities	28	601.66	954.08
(b) Other current liabilities	29	127.89	93.38
(c) Provisions	30	178.58	14.21
Sub-total		7,462.75	1,634.25
Total		36,450.81	30,106.03

See accompanying notes forming part of the Standalone 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 Board of Directors

Prestige Hospitality Ventures Limited

CIN : U45500KA2017PLC109059

Iravan Katak
Chairman & Non Executive
Director
DIN: 00209022

Omer Bin Jung
Joint Managing
Director
DIN: 01271310

Mohamed Zaid Jadiq
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

PRESTIGE HOSPITALITY VENTURES LIMITED

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

All amounts in Rupees Millions, except as otherwise stated

STANDALONE 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	31	3,028.14	2,620.75
Other income	32	430.82	232.95
Total income - (I)		3,458.96	2,853.70
Expenses			
(Increase)/ decrease in inventory	33	(4.13)	17.57
Food, beverages & other supplies		299.83	254.11
Employee benefits expense	34	728.08	427.37
Finance cost	35	604.49	381.65
Depreciation and amortisation expense	8,10	630.69	499.30
Other expenses	36	1,174.32	941.66
Total expenses - (II)		3,433.28	2,521.66
Profit/(Loss) before tax for the year (III= I-II)		25.68	332.04
Tax expense :	37		
Current tax		21.64	91.47
Deferred tax		66.52	(3.48)
Total Tax expense (IV)		88.16	87.99
Profit/(Loss) for the year (V= III-IV)		(62.48)	244.05
Other comprehensive income:			
Items that will not be recycled to profit or loss			
Remeasurements of the defined benefit liabilities		3.32	2.10
Tax impact		(0.84)	(0.53)
Total other comprehensive income for the year (VI)		2.48	1.57
Total comprehensive income for the year (VII=V+VI)		(60.00)	245.62
Earnings per share (equity shares, par value Rs 5 each)	38		
- Basic (in Rs.)		(0.21)	0.93
- Diluted (in Rs.)		(0.21)	0.91

See accompanying notes forming part of the Standalone Financial Statements

As per our report of even date

for MSSV & Co.,

Chartered Accountants

ICA Firm Registration No.00198755

Shiv Shankar T R
Partner

Membership No.220517



For and on behalf of Board of Directors

Prestige Hospitality Ventures Limited

CIN : U45500KA2017PLC109059

Irani Nazim
Chairman & Non
Executive Director
DIN: 00209022

Omer Bin Jung
Joint Managing
Director
DIN: 01271310

Mohamed Ezzat Saad
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 2026Place: Bengaluru
Date: 21 May 2026

PRESTIGE HOSPITALITY VENTURES LIMITED

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

All amounts in Rupees Millions, except as otherwise stated

STANDALONE 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	25.68	332.04
Add: Expenses / debits considered separately		
Depreciation and amortisation expenses	630.69	499.30
Finance costs	604.49	381.65
Expected credit loss allowance on receivables	0.15	(0.50)
Share of loss from partnership firms	-	15.56
Sub-total	1,235.33	896.01
Less: Incomes / credits considered separately		
Interest income	425.85	226.75
Share of profit from partnership firms	78.01	-
Sub-total	503.86	226.75
Operating profit before changes in working capital	757.15	1,001.30
Adjustments for:		
(Increase) / decrease in trade receivables	49.99	(102.27)
(Increase) / decrease in inventories	(4.13)	17.57
(Increase) / decrease in loans and financial assets	35.62	(42.54)
(Increase) / decrease in other assets	(330.74)	(18.75)
Increase / (decrease) in trade payables	120.90	2.39
Increase / (decrease) in other financial liabilities	(15.98)	31.01
Increase / (decrease) in other liabilities	34.51	(67.41)
Increase / (decrease) in provisions	(299.27)	3.73
Sub-total	(409.10)	(176.27)
Cash generated from operations	348.05	825.03
Income taxes paid (net)	(113.57)	(76.20)
Net cash generated from operating activities - A	234.48	748.83
Cash flow from investing activities		
Capital expenditure on property, plant and equipment and intangible assets (including capital work-in-progress)	(1,615.86)	(717.90)
Decrease / (increase) in inter corporate deposits given	(3,543.50)	(7,746.82)
Decrease / (increase) in partnership current account	242.41	(1,057.34)
Investments made	(500.59)	(2,582.18)
Consideration paid under Business transfer agreement	-	(3,130.00)
Redemption of investments	-	20.00
Investments in bank deposits	(2,098.64)	(90.10)
Redemption of bank deposits	1,804.27	115.76
Interest received	78.65	53.70
Net cash from / (used in) investing activities - B	(5,633.26)	(15,134.89)
Cash flow from financing activities		
Proceeds from issue of equity shares	-	16,250.40
Loans availed	1,582.59	3,024.49
Loans repaid	(354.29)	(274.56)
(Decrease) / increase in inter corporate deposits taken	5,180.97	(4,194.92)
Payment towards lease liabilities	(2.33)	-
Finance costs paid	(746.71)	(379.32)
Net cash from / (used in) financing activities - C	5,660.23	14,426.09
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	261.45	40.03
Cash and Cash equivalents opening balance	318.70	278.67
Cash and Cash equivalents closing balance	580.15	318.70

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PRESTIGE HOSPITALITY VENTURES LIMITED

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

All amounts in Rupees Millions, except as otherwise stated

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

Reconciliation of Cash and cash equivalents with balance sheet

Cash and Cash equivalents as per Balance Sheet	580.15	318.70
Cash and cash equivalents at the end of the year as per statement of cash flow above	580.15	318.70
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	0.37	0.53
Balances with banks		
- in current accounts	304.78	318.17
- in fixed deposits	275.00	-
	580.15	318.70

See accompanying notes forming part of the Standalone Financial Statements

As per our report of even date

for M.S.S.V. & Co.,

Chartered Accountants

ICAI Firm Registration No.0019875

Shiv Shankar T R

Partner

Membership No.220517



For and on behalf of Board of Directors

Prestige Hospitality Ventures Limited

CIN : U45500KA2017PLC109059

Irfan Raza

Chairman &

Non Executive Director

DIN: 00209022

Omer Bin Jung

Joint Managing

Director

DIN: 01271310

Mohammad Sadiq

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



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

a. Equity Share Capital

Particulars	No of shares	Amount (l)
As at 01 April 2024	60,00,000	60.00
Increase in shares on account of sub-division	60,00,000	-
Issued 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	Other Equity (ii)					Total Equity (i) + (ii)
	Securities Premium	Common Control adjustment deficit account	Retained earnings	Optionally Convertible Debentures	Total	
As at 01 April 2024	-	(680.22)	86.79	6,500.00	5,906.57	5,966.57
Profit/(Loss) for the year	-	-	244.05	-	244.05	244.05
Other Comprehensive Income/(loss) for the year, net of taxes	-	-	1.57	-	1.57	1.57
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
As at 31 March 2025	16,246.40	(833.50)	332.41	6,500.00	22,245.31	22,309.31
Profit/(Loss) for the year	-	-	(62.48)	-	(62.48)	(62.48)
Other Comprehensive Income/(loss) for the year, net of taxes	-	-	2.48	-	2.48	2.48
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	-	-	(6,500.00)	(32.50)	-
As at 31 March 2026	21,369.90	(833.50)	272.41	-	20,808.81	22,249.31

See accompanying notes forming part of the Standalone Financial Statements

As per our report of even date

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

Shiv Shankar T R
Partner

Membership No.220517



For and on behalf of Board of Directors
Prestige Hospitality Ventures Limited
CIN: U45500KA2017PLC109059

Chairman & Non Executive Director

DIN: 00209002

Suresh Singaravelu
Chief Executive Officer

Omer Bin Jung
Joint Managing Director
DIN: 01271310

Shamik Rudra
Chief Financial Officer

Mohmed Zaid Jodiq
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

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

Prestige Hospitality Ventures ("the Firm") was converted into Prestige Hospitality Ventures Limited ("the Company") on 29 December 2017 as a Company under The Companies Act 2013, (the "Act") (Company identification number (CIN) as U45500KA2017PLC109059) is 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 domiciled in India and has its registered office at Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025, Karnataka, India.

The Standalone 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 Holding Company, subsidiaries and joint venture**A. Holding Company**

Prestige Estates Projects Limited

B. 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	99.99%	99.99%	
Partnership firms				
Prestige Realty Ventures (w.e.f. 29 March 2024)	India	99.90%	99.90%	
Prestige Goa Hospitality Ventures (w.e.f 19 February 2025)	India	99.90%	99.90%	

C. 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**

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

3.2 Basis of preparation

The Standalone financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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

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

4 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.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

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

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

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

b. Ind AS 1, Presentation of Financial Statements

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

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

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

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

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

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

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

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

5 Material accounting policies

5.1 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these Standalone 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 Company 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.

5.2 Business Combination

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method. Acquisition related costs are recognised in Standalone 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, and
- b) 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 Company's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.



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

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 Standalone 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 Standalone 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 company 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 businesses under common control have been accounted for using pooling of interest method. The assets and liabilities of the business undertaking 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 49)

5.3 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 Company 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 Company presents revenue from contracts with customers net of indirect taxes in its Standalone Statement of Profit and Loss.

The Company 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 Company 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 Company 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 Company 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 Company 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 Company 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 Company transfers certain percentage of constructed area/ revenue proceeds, the revenue from development and transfer of constructed area/ revenue proceeds, 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 Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

iii. Recognition of revenue from other operating activities

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



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

iv. Contract Balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company 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 Company'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 Company 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 standalone Balance Sheet under "Other current liabilities".

v. Contract cost assets

The Company 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 standalone Balance Sheet.

b. 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.

c. Dividend income

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

d. Revenue from property rental

The Company's policy for recognition of revenue from leases is described in note 5.5 below.

e. Share in profit/ loss of Limited liability partnerships (LLPs) and partnership firms

The Company's share in profits/ losses from partnership firms, where Company is a partner, is recognised as income/ loss in the statement of profit and losses as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and partnership entity. Such share in profits/ losses from partnership firms is recorded under Current account in partnership firms or Advance from partnership firms.

5.4 Land

a. Advance paid towards land procurement

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

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.

5.5 Leases

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

a. The Company as lessor

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

b. The Company as lessee

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

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



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

5.6 Borrowing Cost

Borrowing costs consist of interest and other costs that a Company 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 up to 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 Standalone 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.

5.7 Foreign Currency Transactions

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

5.8 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.

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 up to 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. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Standalone Statement of Profit and Loss.

The obligations are presented as current liabilities in the Standalone 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 Company operates the following post-employment schemes:

i. Defined Contribution Plan:

The Company'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 Company has no further payment obligations once the contributions have been paid.

ii. Defined Benefit Plan:

The liability or assets recognised in the standalone 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 Standalone Statement of Profit and Loss.

Remeasurement gains and losses 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 Standalone Statement of Changes in Equity and in the standalone Balance Sheet.

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

d. Other Defined Contribution Plan

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



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

5.9 Income Taxes

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

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Standalone Statement of Profit and Loss is recognised outside Standalone 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 Standalone 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.

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 Company 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 Company 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 Standalone 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.

5.10 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 capitalization 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.

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's 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:



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All amounts in Rupees Millions, except as otherwise stated

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

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 Standalone Statement of Profit and Loss.

On transition to Ind AS, the company 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.

5.11 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 cost.

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

5.12 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized 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 Standalone Statement of Profit and Loss when asset is derecognised.

5.13 Impairment of tangible and intangible assets other than goodwill

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

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

5.14 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 Standalone 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.



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

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

Inventory also comprises of 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.

5.15 Provisions and contingencies

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

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not 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 Company does not recognise a contingent liability but discloses its existence in the Standalone Financial statements.

5.16 Financial Instruments

a. Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are 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

Non-derivative financial instruments

Financial assets carried at amortised cost

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

Financial assets at fair value through other comprehensive income

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

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

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

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit 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 Company 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 derecognized from the Company's standalone Balance Sheet when the obligation specified in the contract is discharged or cancelled or expired.

d. Impairment of financial assets

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

5.17 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Company is generally run over a period ranging up to 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of up to 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.



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

Current versus non-current classification

The Company presents assets and liabilities in the standalone 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.

5.18 Cash and cash equivalents

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

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

5.19 Earnings per share

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

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

5.20 Statement of Cash Flows

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

5.21 Events after the reporting period

If the Company receives information after the reporting period, but prior to the date of approved for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognises in its Standalone Financial statements. The Company will adjust the amounts recognised in its standalone financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in light of the new information. For non-adjusting events after the reporting period, the Company will not change the amounts recognised in its Standalone 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.

6 Significant Accounting Judgements, Estimates and Assumptions

The preparation of the Standalone 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 standalone financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

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

- Useful lives of Property, Plant and Equipment and Intangible Assets (Refer notes 5.10,5.12),
- Determination of performance obligations and timing of revenue recognition (Refer note 5.3),
- Accounting for revenue and land cost for projects executed through joint development arrangement (Refer note 5.3),
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 5.3),
- Recognition of Deferred Tax Assets (Refer note 5.9),
- Impairment of financial/ non financial assets (Refer notes 5.13, 5.16),
- Net realisable value of inventory (Refer note 5.14) and
- Fair value measurements (Refer note 5.1).

7 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 Company's Standalone financial statements are disclosed below:

The Company 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 Standalone financial statements.



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All amounts in Rupees Millions, except as otherwise stated

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

8 Property, plant and equipment

Particulars	Land	Buildings*	Plant and Machinery	Office Equipment	Furniture and Fixtures	Vehicles	Computers	Total
Gross carrying amount								
Balance as at 01 April 2024	1,010.22	5,321.03	1,807.86	100.85	2,267.67	18.34	36.12	10,562.09
Additions	40.00	10.06	6.42	6.80	56.06	30.17	1.92	151.43
Deletions/ transfer	-	31.52	-	-	-	-	-	31.52
Balance as at 31 March 2025	1,050.22	5,299.57	1,814.28	107.65	2,323.73	48.51	38.04	10,682.00
Additions	-	884.17	323.51	441.67	745.98	3.36	7.19	2,406.88
Deletions	-	-	-	-	-	-	-	-
Balance as at 31 March 2026	1,050.22	6,183.74	2,137.79	549.32	3,070.71	51.87	45.23	13,088.88
Accumulated Depreciation								
Balance as at 01 April 2024	-	1,180.81	1,003.91	19.05	1,423.81	6.99	21.98	3,656.55
Depreciation charge during the year	-	210.78	111.94	11.83	155.13	2.99	5.94	498.61
Deletions	-	31.52	-	-	-	-	-	31.52
Balance as at 31 March 2025	-	1,360.07	1,115.85	30.88	1,578.94	9.98	27.92	4,123.64
Depreciation charge during the year	-	220.52	119.27	69.71	202.50	10.41	5.40	627.81
Deletions	-	-	-	-	-	-	-	-
Balance as at 31 March 2026	-	1,580.59	1,235.12	100.59	1,781.44	20.39	33.32	4,751.45
Net carrying amount								
Balance as at 01 April 2024	1,010.22	4,140.22	803.95	81.80	843.86	11.35	14.14	6,905.54
Balance as at 31 March 2025	1,050.22	3,939.50	698.43	76.77	744.79	38.53	10.12	6,558.36
Balance as at 31 March 2026	1,050.22	4,603.15	902.67	448.73	1,289.27	31.48	11.91	8,337.43

* 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
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(i) Carrying amount of assets pledged to secure borrowings of the company

8,235.85

6,558.36

(ii) 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.



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All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**9 Capital work-in-progress**

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Composition of Capital work-in-progress			
Property, plant and equipment under construction		1,276.70	1,189.66
Total		1,276.70	1,189.66
i. Movement in Capital work-in-progress			
Opening balance		1,189.66	13.36
Addition		2,408.82	566.30
Asset acquired under asset transfer agreement	53	-	610.00
Capitalisation		(2,321.78)	-
Closing balance		1,276.70	1,189.66
ii. Ageing schedule			
Amounts in Capital work-in-progress for the period of			
Less than 1 year		623.16	1,176.30
More than 1 year and less than 2 years		653.54	13.36
More than 2 years and less than 3 years		-	-
More than 3 years		-	-
Total		1,276.70	1,189.66
iii. Carrying amount of assets 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 plan.			
v. There are no projects where activities has been suspended under capital work-in-progress as at Balance sheet date.			

10 Intangible assets

Particulars	Software
Gross carrying amount	
Balance as at 01 April 2024	5.95
Additions	-
Deletions/ transfer	-
Balance as at 31 March 2025	5.95
Additions	13.27
Deletions/ transfer	-
Balance as at 31 March 2026	19.22
Accumulated Depreciation	
Balance as at 01 April 2024	4.23
Amortisation during the year	0.69
Deletions/ transfer	-
Balance as at 31 March 2025	4.92
Amortisation during the year	2.88
Deletions/ transfer	-
Balance as at 31 March 2026	7.80
Net carrying amount	
Balance as at 01 April 2024	1.72
Balance as at 31 March 2025	1.03
Balance as at 31 March 2026	11.42

Note:

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



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All amounts in Rupees Millions, except as otherwise stated

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

11 Investments (Non-Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Investment in equity instruments	11a	2,510.60	2,510.60
Investment in preference shares	11b	150.01	150.01
Investment in partnership firms	11c	616.12	616.12
Total		3,276.73	3,276.73
11a Investment in equity instruments			
Subsidiaries (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Northland Holding Company Private Limited			
Number of Equity Shares		30,00,000	30,00,000
Value of Equity Shares of Rs.10 each		57.99	57.99
Sai Chakra Hotels Private Limited			
Number of Equity Shares		1,99,999	1,99,999
Value of Equity Shares of Rs.10 each		861.32	861.32
Prestige Leisure Resorts Private Limited			
Number of Equity Shares *		23,50,020	23,50,020
Value of Equity Shares of Rs.10 each		1,158.49	1,158.49
Prestige Summit Convention Private Limited			
Number of Equity Shares		10,000	10,000
Value of Equity Shares of Rs.10 each		0.10	0.10
Sub-total		2,077.90	2,077.90
Joint Ventures (Fully paid up unless otherwise stated)			
Bamboo Hotel and Global Centre (Delhi) Private Limited			
Number of Equity Shares		10,10,000	10,10,000
Value of Equity Shares of Rs.10 each		432.70	432.70
Sub-total		432.70	432.70
Total		2,510.60	2,510.60
11b Investment in preference shares			
Subsidiaries (Fully paid-up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Leisure Resorts Private Limited			
Number of optionally convertible redeemable preference shares		18,14,291	18,14,291
Value of optionally convertible redeemable preference shares of Rs.10 each		150.01	150.01
Total		150.01	150.01
11c Investment in partnership firms			
Subsidiaries			
Unquoted, Carried at cost			
Prestige Goa Hospitality Ventures		0.10	0.10
Prestige Realty Ventures		614.52	614.52
Sub-total		614.62	614.62
Joint Ventures			
Unquoted, Carried at cost			
Prestige Vaishnani Hospitality Ventures		1.00	1.00
Prestige MRG Eco Ventures		0.50	0.50
Sub-total		1.50	1.50
Total		616.12	616.12
Aggregate book value of quoted investments		-	-
Aggregate market value of quoted investments		-	-
Aggregate carrying value of unquoted investments		3,276.73	3,276.73
Aggregate amount of impairment in value of investments		-	-
Investments pledged as security for borrowings		432.70	432.70
11d Category-wise Non-Current Investment			
Financial assets carried at cost		3,276.73	3,276.73
Financial assets measured at fair value through profit and loss		-	-
Total Non-Current Investments		3,276.73	3,276.73



Pursuant to a share purchase agreement dated 3 February 2025, the Company has acquired balance 42.55% equity shares in Prestige Leisure Resorts Private Limited, from the Key managerial personnel and their relatives for a consideration of Rs. 982.99 million and the Company holds 100.00% interest.



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

12 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		12.51	12.89
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		144.33	127.32
Advance paid for purchase of shares		0.70	-
Interest accrued but not due on deposits		2.37	10.89
Total		159.91	150.24
Due from :			
Directors	50	-	-
Firms in which directors are partners	50	-	-
Companies in which directors of the Company are directors or members	50	-	-

13 Other non-current assets

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Capital advances	50	-	60.68
Sub-total		-	60.68
To Others - unsecured, considered good			
Capital advances		161.55	187.32
Sub-total		161.55	187.32
Total		161.55	248.00
Due from:			
Directors	50	-	-
Firms in which directors are partners	50	-	56.22
Companies in which directors of the Company are directors or members	50	-	-

14 Deferred tax Assets (net)

Particulars		As at 31 March 2026	As at 31 March 2025
Deferred tax relates to the following			
Deferred tax Assets			
Provision for employee benefit expenses		17.01	7.61
Provision for doubtful debts		0.36	0.32
Business transfer under common control transaction		165.06	165.06
Impact of unabsorbed tax losses		43.25	-
Impact on accounting for lease liabilities		2.55	-
Sub-total		228.23	173.00
Deferred tax liability			
Impact of difference in carrying amount of Property, plant and equipment, and Intangible assets as per tax accounts and books		207.34	87.13
Impact on accounting for right to use asset		2.39	-
Sub-total		209.72	87.13
Deferred tax Assets (net)	Total	18.51	85.87
Reconciliation of deferred tax			
Opening balance		85.87	129.16
Add/ (Less) : Tax credit / (charge) in statement of profit and loss		(66.52)	3.48
Add/(Less) : Tax charge recognised in other comprehensive income		(0.84)	(0.53)
Add/ (Less) : Deferred tax on common control transaction under BTA		-	(46.24)
Closing balance	Total	18.51	85.87

15 Inventories (At lower of cost and net realisable value)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Stores and operating supplies		20.05	15.92
Total		20.05	15.92
Carrying amount of inventories pledged as security for borrowings	24 & 26	20.05	15.92



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

16 Trade receivables (unsecured)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Receivables - Considered good	50	127.97	178.11
Receivables - Which have significant increase in credit risk		1.43	1.28
Sub-total		129.40	179.39
Provision for doubtful receivables (expected credit loss allowance)			
Receivables - Which have significant increase in credit risk		(1.43)	(1.28)
Sub-total		(1.43)	(1.28)
Total		127.97	178.11
a. Due from:			
Directors	50	0.45	0.09
Firms in which directors are partners	50	0.76	0.01
Companies in which directors of the Company are directors or members	50	0.69	8.99
b. Receivables pledged as security for borrowings		127.97	178.11

c. Trade receivables ageing schedule

Particulars	As at 31 March 2026	As at 31 March 2025
Receivables - Considered good		
Unbilled	9.99	45.47
Current but not due	87.35	57.75
Less than 6 months	26.54	67.66
More than 6 months and less than 1 years	3.50	6.78
More than 1 year and less than 2 years	0.15	0.28
More than 2 year and less than 3 years	0.28	0.17
More than 3 years	0.17	-
Total	127.97	178.11
Receivables - Which have significant increase in credit risk		
Unbilled	-	-
Current but not due	-	-
Less than 6 months	-	-
More than 6 months and less than 1 years	-	-
More than 1 year and less than 2 years	0.15	-
More than 2 year and less than 3 years	-	-
More than 3 years	1.28	1.28
Total	1.43	1.28
There are no disputed trade receivables		

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

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	1.28	1.75
Add: Additions during the year (net)	0.15	(0.50)
Less: Uncollectable receivables charged against allowance	-	0.03
Balance at the end of the year	1.43	1.28

e. Trade receivables from related party refer note 50.

17 Cash and cash equivalents

Particulars	As at 31 March 2026	As at 31 March 2025
Cash on hand	0.37	0.53
Sub-total	0.37	0.53
Balances with banks		
- in current accounts	304.78	318.17
- in fixed deposits	275.00	-
Sub-total	579.78	318.17
Total	580.15	318.70



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

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

Particulars	As at 31 March 2026	As at 31 March 2025
At the beginning of the year	6,572.92	6,552.93
Add: Cash inflows	6,763.56	(1,170.43)
Less: Cash outflows	(354.29)	(274.56)
Less: Payment towards lease liabilities	(2.33)	-
Less: Finance costs paid	(746.71)	(379.32)
Non Cash items		
Add: Lease liabilities on ROU assets created during the year	11.37	-
Add: Loans under assets transfer agreement	-	700.00
Add: Loans under assets transfer agreement	-	762.65
Add: Finance costs	747.72	381.65
Outstanding at the end of the year	12,992.24	6,572.92

18 Bank balances other than cash and cash equivalents

Particulars	As at 31 March 2026	As at 31 March 2025
Fixed deposits with original maturity more than 3 months and upto 12 months	59.63	-
Margin money deposits	109.91	-
	169.54	-
Margin money deposits are subject to first charge as security for borrowings	109.91	-

19 Loans (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Carried at amortised cost			
Current account in partnership firm	50	1,297.98	1,463.45
Inter corporate deposits	50	19,075.28	15,531.78
Other receivables	50	110.84	227.64
Sub-total		20,484.10	17,222.87
To Others - unsecured, considered good			
Carried at amortised cost			
Advance paid to staff		0.65	0.21
Other advances		8.57	7.94
Sub-total		9.22	8.15
Total		20,493.32	17,231.02

a. Due from:

Directors	50	-	-
Firms in which directors are partners	50	698.67	1,042.89
Companies in which directors of the Company are directors or members	50	19,177.35	15,759.42

b. Loans* due from :

Particulars	As at 31 March 2026		As at 31 March 2025	
	Amount	% of total	Amount	% of total
Promoters	-	-	-	-
Directors	-	-	-	-
Key managerial personnel	-	-	-	-
Related parties	20,484.10	99.96%	17,222.87	99.95%

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

20 Other financial assets (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Carried at amortised cost			
Interest accrued but not due	50	830.22	480.37
Sub-total		830.22	480.37
To Others - unsecured, considered good			
Carried at amortised cost			
Fixed deposits with original maturity more than 12 months		394.27	286.45
Interest accrued but not due		13.81	8.80
Lease deposits		2.19	-
Security deposits		4.28	2.76
Refundable deposits		60.00	-
Sub-total		474.55	298.01
Total		1,304.77	778.38



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Due from:

Directors	50	-	-
Firms in which directors are partners	50	-	-
Companies in which directors of the Company are directors or members	50	830.22	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			
Advance paid for purchase of land	50	0.30	-
Sub-total		0.30	-
To others - unsecured, considered good			
Advance paid to suppliers		28.72	12.94
Balance with statutory authorities		205.24	20.03
Prepaid expenses		160.54	15.01
Sub-total		394.50	47.98
Total		394.80	47.98
Due from:			
Directors	50	-	-
Firms in which directors are partners	50	0.10	-
Companies in which directors of the Company are directors or members	50	0.20	-

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
Issued, subscribed and 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
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

- 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.
- 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
- 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 holding Company.
- 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.
- With the consent of the holder of the OCDs (i.e. Prestige Exora Business Parks Limited), the board has approved the Conversion of OCD 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 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	% of total shares	% change during the year
As at 31 March 2026					
Prestige Estates Projects Limited, the holding company	1,28,00,000	27,53,00,000	28,81,00,000	100.00%	2150.78%
As at 31 March 2025					
Prestige Estates Projects Limited, the holding company	60,00,000	68,00,000	1,28,00,000	100.00%	113.33%



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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	272.41	332.41
Common control adjustment deficit account	23.3	(833.50)	(680.22)
Optionally Convertible Debentures	23.4	-	6,500.00
Total		20,808.81	22,245.31

23.1 Securities Premium

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Opening balance		16,246.40	-
Add: Additions during the year	22.1 (c)	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

23.2 Retained earnings

Particulars		As at 31 March 2026	As at 31 March 2025
Opening balance		332.41	86.79
Add: Net profit/(loss) for the year		(62.48)	244.05
Add: Other comprehensive income arising from remeasurement of defined benefit liabilities (net of tax)		2.48	1.57
Balance at the end of the year	Total	272.41	332.41

The cumulative gain or loss arising from the operations which is retained by the Company is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit/(loss) for the year including other comprehensive income is transferred from the Standalone 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		(833.50)	(680.22)
Add: Adjustments on account of business combination		-	(153.28)
Balance at the end of the year	Total	(833.50)	(833.50)

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

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	6,500.00
Less: Redeemed during the year		(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 are unsecured and interest free in nature. The tenure of the OCDs is 5 years from the date of allotment extendable up to 20 years at the option of the issuer. 100 OCDs are convertible into 1 Equity Shares at the option of the holder of the OCDs.

b) With the consent of the holder of the OCDs (i.e. Prestige Exora Business Parks Limited), the board has approved the Conversion of OCD 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.

24 Borrowings (Non-Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
Term loans (Secured)			
- From bank	24a to 24d, 53	4,677.07	3,618.35
- From financial institutions		2,015.68	2,524.49
Total		6,692.75	6,142.84

24a Corporate Guarantee of Prestige Estates Projects Limited, the holding Company.



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

24c Security Details

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

24d Repayment and other terms :

Repayable within Quarterly instalments ending in December 2036 and monthly repayments ending in April 2036.
These secured loans are subject interest ranging from 8.00% to 9.70% per annum.

24d Refer note no. 26 for current maturities of long term debt

25 Provisions (Non-Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits			
- Gratuity	43	37.65	19.63
Total		37.65	19.63

26 Borrowings (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Unsecured (Carried at amortised cost)			
Loans from related parties - Inter corporate deposits	26a, 50	5,230.20	49.23
Sub-total		5,230.20	49.23
Current maturities of long term debt (secured)			
Term loan - From bank	24 & 26b	528.00	350.00
Term loan - From financial institutions	24 & 26b	504.52	4.13
Sub-total		1,032.52	354.13
Total		6,262.72	403.36

26a Inter corporate deposits are subject to RBI rate of interest and are repayable on demand.

26b Corporate Guarantee of Prestige Estates Projects Limited, the holding Company.

27 Trade payables

Particulars	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
- Dues to micro and small enterprises	37.97	88.26
- Dues to creditors other than micro and small enterprises	252.15	80.96
Total	290.12	169.22

27a Trade payables ageing schedule

Particulars	As at 31 March 2026	As at 31 March 2025
Dues to micro and small enterprises		
Unbilled dues		
Current but not due	30.50	88.26
Less than 1 year	7.47	-
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	37.97	88.26
Dues to creditors		
Unbilled dues	30.80	-
Current but not due	154.86	60.87
Less than 1 year	64.43	19.13
More than 1 year and less than 2 years	1.60	0.22
More than 2 year and less than 3 years	0.17	0.40
More than 3 years	0.29	0.34
	252.15	80.96

There are no disputed dues payable.

27b Retention creditors included in Trade payables

0.91 0.95



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

27c Disclosure as required under Micro Small and Medium Enterprises Development Act, 2006 :

Particulars	As at 31 March 2026	As at 31 March 2025
i. Principal amount remaining unpaid to any supplier as at the end of the accounting year	37.97	88.26
ii. Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
iii. The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
iv. The amount of interest due and payable for the year	-	-
v. The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
vi. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 and that given in Trade Payables regarding Micro and Small enterprises is determined to the extent such parties have been identified on the basis of the information available with the company.

27d Trade payables to related party refer note 48.

28 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		26.65	26.72
Deposits towards maintenance		31.69	31.63
Advance from partnership firms	50	0.04	1.11
Creditors for capital expenditure		434.59	269.30
Advance received on behalf of land owners		-	4.97
Other liabilities	50	108.69	620.35
Total		601.66	954.08

29 Other current liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
Unearned revenue	2.82	2.86
Advance from customers	89.44	68.45
Statutory dues payable	35.63	22.07
Total	127.89	93.38

30 Provisions (Current)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits			
- Compensated absences	43	29.93	10.62
Other Provisions for:			
- Projects		148.65	3.59
Total		178.58	14.21

30a Details of Provisions for Projects

Particulars	As at 31 March 2026	As at 31 March 2025
Estimated project costs to be incurred for the completed projects (Probable outflow estimated with in 12 months)		
Provision outstanding at the beginning of the year	3.59	3.85
Add: Provision made during the year	145.27	-
Less: Provision utilised / reversed during the year	(0.21)	(0.26)
Provision outstanding at the end of the year	148.65	3.59



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All amounts in Rupees Millions, except as otherwise stated

31 Revenue from operations

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from contracts with customers	50		
Sale of Hospitality Services			
Room Revenues		1,805.55	1,408.72
Food and Beverages		961.64	843.40
Other Services		170.94	138.03
Sub-total		2,938.13	2,390.15
Other operating revenues			
Residential and commercial projects		-	41.16
Project Management fee		-	189.44
Revenue from property rental and hire charges		12.00	-
Sub-total		12.00	230.60
Share of profit from partnership firms and LLPs (net)		78.01	-
Total		3,028.14	2,620.75

32 Other income

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Interest Income			
On loans	50	388.72	198.17
On Bank deposits		37.13	28.58
Other Non-Operating Income			
Miscellaneous income		4.97	6.20
Total		430.82	232.95

33 (Increase)/ decrease in inventories

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Opening inventories	15.92	33.49
Less: Closing inventories	(20.05)	(15.92)
Total	(4.13)	17.57

34 Employee benefits expense

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Salaries and Wages		631.17	347.46
Contribution to provident and other funds	43	31.87	20.96
Gratuity expense	43	12.62	6.30
Staff welfare expenses		52.08	52.65
Total		728.08	427.37

35 Finance costs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest on borrowings	703.76	391.72
Interest on Lease Liabilities	1.08	-
Other borrowing cost	42.88	22.87
Total	747.72	414.59
Less: Borrowing cost capitalised to capital work-in-progress	(143.23)	(32.94)
Costs considered as finance cost	604.49	381.65



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All amounts in Rupees Millions, except as otherwise stated

36 Other expenses

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Advertisement and sponsorship fee		67.80	53.89
Travelling expenses		29.30	16.27
Commission		44.33	30.51
Business promotion		75.04	43.38
Hotel Operator Fees		135.78	114.53
Facility management expense		145.18	113.11
Repairs and maintenance			
Plant & Machinery and Computers		57.35	41.64
Vehicles		3.18	0.86
Others		87.69	70.03
Power & Fuel		150.47	149.88
Rental expenses		5.72	35.12
Rates and taxes		22.04	56.59
Legal and professional charges		28.01	25.56
Auditor's remuneration	36a	2.60	1.76
Director Sitting Fees		2.00	-
Share of loss from partnership firms and LLPs (net)		-	15.56
Property tax		40.58	46.15
Printing and stationery		1.54	1.96
Corporate social responsibility expenses	36b	4.20	-
Insurance		12.75	7.08
Bad debts/ advances written off		0.28	0.15
Manpower charges		129.25	89.77
Support services and licensing Fee		89.48	-
Expected credit loss allowance on receivables		0.15	(0.50)
Foreign exchange loss(net)		5.13	0.95
Telephone expenses		3.25	2.12
Miscellaneous expenses		31.22	25.29
Total		1,174.32	941.66

36a Auditors' remuneration

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Payment to Auditors (Net of Applicable GST):		
For audit fees	1.50	1.50
For limited review	0.68	0.14
For tax audit	0.40	0.12
For other services	0.02	-
Total	2.60	1.76

36b Corporate Social Responsibility expenses

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(a) Gross amount required to be spent	4.20	-
(b) Amount approved by the Board to be spent	8.00	-
(c) Amount spent during the year		
a. Through banking channel / In Cash		
(i) Construction/acquisition of any	-	-
(ii) On purposes other than (i)	4.20	-
b. Yet to be paid		
(i) Construction/acquisition of any	-	-
(ii) On purposes other than (i)	-	-
c. Total		
(i) Construction/acquisition of any	-	-
(ii) On purposes other than (i)	4.20	-
(d) Details related to spent obligations:		
i) Contribution to Public Trust	-	-
ii) Contribution to Charitable Trust	-	-
iii) Others	4.20	-
(e) Details of ongoing project and other than ongoing project		
i. In case of ongoing projects		
Opening balance	-	-
Amount required to be spent during the year	-	-
Amount spent during the year	-	-
Closing Balance deposited in Separate CSR Unspent A/c	-	-



NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
All amounts in Rupees Millions, except as otherwise stated

ii. Other than ongoing projects

Opening Balance

Add: Amount deposited in Specified Fund of Sch. VII within 6 months

Less: Amount required to be spent during the year

Add: Amount spent during the year

Closing balance

4.20

8.00

3.80

(f) Excess amount spent

Opening Balance

Less: Amount required to be spent during the year

Add: Amount spent during the year

Closing balance

4.20

8.00

3.80

37 Tax expenses

a Tax expense recognised in Standalone Statement of Profit and Loss

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Current tax		
In respect of the current year	-	91.47
In respect of the previous year	21.64	-
	21.64	91.47
Deferred tax		
In respect of the current year	(13.72)	(3.48)
In respect of prior years	80.24	-
	66.52	(3.48)
Tax expense recognised in the current year	Total 88.16	87.99

b Tax 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 obligation	(0.84)	(0.53)
Tax expense recognised in other comprehensive income	Total (0.84)	(0.53)

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	25.68	332.04
Applicable tax rate	25.17%	25.17%
Tax expense calculated at applicable tax rate	A 6.46	83.57
Tax effect of exempt operating income	(19.63)	3.92
Setoff of carry forward losses	-	-
Excess/ (Less) tax provision for prior years reversed / recognised in current year	101.88	-
Tax effect of non deductible expenses	(0.55)	0.50
	B 81.70	4.42
Tax expense recognised in Standalone Statement of Profit and Loss	(A+B) 88.16	87.99



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**38 Earning per share (EPS)**

The following table sets forth the computation of basic and diluted earnings per share:

Particulars	Note no.	Year ended 31 March 2026	Year ended 31 March 2025
Profit/Loss for the year attributable to equity shareholders of the and used in calculation of EPS (Rs in Million)		(60.00)	245.62
Weighted average number of equity shares outstanding			
- Basic (in numbers)		28,79,57,534	26,11,03,877
- Diluted (in numbers)	23.4	28,79,57,534	27,06,92,877
Nominal Value of shares (in Rupees)		5.00	5.00
Earnings per Share (in Rupees)			
Basic		(0.21)	0.93
Diluted		(0.21)	0.91

39 Commitments

Particulars	As at 31 March 2026	As at 31 March 2025
1 Capital commitments (Net of advances)	873.46	954.10
2 The Company enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and agreed rates, which are determinable as and when the work under the said contracts are completed.		
3 The Company has entered into agreements with land owners under which the Company is required to make payments based on the terms/ milestones stipulated under the respective agreements.		
4 The Company has made commitment to subscribe to further capital/ provide financial support to joint ventures based on funding requirements of such entities.		

40 Contingent liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
Claims against the Group not acknowledged as debts		
a. Disputed Income Tax	-	-
b. Disputed Goods and Service Tax	-	-
c. Others	-	-
The above amount does not include penalties, if any, that may be levied by the authorities when the disputes are settled		

41 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
At the beginning of the year	-	-
Add: Additions during the year	11.37	-
Add: Accretion of interest	1.08	-
Less: Payments	(2.33)	-
Less: Deletions	-	-
At the end of the year	10.12	-

B Company as a lessee

The Company has taken commercial space under lease

Particulars	As at 31 March 2026	As at 31 March 2025
Depreciation expense of right-to-use assets	1.90	-
Interest expense on lease liabilities	1.08	-
Expense relating to short-term leases (included in rental expense)	5.72	35.12



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

Non-cancellable operating lease commitments:

Particulars	As at 31 March 2026	As at 31 March 2025
Within 1 Year	2.90	-
Between 1 and 2 years	3.04	-
Between 2 and 3 years	3.18	-
Between 3 and 4 years	3.33	-
Between 4 and 5 years	0.56	-
More than 5 years	-	-

C As a lessor

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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Rental income	12.00	-

42 Segment Information

The Chief Operating Decision Maker reviews the operations of the Company 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 Standalone financial statements. The Company is domiciled in India and the Company's non current asset are located in India.

43 Employee benefits

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

During the year, the Company has recognized the following amounts in the Standalone Statement of Profit and Loss under defined contribution plan whereby the Company 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	30.45	19.92
Employers' contribution to employee state insurance scheme	1.42	1.04
	31.87	20.96

Note: The contributions payable to the above plan by the Company is at rates specified in the rules of the schemes

- (ii) **Defined Benefit Plan :** The company 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 basis salary per month. The company defined benefit plan is unfunded.

Risk exposure

The defined benefit plan typically expose the company 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.
Interest Risk	A decrease in the bond's interest rate will increase the plan liability
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	9.44	4.96
Interest expenses / (income) net	2.74	1.34
Components of defined benefit cost recognised in Standalone Statement of Profit and Loss	17.62	6.30

Remeasurement on the net defined benefit liability:

Actuarial (Gain) / loss for changes in financial assumptions	(2.22)	0.55
Actuarial (Gain) / loss due to experience adjustments	(1.10)	(2.64)
Remeasurement Of Asset Ceiling	-	-
Components of defined benefit cost recognised in other comprehensive income	(3.32)	(2.10)
Total components of defined benefit cost for the year	9.30	4.20

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



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

b. 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	19.63	19.32
Current service cost	9.44	4.96
Past service cost or curtailment	0.44	-
Interest cost	2.74	1.34
Remeasurement (gains)/ losses:		
Actuarial (Gain) / loss for changes in financial assumptions	(2.22)	0.55
Actuarial (Gain) / loss due to experience adjustments	(1.10)	(2.64)
Benefits paid	(0.30)	(3.89)
Acquisitions	20.26	-
Disposals	(11.23)	-
Closing defined benefit obligation	37.65	19.63

c. Net asset/(liability) recognised in balance sheet

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Fair value of plan assets		
Present Value of Defined Benefit Obligation	(37.65)	(19.63)
Net asset/(liability) recognised in Standalone Balance sheet - Non current	(37.65)	(19.63)

d. Actuarial Assumptions

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Discount Rate	7.30% to 7.60%	6.70%
Expected Return on plan assets	N/A	N/A
Rate of increase in compensation	7.00% to 10.00%	7.00% to 10.00%
Attrition rate	Refer Table Below	
Retirement age	58 to 60 years	58 to 60 years

Attrition rate

Age	Year ended 31 March 2026	Year ended 31 March 2025
Upto 30	10%	10%
31-40	5%	5%
41-50	3%	3%
Above 50	2%	2%

e. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analyses 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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Impact on defined benefit obligation:		
Discount rate		
Increase by 100 basis points	(2.90)	(1.80)
Decrease by 100 basis points	3.38	2.12
Salary escalation rate		
Increase by 100 basis points	2.33	1.83
Decrease by 100 basis points	(2.14)	(1.72)
Employee attrition rate		
Increase by 1000 basis points	(0.48)	(0.25)
Decrease by 1000 basis points	0.52	0.26

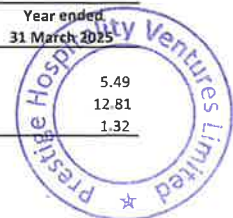
The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

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.

f. Maturity profile of defined benefit obligation

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Within 1 year	10.53	5.49
Between 1 to 5 years	24.57	12.81
More than 5 years	2.54	1.32



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**(iii) Other Employee Benefits - Compensated absences**

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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Leave encashment benefit expensed in the standalone Statement of Profit and Loss	39.17	15.71

Particulars	As at 31 March 2026	As at 31 March 2025
Leave encashment benefit outstanding	29.93	10.62

44 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 :		
Currency	USD	USD
Amount in Foreign Currency	0.21	0.22
Amount in INR	19.99	19.27
Creditors :		
Currency	Euro	
Amount in Foreign Currency	0.00	-
Amount in INR	0.39	-

45 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	11	3,276.73	3,276.73
Trade receivables	16	127.97	178.11
Cash and cash equivalents	17	580.15	318.70
Bank balances other than cash and cash equivalents	18	169.54	-
Loans	19	20,493.32	17,231.02
Other financial assets	12,20	1,464.68	928.62
		26,112.39	21,933.18
Financial liabilities			
Borrowings	24,26	12,955.47	6,546.20
Trade payables	27	290.12	169.22
Lease liabilities		10.13	-
Other financial liabilities	28	601.66	954.08
		13,857.38	7,669.50

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 9 with respect to capital work-in-progress.

46 Financial risk management objectives and policies

The Company'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 Company's Hospitality operations. The Company's principal financial assets include investments, inventory, 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 Company considering its economic interest and furtherance of the business objectives.

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**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 Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans 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 Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and with floating interest rates.

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

iii Interest rate sensitivity

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

Effect on profit before tax

Particulars	As at 31 March 2026	As at 31 March 2025
Decrease in interest rate by 50 basis points	38.63	32.48
Increase in interest rate by 50 basis points	(38.63)	(32.48)

II Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company 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 Company comprises of receivables towards: sale of properties; and from hospitality services.

Receivables towards sale of properties - The Company is not substantially exposed to credit risk as property is handed over on payment of dues. However, the Company makes provision for expected credit loss where any property developed by the Company 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 Company is not substantially exposed to credit risk as Company collects security deposits.

Other Receivables - Credit risk is managed as per Company'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

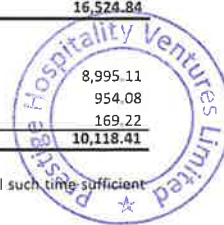
Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit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

vii Liquidity risk

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

Particulars	On demand	< 1 years	1 to 5 years	> 5 years	Total
As at 31 March 2026					
Borrowings (including Interest)	5,230.20	1,673.40	6,032.24	2,684.20	15,620.04
Other financial liabilities	0.04	601.62	-	-	601.66
Lease Liabilities	-	2.90	10.12	-	13.02
Trade payables	-	290.12	-	-	290.12
	5,230.24	2,568.04	6,042.36	2,684.20	16,524.84
As at 31 March 2025					
Borrowings (including Interest)	49.23	986.26	6,409.78	1,549.84	8,995.11
Other financial liabilities	1.11	952.97	-	-	954.08
Trade payables	-	169.22	-	-	169.22
	50.34	2,108.45	6,409.78	1,549.84	10,118.41

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**47 Capital management**

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

The Company, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company includes within net debt, interest bearing loans and borrowings 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	26	6,262.72	403.36
Borrowings - Non-current	24	6,692.75	6,142.84
Less:			
Cash and cash equivalents	17	(580.15)	(318.70)
Bank balances other than cash and cash equivalents	18	(169.54)	-
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	12	(144.33)	(127.32)
Net debt		11,667.18	5,813.73
Equity		22,249.31	22,309.31
Debt equity ratio for the purpose of capital management		0.52	0.26

48 Revenue from contracts with customers:**i) Disaggregated revenue information**

Set out below is the disaggregation of the company'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	2,938.13	2,431.31
Revenue from goods or services transferred over time	-	189.44
	2,938.13	2,620.75

ii) Contract balances and performance obligations

Particulars	As at 31 March 2026	As at 31 March 2025
Trade receivables	129.40	179.39
Contract liabilities *	2.82	2.86

* Contract liabilities represent amounts collected from customers based on contractual milestones pursuant to agreements executed with such customers for sale of 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 entity transfers control of such units to the customer. The company is liable for any structural or other defects in the commercial units as per the terms of the agreements executed with customers and the applicable laws and regulations.

Set out below is the amount of revenue recognised from:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year	-	36.52
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 **	2.82	2.86

** The company expects to satisfy the said performance obligations when 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 reporting period.

iii) Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price at point in time

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Revenue as per contracted price	2,938.13	2,431.31
Discount	-	-
Revenue from contract with customers	2,938.13	2,431.31



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

49 Details of capital account contribution and profit sharing ratio in partnership firms and limited liability partnership firms:

Name of the Firms/LLPs/Partners	As at 31 March 2026		As at 31 March 2025	
	Capital Rs. In Million	Profit Sharing Ratio	Capital Rs. In Million	Profit Sharing Ratio
Prestige Realty Ventures				
Prestige Estates Projects Limited (till 29 December 2024)				
Prestige Hospitality Ventures Limited (w.e.f. 30 December 2024)	10.00	99.90%	10.00	99.90%
Irfan Razack	0.00	0.02%	0.00	0.02%
Badrunissa Irfan	0.00	0.01%	0.00	0.01%
Almas Rezwan	0.00	0.01%	0.00	0.01%
Sameera Noaman	0.00	0.01%	0.00	0.01%
Mohammed Salman Naji	0.00	0.01%	0.00	0.01%
Mohammed Nauman Naji	0.00	0.01%	0.00	0.01%
Ameena Ahmed	0.00	0.01%	0.00	0.01%
Mehreen Ahmed	0.00	0.01%	0.00	0.01%
Zainab Ismail	0.00	0.01%	0.00	0.01%
Prestige Goa Hospitality Ventures				
Prestige Hospitality Ventures Limited (w.e.f. 19 February 2025)	0.10	99.90%	0.10	99.90%
Northland Holding Company Private Limited	0.00	0.10%	0.00	0.10%
Prestige Vaishnaol Hospitality Ventures				
Prestige Hospitality Ventures Limited	1.00	50.00%	1.00	50.00%
Vaishnaol Constructions Private Limited	1.00	50.00%	1.00	50.00%
Prestige MRG Eco Ventures				
Prestige Hospitality Ventures Limited	0.50	50.00%	0.50	50.00%
Goldfinch Buildtech Private Limited	0.03	3.00%	0.03	3.00%
Present Infra Private Limited	0.47	47.00%	0.47	47.00%



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**50 List of related parties****A. Holding Company**

Prestige Estates Projects Limited

B. Subsidiaries

Northland Holding Company Private Limited
 Sai Chakra Hotels Private Limited
 Prestige Leisure Resorts Private Limited
 Prestige Realty Ventures (w.e.f. 29 March 2024)
 Prestige Summit Convention Private Limited (w.e.f 20 March 2025)
 Prestige Goa Hospitality Ventures (w.e.f 19 February 2025)

C. Joint ventures

Bamboo Hotel and Global Centre (Delhi) Private Limited
 Prestige MRG Eco Ventures (w.e.f. 30 December 2024)
 Prestige Vaishnani Hospitality Ventures

D. Joint ventures of holding Company

Prestige MRG Eco Ventures (up to 29 December 2024)
 Thomsun Realtors Private Limited

E. Other Parties**i) Entities under common control of holding company**

Prestige Property Management and Services
 K2K Infrastructure India Private Limited
 Prestige Exora Business Parks Limited
 Prestige Mall Management Private Limited
 Ace realty Ventures
 Apex Realty Ventures LLP
 Prestige Acres Private Limited

Prestige Projects Private Limited
 Village De Nandi Private Limited
 Prestige Nottingham Investments
 Prestige Southcity Holdings
 Prestige Kammanahalli Investments
 Morph
 Prestige OMR Ventures

Prestige Garden Resorts Private Limited
 Prestige Office Management Private Limited

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

Prestige Fashions Private Limited
 Prestige Golf Resorts Private Limited

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

Falcon Property Management Services	Spring Green	Sublime
Morph Design Company	Window care	The Good Food Company
K V N Monster Mind Creations LLP (up to 10 May 2024)	KVN Productions (up to 10 May 2024)	F and F Hospitality

F. Key Management Personnel

Irfan Razack, (Director upto 31 March 2025) (Chairman & Non Executive Director w.e.f. 1 April 2025)
 Omer Bin Jung, Joint Managing Director (w.e.f 1 April 2025)
 Mohamed Zaid Sadiq
 Rezwan Razack (Director upto 31 March 2025)
 Noaman Razack (Director upto 31 March 2025)
 Suresh Singaravelu, Chief Executive Officer (w.e.f 1 April 2025)
 Shamik Rudra, Chief Financial Officer (w.e.f 1 April 2025)
 Lingraj Patra, Company Secretary & Compliance Officer (w.e.f 1 April 2025)

G. Key Management Personnel of holding Company

Uzma Irfan
 Venkat K Narayana (up to 10 May 2024)

H. Relative of Key Management Personnel

Omer Bin Jung, Joint Managing Director (w.e.f 1 April 2025)
 Badrunissa Irfan
 Almas Rezwan
 Sameera Noaman
 Rezwan Razack (Director upto 31 March 2025)
 Zayd Noaman

Faiz Rezwan
 Anjum Jung
 Sana Rezwan
 Danya Noaman
 Noaman Razack (Director upto 31 March 2025)
 Fajr Qureishi

I. Independent Directors

Ajoy Mehta (w.e.f 10 April 2025)
 Mphankumar Parameshwara Krishna (w.e.f 10 April 2025)

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

J. Details of Related Party Transactions

Transactions during the year

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Inter Corporate Deposit Taken		
<i>Holding Company</i>		
Prestige Estates Projects Limited	6,288.00	16,325.00
<i>Subsidiaries</i>		
Sai Chakra Hotels Private Limited	475.51	-
	6,763.51	16,325.00
Inter corporate deposit taken repaid		
<i>Holding Company</i>		
Prestige Estates Projects Limited	1,475.04	19,757.27
<i>Subsidiaries</i>		
Sai Chakra Hotels Private Limited	107.50	-
	1,582.54	19,757.27
Inter corporate deposits given		
<i>Subsidiaries</i>		
Northland Holding Company Private Limited	684.50	3,895.50
Sai Chakra Hotels Private Limited	1,244.99	1,295.00
Prestige Summit Convention Private Limited	1,713.00	-
<i>Joint ventures</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	2,450.00	8,460.32
	6,092.49	13,650.82
Inter corporate deposits given recovered		
<i>Subsidiaries</i>		
Northland Holding Company Private Limited	109.00	4.00
Sai Chakra Hotels Private Limited	2,439.99	100.00
<i>Joint ventures</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	-	5,800.00
	2,548.99	5,904.00
Assignment to Inter corporate deposits given		
<i>Joint ventures</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 to Inter corporate deposits given		
<i>Joint ventures</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited*	-	89.50
	-	89.50
<i>*Previously recoverable by Prestige Estates Projects Limited</i>		
Allotment of Equity shares (Rights issue)		
<i>Holding Company</i>		
Prestige Estates Projects Limited	-	16,250.40
	-	16,250.40
Investments made		
<i>Subsidiaries</i>		
Prestige Summit Convention Private Limited	-	0.10
Prestige Goa Hospitality Ventures	-	0.10
Prestige Realty Ventures	-	614.52
	-	614.72



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

J. Details of Related Party Transactions

Transactions during the year

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Purchase of Investments		
<i>Key Management Personnel</i>		
Irfan Razack	-	87.49
Rezwan Razack	-	86.51
Noaman Razack	-	86.50
<i>Relative of Key Management Personnel</i>		
Badrunissa Irfan	-	41.28
Almas Rezwan	-	41.28
Omer Bin Jung	-	452.17
Anjum Jung	-	148.43
Sameera Noaman	-	39.32
	-	982.99
Contribution to Partnership firms / LLPs (net)		
<i>Subsidiaries</i>		
Prestige Realty Ventures	-	1,073.00
Prestige Goa Hospitality Ventures	23.60	-
<i>Joint ventures of holding Company</i>		
Prestige MRG Eco ventures	181.50	416.50
Prestige Vaishnai Hospitality Ventures	1.00	-
	206.10	1,489.50
Drawings from Partnership firms (net)		
<i>Subsidiaries</i>		
Prestige Realty Ventures	448.50	-
	448.50	-
Interest Income		
<i>Joint ventures</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	388.72	198.17
	388.72	198.17
Sale of goods and services		
<i>Holding Company</i>		
Prestige Estates Projects Limited	7.43	6.15
<i>Subsidiaries</i>		
Northland Holding Company Private Limited	0.71	0.06
Sai Chakra Hotels Private Limited	0.06	-
Prestige Leisure Resorts Private Limited	0.11	0.01
Prestige Realty Ventures	0.05	-
<i>Joint ventures of holding Company</i>		
Prestige MRG Eco ventures	0.00	-
<i>Entities under common control of holding company</i>		
Prestige Projects Private Limited	-	192.16
Prestige Mall Management Private Limited	-	0.06
<i>Company in which the directors/ KMP and their relatives are interested</i>		
Prestige Fashions Private Limited	-	0.18
<i>Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:</i>		
KVN Productions	-	4.63
K V N Monster Mind Creations LLP	-	0.09
The Good Food Company	0.02	-
Sublime	0.64	-
Morph	0.02	-
Spring Green	-	0.01
<i>Key Management Personnel</i>		
Irfan Razack	1.65	0.37
Rezwan Razack	-	0.10
Noaman Razack	-	0.24
Omer Bin Jung	0.01	-
Mohmed Zaid Sadiq	0.05	0.29



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**I. Details of Related Party Transactions****Transactions during the year**

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Key Management Personnel of holding Company		
Uzma Irfan	0.06	0.13
Relative of Key Management Personnel		
Rezwan Razack	0.04	-
Noaman Razack	1.01	-
Omer Bin Jung	-	0.20
Faiz Rezwan	0.68	2.41
Sameera Noaman	0.03	0.10
Zayd Noaman	0.04	0.32
Danya Noaman	0.01	0.22
Anjum Jung	0.00	0.04
	12.62	207.79
Acquisition of Business undertaking		
Holding Company		
Prestige Estates Projects Limited	-	3,130.00
	-	3,130.00
Remuneration		
Key Management Personnel	119.27	9.00
	119.27	9.00
Director's sitting fees		
Independent Directors		
Ajoy Mehta	0.50	-
Mohankumar Parameshwara Krishna	0.50	-
Perpetua Kumar	0.50	-
Dilip Puri	0.50	-
	2.00	-
Rental Expense		
Holding Company		
Prestige Estates Projects Limited	0.55	-
Subsidiaries		
Prestige Leisure Resorts Private Limited	-	30.00
	-	30.00
Rental Income		
Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:		
F and F Hospitality	12.00	-
	12.00	-
Purchase of goods and services		
Holding Company		
Prestige Estates Projects Limited	89.48	-
Subsidiaries		
Prestige Realty Ventures	0.09	0.02
Northland Holding Company Private Limited	25.87	-
Sai Chakra Hotels Private Limited	1.15	-
Entities under common control of holding company		
K2K Infrastructure India Private Limited	200.46	65.03
Prestige Mall management Private limited	0.05	-
Prestige Property Management and Services	4.29	3.33
Prestige Office Management Private Limited	0.36	-
Morph	81.37	30.45
Company in which the directors/ KMP and their relatives are interested		
Prestige Fashions Private limited	5.17	0.02
Joint ventures of holding Company		
Thomson Realtors Private Limited	1.48	-



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**J. Details of Related Party Transactions****Transactions during the year**

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
<i>Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:</i>		
Morph Design Company	18.54	-
Sublime	11.52	0.19
Falcon property management services	20.39	26.43
Spring Green	6.40	-
Window care	0.63	-
	467.27	125.47
Share of Loss from Firms / LLPs		
<i>Subsidiaries</i>		
Prestige Goa Hospitality Ventures	0.04	0.01
Prestige Realty Ventures	-	20.11
	0.04	20.12
<i>Joint ventures</i>		
Prestige Vaishnadi Hospitality Ventures	0.03	0.01
	0.03	0.01
	0.07	20.12
Share of Profit from Firms / LLPs		
<i>Subsidiaries</i>		
Prestige Realty Ventures	72.06	-
<i>Joint ventures</i>		
Prestige MRG Eco Ventures	6.02	4.56
	78.08	4.56
Conversion of Optionally convertible debentures into Equity Shares		
<i>Holding Company</i>		
Prestige Exora Business Parks Limited	6,500.00	-
	6,500.00	-
Guarantees received		
<i>Holding Company</i>		
Prestige Estates Projects Limited	1,582.59	1,200.00
	1,582.59	1,200.00
Release of Guarantees received		
<i>Holding Company</i>		
Prestige Estates Projects Limited	350.00	274.55
	350.00	274.55
Purchase of Asset under Asset transfer agreement		
<i>Entities under common control of holding company</i>		
Prestige Garden Resorts Private Limited	-	610.00
	-	610.00



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**K. Details of Related Party Balances***Outstanding as at the balance sheet date*

Particulars	As at 31 March 2026	As at 31 March 2025
Inter Corporate Deposits Payable		
<i>Holding Company</i>		
Prestige Estates Projects Limited	4,862.19	49.23
<i>Subsidiaries</i>		
Sai Chakra Hotels Private Limited	368.01	-
	<u>5,230.20</u>	<u>49.23</u>
Inter Corporate Deposits receivable		
<i>Subsidiaries</i>		
Northland Holding Company Private Limited	4,467.00	3,891.50
Sai Chakra Hotels Private Limited	-	1,195.00
Prestige Summit Convention Private Limited	1,713.00	-
<i>Joint ventures</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	12,895.28	10,445.28
	<u>19,075.28</u>	<u>15,531.78</u>
Interest income on inter corporate deposits receivable		
<i>Joint ventures</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	830.22	480.37
	<u>830.22</u>	<u>480.37</u>
Loans & Advances recoverable		
<i>Holding Company</i>		
Prestige Estates Projects Limited	-	47.40
<i>Subsidiaries</i>		
Prestige Leisure Resorts Private Limited	100.72	100.72
Prestige Realty Ventures	4.45	-
<i>Entities under common control of Holding company</i>		
Prestige Garden Resorts Private Limited	-	78.16
Morph	-	56.22
Prestige Projects Private Limited	0.10	-
Prestige DMR Ventures LLP	0.10	-
Prestige Acres Private Limited	0.10	-
<i>Company in which the directors/ KMP and their relatives are interested</i>		
Prestige Golf Resorts Private Limited	1.36	1.36
<i>Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:</i>		
Morph Design Company	-	4.46
Window Care	-	-
F and F Hospitality	4.32	-
	<u>111.14</u>	<u>288.32</u>
Current account in Partnership firm		
<i>Subsidiaries</i>		
Prestige Realty Ventures	666.45	1,042.89
Prestige Goa Hospitality Ventures	23.45	-
<i>Joint ventures</i>		
Prestige MRG Eco Ventures	608.08	420.56
	<u>1,297.98</u>	<u>1,463.45</u>
Advance from Partnership firm		
<i>Subsidiaries</i>		
Prestige Goa Hospitality Ventures	-	0.11
<i>Joint ventures</i>		
Prestige Vaishnani Hospitality Ventures	0.04	1.01
	<u>0.04</u>	<u>1.11</u>



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

K. Details of Related Party Balances

Outstanding as at the balance sheet date

Particulars	As at 31 March 2026	As at 31 March 2025
Other Liabilities		
<i>Subsidiaries</i>		
Prestige Summit Convention Private Limited	-	0.10
<i>Relative of Key Management Personnel</i>		
Omer Bin Jung	-	382.17
Anjum Jung	-	118.43
	-	<u>500.69</u>
Trade Payables		
<i>Holding Company</i>		
Prestige Estates Projects Limited	98.53	-
<i>Subsidiaries</i>		
Northland Holding Company Private Limited	1.79	1.13
<i>Entities under common control of holding company</i>		
K2K Infrastructure India Private Limited	42.86	44.21
Village De Nandi Private Limited	-	0.95
Prestige Property Management and Services	-	1.33
Morph	29.04	28.60
<i>Joint ventures of holding Company</i>		
Thomsun Realtors Private Limited	1.75	-
<i>Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:</i>		
Falcon property management services	4.29	4.18
Spring Green	0.52	1.13
Sublime	0.09	0.02
Morph Design Company	-	0.01
	<u>178.87</u>	<u>81.57</u>
Trade/other receivables		
<i>Holding Company</i>		
Prestige Estates Projects Limited	-	8.90
<i>Subsidiaries</i>		
Prestige Leisure Resorts Private Limited	-	0.01
Northland Holding Company Private Limited	0.68	0.07
Prestige Realty Ventures	-	0.01
Sai Chakra Hotels Private Limited	0.02	0.01
<i>Key Management Personnel</i>		
Irfan Razack	0.27	0.01
Noaman Razack	-	0.08
Omer Bin Jung	0.18	-
<i>Partnership Firms, LLPs, Trusts in which some of the Directors / KMP and their Relatives are interested:</i>		
Falcon property management services	0.76	-
<i>Key Management Personnel of holding Company</i>		
Uzma Irfan	0.00	0.01
<i>Relative of Key Management Personnel</i>		
Omer Bin Jung	-	0.18
Rezwan Razack	0.06	-
Zayd Noaman	0.06	-
Anjum Jung	-	0.08
Sameera Noaman	-	0.00
Fazil Noaman	0.03	0.03
	<u>2.05</u>	<u>9.40</u>



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

K. Details of Related Party Balances

Outstanding as at the balance sheet date

Particulars	As at 31 March 2026	As at 31 March 2025
Remuneration Payable		
Key Management Personnel	3.27	0.48
	3.27	0.48
Director's sitting fees Payable		
Independent Directors		
Ajoy Mehta	0.13	-
Mohankumar Parameshwara Krishna	0.13	-
Perpetua Kumar	0.13	-
Dilip Puri	0.13	-
	0.50	-
Optionally convertible debentures		
Entities under common control of holding company		
Prestige Exora Business Parks Limited	-	6,500.00
	-	6,500.00
Guarantees received and outstanding		
Holding Company		
Prestige Estates Projects Limited	5,205.07	3,972.48
	5,205.07	3,972.48

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 standalone 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 STANDALONE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**51 Financial Ratios**

Ratios / measures	As at 31 March 2026	As at 31 March 2025
a. Current ratio = Current assets over current liabilities		
Current Assets (A)	23,090.60	18,570.11
Current Liabilities (B)	7,462.75	1,634.25
Current ratio (C) = (A) / (B)	3.09	11.36
% Change from previous year	(72.77%)	
Reason for variance: The Company has deployed funds to joint venture through equity infusion short term borrowings and internal accruals		
b. Debt Equity ratio = Debt [includes current and non-current borrowings] over total shareholders' equity [includes shareholders funds and retained earnings]		
Total debts (A)	12,955.47	6,546.20
Total shareholder's equity (B)	22,249.31	22,309.31
Debt equity ratio (C) = (A) / (B)	0.58	0.29
% Change from previous year	98.44%	
Reason for variance: Increase in Borrowings during the year		
c. Debt service coverage ratio = Earnings available for debt service / Debt Service		
Profit before tax (A)	25.68	332.04
Finance cost (B)	604.49	381.65
Finance cost capitalised (C)	143.23	32.94
Earnings available for debt services (D) = (A) + (B) + (C)	773.40	746.63
Finance cost charged + capitalised (E) = (B) + (C)	747.72	414.59
Principal repayments (F)	354.29	274.56
Debt service (G) = (E) + (F)	1,102.01	689.15
Debt service coverage ratio (H) = (D) / (G)	0.70	1.08
% Change from previous year	(35.22%)	
Reason for variance: There is a reduction in profits as the company due to increase in Finance costs consequent to increase in borrowings.		
d. Return on equity [%] = Net Profits after taxes/ Average Shareholder's Equity		
Net Profit after tax (A)	(62.48)	244.05
Total shareholder's equity	22,249.31	22,309.31
Average shareholder's equity (B) = [(opening + closing) / 2]	22,279.31	14,137.94
Return on equity [%] (C) = (A)/(B) * 100	-0.28%	1.73%
% Change from previous year	(116.25%)	
Reason for variance: There is a reduction in profits as the company due to increase in Finance costs consequent to increase in borrowings.		
e. Inventory turnover ratio = Cost of goods sold/Average inventory		
Revenue from operations (A)	3,028.14	2,620.75
Inventory	20.05	15.92
Average inventory (B) = [(opening + closing) / 2]	17.99	24.71
Inventory turnover ratio (C) = (A)/(B)	168.37	106.08
% Change from previous year	58.72%	
Reason for variance: Increase in revenue from operations due to commencement of operations in certain property.		
f. Trade receivables turnover ratio = Revenue from operations over average trade receivables		
Revenue from operations (A)	3,028.14	2,620.75
Trade Receivables	127.97	178.11
Average Trade Receivables (B) = [(opening + closing) / 2]	153.04	126.73
Trade receivables turnover ratio (C) = (A)/(B)	19.79	20.68
% Change from previous year	(4.32%)	

Reason for variance: Variance is less than 25% hence not applicable.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

51 Financial Ratios

Ratios / measures	As at 31 March 2026	As at 31 March 2025
g. Trade payables turnover ratio [days] = total expenses over average trade payables		
Total expenses* (A)	2,198.10	1,640.71
Trade Payables	290.12	169.22
Average Trade Payables (B) = [(opening + closing) / 2]	229.67	168.03
Trade payables turnover (C) = (A)/(B)	9.57	9.76
% Change from previous year	(1.99%)	
* Excludes finance cost, depreciation and amortization expenses.		
Reason for variance: Variance is less than 25% hence not applicable.		
h. Net capital turnover ratio = Revenue from operations over average working capital		
Revenue from operations (A)	3,028.14	2,620.75
Working Capital (Current Assets - Current Liabilities)	15,627.85	16,935.86
Average working Capital (B)	16,281.86	8,344.89
Net capital turnover ratio (C) = (A)/(B)	0.19	0.31
% Change from previous year	(40.78%)	
Reason for variance: The Company has deployed funds to subsidiaries and joint venture through short term borrowings and internal accruals		
i. Net profit [%] = Net profit over revenue from operations		
Profit after tax (A)	(62.48)	244.05
Revenue from operations (B)	3,028.14	2,620.75
Net profit [%] (C) = (A) / (B) * 100	-2.06%	9.31%
% Change from previous year	(122.16%)	
Reason for variance: There is a reduction in profits as the company due to increase in Finance costs consequent to increase in borrowings.		
j. Return on capital employed [%]		
Profit before tax (A)	25.68	332.04
Depreciation and amortization expenses (B)	630.69	499.30
Finance cost (C)	604.49	381.65
Add: Depreciation and amortization expenses and finance cost (D) = (B) + (C)	1,260.86	1,212.99
Total shareholder's equity (E)	22,249.31	22,309.31
Total borrowings (F)	12,955.47	6,546.20
Total lease liability (G)	10.13	-
Capital Employed (H) = (E) + (F) + (G)	35,214.91	28,855.51
Return on capital employed [%] (I) = (D) / (H) * 100	3.58%	4.20%
% Change from previous year	(14.83%)	

Reason for variance: Variance is less than 25% hence not applicable.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

52 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 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 :

- i. 13,50,000 Equity shares having face value of Rs.10 each which constitutes 57.45% of total paid up capital.
- ii. 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 parent company, the transaction between the parent 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 parent company. The difference between the book value and purchase consideration has been recorded as "Common control adjustment deficit account".

b. Reconstitution of partnership deed

Prestige Realty Venture (a partnership firm) in which the holding company holds 99.90%, was reconstituted on 30th December 2024, wherein the Company was introduced as a partner and the holding company retired from the partnership. The ownership before and after the reconstitution of partnership deed, belongs to the parent company, the reconstitution between the 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 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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PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

- 53 On 1 January 2025, the Company has entered into an asset transfer agreement with Prestige Garden Resorts Private Limited (the "Transferor") 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.
- 54 The Company 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 Company has not been maintained on servers physically located in India on daily basis. Further, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except for – 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 Company 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 Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.
- 55 The Company has estimated and recognised the impact of implementation of the New Labour Codes under Employee benefits expense for the year ended 31 March 2026. Based on Company's assessment, the same do not have a material impact on the Company's Standalone financial statements.

56 Other statutory information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Company does not have any transactions with companies struck off under section 248 of Companies Act, 2013.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) Disclosure requirements where Company has advanced or loaned or invested funds
- (a) During the year, the Company 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 Company during:

Sl.No	Name of Beneficiary	Nature of transaction	Date of transaction	PAN of the Intermediary	Relationship with the Company	Amount	
						Year ended 31 March 2026	Year ended 31 March 2025
1	Bamboo Hotel and Global Centre (Delhi) Private Limited	Loaned	Various dates	AACCH1126R	Joint Venture	2,450.00	8,460.32

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

Sl.No	Name of Funding party	Date of transaction	Amount	
			Year ended 31 March 2026	Year ended 31 March 2025
1	Prestige Estates Projects Limited	Various dates	2,450.00	8,460.32



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

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

- (d) The company has not provided any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- (e) The management of the Company 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).
- (vi) The Company 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 Company 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.
- (vii) The Company 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
- (viii) The company has complied with the number of layers prescribed under clause(87) of section 2 of the Act read with Companies (Restriction on number of layers) Rules, 2017.
- (ix) The Company is not a declared Wilful defaulter by any bank or financial institution or any other lender

Signatures to Notes 1 to 56

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

Shiv Shankar T R
Partner
Membership No.220517

For and on behalf of Board of Directors
Prestige Hospitality Ventures Limited
CIN : U45500KA2017PLC109059

Irfan Razak
Chairman & Non
Executive
DIN: 00209022

Omer Bin Jung
Joint Managing
Director
DIN: 01271310

Mohamed Zaid Sadiq
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