



Independent Auditor's Report

TO
THE MEMBERS OF **PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED**

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the accompanying financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the State of affairs of the Company as at March 31, 2026, its **Loss** including other comprehensive income its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of Key audit matters as per SA 701, Key Audit matters are not applicable to the company as it is an unlisted company.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

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

In preparing the financial statements, management is 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls 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 controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

- i. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "**Annexure-A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- ii. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
 - e) On the basis of the written representations received from the directors 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) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration has been complied with.
 - h) 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:

- 1) The Company does not have any pending litigations as at March 31, 2026 which would impact its financial position in its financial statements.
- 2) The Company does not have any long term contracts including derivative contracts for which there were any material foreseeable losses; and
- 3) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the company.
- 4) a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing for otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (“Ultimate Beneficiaries”) or provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries;
b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing for otherwise, that the company shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries; and
c) Based on such audit procedures 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) & (ii) of Rule 11 (e), as provide under (a) and (b) above, contain any material misstatement.
- 5) No dividend has been paid or declared during the year by the company.
- 6) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2026 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 software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

ANNEXURE-A TO THE INDEPENDENT AUDITORS' REPORT

The Annexure referred to in paragraph 1 under “Report on other legal and regulatory requirements” section of our report to the members of PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED for the year ended March 31, 2026.

We report that:

- i.** (a)(A) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment;
(B) The Company has no intangible assets hence this clause is not applicable.
(b) As explained to us Property, Plant and Equipment have been physically verified by the management at reasonable intervals; no material discrepancies were noticed on such verification;
(c) The title deeds of all the immovable properties (other than the properties which the company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the financial statements are held in the name of company.
(d) The company has not revalued its Property, Plant and Equipment (including Right of Use Assets) or intangible assets or both during the year.
(e) As explained to us, no proceedings have been initiated or are pending against company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii.** (a) The Company does not have any inventory hence reporting under this clause is not applicable.
(b) The company has not been sanctioned during any point of time of the year, working capital limits in excess of five crore rupees, in aggregate from banks or financial institutions on the basis of security of current assets..
- iii.** During the year the company has not made investments in, nor provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnerships or any other parties.
- iv.** In respect of loans, investments, guarantees, and security, provisions of sections 185 and 186 of the Companies Act have been complied with.
- v.** The company has not accepted any deposits or amounts which are deemed to be deposits covered under sections 73 to 76 of the Companies Act, 2013.
- vi.** The maintenance of the cost records has not been specified for the activities of the company by the Central Government u/s 148(1) of the Companies Act, 2013. Hence reporting under this clause is not applicable.

- vii.** (a) According to the information furnished to us, the Company is regular in depositing with appropriate authorities, the undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-tax, Goods and Service Tax, Customs duty, Cess and any other statutory dues wherever applicable to it during the year.
- (b) There were no undisputed statutory dues in arrears in respect of Provident Fund, Employees' State Insurance, Income-tax, Goods and Service Tax, Customs duty, Cess and other material statutory dues as at the date of the Balance Sheet under report, for a period of more than six months from the date they became payable.
- viii.** According to the information and explanations given by the management, no transactions not recorded in the books of accounts have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- ix.** (a) In our opinion and according to the information and explanations given by the management, we are of the opinion that the company has not defaulted in repayment of loans or other borrowings or in the payment of interest there on to any lender as on the date of Balance sheet date.
- (b) According to the information and explanations given by the management, the company is not declared as willful defaulter by any bank or financial institutions or other lender.
- (c) In our opinion according to the information and explanations given by the management, the company has utilized the money obtained by way of terms loans during the year for the purposes for which they were obtained.
- (d) In our opinion according to the information and explanations given by the management, the funds raised on short term basis have not been utilized for long term purposes.
- (e) In our opinion according to the information and explanations given by the management, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures
- (f) In our opinion according to the information and explanations given by the management, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x.** (a) The company has not raised any money by way of initial public offer or further public Offer (including debt instruments) during the year.
- (b) The company has not made any preferential allotment or private placement or shares or convertible debentures (fully, partially or optionally convertible) during the year.
- xi.** (a) According to the information & explanations given to us by the management, no fraud by the company or no fraud on the company has been noticed or reported during the year.

(b) No report under 143(12) of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) According to the information & explanations given to us by the management, no whistle-blower complaints had been received by the company.

- xii.** The Company is not a Nidhi Company. Therefore, Clause (xii) is not applicable on the company.
- xiii.** According to the information and explanations given to us, all transaction with the Related parties are in compliance with sections 177 and 188 of Companies Act, where applicable and the details have been disclosed in the financial statement, etc., as required by the applicable accounting standards.
- xiv.** (a) The Company has an internal audit system commensurate with the size and nature of its business.
(b) Since the company is not required to have the internal audit system hence the clause 3(xiv) (b) is not applicable to the company.
- xv.** On the basis of information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with directors or persons connected with him.
- xvi.** (a) In our opinion and based on our examination, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934).
(b) In our opinion and based on our examination, the company has not conducted any Non-Banking Financial or Housing Finance Activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India Act, 1934.
(c) In our opinion and based on our examination, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
(d) According to the information and explanations given by the management, the Group does not have any CIC as part of the Group.
- xvii.** Based on our examination, the company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- xviii.** There has been no resignation of the statutory auditors during the year.
- xix.** On the information obtained from the management and audit procedures performed and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and Management Plans, we

are of the opinion that no material uncertainty exists as on the date of audit report 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;

- xx. Based on our examination the provision of section 135 are not applicable on the company. Hence this clause is not applicable on the company.
- xxi. The company is not required to prepare Consolidated financial statements hence this clause is not applicable.

For Dattatray Babu & Associates
Chartered Accountants
FRN: 013145S

Cherreddy
Srinivas Babu

Digitally signed by Cherreddy Srinivas Babu
DN: c=IN, ou=Personal, postalCode=500047, st=Kx,
Rangareddy, st=Telangana, street=18206, Mail=ajgiri,
Mail=ajgiri, Telangana India 500047, title=+292,
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email=sreenivasbabucherreddy@gmail.com,
cn=Cherreddy Srinivas Babu
Date: 2026.05.20 19:57:22 +05'30'

C. Srinivas Babu
Partner
M.NO.201017
UDIN: 26201017WCUECD4168

Place: Hyderabad
Date: 20.05.2026

ANNEXURE “B” TO THE INDEPENDENT AUDITORS’ REPORT

Report on the Internal Financial Controls over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED** ("the Company") as of 31st March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of directors of the company is responsible for establishing and maintaining internal financial controls 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 ('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 Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the company 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 ICAI and the Standards on Auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 over financial reporting 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting 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 explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2026, 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.

For Dattatray Babu & Associates

Chartered Accountants

FRN: 013145S

Cherreddy

Srinivas Babu

C. Srinivas Babu

Partner

M.No: 201017

UDIN: 26201017WCUECD4168

Place: Hyderabad

Date: 20.05.2026

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKytech, ISB Road, Hyderabad - 500032

BALANCE SHEET AS AT 31 MARCH 2026**Rs. in Thousand**

Particulars	Note No.	As at 31 March 2026
A. ASSETS		
(1) Non-current assets		
(a) Capital work-in-progress		1,37,807
(b) Other non current assets	6	3,30,700
Sub total		4,68,507
(2) Current assets		
(a) Financial assets		
(i) Cash and cash equivalents	7	1,495
(ii) Other financial assets	8	14,550
(a) Other current assets	9	17,330
Sub total		33,375
Total		5,01,882
B. EQUITY AND LIABILITIES		
(1) Equity		
(a) Equity share capital	10	1,620
(b) Other equity	11	(396)
		1,224
(3) Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	12	4,83,000
(ii) Other financial liabilities	13	17,427
(b) Other current liabilities	14	231
		5,00,658
Total		5,01,882

See accompanying notes to the Financial Statements

As per our report of even date

For Dattatray Babu & Associates

Chartered Accountants

ICAI Firm Registration No.: 013145S

**Cherreddy
Srinivas Babu****C Srinivas Babu**

Partner

Membership No.201017

Place: Hyderabad

Date: 20 May, 2026

For and on behalf of the Board of directors of

Prestige Vaishnaoi Hospitality Private Limited

CIN : U55101TS2025PTC196955

**MOHMED
ZAID SADIQ****Mohmed Zaid Sadiq**

Director

DIN: 01217079

Place: Bengaluru

Date: 20 May, 2026

**Yelishala
Ravi Prasad****Ravi Prasad Yelishala**

Director

DIN: 01711023

Place: Hyderabad

Date: 20 May, 2026

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

Rs. in Thousand

		For the period from 11 April 2025 to 31 March 2026
Particulars	Note No.	
Revenue from operations	15	-
Other income		-
Total income (I)		-
Expenses		
Other expenses		396
Total expenses (II)		396
Profit/(loss) before tax (III= I-II)		(396)
Tax expense:		
Current tax		-
Deferred tax charge/(credit)		-
Total Tax expense (IV)	-	
Profit/(Loss) for the period (V= III-IV)	(396)	
Total other comprehensive income (VI)	-	
Total Comprehensive Income (V+VI)	(396)	
Earnings per share (equity shares, par value Rs 10	17	
- Basic and Diluted		(2.44)

See accompanying notes to the Financial Statements

As per our report of even date

Chartered Accountants

Cherreddy

Srinivas Babu
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serialNumber=e3940d5152a97ece626672a24812d
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email=sreenivasbabuchereddy@gmail.com,
cn=Chereddy Srinivas Babu
Date: 2026.05.20 19:07:48 +05'30'

Partner

Membership No.201017

Date: 20 May, 2026

Prestige Vaishnai Hospitality Private Limited

MOHMED Digitally signed by MOHMED ZAID

ZAID
SADIQ

Director

DIN: 01217079

Date: 20 May, 2026

Yelishala

Ravi

Prasad

Director

DIN: 01711023

Date: 20 May, 2026

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026

a. Equity Share Capital

Particulars	No of shares	Rs. in Thousand
		Amount (i)
As at 11 April 2025	-	-
Issued during the period	1,62,000	1,620
As at 31 March 2026	1,62,000	1,620

b. Other Equity

Particulars	Retained Earnings (ii)	Rs. in Thousand
		Total equity (iii) = (i) +(ii)
Equity share capital	-	1,620
Loss for the period	(396)	(396)
Other Comprehensive Income / (Loss) for the period net of taxes	-	-
As at 31 March 2026	(396)	1,224

See accompanying notes to the Financial Statements

As per our report of even date

For Dattatray Babu & Associates
Chartered Accountants
ICAI Firm Registration No.: 013145S
Cherreddy Srinivas Babu
Partner
Membership No.201017

Place: Hyderabad
Date: 20 May, 2026

For and on behalf of the Board of directors of
Prestige Vaishnaoi Hospitality Private Limited
CIN : U55101TS2025PTC196955

MOHMED ZAI SADIQ
Digitally signed by MOHMED ZAI SADIQ
Date: 2026.05.20 18:39:37 +05'30'

Mohmed Zaid Sadiq
Director
DIN: 01217079

Place: Bengaluru
Date: 20 May, 2026

Yelishala Ravi Prasad
Digitally signed by Yelishala Ravi Prasad
Date: 2026.05.20 18:02:35 +05'30'

Ravi Prasad Yelishala
Director
DIN: 01711023

Place: Hyderabad
Date: 20 May, 2026

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige Skytech, ISB Road, Hyderabad - 500032

STATEMENT OF CASH FLOWS FOR THE PERIOD FROM 11 APRIL 2025 TO 31 DECEMBER 2025**Rs. in Thousand**

Particulars	For the period from 11 April 2025 to 31 March 2026
CASH FLOW FROM OPERATING ACTIVITIES	
Net profit/(loss) before tax	(396)
Adjustments for	
(Increase) / Decrease in Loans and advances	-
Increase / (Decrease) in Trade payables	-
(Increase) / Decrease in financial assets	(14,550)
(Increase) / Decrease in Current assets	(17,330)
(Increase) / Decrease in Other non-current assets	-
Increase / (Decrease) in Other financial liabilities	138
Increase / (Decrease) in Other current liabilities	231
Sub-total	(31,511)
Cash (used in)/generated from operations	(31,907)
Income tax paid (net)	-
Net cash (used in)/generated from operating activities - A	(31,907)
CASH FLOW FROM INVESTING ACTIVITIES	
Capital expenditure on capital work-in-progress	(4,51,218)
Net Cash (used in)/generated from investing Activities - B	(4,51,218)
CASH FLOW FROM FINANCING ACTIVITIES - C	
Proceeds from issue of equity shares	1,620
Intercompany deposits received	4,83,000
Net Cash (used in)/generated from Financing Activities - C	4,84,620
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	1,495
Cash & Cash equivalents opening balance	-
Cash & Cash equivalents closing balance	1,495
Reconciliation of Cash and cash equivalents with Balance Sheet	
Cash and cash equivalents as per Balance Sheet	1,495
Cash and cash equivalents at the end of the period as per statement of cash flows above	1,495
Cash and cash equivalents at the end of the period as above comprises:	
Balances with banks	
- in current accounts	1,495
	1,495

See accompanying notes to the Financial Statements

As per our report of even date

For Dattatray Babu & Associates

Chartered Accountants

ICAI Firm Registration No.: 0131455

**Cherreddy
Srinivas Babu**

Digitally signed by Cherreddy Srinivas Babu
DN: cn=Cherreddy Srinivas Babu, o=Dattatray Babu & Associates, ou=Chartered Accountants, email=cherreddy.srinivasbabu@dtb.co.in, c=IN

C Srinivas Babu

Partner

Membership No.2010137

Place: Hyderabad

Date: 20 May, 2026

For and on behalf of the Board of directors of

Prestige Vaishnaoi Hospitality Private Limited

CIN : U55101TS2025PTC196955

Digitally signed by
MOHMED ZAID
SADIQ
Date: 2026.05.20
18:39:54 +05'30'

Mohmed Zaid Sadiq

Director

DIN: 01217079

Place: Bengaluru

Date: 20 May, 2026

Digitally signed by Yelishala
Ravi Prasad
Date: 2026.05.20
18:39:54 +05'30'

Ravi Prasad Yelishala

Director

DIN: 01711023

Place: Hyderabad

Date: 20 May, 2026

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**1 Corporate Information**

Prestige Vaishnaoi Hospitality Private Limited ("the Company") was incorporated on 11 April, 2025 as a Company under The Companies Act 2013, (the "Act") with Company identification number (CIN) U55101TS2025PTC196955. The Company 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 private limited company incorporated and domiciled in India and has its registered office at 'Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032.

The Financial Statements were approved for issue in accordance with a resolution passed by the Board of Directors of the Company on 20 May, 2026.

2 Statement of Compliance and basis of preparation and presentation**2.1 Statement of compliance**

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

2.2 Basis of preparation and presentation

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

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

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

3 Changes in accounting policies**3.1 Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

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

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

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026

3.2 Revenue Recognition

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.

3.3 Income Taxes

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

a. Current tax

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

b. Deferred tax

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

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

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

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

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

3.4 Capital work-in-progress

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

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

3.5 Financial Instruments

a Initial recognition

The Company recognises 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 Statement of Profit and Loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026

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 recognised in other comprehensive income.

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

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.

Financial liabilities

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

c Derecognition of financial instruments

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

d Impairment of financial assets

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

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

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026

Current versus non-current classification

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

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash 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.

3.7 Cash and cash equivalents

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

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

3.8 Statement of Cash Flows

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

3.9 Events after the reporting period

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

4 Use of Estimates

4.1 Use of Estimates

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

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

- Fair value measurements (Refer note 3.1),
- Accounting for revenue (Refer note 3.2),
- Recognition of Deferred Tax Assets (Refer note 3.3),
- Impairment of financial/ non financial assets (Refer note 3.5 d)

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026

5 Recent accounting pronouncements

The Company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 11 April 2025.

(i) Ind AS 117 Insurance Contracts

The Ministry of corporate Affairs (MCA) notified the Ind AS 117, *Insurance Contracts*, vide notification dated 12 August 2024, under the Companies (Indian Accounting Standards) Amendment Rules, 2024, which is effective from annual reporting periods beginning on or after 1 April 2024.

Ind AS 117 *Insurance Contracts* is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Ind AS 117 replaces Ind AS 104 *Insurance Contracts*. Ind AS 117 applies to all types of insurance contracts, regardless of the type of entities that issue them as well as to certain guarantees and financial instruments with discretionary participation features; a few scope exceptions will apply. Ind AS 117 is based on a general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

The application of Ind AS 117 had no impact on the Company's financial statements as the Company has not entered any contracts in the nature of insurance contracts covered under Ind AS 117.

(ii) Amendment to Ind AS 116 Leases – Lease Liability in a Sale and Leaseback

The MCA notified the Companies (Indian Accounting Standards) Second Amendment Rules, 2024, which amend Ind AS 116, *Leases*, with respect to Lease Liability in a Sale and Leaseback.

The amendment specifies the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.

The amendment is effective for annual reporting periods beginning on or after 1 April 2024 and must be applied retrospectively to sale and leaseback transactions entered into after the date of initial application of Ind AS 116.

The amendment does not have a material impact on the Company's financial statements.

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**6 Other Non-Current Assets**

	Rs. in Thousand
Particulars	As at 31 March 2026
To Others - unsecured, considered good	
Capital advances	3,30,700
	<u><u>3,30,700</u></u>

7 Cash and cash equivalents

	Rs. in Thousand
Particulars	As at 31 March 2026
Balances with banks	
- in current accounts	1,495
	<u><u>1,495</u></u>

8 Other financial assets (Current)

		Rs. in Thousand
Particulars	Note No.	As at 31 March 2026
To related parties - Unsecured considered as good		
Other receivables	23	14,550
		<u><u>14,550</u></u>

9 Other current assets

	Rs. in Thousand
Particulars	As at 31 March 2026
To others - unsecured, considered good	
Balance with government authorities	17,330
	<u><u>17,330</u></u>

10 Equity share capital

	Rs. in Thousand
Particulars	As at 31 March 2026
Authorised capital	
1,80,000 equity shares of Rs. 10 each	1,800
Issued, subscribed and paid up capital	
1,62,000 equity shares of Rs. 10 each fully paid up	1,620
	<u><u>1,620</u></u>

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKytech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**a Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period**

Particulars	Rs. in Thousand	
	No of shares	Amount
At the beginning of the period	-	-
Issued during the period	1,62,000	1,620
Outstanding at the end of the period	1,62,000	1,620

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

c List of persons holding more than 5 percent shares in the Company

Name of the share holder	As at 31 March 2026	
	No of shares	% of holding
Prestige Estates Projects Limited	82,620	51%
Vaishnaoi Infratech and Developers Private Limited	79,380	49%

d Details of Shares held by Promoters

Name of the share holder	No. of shares at the beginning of the period	Issue during the period	No. of shares at the end of the period	% of total shares
As at 31 March 2026				
Prestige Estates Projects Limited	-	82,620	82,620	51.00%
Vaishnaoi Infratech and Developers Private Limited	-	79,380	79,380	49.00%
	-	1,62,000	1,62,000	100.00%

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKytech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**11 Other equity**

	Rs. in Thousand
Particulars	As at 31 March 2026
Retained earnings	
Opening Balance	-
Add: Net profit / (loss) for the period	(396)
	<u><u>(396)</u></u>

12 Borrowings (Current)

	Rs. in Thousand
Particulars	As at 31 March 2026
Carried at amortised cost	
Unsecured	
Inter corporate deposits from related parties	4,83,000
	<u><u>4,83,000</u></u>

13 Other financial liabilities (current)

	As at
Particulars	31 March 2026
Carried at amortised cost	
Creditors for capital expenditure	17,289
Other liabilities	138
	<u><u>17,427</u></u>

14 Other current liabilities

	Rs. in Thousand
Particulars	As at 31 March 2026
Statutory dues payable	231
	<u><u>231</u></u>

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKytech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**15 Other expenses**

	Rs. in Thousand
Particulars	For the period from 11 April 2025 to 31 March 2026
Auditor's remuneration	40
Legal & professional fee	323
Rates and taxes	33
	396

15a Auditor's Remuneration

	Rs. in Thousand
Particulars	For the period from 11 April 2025 to 31 March 2026
Statutory audit	40
	40

16 Notes relating to Corporate Social Responsibility

The Provisions of Corporate Social Responsibility is not applicable, as the Company has not exceeded the limit specified under Sec 135 of Companies act 2013.

17 Earning per share (EPS)

Particulars	For the period from 11 April 2025 to 31 March 2026
Profit/(loss) for the period attributable to equity shareholders of the Company and used in calculation of EPS (Rs. in Thousands)	(396)
Weighted average number of equity shares	
-Basic (in Numbers)	1,62,000
-Diluted (in Numbers)	1,62,000
Nominal value of shares (in Rupees)	10
Earning per share (in Rupees)	
-Basic	(2.44)
-Diluted	(2.44)

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKYtech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**18 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 financial statements. The Company is domiciled in India and the Company's non current assets are located in India.

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

- 20** In the opinion of the Management all the current assets have on value of realization in the ordinary course of business which is at least equal to the amount at which they are stated in the balance sheet.

21 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.

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

23 List of related parties and relationships -**A. Holding company**

Prestige Estates Projects Limited

B. Enterprises with significant influence

Vaishnaoi Infratech and Developers Private Limited

C. Key management personnel:

Mohmed Zaid Sadiq

Ravi Prasad Yelishala

(ii) Related party transactions entered during the period

Particulars	Rs. in Thousand
	For the period from 11 April 2025 to 31 March 2026
Inter corporate deposits taken	
Prestige Estates Projects Limited	2,41,500
Vaishnaoi Infratech and Developers Private Limited	2,41,500
	4,83,000
Bank guarantee received	
Prestige Estates Projects Limited	3,00,000
	3,00,000

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige SKytech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**(iii) Amount outstanding as at the balance sheet date**

Particulars	Rs. in Thousand
	As at 31 March 2026
Inter-corporate deposits payable	
Prestige Estates Projects Limited	2,41,500
Vaishnaoi Infratech and Developers Private Limited	2,41,500
	4,83,000
Other receivables	
Prestige Estates Projects Limited	14,550
	14,550
	Rs. in Thousand
Particulars	As at 31 March 2026
Other liabilities	
Prestige Estates Projects Limited	118
	118
Bank guarantee received	
Prestige Estates Projects Limited	3,00,000
	3,00,000

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

PRESTIGE VAISHNAOI HOSPITALITY PRIVATE LIMITED

Sky One, Wing A, 19th Floor, Prestige Skytech, ISB Road, Hyderabad - 500032

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026**24 Financial Ratios**

Sl no	Ratios / measures	Numerator	Denominator	Year ended 31 March 2025	% of Variance
i	Current ratio	Current assets	Current liabilities	0.07	Not Applicable
ii	Debt Equity ratio	Debt	Total shareholders' equity	394.608	Not Applicable
iii	Debt service coverage ratio	Earnings available for debt service	Debt Service	Not Applicable	Not Applicable
iv	Return on equity [%]	Net Profits after taxes	Average Shareholder's Equity	(65%)	Not Applicable
v	Inventory turnover ratio	Cost of goods sold	Average inventory	Not Applicable	Not Applicable
vi	Trade receivables turnover ratio	Revenue from operations	Average trade receivables	Not Applicable	Not Applicable
vii	Trade payables turnover ratio	Total Expenses	Average trade payables	0.00	Not Applicable
viii	Net capital turnover ratio	Revenue from operations	Average working capital	-	Not Applicable
ix	Net profit [%]	Net profit	Revenue from operations	Not Applicable	Not Applicable
x	EBITDA [%]	EBITDA	Revenue from operations	Not Applicable	Not Applicable
xi	Return on capital employed [%]	EBIT	Total net worth and debt	Not Applicable	Not Applicable
xii	Return on investment	Interest Income	Investment	Not Applicable	Not Applicable

Abbreviation used

Debt

Includes current and non-current borrowings

Total shareholders' equity

Includes shareholders funds and retained earnings

EBITDA

Earnings Before Interest Depreciation and Tax

EBIT

Earnings Before Interest and Tax

Note: The Company was incorporated on 11 April 2025 and financial statements for the period ended 31 March 2026 is the first financial statement presented. Consequently, the presentation of comparative financial ratios for the preceding financial year is not applicable, and variance in ratios has not been calculated.

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE PERIOD FROM 11 APRIL 2025 TO 31 MARCH 2026

- 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 period for all relevant transactions recorded in the accounting software, except for audit trail feature is not enabled for direct changes to data when using certain access rights as the audit trail feature is not enabled at the database level insofar as it relates to SAP S/4 HANA accounting software. Further, no instance of audit trail feature being tampered with was noted in respect of accounting software where the audit trail has been enabled.

- (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.
- (ii) The Company does not have any transactions with companies struck off.
- (iii) The Company is not a declared Wilful defaulter by any bank or financial institution or any other lender.
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the period.
- (v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) The 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) and (b) above and such transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003).
- (vii) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- (viii) 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 period 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)

27 The Company was incorporated on April 11, 2025, and its first financial statement pertains to the period ending March 31, 2026. Consequently, the presentation of comparative information for the preceding period does not arise.

As per our report of even date

Cheredy
Srinivas
Babu

Place: Hyderabad
Date: 20 May, 2026

MOHME
D ZAID
SADIQ

Digitally signed
by MOHMED
ZAID SADIQ
Date: 2026.05.20
18:40:11 +05'30'

Place: Bengaluru
Date: 20 May, 2026

**Yelishal
Ravi
Prasad**

Place: Hyderabad
Date: 20 May, 2026