

**INDEPENDENT AUDITOR'S REPORT ON SPECIAL PURPOSE CONSOLIDATED
FINANCIAL STATEMENTS**

The Board of Directors of
Prestige Hospitality Ventures Limited
No. 19, Prestige Falcon Tower,
Brunton road, Bangalore – 560 025
Karnataka, India.

Opinion

We have audited the accompanying Special Purpose Consolidated Financial Statements of Prestige Hospitality Ventures Limited (“the Holding Company”), its subsidiaries (the Holding Company and its Subsidiaries together referred to as “the Group”) and its joint ventures which comprises of the Special Purpose Consolidated Balance Sheet as at for the year ended March 31, 2023; Special Purpose Consolidated Statement of profit and loss (including other comprehensive income); the Special Purpose Consolidated Statement of Changes in Equity, the Special Purpose Consolidated Statement of Cash Flow, and a summary of material accounting policies and other explanatory information for the year ended March 31, 2023 and containing comparative figures for the year ended March 31, 2022 and opening Consolidated Balance Sheet April 01, 2021 (together referred to as the “Special Purpose Consolidated Financial Statements”).

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports on separate financial statements and on the other financial information of the subsidiaries and joint ventures, the aforesaid Special Purpose Consolidated Financial Statements give the information required in accordance with the basis of preparation and presentation and accounting policies set out in Note 3 to the Special Purpose Consolidated Financial Statements of the Consolidated state of affairs of the Group and joint ventures as at year ending March 31, 2023, its consolidated profit (including other comprehensive income), its Consolidated changes in equity, and its Consolidated cash flows for the year ended on that date.



Basis for Opinion

We conducted our audit of the Special Purpose Consolidated Financial Statements in accordance with the Standards on Auditing (SAs) and other pronouncements issued by the Institute of Chartered Accountants of India (ICAI). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the audit of Special Purpose Consolidated 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 together with the ethical requirements that are relevant to our audit of the Special Purpose Consolidated Financial Statements under the provisions of the Companies Act, 2013 ('Act') and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Special Purpose Consolidated Financial Statements.

Emphasis of Matters**Basis of preparation and Restriction on Distribution and use**

We draw attention to Note 3 to the Special Purpose Consolidated Financial Statements, in connection with the proposed initial public offering of equity shares of the Holding Company the management has prepared the Special Purpose Consolidated Financial Statements.

Accordingly, the special purpose consolidated financial statements may not be suitable for any other purpose and this report should not be used, referred to or distributed for any other purpose. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Business combination resulting in common control

The Special Purpose Consolidated financial statements of the Group has been prepared after consolidating the entities acquired vide common control transactions in accordance with the requirements of Appendix C to Ind AS 103, Business Combinations which requires the financial information in the financial statements in respect of the prior periods presented to be consolidated as if the business combination had occurred from the beginning of the earliest period presented in the financial statements, after considering the fact that entities were under



common control as of the beginning of the earliest period presented in this Special purpose Consolidated financial statements.

Our opinion is not modified in respect of these matters

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

The Holding Company's Board of Directors is responsible for the preparation and presentation of these Special Purpose Consolidated Financial Statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the in accordance with the Statement of Compliance and basis of preparation and presentation basis of preparation as set out in Note 3 to the Special Purpose Consolidated Financial Statements for the purpose mentioned in the said note. 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; application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation of the Special Purpose Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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



Auditor's Responsibilities for the audit of Special Purpose Consolidated Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Special Purpose Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Special Purpose Consolidated Financial Statements or, if



such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its joint ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Special Purpose Consolidated Financial Statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its joint ventures of which we are the independent auditors, to express an opinion on the Special Purpose Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. We remain solely responsible for our audit opinion.

Report on Companies (Auditor's Report) Order, 2020

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report on separate financial statements and the other financial information of the subsidiary companies and joint ventures, incorporated in India are as follows

- (xxi) Qualifications or adverse remarks in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements are:



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Sl No	Name of the entity	CIN	Holding company/ Subsidiary/ Jointly controlled entity	Clause number of the CARO report which is qualified or is adverse
1.	Prestige Hospitality Ventures Limited	U45500KA2017P LC109059	Holding Company	(i)(a), (vii)(a), (xiv)(b)
2.	Sai Chakra Hotels Private Limited	U55100KA2011P TC061656	Subsidiary	(i)(a), (vii), (xix)
3.	Northland Holding Company Private Limited	U45202KA2009P TC049345	Subsidiary	(i)(a), (vii)(a), (xiv)(b), (xvii), (xix)
4.	Prestige Leisure Resorts Private Limited	U85110KA1998P TC023921	Subsidiary	(vii)(a)
5.	Bamboo Hotels and Global Centre (Delhi) Private Limited	U55100MH2008 PTC185843	Jointly Controlled Entity	(vii)(a), (ix)(a), (xiv)(b), (xvii), (xix)

for MSSV & Co.,

Chartered Accountants

Firm Registration No.: 001987S

Shiv Shankar T R

Partner

Membership Number: 220517

UDIN : 25220517BMLLIX9750

Place : Bangalore

Date : April 08, 2025



PRESTIGE HOSPITALITY VENTURES LIMITED
All amounts in Rupees Millions, except as otherwise stated

SPECIAL PURPOSE CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2023

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
A. ASSETS				
(1) Non-current assets				
(a) Property, plant and equipment	7	18,590.72	20,025.19	13,245.60
(b) Capital work-in-progress	8	1,571.40	897.77	3,540.32
(c) Other intangible assets	9	18.91	30.52	12.97
(d) Goodwill	10	96.75	96.75	96.75
(e) Investments in associates and joint ventures	11	411.34	413.44	415.37
(f) Financial assets				
(i) Other financial assets	12	613.53	298.64	305.95
(g) Deferred tax assets (net)	25	1,083.67	1,417.64	1,232.67
(h) Income tax assets (net)		202.76	153.28	119.86
(i) Other non-current assets	13	109.00	1,721.66	260.52
Sub-total		22,698.08	25,054.89	19,230.01
(2) Current assets				
(a) Inventories	14	188.82	698.60	179.69
(b) Financial assets				
(i) Trade receivables	15	4,247.06	687.60	417.30
(ii) Cash and cash equivalents	16	1,284.56	625.39	1,517.65
(iii) Bank balances other than cash and cash equivalents	17	3.98	7.35	0.16
(iv) Loans	18	4,620.42	2,820.59	1,612.80
(v) Other financial assets	19	33.61	51.57	324.26
(c) Other current assets	20	225.16	1,197.83	298.75
Sub-total		10,603.61	6,088.93	4,350.61
Total		33,301.69	31,143.82	23,580.62
B. EQUITY AND LIABILITIES				
(1) Equity				
(a) Equity share capital	21	60.00	60.00	60.00
(b) Other equity	22	6,246.93	4,084.25	4,934.53
Equity Attributable to Owners of the Company		6,306.93	4,144.25	4,994.53
Non controlling interests	23	119.10	44.08	38.91
Sub-total		6,426.03	4,188.33	5,033.44
(2) Non-current liabilities				
(a) Financial liabilities				
(i) Borrowings	24	8,716.67	9,225.39	8,416.30
(ii) Lease liabilities	42	3.23	2.86	11.42
(b) Provisions	26	45.77	33.45	26.99
Sub-total		8,765.67	9,261.70	8,454.71
(3) Current liabilities				
(a) Financial liabilities				
(i) Borrowings	27	9,466.27	8,108.08	2,467.38
(ii) Lease liabilities	42	-	9.31	9.31
(iii) Trade payables				
- Dues to micro and small enterprises	28	1.44	-	-
- Dues to creditors other than micro and small enterprises		932.42	805.60	607.58
(iv) Other financial liabilities	29	6,166.22	6,565.30	6,747.31
(b) Other current liabilities	30	1,184.88	1,231.49	179.23
(c) Provisions	31	358.76	974.01	64.07
(d) Income tax liabilities (net)		-	-	17.59
Sub-total		18,109.99	17,693.79	10,092.47
Total		33,301.69	31,143.82	23,580.62

See accompanying notes to the Special Purpose Consolidated Financial Statements

As per our report of even date

for MSSV & Co.,
Chartered Accountants
Firm Registration No.0019875
Shiv Shukkar T.R.
Partner
Membership No.220517



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

Mani Ratna
Chairman & Non Executive Director
DIN: 00209022

Omer Bin Jung
Joint Managing Director
DIN: 01271310

Shamik Rudra
Chief Financial Officer

Lingraj Patra
Company Secretary & Compliance Officer

Mohamed Zaid Sadiq
Joint Managing Director
DIN: 01217079

Suresh Singaravelu
Chief Executive Officer

Place: Bengaluru
Date: 8 April 2025

Place: Bengaluru
Date: 8 April 2025



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

SPECIAL PURPOSE CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2023

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Income			
Revenue from operations	32	10,408.80	3,138.87
Other income	33	83.79	69.77
Total income (I)		10,492.59	3,208.64
Expenses			
(Increase) / decrease in inventory	34	509.78	(518.91)
Food, beverages and other supplies		891.04	296.36
Contractor cost		1,011.88	1,109.90
Employee benefits expense	35	1,142.28	611.73
Finance costs	36	955.13	677.25
Depreciation and amortization expense	7, 9	1,709.12	1,118.72
Other expenses	37	2,252.97	953.80
Total Expenses (II)		8,472.20	4,248.85
Profit/(Loss) before exceptional items (III = I-II)		2,020.39	(1,040.21)
Exceptional items (IV)		-	-
Profit/(Loss) before share of loss from joint ventures (V = III+IV)		2,020.39	(1,040.21)
Share of (loss) from joint ventures (Net of tax) (VI)		(1.68)	(1.55)
Profit/(Loss) before tax (VII = V + VI)		2,018.71	(1,041.76)
Tax expense :	38		
Current tax		48.04	5.38
Deferred tax		408.70	(185.57)
Total Tax expense (VIII)		456.74	(180.19)
Profit/(Loss) for the year (IX = VII - VIII)		1,561.97	(861.57)
Other comprehensive income			
Items that will not be recycled to profit or loss			
Remeasurement of the defined benefit liabilities		1.83	7.60
Tax impact		(0.42)	(1.65)
Total other comprehensive income (X)		1.41	5.95
Total comprehensive income / (loss) for the year (IX + X)		1,563.38	(855.62)
Profit / (loss) attributable to:			
Shareholders of the Company		1,486.95	(866.74)
Non-controlling interest		75.02	5.17
Other comprehensive income attributable to:			
Shareholders of the Company		1.41	5.95
Non-controlling interest		0.00	0.00
Total comprehensive income attributable to:			
Shareholders of the Company		1,488.36	(860.79)
Non-controlling interest		75.02	5.17
Earning per share (equity shares, par value of Rs. 5 each)	39		
Basic (in Rs.)		5.90	(3.44)
Diluted (in Rs.)		5.75	(3.44)

See accompanying notes to the Special Purpose Consolidated Financial Statements

As per our report of even date

for MESSV & Co.,

Chartered Accountants

Firm Registration No.0019875

Shiv Shankar T.R.

Partner

Membership No.220517



For and on behalf of the board of directors of

Prestige Hospitality Ventures Limited

CIN : U45500KA2017PLC109059

Irfan Razack

Chairman & Non Executive Director

DIN: 00209022

Shamik Rudra

Chief Financial Officer

Lingraj Patra

Company Secretary & Compliance Officer

Omer Bin Jung

Joint Managing Director

DIN: 01271310

Suresh Singaravelu

Chief Executive Officer

Mohamed Zaid Sadiq

Joint Managing Director

DIN: 01217079

Place: Bengaluru
Date: 8 April 2025

Place: Bengaluru
Date: 8 April 2025



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

SPECIAL PURPOSE CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2023

a. Equity Share Capital

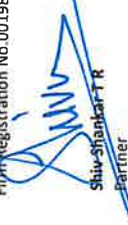

Particulars	No of shares	Amount (i)
As at 1 April 2021	60,00,000	60.00
Issued during the year	-	-
As at 31 March 2022	60,00,000	60.00
Issued during the year	-	-
As at 31 March 2023	60,00,000	60.00

b. Other Equity

Particulars	Attributable to the Owners of the Company (ii)				Non Controlling Interest (iii)	Total Equity (i) + (ii) + (iii)
	Capital Reserve	Retained Earnings	Equity Component of Financial Instrument	Total		
As at 1 April 2021	(1,665.45)	(2,400.02)	9,000.00	4,934.53	38.91	5,033.44
Loss for the year	-	(866.74)	-	(866.74)	5.17	(861.57)
Other comprehensive income for the year, net of taxes	-	5.95	-	5.95	0.00	5.95
Adjustments pursuant to common control business combination	10.51	-	-	10.51	-	10.51
As at 31 March 2022	(1,654.94)	(3,260.81)	9,000.00	4,084.25	44.08	4,188.33
Profit for the year	-	1,486.95	-	1,486.95	75.02	1,561.97
Other comprehensive income for the year, net of taxes	-	1.41	-	1.41	0.00	1.41
Adjustments pursuant to common control business combination	674.32	-	-	674.32	-	674.32
As at 31 March 2023	(980.62)	(1,772.45)	9,000.00	6,246.93	119.10	6,426.03

See accompanying notes to the Special Purpose Consolidated Financial Statements


As per our report of even date

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

Shiv Shankar T R
Partner
Membership No.220517


For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U45900KA2017PLC109059


Inan Razack
Chairman & Non Executive Director
DIN: 00209022


Omer Bin Jung
Joint Managing Director
DIN: 01271310


Shamik Rudra
Chief Financial Officer


Suresh Singaravelu
Chief Executive Officer


Lingraj Patra
Company Secretary & Compliance Officer


Mohamed Zaid Sadiq
Joint Managing Director
DIN: 01217079



Place: Bengaluru
Date: 8 April 2025

Place: Bengaluru
Date: 8 April 2025

PRESTIGE HOSPITALITY VENTURES LIMITED
All amounts in Rupees Millions, except as otherwise stated

SPECIAL PURPOSE CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Cash flow from operating activities :		
Profit / (Loss) before tax	2,018.71	(1,041.76)
Add: Expenses / debits considered separately		
Depreciation and amortisation expenses	1,709.12	1,118.72
Finance costs	955.13	877.25
Loss on sale of property, plant and equipment	-	0.96
Share of loss from joint ventures	1.68	1.55
Expected credit loss allowance on receivables	5.26	2.57
Sub-total	2,671.19	1,801.05
Less: Incomes / credits considered separately		
Interest income	73.73	24.11
Provision no longer required written back	1.15	-
Sub-total	74.88	24.11
Operating profit before changes in working capital	4,615.02	735.18
Adjustments for:		
(Increase) / decrease in trade receivables	(3,564.72)	(272.87)
(Increase) / decrease in inventories	509.78	(518.91)
(Increase) / decrease in loans and financial assets	(104.75)	318.94
(Increase) / decrease in other assets	2,272.67	(2,199.08)
Increase / (decrease) in trade payables	129.41	198.02
Increase / (decrease) in other financial liabilities	355.35	393.50
Increase / (decrease) in other liabilities	(46.61)	1,052.26
Increase / (decrease) in provisions	(601.10)	924.33
Sub-total	(1,049.97)	(103.81)
Cash generated from operations	3,565.05	631.37
Income taxes paid (net)	(97.52)	(56.73)
Net cash generated from operating activities - A	3,467.53	574.64
Cash flow from investing activities		
Capital expenditure on property plant and equipment and intangible assets (including capital work-in-progress)	(674.29)	(5,282.03)
Sale proceeds of property plant and equipment	-	4.95
Decrease / (increase) in inter corporate deposits given	(1,735.00)	(1,261.52)
Investments in bank deposits	(349.65)	(3.51)
Redemption of bank deposits	25.67	20.63
Interest received	69.34	13.93
Net cash from / (used in) investing activities - B	(2,663.93)	(6,507.55)
Cash flow from financing activities		
Loans availed	-	986.14
Loans repaid	(312.12)	(66.37)
(Decrease) / increase in inter corporate deposits taken	1,161.59	4,841.01
Payment towards lease liabilities	(9.92)	(10.55)
Finance costs paid	(983.98)	(709.58)
Net cash from / (used in) financing activities - C	(144.43)	5,040.65
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	659.17	(892.26)
Cash and cash equivalents opening balance	625.39	1,517.65
Cash and cash equivalents closing balance	1,284.56	625.39
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 16)	1,284.56	625.39
Cash and cash equivalents at the end of the year as per statement of cash flow above	1,284.56	625.39
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	1.70	1.62
Balances with banks		
- in current accounts	1,191.54	536.08
- in fixed deposits	91.32	87.69
	1,284.56	625.39

See accompanying notes to the Special Purpose Consolidated Financial Statements

As per our report of even date

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

Shiv Shankar T R
Partner
Membership No 220517



For and on behalf of the board of directors of
Prestige Hospitality Ventures Limited
CIN : U4550KA2012PLC109059

Irman Prakash
Chairman & Non-Executive Director
DIN: 00209022

Omer Bin Jung
Joint Managing Director
DIN: 01271310

Mohmed Zaid Sadiq
Joint Managing Director
DIN: 00209022

Shamik Rudra
Chief Financial Officer

Juresh Rangaravelli
Chief Executive Officer

Lingraj Patra
Company Secretary & Compliance Officer

Place: Bengaluru
Date: 8 April 2025

Place: Bengaluru
Date: 8 April 2025



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**1 Corporate Information**

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

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

The Special Purpose Consolidated financial statements have been authorised for issuance by the Company's Board of Directors on 8 April 2025.

2 Information about the subsidiaries and joint venture

The Special Purpose Consolidated financial statements of the Group and joint venture includes subsidiaries and joint venture listed below

A. Subsidiaries

Name of investee	Principal place of business	Percentage of ownership interest		
		As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Companies				
Northland Holding Company Private Limited	India	100.00%	100.00%	100.00%
Sai Chakra Hotels Private Limited	India	100.00%	100.00%	100.00%
Prestige Leisure Resorts Private Limited	India	57.45%	57.45%	57.45%

B. Joint ventures

Name of investee	Principal place of business	Percentage of ownership interest		
		As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	India	50.00%	50.00%	50.00%

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

For the year ended 31 March 2023, the Holding Company did not prepare its Consolidated Financial Statements since the Holding Company met the conditions prescribed in Rule 6 to the Companies (Accounts) Rules, 2014 (as amended) (the "Accounts Rules"). The Holding Company's securities are in the process of listing on a stock exchange in India and consequently, pursuant to the Accounts Rules, the Holding Company adopted 31 March 2024 as reporting date for first time adoption of Indian Accounting Standard (Ind-AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) (the "Ind-AS Rules") with 01 April 2022 as the transition date for the purpose of preparation of statutory Special Purpose Consolidated financial statements as at and for the year ended 31 March 2024 in accordance with Ind-AS.

The Special Purpose Consolidated Financial Statements as at and for the year ended 31 March 2023 have been prepared from the standalone financial statements of the Company and its subsidiaries after making suitable consolidation adjustments. In addition, in preparing these Special Purpose Consolidated Financial Statements, the Group has followed the same accounting policies, presentation and disclosures including Schedule III disclosures as those followed in preparation of Consolidated Financial Statements as at and for the year ended 31 March 2024. In addition, to facilitate preparation of these Special Purpose Consolidated Financial Statements, the management has used the accounting policy choices (i.e., both mandatory exceptions and optional exemptions available as per Ind AS 101) as at 1 April 2021, which are consistent with those used at the date of transition to Ind AS in the Consolidated Financial Statements as at and for the year ended 31 March 2024.

The Special Purpose Consolidated financial statements of the Group comprising the Special Purpose Consolidated Balance Sheet as at 31 March 2023 and 31 March 2022, the Special Purpose Consolidated Statement of Profit and Loss (Including Other Comprehensive Income), the Special Purpose Consolidated Statement of Cash Flows and the Special Purpose Consolidated Statement of Changes in Equity for each of the years ended 31 March 2023 and 31 March 2022 notes forming part of special purpose consolidated financial statements (collectively, the 'Special Purpose Consolidated financial statements').

Special Purpose Consolidated financial statements of the Group as at and for the year ended March 31, 2023, which were prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") as prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules 2015, as amended and other accounting principles generally accepted in India, along with the presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind-AS compliant Schedule III), as applicable, which have been approved by the Board of Directors at their meeting held on Date of Approval.

The Special Purpose Consolidated financial statements of the Group has been prepared after consolidating the entities acquired vide common control transactions in accordance with the requirements of Appendix C to Ind AS 103, Business Combinations which requires the financial information in the financial statements in respect of the prior periods presented to be as if the business combination had occurred from the beginning of the earliest period presented in the financial statements, after considering the fact that entities were under common control as of the beginning of the earliest period presented in this Special purpose Consolidated financial statements [Refer Note S1].

These Special Purpose Consolidated financial statements have been prepared by the management in connection with the proposed initial public offering of equity shares of the Holding Company.

The Special Purpose Consolidated financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period and assets and liabilities acquired on acquisition of subsidiary as explained in the accounting policies below.

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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

3.2 Basis of preparation and presentation of Special Purpose Consolidated financial statements

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

a. Subsidiaries

The Special Purpose Consolidated financial statements include Prestige Hospitality Ventures Limited and its subsidiaries. Subsidiaries are entities controlled by the Company. Control exists when the Company

- (a) has power over the investee,
- (b) it is exposed, or has rights, to variable returns from its involvement with the investee and
- (c) has the ability to affect those returns through its power over the investee.

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

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

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

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

When the Company loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between

- (i) the aggregate of the fair value of consideration received and the fair value of any retained interest and
- (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests.

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

b. Interests in joint arrangements

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

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

c. Associates

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

Equity method of accounting (equity accounted investees)

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

4 Material accounting policies

4.1 Fair value measurement

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

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

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



4.2 Business Combination

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

The excess of the

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

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

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

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

Acquisitions not resulting in business combinations

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

Common Control Transactions

Business combination involving entities or businesses under common control have been accounted for using pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments are made to reflect fair values, or to recognise any new assets or liabilities. Excess of consideration over net assets and investments acquired is shown as capital reserve. (Refer Note 51)

4.3 Goodwill

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

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

4.4 Revenue Recognition

a. Revenue from contracts with customers

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

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

i. Revenue from hospitality services

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

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

ii. Recognition of revenue from sale of real estate developments

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

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

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

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

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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

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

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

iii. Recognition of revenue from contractual projects

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

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

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

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

iv. Recognition of revenue from other operating activities

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

v. Contract Balances

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

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

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

vii. Contract cost assets

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

b. Revenue from property rental

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

c. Interest income

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

d. Dividend income

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

4.5 Land

a. Advance paid towards land procurement

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

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

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

4.6 Leases

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

a. The Group as lessor

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

b. The Group as lessee

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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

The Company applies the short-term lease recognition exemption to

- (a) Short-term leases of assets (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option); and
- (b) Assets that are considered to be low value.

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

4.7 Borrowing Cost

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

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

4.8 Foreign Currency Transactions

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

4.9 Employee Benefits

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

a. Short-term obligations

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

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

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

b. Long-term employee benefit obligations

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

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

c. Post-employment obligations

The Group operates the following post-employment schemes:

i. Defined Contribution Plan:

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

ii. Defined Benefit Plan:

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

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

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

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

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

d. Other Defined Contribution Plan

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

4.10 Income Taxes

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

a. Current tax

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

b. Deferred tax

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

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

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

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

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

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

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

Current tax and deferred tax is recognised in Special Purpose Consolidated Statement of Profit and Loss, except to the extent that it relates to items recognised in Other Comprehensive Income or directly in equity. In this case, the tax is also recognised in Other Comprehensive Income or directly in equity, respectively.

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

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

c. Minimum Alternate Tax (MAT)

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

4.11 Property, plant and equipment

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

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

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

Depreciation method, estimated useful lives and residual values

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

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

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

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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 Special Purpose Consolidated Statement of Profit and Loss.

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

4.12 Capital work-in-progress

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

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

4.13 Intangible Assets

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

4.14 Impairment of tangible and intangible assets other than goodwill

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

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

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

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Special Purpose Consolidated 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 Special Purpose Consolidated Statement of Profit and Loss.

4.15 Inventories

Related to contractual and real estate activity ;

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

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

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

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

4.16 Provisions and contingencies

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

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

4.17 Financial Instruments

a. Initial recognition

The Group recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognised at fair value on initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss (FVPL), are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

b. Subsequent measurement

i. Non-derivative financial instruments

Financial assets carried at amortised cost

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

Financial assets at fair value through Other Comprehensive Income

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

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

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

Financial liabilities

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

c. Derecognition of financial instruments

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognised from the Group's Special Purpose Consolidated Balance sheet when the obligation specified in the contract is discharged or cancelled or expired.

d. Impairment of financial assets

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

4.18 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Group is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects.

b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases.

Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

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

4.19 Cash and cash equivalents

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

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

4.20 Earnings per share

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

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

4.21 Dividends

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

4.22 Special Purpose Consolidated Statement of Cash Flows

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Million, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

4.23 Events after the reporting period

If the Group receives information after the reporting period, but prior to the date of approved for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognises in its Special Purpose Consolidated financial statements. The Group 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 Group will not change the amounts recognised in its Special Purpose Consolidated financial statements, but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable.

5 Changes in accounting policies and Use of Estimates

5.1 Changes in accounting policies

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

There were certain amendments to standards and interpretations which are applicable for the first time for the year ended March 31, 2023, but either the same are not relevant or do not have an impact on the financial statements of the Company. The Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

5.2 Use of Estimates

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

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

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

6 Recent accounting pronouncements

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective for annual periods beginning on or after 1 April 2023. The Company applied for the first-time these amendments.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates, changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments had no impact on the Group's Special Purpose Consolidated financial statements.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments had an impact on the Group's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in the Group's Special Purpose Consolidated financial statements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences such as leases. The Company previously recognised for deferred tax on leases on a net basis.

As a result of these amendments, the Group has recognised separate deferred tax asset in relation to its lease liabilities and deferred tax liability in relation to its right-of-use assets. Since, these balances qualify for offset as per the requirements of paragraph 74 of Ind AS 12, there is no impact in the Special Purpose Consolidated financial statements. There was also no impact on the opening retained earnings as at 1 April 2022.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

7 Property, plant and equipment

Particulars	Land	Buildings	Plant and machinery*	Office Equipment	Furniture and fixtures	Vehicles	Computers and Accessories	Total
Gross carrying amount								
Balance as at 1 April, 2021	2,481.48	7,180.50	3,023.30	9.64	4,462.87	74.52	23.57	17,255.88
Additions	29.24	4,734.55	1,391.69	101.23	1,561.77	70.79	9.44	7,898.71
Deletions/ transfer	-	3.93	4.96	0.04	1.41	-	1.66	12.00
Balance as at 31 March, 2022	2,510.72	11,911.12	4,410.03	110.83	6,023.23	145.31	31.35	25,142.59
Additions	16.50	205.20	17.45	23.63	28.97	6.73	4.47	302.95
Deletions/ transfer	-	40.66	-	-	-	-	-	40.66
Balance as at 31 March, 2023	2,527.22	12,075.66	4,427.48	134.46	6,052.20	152.04	35.82	25,404.88
Accumulated depreciation								
Balance as at 1 April, 2021	-	1,012.07	1,052.36	3.29	1,880.98	43.32	18.26	4,010.28
Depreciation charge during the year	-	328.18	288.34	1.55	483.02	9.69	2.43	1,113.21
Deletions/ transfer	-	1.31	2.31	0.03	0.89	-	1.55	6.09
Balance as at 31 March, 2022	-	1,338.94	1,338.39	4.81	2,363.11	53.01	19.14	5,117.40
Depreciation charge during the year	-	546.46	434.30	18.42	669.03	22.68	5.87	1,696.76
Deletions/ transfer	-	-	-	-	-	-	-	-
Balance as at 31 March, 2023	-	1,885.40	1,772.69	23.23	3,032.14	75.69	25.01	6,814.16
Net carrying amount								
Balance as at 1 April, 2021	2,481.48	6,168.43	1,970.94	6.35	2,581.89	31.20	5.31	13,245.60
Balance as at 31 March, 2022	2,510.72	10,572.18	3,071.64	106.02	3,660.12	92.30	12.21	20,025.19
Balance as at 31 March, 2023	2,527.22	10,190.26	2,654.79	111.23	3,020.06	76.35	10.81	18,590.72

* Include Right of use assets addition during the year 31 March 2023: Rs. Nil (31 March 2022: Rs. Nil), depreciation charged during the year 31 March 2023: Rs. 10.00 (31 March 2022: Rs. 9.00) and 31 March 2023: Rs. Nil (31 March 2022: Rs. 10.00) and net carrying amount as at 31 March 2023: Rs. Nil (31 March 2022: Rs. 10.00)

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
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Carrying amount of assets pledged to secure borrowings of the Group

15,273.91 16,746.14 9,900.51

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 Moxy ORR acquired under Business Transfer Agreement (BTA) having Gross carrying amount of Rs. 99.23. The Company is in the process of getting it registered in its name from Prestige Estates Projects Limited, in accordance of the terms of BTA.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

8 Capital work-in-progress

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Composition of Capital work-in-progress			
Property, plant and equipment under construction	1,571.40	897.77	3,540.32
Total	1,571.40	897.77	3,540.32

i. Movement in Capital work-in-progress

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Opening balance	897.77	3,540.32	1,725.44
Addition	673.63	5,246.29	1,814.88
Capitalisation	-	(7,888.84)	-
Closing balance	1,571.40	897.77	3,540.32

ii. Ageing schedule

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Amounts in Capital work-in-progress for the period of			
Less than 1 year	673.63	6.95	1,814.88
More than 1 year and less than 2 years	6.95	14.12	398.34
More than 2 years and less than 3 years	14.12	876.70	170.12
More than 3 years	876.70	-	1,156.98
Total	1,571.40	897.77	3,540.32

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

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

9 Other intangible assets

Particulars	Software
Gross carrying amount	
Balance as at 1 April, 2021	46.54
Additions	23.06
Deletions/ transfer	-
Balance as at 31 March, 2022	69.60
Additions	0.75
Deletions/ transfer	-
Balance as at 31 March, 2023	70.35
Accumulated amortisation	
Balance as at 1 April, 2021	33.57
Amortisation during the year	5.51
Deletions/ transfer	-
Balance as at 31 March, 2022	39.08
Amortisation during the year	12.36
Deletions/ transfer	-
Balance as at 31 March, 2023	51.44
Net carrying amount	
Balance as at 1 April, 2021	12.97
Balance as at 31 March, 2022	30.52
Balance as at 31 March, 2023	18.91

Note :

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

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

10 Goodwill

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Cost or deemed cost			
Balance at the beginning of the year	96.75	96.75	96.75
Additions/Deletions	-	-	-
Balance at the end of the year	96.75	96.75	96.75

11 Investments (Non-Current)

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Equity Instruments - Joint ventures (Unquoted, Fully paid up unless otherwise stated) Carrying amount determined using the equity method of accounting			
Bamboo Hotel and Global Centre (Delhi) Private Limited	411.34	413.44	415.37
1,010,000 equity shares of Rs.10 each			
Total	411.34	413.44	415.37

11a Category-wise Non Current Investments

Financial assets measured at cost (based on equity method)	411.34	413.44	415.37
Financial assets carried at amortised cost	-	-	-
Financial assets measured at fair value through profit and loss	-	-	-
Total	411.34	413.44	415.37
Aggregate book value of quoted investments	-	-	-
Aggregate market value of quoted investments	-	-	-
Aggregate carrying value of unquoted investments	411.34	413.44	415.37
Aggregate amount of impairment in value of investments	-	-	-
Investment pledged as security for borrowings of Joint ventures	411.34	413.44	415.37

12 Other financial assets (Non-Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
To others - unsecured, considered good				
Carried at amortised cost				
Security deposits		30.16	25.59	18.20
Lease deposits		2.53	2.53	2.53
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		571.84	244.49	268.80
Interest accrued but not due on deposits		9.00	26.03	16.42
Total		613.53	298.64	305.95
Due from:				
Directors	52	-	-	-
Firms in which directors are partners	52	-	-	-
Companies in which directors of the Company are directors or members	52	-	-	-

13 Other non-current assets

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
To related parties - unsecured, considered good	52			
Capital advances		-	68.10	5.04
Unsecured, considered good				
Capital advances		109.00	1,653.56	255.48
Total		109.00	1,721.66	260.52
Due from:				
Directors	52	-	-	-
Firms in which directors are partners	52	-	8.61	-
Companies in which directors of the Company are directors or members	52	-	0.11	5.04



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

14 Inventories (Lower of cost and net realisable value)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Work in progress - projects		-	281.44	141.90
Stock of units in completed projects		82.47	375.65	-
Stores and operating supplies		106.35	41.51	37.79
Total		188.82	698.60	179.69
Carrying amount of inventories pledged as security for borrowings	24 & 27	87.48	23.31	22.41

15 Trade receivables (unsecured)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Carried at amortised cost				
Receivables - Considered good		4,247.06	687.60	417.30
Receivables - Which have significant increase in credit risk		14.30	8.68	5.93
Sub-total		4,261.36	696.28	423.23
Provision for doubtful receivables (expected credit loss allowance)				
Receivables - Considered good		-	-	-
Receivables - Which have significant increase in credit risk		(14.30)	(8.68)	(5.93)
Sub-total		(14.30)	(8.68)	(5.93)
Total		4,247.06	687.60	417.30

a. Due from:

Directors	52	1.71	1.31	0.30
Firms in which directors are partners	52	0.12	0.07	-
Companies in which directors of the Company are directors or members	52	3,433.84	158.91	86.03

b. Receivables pledged as security for borrowings

24 & 27	641.27	103.83	37.56
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c. Trade receivables ageing schedule

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Receivables - Considered good			
Unbilled	-	-	-
Not due	3,303.80	527.46	84.88
Less than 6 months	681.05	100.11	27.57
More than 6 months and less than 1 year	142.37	46.32	293.28
More than 1 year and less than 2 years	111.58	7.32	2.89
More than 2 years and less than 3 years	2.09	2.61	4.76
More than 3 years	6.17	3.78	3.92
Sub-total	4,247.06	687.60	417.30
Receivables - Which have significant increase in credit risk			
Not due	-	-	-
Less than 6 months	6.69	0.74	-
More than 6 months and less than 1 year	-	-	1.55
More than 1 year and less than 2 years	-	1.49	-
More than 2 years and less than 3 years	1.73	-	-
More than 3 years	5.88	6.45	4.38
Sub-total	14.30	8.68	5.93
Credit impaired			
Sub-total	-	-	-
Total	4,261.36	696.28	423.23

There are no disputed trade receivables

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Balance at the beginning of the year	8.68	5.93
Add: Additions during the year, net	5.26	2.57
Less: Uncollectable receivables charged against allowance	(0.36)	(0.18)
Balance at the end of the year	14.30	8.68

e. Trade receivables from related party refer note 52.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

16 Cash and cash equivalents

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Cash on hand	1.70	1.62	1.12
Balances with banks			
- in current accounts	1,191.54	536.08	1,497.22
- in fixed deposits	91.32	87.69	19.31
Total	1,284.56	625.39	1,517.65

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Borrowings (including accrued interest) and Lease liabilities		
At the beginning of the year	18,282.08	11,875.17
Add: Cash inflows	1,161.59	5,827.14
Less: Cash outflows	(312.12)	(66.37)
Less: Payment towards lease liabilities	(9.92)	(10.55)
Less: Finance cost paid	(983.98)	(709.58)
Non Cash items		
Add: Conversion of other liability to Inter corporate deposits	52	689.01
Add: Finance cost	36	677.25
Outstanding at the end of the year	Total 19,092.78	18,282.08

17 Bank balances other than cash and cash equivalents

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Fixed deposits*	-	-	-
Margin money deposits	3.98	7.35	0.16
Total	3.98	7.35	0.16

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

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

18 Loans (Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
To related parties - unsecured, considered good	52			
Carried at amortised cost				
Inter corporate deposits		4,545.77	2,810.77	1,549.25
Other advances		65.17	5.01	61.80
Sub-total		4,610.94	2,815.78	1,611.05
To Others - unsecured, considered good				
Carried at amortised cost				
Advances paid to staff		0.58	0.43	0.08
Other advances		8.90	4.38	1.67
Sub-total		9.48	4.81	1.75
Total		4,620.42	2,820.59	1,612.80

a. Due from:

Directors	52	-	-	-
Firms in which directors are partners	52	0.02	-	-
Companies in which directors of the Company are directors or members	52	255.64	195.48	197.27

b. Loans* due from :

Particulars	As at 31 March 2023		As at 31 March 2022	
	Amount	% of total	Amount	% of total
Promoters	58.35	1.26%	-	-
Directors	-	0.00%	-	-
Key managerial personnel	-	0.00%	-	-
Related parties	4,552.59	98.53%	2,815.78	99.83%
Total	4,610.94	99.79%	2,815.78	99.83%



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Particulars	As at 1 April 2021	
	Amount	% of total
Promoters	6.80	0.42%
Directors	-	-
Key managerial personnel	-	-
Related parties	1,604.25	99.47%
Total	1,611.05	99.89%

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

19 Other financial assets (Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
To related parties - unsecured, considered good	52			
Carried at amortised cost				
Interest accrued but not due on inter corporate deposits		19.71	-	-
Sub-total		19.71	-	-
To others - unsecured, considered good				
Carried at amortised cost				
Refundable deposits		-	50.00	323.26
Lease deposits		0.30	-	-
Security deposits		10.32	-	-
Fixed deposits with original maturity more than 12 months		-	-	-
Interest accrued but not due on deposits		3.28	1.57	1.00
Sub-total		13.90	51.57	324.26
Total		33.61	51.57	324.26
Due from:				
Directors	52	-	-	-
Firms in which directors are partners	52	-	-	-
Companies in which directors of the Company are directors or members	52	19.71	-	-

20 Other current assets

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
To related parties - unsecured, considered good	52			
Advance paid to suppliers		14.84	14.84	-
Sub-total		14.84	14.84	-
To others - unsecured, considered good				
Advance paid to suppliers		75.41	106.48	34.23
Prepaid expenses		41.12	52.69	25.74
Advances paid for purchase of land*		25.31	25.31	-
Advance indirect taxes balances		68.48	349.60	54.21
Unbilled revenue		-	648.91	184.57
Sub-total		210.32	1,182.99	298.75
Total		225.16	1,197.83	298.75
Due from:				
Directors	52	-	-	-
Firms in which directors are partners	52	-	-	-
Companies in which directors of the Company are directors or members	52	14.84	14.84	-

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

21 Equity share capital

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Authorised capital			
Number of Equity Shares	1,00,00,000	1,00,00,000	1,00,00,000
Value of Equity shares of Rs.10 each	100.00	100.00	100.00
Issued, subscribed and fully paid up capital			
Number of Equity Shares	60,00,000	60,00,000	60,00,000
Value of Equity shares of Rs.10 each, fully paid up	60.00	60.00	60.00
Total	60.00	60.00	60.00



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

21.1 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 2023		As at 31 March 2022	
	No of shares	Amount	No of shares	Amount
At the beginning of the year	60,00,000	60.00	60,00,000	60.00
Issued during the year	-	-	-	-
Outstanding at the end of the period	60,00,000	60.00	60,00,000	60.00

21.2 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.

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

Name of the share holder	As at 31 March 2023	
	No of shares	% of holding
Prestige Estates Projects Limited, the ultimate holding company	60,00,000	100.00%
Name of the share holder	As at 31 March 2022	
	No of shares	% of holding
Prestige Estates Projects Limited, the ultimate holding company	60,00,000	100.00%
Name of the share holder	As at 1 April 2021	
	No of shares	% of holding
Prestige Estates Projects Limited, the ultimate holding company	60,00,000	100.00%

21.4 Details of Shares held by Promoters

Particulars	As at 31 March 2023	As at 31 March 2022
Name of the shareholders / Promoters	Prestige Estates Projects Limited, the ultimate holding company	
No. of shares at the beginning of the year	60,00,000	60,00,000
Change during the period	-	-
No. of shares at the end of the year	60,00,000	60,00,000
% of total shares	100.00%	100.00%
% change during the period	-	-

21.5 Aggregate number of shares issued for consideration other than cash

Until 3 April 2025, the Company has not issued any shares for consideration other than cash and neither bought back any shares from the date of incorporation. Subsequent to period end, the Company has approved issuance of bonus shares in the ratio of 21:1 i.e. 21 bonus shares for each equity share (refer note 57 (f)).

22 Other equity

Particulars	Note No.	As at	As at	As at
		31 March 2023	31 March 2022	1 April 2021
Retained earnings	22.1	(1,772.45)	(3,260.81)	(2,400.02)
Common control adjustment deficit account	22.2	(980.62)	(1,654.94)	(1,665.45)
Equity component of financial instrument	22.3	9,000.00	9,000.00	9,000.00
Total		6,246.93	4,084.25	4,934.53



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

22.1 Retained earnings

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Opening balance		(3,260.81)	(2,400.02)	(1,261.67)
Add: Profit/(Loss) attributable to owners of the Company		1,486.95	(866.74)	(1,145.40)
Add: Other comprehensive income arising from remeasurement of defined benefit liabilities (net of tax)		1.41	5.95	7.05
Balance at the end of the year	Total	<u>(1,772.45)</u>	<u>(3,260.81)</u>	<u>(2,400.02)</u>

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

22.2 Common control adjustment deficit account

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Opening balance		(1,654.94)	(1,665.45)	-
Add: Adjustments on account of business combination		674.32	10.51	(1,665.45)
Balance at the end of the year	Total	<u>(980.62)</u>	<u>(1,654.94)</u>	<u>(1,665.45)</u>

Common control adjustment deficit account has been created pursuant to business combination under common control transaction, is not available for distribution to the shareholders. (Refer Note No. 51 (C)).

22.3 Equity component of financial instrument

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Optionally Convertible Debentures (OCD's)				
Opening balance		9,000.00	9,000.00	9,000.00
Less: Redeemed during the year		-	-	-
Less: Reclassified as financial liability		-	-	-
Balance at the end of the year	Total	<u>9,000.00</u>	<u>9,000.00</u>	<u>9,000.00</u>

- (a) The Company had issued 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 upto 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) One of the subsidiary of the Company had issued 100,000,000 Optionally Convertible debentures having face value of Rs.10 each on 2nd July 2018. These OCDs are unsecured and interest free in nature. The tenure of the OCDs is 5 years from the date of allotment extendable upto 20 years at the option of the issuer. 100 OCDs are convertible into 1 Equity Shares at the option of the holder of the OCDs. These debentures were redeemed on 24 January 2025.
- (c) One of the subsidiary of the Company had issued 150,000,000 Optionally Convertible debentures having face value of Rs.10 each on 2nd July 2018. These OCDs are unsecured and interest free in nature. The tenure of the OCDs is 5 years from the date of allotment extendable upto 20 years at the option of the issuer. 100 OCDs are convertible into 1 Equity Shares at the option of the holder of the OCDs. These debentures were redeemed on 21 June 2023.

23 Non-Controlling Interests (NCI)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Balance at beginning of year	44.08	38.91
Share of profit for the year (net)	75.02	5.17
Balance at end of year	<u>119.10</u>	<u>44.08</u>



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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

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

Name of subsidiaries	Principal place of business	Proportion of ownership interests held by NCI		
		As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Prestige Leisure Resorts Private Limited	India	42.55%	42.55%	42.55%
Particulars				
		Year ended 31 March 2023	Year ended 31 March 2022	
Prestige Leisure Resorts Private Limited				
Profit allocated to NCI		75.02	5.17	
Accumulated NCI		119.10	44.08	

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

a. Summarised financial information about the assets and liabilities

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Prestige Leisure Resorts Private Limited			
Non-current assets	599.93	510.80	537.62
Current assets	152.63	197.52	122.32
Non-current liabilities	7.21	8.74	8.38
Current liabilities	255.47	386.01	350.13
Equity attributable to owners of the Company	370.78	269.50	262.52
Non-controlling interest	119.10	44.08	38.91

b. Summarised financial information about profit or loss

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Prestige Leisure Resorts Private Limited		
Revenue	643.50	468.16
Expenses	415.26	456.89
Profit before tax	228.24	11.27
Tax expense	51.96	(0.62)
Profit after tax	176.28	11.89
Other comprehensive income	0.02	0.26
Total comprehensive income for the year	176.30	12.15
- attributable to owners of the Company	101.26	6.72
- attributable to the non-controlling interest	75.02	5.17

c. Dividends paid to non-controlling interest

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Prestige Leisure Resorts Private Limited		
	Not applicable	Not applicable

d. Summarised financial information about the cash flow

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Prestige Leisure Resorts Private Limited		
Net cash inflow / (outflow) from operating activities	122.86	59.42
Net cash inflow / (outflow) from investing activities	(154.52)	15.11
Net cash inflow / (outflow) from financing activities	(0.04)	(0.06)
Net cash inflow / (outflow)	(31.70)	74.47

Note: Receivable from non controlling interest is expected to be recovered through further contributions and profits earned during the normal course of business.

24 Borrowings (Non-Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Carried at amortised cost				
Term loans (Secured)	24a to 24c			
- From banks		8,716.67	9,225.39	8,416.30
Total Non-current borrowings		8,716.67	9,225.39	8,416.30



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

24a	Aggregate amount of loans guaranteed by directors	2,734.81	3,007.58	3,188.55
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24b Term loans from Banks

Security Details :

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

Repayment and other terms :

Repayable within 44 - 46 Quarterly instalments ending in May 2034.
Personal guarantee of certain directors of the company.
Corporate Guarantee of Prestige Estates Projects Limited, the ultimate holding Company.
These loans are subject to interest rates ranging from 9.2% to 11.75% per annum.

24c Refer note no. 27 for current maturities of long-term debt.

25 Deferred tax assets

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021	
A. Deferred Tax Assets				
Impact of fair valuation of financial assets	1.98	-	-	
Provision for employee benefit expenses	17.58	11.48	6.57	
Minimum alternate tax (MAT) credit entitlement	21.22	24.85	24.84	
Provision for doubtful advances/ debts	3.60	2.18	1.49	
Business transfer under common control transaction	164.54	90.05	90.04	
Income on accounting for real estates projects income	32.77	65.23	-	
Tax effect on equity accounted investments	4.27	3.85	-	
Impact of difference in carrying amount of Property, plant and equipment and Intangible assets	0.98	1.67	-	
Impact on accounting for leases liabilities	0.81	3.06	5.22	
Carried forward losses*	1,080.25	1,450.37	1,255.11	
Sub-total	1,328.00	1,652.74	1,383.27	
B. Deferred Tax Liabilities				
Impact on accounting for right of use assets	-	-	-	
Impact of fair valuation of financial assets (net)	2.41	-	-	
Impact of difference in carrying amount of Property, plant and equipment and Intangible assets	241.92	235.10	150.60	
Sub-total	244.33	235.10	150.60	
Net Deferred tax assets / (liabilities)	Total	1,083.67	1,417.64	1,232.67
Presented in balance sheet as				
- Deferred tax assets (Net)	1,083.67	1,417.64	1,232.67	
- Deferred tax liabilities (Net)	-	-	-	
Reconciliation of deferred tax				
Opening balance	1,417.64	1,232.67	683.55	
Add/ (Less) : Tax credit / (charge) in statement of profit and loss	(408.70)	185.57	458.32	
Less : Tax charge recognised in other comprehensive income	(0.42)	(1.65)	(0.69)	
Add/ (Less) : Deferred tax effect on equity accounted investment	0.42	0.39	1.44	
Add: Deferred tax effect on acquisition of subsidiary	-	-	-	
Add / (Less) : Deferred tax on common control transaction under BTA	74.73	0.66	90.05	
Closing balance	1,083.67	1,417.64	1,232.67	
*The Group has tax losses that are available for offsetting against future taxable profits.				

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

26 Provisions (Non-Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Provision for employee benefits				
Gratuity	45	45.77	33.45	26.99
Total		45.77	33.45	26.99

27 Borrowings (Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Unsecured (Carried at amortised cost)				
Loans from related parties - Intercompany deposits	27b, 52	8,790.07	7,628.48	2,098.46
Current maturities of long-term debt (secured)	24 & 27a			
Term loans - From banks		676.20	479.60	368.92
Total		9,466.27	8,108.08	2,467.38

27a Aggregate amount of loans guaranteed by directors

438.00 303.71 167.42

27b Intercompany deposits are subject to Nil rate of interest and are repayable on demand.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

28 Trade payables

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Carried at amortised cost			
-Dues to micro and small enterprises	1.44	-	-
-Dues to creditors other than micro and small enterprises	932.42	805.60	607.58
Total	933.86	805.60	607.58

28a Trade payables ageing schedule

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Dues to creditors			
Unbilled dues	-	-	-
Current but not due	399.46	548.54	353.50
Less than 1 year	345.77	208.65	231.78
More than 1 year and less than 2 years	177.38	32.50	19.12
More than 2 years and less than 3 years	4.28	15.91	3.20
More than 3 years	6.97	-	-
Total	933.86	805.60	607.60

There are no disputed dues payable.

28b Trade payables to related parties refer note 52

29 Other financial liabilities (Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Carried at amortised cost				
Interest accrued but not due on borrowings	52	906.61	936.44	970.76
Creditors for capital expenditure		261.23	311.51	153.18
Lease deposits		2.50	2.50	17.58
Maintenance deposits		34.18	30.43	4.06
Advances received on behalf of land owners		58.83	34.59	25.08
Other liabilities	52	4,902.87	5,249.83	5,576.65
Total		6,166.22	6,565.30	6,747.31

30 Other Current Liabilities

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Advance from customers	52	267.71	68.30	64.61
Unearned revenue		394.36	1,046.81	85.66
Advance rental / maintenance income received		31.07	-	-
Statutory dues payable		491.74	116.38	28.96
Total		1,184.88	1,231.49	179.23

31 Provisions (Current)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Provision for employee benefits				
Compensated absences	45	24.09	12.17	7.39
Other Provisions for :				
Projects	31a	334.67	961.84	56.68
Total		358.76	974.01	64.07

31a Details of Provisions for Projects

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Estimated project cost to be incurred for the completed projects (Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	961.84	56.68
Add: Provision made during the year	401.20	920.83
Less: Provision utilised during the year	1,028.37	15.67
Provision outstanding at the end of the year	334.67	961.84



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**32 Revenue from operations**

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Revenue from contracts with customers		
Sale of Hospitality Services		
Room revenues	3,215.84	847.56
Food and beverages	2,318.08	689.79
Other Services	827.77	379.80
Sub-total	6,361.69	1,917.15
Other operating revenues		
Contractual projects	2,636.31	962.06
Residential and commercial projects	876.47	-
Project management fees	534.33	259.66
Sub-total	4,047.11	1,221.72
Total	10,408.80	3,138.87

33 Other income

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Interest income		
On Bank deposits	23.26	17.72
On Loans	22.61	-
Others	27.86	6.39
Other Non-Operating Income		
Provision no longer required written back	1.15	-
Miscellaneous income	8.91	45.66
Total	83.79	69.77

34 (Increase)/ decrease in inventory

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Opening inventory	698.60	179.69
Less : Closing inventory	(188.82)	(698.60)
Total	509.78	(518.91)

35 Employee benefits expense

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Salaries and wages		917.92	504.18
Contribution to provident and other funds	45	60.99	37.40
Gratuity expense	45	19.96	19.37
Staff welfare expenses		143.41	50.78
Total		1,142.28	611.73

36 Finance costs

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Interest on borrowings	890.39	654.52
Other borrowing costs	63.76	20.74
Interest on lease liabilities and financial instruments	0.98	1.99
Total	955.13	677.25



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**37 Other expenses**

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Advertisement and sponsorship fee		52.51	19.52
Travelling expenses		36.09	7.74
Commission		109.96	26.15
Business promotion		111.70	12.74
Hotel operator fees		296.45	63.97
Facility management expense		406.38	142.27
Repairs and maintenance			
Plant and machinery and computers		67.69	48.31
Vehicles		9.85	5.35
Others		102.27	63.20
Power and fuel		476.45	276.46
Rental expenses		35.78	15.44
Rates and taxes		127.38	115.93
Legal and professional charges		56.32	18.35
Auditors' remuneration	37a	1.85	1.62
Bad debts/ advances written off		1.32	2.73
Loss on sale of property, plant and equipment		-	0.96
Contracted manpower cost		245.43	66.77
Expected credit loss allowance on receivables		5.26	2.57
Miscellaneous expenses		110.28	63.72
Total		2,252.97	953.80

37a Auditors' Remuneration

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Payment to Auditors (net of applicable GST) :		
For audit	1.00	0.88
For limited review	0.45	0.39
For tax audit	0.40	0.35
Total	1.85	1.62

38 Tax Expense**a Tax expense recognised in Special Purpose Consolidated Statement of Profit and Loss**

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Current tax		
In respect of the current year	48.04	5.38
Sub-total	48.04	5.38
Deferred tax		
In respect of the current year	408.70	(185.57)
Sub-total	408.70	(185.57)
Tax expense recognised in the current year	Total	(180.19)
	456.74	



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**b Tax expense/ recognised in other comprehensive income**

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Deferred tax		
Arising on income and expenses recognised in other comprehensive income:		
Remeasurement of defined benefit liabilities	(0.42)	(1.65)
Tax expense recognised in other comprehensive income	(0.42)	(1.65)

c Reconciliation of tax expense and accounting profit

Particulars		Year ended 31 March 2023	Year ended 31 March 2022
Profit / (loss) before tax from continuing operations		2,020.39	(1,040.21)
Applicable tax rate		25.17%	25.17%
Tax expense calculated at applicable tax rate	A	508.53	(261.82)
Adjustment on account of :			
Reversal of MAT credit		2.29	-
Set off of brought forward losses / unabsorbed depreciation		(151.67)	100.08
Tax effect of change in tax rate / different tax rate applicable to subsidiaries		97.59	(18.45)
	B	(51.79)	81.63
Tax expense recognised in Special Purpose Consolidated Statement of Profit and Loss	(A+B)	456.74	(180.19)

39 Earning per share (EPS)

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Profit / (loss) for the year attributable to owners of the Company and used in calculation of EPS (Rs. In Million)		1,486.95	(866.74)
Weighted average number of equity shares			
Basic (in Numbers)	56(d) & (f)	25,20,00,000	25,20,00,000
Diluted (in Numbers)	22.3(a)	25,85,00,000	25,85,00,000
Nominal value of shares (in Rupees)	56(d)	5.00	5.00
Earning per share (in Rupees)			
Basic		5.90	(3.44)
Diluted		5.75	(3.44)



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**40 Commitments**

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
1. Capital commitments (Net of advances) (including proportionate share of joint ventures)	2,116.52	5,828.89	4,449.83
2. The Group enters into construction contracts with its vendors. The final amount payable under such contracts will be based on actual measurements and agreed rates, which are determinable as and when the work under the said contracts are completed.			
3. The Group has entered into agreements with land owners under which the group is required to make payments based on the terms/ milestones stipulated under the respective agreements.			
4. The Company has made commitment to subscribe to further capital/ provide financial support to joint ventures based on funding requirements of such entities.			

41 Contingent liabilities

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
1 Claims against the Group not acknowledged as debts			
a. Disputed Income Tax	28.25	31.61	28.25
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			
2 Bank guarantees (Performance guarantees)	105.40	156.90	216.77
Towards obligation for earnings in foreign currency	632.40	941.40	1,300.64
Outstanding obligation to be met by	2025-26	2025-26	2025-26
3 The Group is subject to legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for lands acquired by it for construction purposes, either through joint development agreements or through outright purchases. These cases are pending with various courts and are scheduled for hearings. The management believes that these cases will not adversely effect its financial statements.			

The Group does not expect any reimbursement in respect of the above contingent liability and it is not practicable to estimate the timings of the cash outflows, if any, in respect of matters above pending resolution of the arbitration/ appellate proceedings and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

42 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 2023	As at 31 March 2022
Balance at the beginning of the year	12.17	20.73
Add: Accretion of interest	0.98	1.99
Less: Payments	(9.92)	(10.55)
Balance at the end of the year	<u>3.23</u>	<u>12.17</u>

Movement of right of use asset is detailed in Note No.7



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

b As a lessee

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Depreciation / amortisation expense of right-of-use assets	10.00	9.00
Interest expense on lease liabilities	0.98	1.99
Expense relating to short-term leases (included in rental expense)	35.78	15.44

Non-cancellable operating lease commitments

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Within 1 year	6.34	9.92	10.55
Between 1 and 2 years	-	6.34	9.92
Between 2 and 3 years	-	-	6.34
Between 3 and 4 years	-	-	-
Between 4 and 5 years	-	-	-
Later than 5 years	-	-	-

c As a lessor

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Rental income (Included in miscellaneous income)	-	3.21

Non-cancellable operating lease commitments:

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Rental receipts		
Within 1 year	-	-
Between 1 and 2 years	-	-
Between 2 and 3 years	-	-
Between 3 and 4 years	-	-
Between 4 and 5 years	-	-
Later than 5 years	-	-

43 Financial information in respect of joint ventures

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

a. Summarised balance sheet

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Current assets			
Cash and cash equivalents	160.03	1.27	2.36
Other assets	540.91	576.93	584.62
	700.94	578.20	586.98
Non current assets	22,139.06	17,726.04	14,599.68
Total assets	22,840.00	18,304.24	15,186.66
Current liabilities			
Financial liabilities	5,570.77	3,785.41	3,038.06
Other liabilities	417.68	413.67	429.21
	5,988.45	4,199.08	3,467.27
Non current liabilities			
Financial liabilities	16,028.53	13,278.40	10,888.71
Other liabilities	3.82	3.37	3.42
	16,032.35	13,281.77	10,892.13
Total liabilities	22,020.80	17,480.85	14,359.40
Net assets	819.20	823.39	827.26



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**b. Reconciliation of carrying amounts**

Particulars	Note No	As at	As at	As at
		31 March 2023	31 March 2022	1 April 2021
Net assets		819.20	823.39	827.26
Group's Share		50.00%	50.00%	50.00%
Share of Net assets		409.60	411.70	413.63
Goodwill		1.74	1.74	1.74
Carrying amount	11	411.34	413.44	415.37

c. Summarised statement of profit and loss

Particulars	Year ended	Year ended
	31 March 2023	31 March 2022
Revenue	-	-
Interest Income	0.01	0.02
Employee benefit expense	(0.99)	(3.34)
Depreciation and amortisation	(0.05)	(0.03)
Interest expenses	(0.06)	(0.04)
Other expenses	(3.12)	(1.26)
Loss before tax	(4.21)	(4.65)
Income tax expenses / (income)	-	-
Loss for the year	(4.21)	(4.65)
Other comprehensive income	-	0.77
Total comprehensive income	(4.21)	(3.88)
Group's share of loss for the year	(2.10)	(1.94)
Dividend received from joint ventures	-	-

44 Segment Information

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

45 Employee benefit plans

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

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

Particulars	Year ended	Year ended
	31 March 2023	31 March 2022
Employers' contribution to provident fund	54.03	32.22
Employers' contribution to employee state insurance scheme	6.96	5.18
	60.99	37.40

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

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

Risk exposure

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

Investment Risk

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit.

The fund's investments are managed by Life Insurance Corporation of India (LIC), the fund manager. The details of composition of plan assets managed by the fund manager is not available with the Group.

Interest Risk

A decrease in the bond's interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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 2023	Year ended 31 March 2022
a. Components of defined benefit cost		
Current Service cost	16.67	16.17
Interest expense / (income) net	2.92	2.19
Administrative expenses	0.37	1.01
Recognised in Special Purpose Consolidated Statement of Profit and Loss	19.96	19.37
Remeasurement (gains)/ losses in OCI		
Actuarial (Gain) / loss for changes in financial assumptions	0.11	(3.09)
Actuarial (Gain) / loss due to experience adjustments	(1.94)	(4.51)
Recognised in other comprehensive income	(1.83)	(7.60)
Total components of defined benefit cost for the year	18.13	11.77

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

- b. The amount included in the Special Purpose Consolidated Balance Sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:**

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Present value of funded defined benefit obligation	26.07	19.51	16.22
Less: Fair value of plan assets	10.48	10.77	6.73
Funded Status	15.59	8.74	9.49
Present value of unfunded defined benefit obligation	30.18	24.71	18.00
Unfunded Status	30.18	24.71	18.00
Net liability arising from defined benefit obligation	45.77	33.45	27.49

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Opening defined benefit obligation	44.22	34.23
Current service cost	16.67	16.17
Interest cost	3.67	2.95
Remeasurement (gains)/ losses:		
Actuarial (Gain) / loss for changes in financial assumptions	0.11	(3.09)
Actuarial (Gain) / loss due to experience adjustments	(1.94)	(4.51)
Benefits paid	(6.48)	(1.53)
Closing defined benefit obligation	56.25	44.22



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Opening Fair Value of Plan Assets	10.77	6.73
Interest on plan assets	0.90	0.67
Excess return over interest income on plan assets	(0.14)	0.09
Administrative expenses	(0.37)	(1.01)
Contributions by Employer	1.03	5.11
Benefits paid	(1.71)	(0.82)
Closing Fair Value of Plan Assets	10.48	10.77

e. Net asset/(liability) recognised in Special Purpose Consolidated Balance Sheet

Fair value of plan assets	10.48	10.77
Less: Present value of defined benefit obligation	56.25	44.22
Net asset/(liability) recognised in Special Purpose Consolidated Balance Sheet - Non current	(45.77)	(33.45)

f. Actuarial Assumptions

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Discount rate	7.2% to 7.3%	7.2% to 7.3%	7.2% to 7.3%
Rate of increase in compensation	7.00% - 10.00%	7.00% - 10.00%	7.00% - 10.00%
Attrition rate	Refer Table Below		
Retirement age	60 Years	60 Years	58 Years

Attrition rate

Age	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Upto 30	10.00%	10.00%	10.00%
31-40	5.00%	5.00%	5.00%
41-50	3.00%	3.00%	3.00%
Above 50	2.00%	2.00%	2.00%

g. Sensitivity analysis

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Impact on defined benefit obligation:		
Discount rate		
Increase by 100 basis points	(6.00)	(4.10)
Decrease by 100 basis points	7.02	4.80
Salary escalation rate		
Increase by 100 basis points	6.92	4.87
Decrease by 100 basis points	(6.08)	(4.20)
Employee attrition rate		
Increase by 1000 basis points	(0.63)	(0.31)
Decrease by 1000 basis points	0.68	0.34

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.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023**h. Maturity profile of defined benefit obligation**

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Within 1 year	8.00	6.00
Between 1 to 5 years	32.00	24.00
More than 5 years	16.00	14.00
Expected amount of contribution to plan assets	-	-

(iii) Other Employee Benefits - Compensated absences

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Leave encashment benefit expensed to the Special Purpose Consolidated Statement of Profit and Loss	41.54	18.53

Particulars	As at 31 March 2023	As at 31 March 2022
Leave encashment benefit outstanding	24.09	12.17

46 Foreign currency exposures

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

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Creditors			
in USD	1.28	0.33	0.42
in INR	101.46	24.32	30.86
in Euro	-	-	0.70
in INR	-	-	61.89
in SGD	0.07	0.05	0.01
in INR	4.08	2.53	0.83
in GBP	-	-	0.00
in INR	-	-	0.02



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

47 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 2023	As at 31 March 2022	As at 1 April 2021
Financial asset				
Investments	11	411.34	413.44	415.37
Trade receivables	15	4,247.06	687.60	417.30
Cash and cash equivalents	16	1,284.56	625.39	1,517.65
Bank balances other than cash and cash equivalents	17	3.98	7.35	0.16
Loans	18	4,620.42	2,820.59	1,612.80
Other financial assets	12,19	647.14	350.21	630.21
		11,214.50	4,904.58	4,593.49
Financial liabilities				
Borrowings	24,27	18,182.94	17,333.47	10,883.68
Lease liabilities	42	3.23	12.17	20.73
Trade payables	28	933.86	805.60	607.58
Other financial liabilities	25,29	6,166.22	6,565.30	6,747.31
		25,286.25	24,716.54	18,259.30

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

Fair Value Hierarchy:

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Assets measured at fair value			
Investments			
Level 1	-	-	-
Level 2	-	-	-
Level 3	411.34	413.44	415.37



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

48 Financial risk management objectives and policies

The Group's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Group's Hospitality operations. The Group's principal financial assets include investments, 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 Group considering its economic interest and furtherance of the business objectives.

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

Market risk

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

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

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

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

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

Interest rate risk

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

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

Interest rate sensitivity

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

Effect on profit before tax

Particulars	Year ended	Year ended
	31 March 2023	31 March 2022
Decrease in interest rate by 50 basis points	46.96	48.52
Increase in interest rate by 50 basis points	(46.96)	(48.52)

II Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade and other receivables

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

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

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

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Financial Instrument and cash and bank

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

III Liquidity risk

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

Particulars	On demand	< 1 year	1 to 5 years	> 5 years	Total
As at 31 March, 2023					
Borrowings (including Interest)	8,790.07	1,559.89	7,328.59	5,928.28	23,606.83
Trade payables	-	933.86	-	-	933.86
Lease Liabilities	-	-	3.23	-	3.23
Other financial liabilities	-	6,166.22	-	-	6,166.22
	8,790.07	8,659.97	7,331.82	5,928.28	30,710.14
As at 31 March, 2022					
Borrowings (including Interest)	7,628.48	1,238.87	7,171.58	7,645.18	23,684.11
Trade payables	-	805.60	-	-	805.60
Lease Liabilities	-	9.31	2.86	-	12.17
Other financial liabilities	-	6,565.30	-	-	6,565.30
	7,628.48	8,619.08	7,174.44	7,645.18	31,067.18
As at 1 April 2021					
Borrowings (including Interest)	2,098.46	1,020.52	5,931.43	8,277.76	17,328.16
Trade payables	-	607.58	-	-	607.58
Lease Liabilities	-	9.31	11.42	-	20.73
Other financial liabilities	-	6,747.31	-	-	6,747.31
	2,098.46	8,384.72	5,942.85	8,277.76	24,703.78

49 Capital management

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

The Group, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using debt equity ratio, which is net debt divided by total capital. The Group includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) 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 2023	As at 31 March 2022	As at 1 April 2021
Borrowings - Current	27	9,466.27	8,108.08	2,467.38
Borrowings - Non Current	24	8,716.67	9,225.39	8,416.30
Less:				
Cash and cash equivalents	16	(1,284.56)	(625.39)	(1,517.65)
Bank balances other than cash and cash equivalents	17	(3.98)	(7.35)	(0.16)
Fixed deposits with original maturity more than 12 months	19	-	-	-
Balances with banks to the extent held as margin money or security	12	(571.84)	(244.49)	(268.80)
Net debt		16,322.56	16,456.24	9,097.07
Equity		6,426.03	4,188.33	5,033.44
Total capital		6,426.03	4,188.33	5,033.44

Net Debt equity ratio for the purpose of capital management

2.54 3.93 1.81



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

50 Revenue from contracts with customers:

i) Disaggregated revenue information

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Timing of transfer of goods or services		
Revenue from goods or services transferred to customers at a point in time	7,238.16	1,917.15
Revenue from goods or services transferred over time	3,170.64	1,221.72
	10,408.80	3,138.87

ii) Contract balances and performance obligations

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Trade receivables	4,261.36	696.28	423.23
Contract liabilities *	394.36	1,046.81	85.66

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

Set out below is the amount of revenue recognised from:

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	899.81	15.44	-
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-	-	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	292.04	1,046.81	85.66

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

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Revenue as per contracted price	7,238.16	1,917.15
Discount	-	-
Revenue from contract with customers	7,238.16	1,917.15

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

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Inventories	82.47	657.09	141.90
Prepaid expenses	4.00	31.00	-

51 Business Combination

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

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

i) Shares of Prestige Leisure Resorts Private Limited :

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

ii) Moxy ORR Land :

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

iii) Mulberry Shades, Bengaluru :

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

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

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

Accordingly, the financial information for the year beginning 01 April 2021 has been restated as if these business combinations had occurred as on 01 April 2021.

B Details of assets and liabilities acquired under BTA

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

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Non-current assets	599.93	510.80	537.62
Current assets	152.63	197.52	122.32
Total assets (A)	752.56	708.32	659.94
Non-current liabilities	7.21	8.74	8.38
Current liabilities	255.47	386.01	350.13
Total liabilities (B)	262.68	394.75	358.51
Net assets acquired (A)-(B)	489.88	313.57	301.43

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

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Non-current assets	1,710.95	983.80	982.68
Current assets	4.53	2.05	2.93
Total assets (A)	1,715.48	985.85	985.61
Non-current liabilities	0.13	0.13	0.13
Current liabilities	148.44	16.38	21.16
Total liabilities (B)	148.57	16.51	21.29
Recoverable on account of loss for the year (C)	2.02	5.49	24.67
Net assets acquired (A)-(B)+(C)	1,568.93	974.83	988.99

C Disclosure of Common control adjustment deficit account

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Net assets acquired under BTA		1,568.93	974.83	988.99
Investments acquired under BTA		385.51	385.51	385.51
Total (A)		1,954.44	1,360.34	1,374.50
Purchase consideration payable (B)		3,130.00	3,130.00	3,130.00
Sub total (A)-(B)		(1,175.56)	(1,769.66)	(1,755.50)
Deferred tax asset Business transfer under common control transaction	25	164.54	90.05	90.05
Recoverable on account of loss for the year		30.40	24.67	-
Common control adjustment deficit account	22.2	(980.62)	(1,654.94)	(1,665.45)



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

52 List of related parties

(a) Ultimate holding Company

Prestige Estates Projects Limited

(b) Joint Ventures of Ultimate holding Company

Dashanya Tech Parkz Private Limited
Thomsun Realtors Private Limited
Prestige Realty ventures

(c) Joint venture

Bamboo Hotel and Global Centre (Delhi) Private Limited
Prestige MRG Eco Ventures

(d) Entities under common control of ultimate holding company

Ace realty Ventures
Apex Realty Ventures LLP
K2K Infrastructure India Private Limited
Village De Nandi Private Limited
Prestige Exora Business Parks Limited
Prestige Mall management Private limited
Prestige Garden Resorts Private Limited
PSN Property Management and Services

Prestige Southcity Holdings
Prestige Nottingham Investments
Prestige Office Ventures
Prestige Projects Private Limited
Morph
Prestige Retail Ventures Limited
Prestige Property Management Services

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

Prestige Fashions Private Limited
Prestige Golf Resorts Private Limited
Overture Hospitality Private Limited

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

Falcon Property Management Services
Morph Design Company
The Good Food Company
Prestige Foundation
Irfan Razack Family Trust
Prestige City Properties

Prestige Constructions
Window Care
Spring Green
INR Holdings
Sublime
Ace Property Holdings
Ace Investments
KVN Productions
K V N Monster Mind Creations LLP

(g) Key Management Personnel

Irfan Razack (Chairman & Non Executive Director w.e.f. 1 April 2025)
Omer Bin Jung, (Joint Managing Director w.e.f 1 April 2025)
Mohmed Zaid Sadiq (Joint Managing Director w.e.f 1 April 2025)
Lingraj Patra, Company Secretary & Compliance Officer (w.e.f 1 April 2025)

Rezwan Razack (Director upto 1 April 2025)
Noaman Razack (Director upto 1 April 2025)
Suresh Singaravelu, Chief Executive Officer (w.e.f 1 April 2025)
Shamik Rudra, Chief Financial Officer (w.e.f 1 April 2025)

(h) Key Management Personnel of Ultimate holding Company

Uzma Irfan
Venkat K Narayana (upto 10 May 2024)

(i) Relative of key management personnel

Omer Bin Jung, (Joint Managing Director w.e.f 01 April 2025)
Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan

Anjum Jung
Zayd Noaman
Sana Rezwan
Danya Noaman
Fajr Qureishi

(j) Details of Related party Transactions and outstanding balances

Transactions during the year

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Inter corporate deposit taken		
Ultimate holding Company		
Prestige Estates Projects Limited	3,498.58	5,086.22
	<u>3,498.58</u>	<u>5,086.22</u>
Inter corporate deposit taken repaid		
Ultimate holding Company		
Prestige Estates Projects Limited	2,336.99	245.22
	<u>2,336.99</u>	<u>245.22</u>



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Inter corporate deposits given		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	1,735.00	1,261.52
	1,735.00	1,261.52
Sale of goods and services		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	39.71	4.35
<i>Entities under common control of ultimate holding company</i>		
K2K Infrastructure India Private Limited	0.51	0.20
Village De Nandi Private Limited	0.10	-
Prestige Nottingham Investments	1.96	-
Prestige Projects Private Limited	358.80	128.01
Apex Realty Ventures LLP	175.53	131.65
Prestige Office Ventures	0.15	0.09
Prestige Southcity Holdings	7.67	-
Ace realty Ventures	-	0.40
<i>Joint Ventures of Ultimate holding Company</i>		
Dashanya Tech Parkz Private Limited	3,070.22	497.72
Thomsun Realtors Private Limited	0.95	-
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Sublime	0.71	0.28
Overture Hospitalities Private Limited	0.86	-
Prestige Fashions Private Limited	1.65	0.60
INR Holdings	0.01	-
Prestige Foundation	1.16	-
Spring Green	0.04	-
<i>Key Management Personnel</i>		
Mohmed Zaid Sadiq	0.12	-
Irfan Razack	0.31	0.66
Rezwan Razack	0.39	0.13
Noaman Razack	0.27	0.72
<i>Key Management Personnel of Ultimate holding company</i>		
Uzma Irfan	-	0.06
<i>Relative of key management personnel</i>		
Anjum Jung	0.10	0.11
Omer Bin Jung	0.19	0.39
Zayd Noaman	0.84	0.06
Faiz Rezwan	0.13	0.04
	3,662.49	765.55
Rental Income		
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
The Good Food Company	-	0.46
	-	0.46
Interest Income		
<i>Joint Ventures of the holding Company</i>		
Bamboo Hotel and Global Centre (Delhi) Private Limited	21.90	-
	21.90	-
Purchase of goods and services		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	0.71	7.92
<i>Entities under common control of ultimate holding company</i>		
K2K Infrastructure India Private Limited	258.89	350.35
Prestige Property Management Services	21.73	17.21
Morph	16.53	23.93
PSN Property Management and Services	0.59	-
Prestige Mall Management Private limited	0.01	-
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Spring Green	87.28	1.64
Sublime	0.41	0.13
Prestige Golf Resorts Private Limited	0.18	-
Window care	1.90	-
Prestige Fashions Private Limited	1.91	-
Falcon Property Management Services	57.71	40.99
Morph Design Company	9.17	1.13
	457.02	443.30



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Rental Expense		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	17.07	8.73
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>		
Overture Hospitalities Private Limited	0.60	2.20
	17.67	10.93
Interest Expenses		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	-	43.38
<i>Entities under common control of ultimate holding company</i>		
Prestige Exora Business Parks Limited	-	54.38
	-	97.76
Remuneration*		
<i>Key Management Personnel</i>		
Mohmed Zaid Sadiq	9.00	-
<i>Relative of key management personnel</i>		
Omer Bin Jung	18.00	18.00
Faiz Rezwan	9.00	-
	36.00	18.00
* Short term employee benefits, does not include post-employment benefits and other long term benefits based on actuarial valuation as these are done for the Company as a whole.		
Assignment of payables to ICD		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	-	689.01
	-	689.01
Guarantees received		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	-	986.12
	-	986.12
Release of Guarantees received		
<i>Ultimate holding Company</i>		
Prestige Estates Projects Limited	311.22	67.25
<i>Key Management Personnel</i>		
Irfan Razack, Noaman Razack & Rezwan Razack	138.47	44.69
	449.69	111.94

Outstanding as at the balance sheet date

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Trade/other receivables			
<i>Ultimate holding Company</i>			
Prestige Estates Projects Limited	18.22	9.85	0.15
<i>Entities under common control of ultimate holding company</i>			
Prestige Nottingham Investments	0.08	-	-
Prestige Projects Private Limited	-	148.50	-
Apex Realty Ventures LLP	-	142.18	-
Prestige Garden Resorts Private Limited	0.04	0.04	0.04
K2K Infrastructure India Private Limited	0.31	0.12	85.75
Ace realty ventures	0.10	-	-
<i>Joint Ventures of Ultimate holding Company</i>			
Thomsun Realtors Private Limited	0.09	-	-
Dashanya Tech Parkz Private Limited	3,415.19	104.36	304.61
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>			
Prestige Fashions Private Limited	-	0.40	0.09
Overture Hospitalities Private Limited	-	-	2.30
INR Holdings	0.02	-	-
The Good Food Company	-	0.41	1.49
Sublime	-	0.07	-



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Key Management Personnel			
Mohmed Zaid Sadiq	0.01	0.01	0.00
Irfan Razack	0.52	0.28	0.14
Noaman Razack	1.15	1.02	0.16
Rezwan Razack	0.04	0.01	-
Key Management Personnel of Ultimate holding company			
Uzma Irfan	-	-	0.01
Relative of key management personnel			
Anjum Jung	0.40	0.31	-
Omer Bin Jung	0.34	0.32	0.02
Faiz Rezwan	0.16	0.06	0.06
Zayd Noaman	0.20	0.08	0.02
	3,436.87	408.02	394.84
Inter corporate deposits receivable			
Ultimate holding Company			
Prestige Estates Projects Limited	-	-	1.08
Joint Ventures of the holding Company			
Bamboo Hotel and Global Centre (Delhi) Private Limited	4,355.30	2,620.30	1,357.70
Entities under common control of ultimate holding company			
Prestige Retail Ventures Limited	190.47	190.47	190.47
	4,545.77	2,810.77	1,549.25
Interest income on inter corporate deposits receivable			
Joint Ventures of the holding Company			
Bamboo Hotel and Global Centre (Delhi) Private Limited	19.71	-	-
	19.71	-	-
Loans & Advances recoverable			
Ultimate holding Company			
Prestige Estates Projects Limited	58.35	-	6.80
Entities under common control of ultimate holding company			
K2K Infrastructure India Private Limited	14.84	14.95	5.04
Village De Nandi Private Limited	-	-	-
Morph	-	8.61	-
Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested			
Prestige Golf Resorts Private Limited	6.80	5.02	-
Prestige City Properties	-	-	55.00
Sublime	0.02	-	-
Spring Green	-	59.13	-
Morph Design Company	-	0.24	-
	80.01	87.95	66.84
Optionally convertible debentures			
Entities under common control of ultimate holding company			
Prestige Exora Business Parks Limited	9,000.00	9,000.00	9,000.00
	9,000.00	9,000.00	9,000.00
Inter Corporate Deposits Payable			
Ultimate holding Company			
Prestige Estates Projects Limited	7,601.86	6,440.26	909.16
Entities under common control of ultimate holding company			
Prestige Exora Business Parks Limited	1,188.21	1,188.21	1,188.21
	8,790.07	7,628.47	2,097.38
Interest Expenses on Inter Corporate Deposits Payable			
Ultimate holding Company			
Prestige Estates Projects Limited	129.37	159.37	117.81
Entities under common control of ultimate holding company			
Prestige Exora Business Parks Limited	717.59	717.59	668.64
	846.96	876.96	786.45
Other Liabilities			
Ultimate holding Company			
Prestige Estates Projects Limited	3,218.20	3,475.11	3,893.83
Entities under common control of ultimate holding company			
Prestige Exora Business Parks Limited	1,487.91	1,487.91	1,486.71
Village De Nandi Private Limited	-	-	-
	4,706.11	4,963.02	5,380.54



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Trade Payables			
<i>Ultimate holding Company</i>			
Prestige Estates Projects Limited	-	9.00	3.55
<i>Entities under common control of ultimate holding company</i>			
K2K Infrastructure India Private Limited	205.71	116.14	42.35
Prestige Retail Ventures Limited	-	-	0.52
Prestige Property Management Services	-	11.20	5.40
Apex Realty Ventures LLP	-	0.05	-
Prestige Mall management Private limited	0.01	-	-
Morph	0.15	4.39	6.57
PSN Property Management and Services	0.11	-	-
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>			
Falcon property management services	3.53	20.91	20.46
Sublime	0.11	0.06	0.16
Prestige Fashions Private Limited	0.67	1.00	0.74
Spring Green	12.62	0.45	0.81
Window care	0.30	0.25	1.23
Overture Hospitality Private Limited	-	-	0.73
Morph Design Company	0.43	1.21	1.66
	223.64	164.66	84.18
Remuneration payable			
<i>Key Management Personnel</i>			
Mohmed Zaid Sadiq	0.47	-	-
<i>Relative of key management personnel</i>			
Faiz Rezwan	0.47	-	-
	0.94	-	-
Security deposit			
<i>Ultimate holding Company</i>			
Prestige Estates Projects Limited	2.24	2.24	2.24
<i>Entities under common control of ultimate holding company</i>			
Prestige Property Management Services	0.10	0.10	0.10
<i>Companies, firms (including firms in which Company is a partner) & trusts in which directors, KMP and their relatives are interested</i>			
Prestige Constructions	0.19	0.19	0.19
	2.53	2.53	2.53
Guarantees received and outstanding			
<i>Ultimate holding Company</i>			
Prestige Estates Projects Limited	9,392.87	9,704.09	8,785.22
<i>Key Management Personnel of Ultimate holding company</i>			
Irfan Razack, Noaman Razack & Rezwan Razack	3,172.81	3,311.28	3,355.97
	12,565.68	13,015.37	12,141.19

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



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

53 Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Balance Sheet to Schedule III to the Companies Act, 2013

Particulars	As at 31 March 2023		As at 31 March 2022		As at 1 April 2021	
	As a % of consolidated net assets	Amount	As a % of consolidated net assets	Amount	As a % of consolidated net assets	Amount
Net assets, i.e., total assets minus total liabilities						
Subsidiaries - Companies						
Prestige Hospitality Ventures Limited	60.91%	4,370.55	60.35%	2,980.29	86.63%	(3,146.54)
Northland Holding Company Private Limited	15.44%	1,107.54	27.02%	1,333.99	(13.37%)	485.84
Sai Chakra Hotels Private Limited	11.09%	795.87	(2.09%)	(103.33)	35.04%	(1,272.72)
Prestige Leisure Resorts Private Limited	6.83%	489.88	6.35%	313.58	(8.30%)	301.43
Joint Ventures - Companies						
Bamboo Hotel and Global Centre (Delhi) Private Limited	5.73%	411.34	8.37%	413.44	0.00%	-
Joint Ventures - Partnership firms						
Prestige MRG Eco Ventures	-	-	-	-	-	-
Total	100.00%	7,175.18	100.00%	4,937.97	100.00%	(3,631.99)
Adjustments arising out of consolidation		(868.25)		(793.72)		8,670.60
Non controlling interest		119.10		44.08		(5.17)
Total		6,426.03		4,188.33		5,033.44

Particulars	Year ended 31 March 2023		Year ended 31 March 2022	
	As % of consolidated profit or loss	Amount	As % of consolidated profit or loss	Amount
Share of profit or loss				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	45.81%	715.94	44.93%	(383.68)
Northland Holding Company Private Limited	(14.49%)	(226.45)	17.78%	(151.85)
Sai Chakra Hotels Private Limited	57.53%	899.20	38.71%	(330.61)
Prestige Leisure Resorts Private Limited	11.28%	176.30	(1.42%)	12.15
Subsidiaries - Partnership firms				
Prestige Realty Ventures	-	-	-	-
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	(0.13%)	(2.10)	0.00%	-
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	-	-	-	-
Total	100.00%	1,562.89	100.00%	(853.99)
Adjustments arising out of consolidation		(75.94)		(12.75)
Non controlling interest		75.02		5.17
Total		1,561.97		(861.57)



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

Particulars	Year ended 31 March 2023		Year ended 31 March 2022	
	As % of consolidated other comprehensive income	Amount	As % of consolidated other comprehensive income	Amount
Share in other comprehensive income				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	7.02%	0.10	34.74%	2.07
Northland Holding Company Private Limited	8.78%	0.12	23.22%	1.38
Sai Chakra Hotels Private Limited	82.26%	1.16	37.68%	2.24
Prestige Leisure Resorts Private Limited	1.95%	0.03	4.36%	0.26
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	-	-	-	-
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	-	-	-	-
Total	100.00%	1.41	100.00%	5.95
Adjustments arising out of consolidation		-		-
Non controlling interest		-		-
Total		1.41		5.95

Particulars	Year ended 31 March 2023		Year ended 31 March 2022	
	As % of consolidated total comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Share in total comprehensive income				
Subsidiaries - Companies				
Prestige Hospitality Ventures Limited	45.77%	716.04	44.90%	(381.62)
Northland Holding Company Private Limited	(14.47%)	(226.33)	17.70%	(150.47)
Sai Chakra Hotels Private Limited	57.56%	900.36	38.63%	(328.37)
Prestige Leisure Resorts Private Limited	11.27%	176.33	(1.46%)	12.41
Joint Ventures - Companies				
Bamboo Hotel and Global Centre (Delhi) Private Limited	(0.13%)	(2.10)	0.23%	(1.93)
Joint Ventures - Partnership firms				
Prestige MRG Eco Ventures	0.00%	-	0.00%	-
Total	100.00%	1,564.30	100.00%	(849.98)
Adjustments arising out of consolidation		(75.94)		(10.81)
Non controlling interest		75.02		5.17
Total		1,563.38		(855.62)



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

54 First Time Adoption

For the year ended 31 March 2023, the Holding Company did not prepare its Consolidated Financial Statements since the Holding Company met the conditions prescribed in Rule 6 to the Companies (Accounts) Rules, 2014 (as amended) (the "Accounts Rules"). The Holding Company's securities are in the process of listing on a stock exchange in India and consequently, pursuant to the Accounts Rules, the Holding Company adopted 31 March 2024 as reporting date for first time adoption of Indian Accounting Standard (Ind-AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) (the "Ind-AS Rules") with 01 April 2022 as the transition date for the purpose of preparation of statutory Special Purpose Consolidated financial statements as at and for the year ended 31 March 2024 in accordance with Ind-AS.

The Special Purpose Consolidated Financial Statements as at and for the year ended 31 March 2023 have been prepared from the standalone financial statements of the Company and its subsidiaries after making suitable consolidation adjustments. In addition, in preparing these Special Purpose Consolidated Financial Statements, the Group has followed the same accounting policies, presentation and disclosures including Schedule III disclosures as those followed in preparation of Consolidated Financial Statements as at and for the year ended 31 March 2024. In addition, to facilitate preparation of these Special Purpose Consolidated Financial Statements, the management has used the accounting policy choices (i.e., both mandatory exceptions and optional exemptions) as per Ind AS 101 as at 1 April 2021, which are consistent with those used at the date of transition to Ind AS in the Consolidated Financial Statements as at and for the year ended 31 March 2024.

A Optional exemptions availed

a. Deemed Cost

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 Intangible Assets.

The Group has elected to measure all of its property, plant and equipment and intangible assets at their previous GAAP carrying value.

b. Business combinations

Ind AS 101 provides the option to apply Ind AS 103 prospectively from the transition date or from a specific date prior to the transition date. This provides relief from full retrospective application that would require restatement of all business combinations prior to the transition date.

Business combinations occurring prior to the transition date have not been restated and the Previous GAAP carrying amounts of assets and liabilities, that are required to be recognised under Ind AS, is their deemed cost at the date of the acquisition. The Group has elected to apply Ind AS 103 prospectively to business combinations occurring after its transition date.

B Mandatory exceptions availed

a. Estimates

Ind AS 101 requires an entity's estimates in accordance with Ind ASs at the date of transition to Ind AS to be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

The Group's estimates as at April 01, 2022 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Group made estimates for following items in accordance with Ind AS at the date of transition as these were not required under previous GAAP

- Investment in equity instruments carried at FVPL or FVOCI; and
- Impairment of financial assets based on expected credit loss model.

b. De-recognition of financial assets and liabilities

Ind AS 101 requires a first-time adopter to apply the de-recognition provisions of Ind AS 109 prospectively for transactions occurring on or after the date of transition to Ind AS. The Group has applied the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS.

c. Classification and measurement of financial assets

Ind AS 101 requires an entity to assess classification and measurement of financial assets (investment in debt instruments) on the basis of the facts and circumstances that exist at the date of transition to Ind AS. The Group has applied the requirement of classification and measurement of financial assets (investment in debt instruments) as above.

As explained above, there are no consolidated financial statements of the Holding Company for the previous year and the consolidated financial statements as at and for the year ended March 31, 2024 are the first consolidated financial statements prepared by the Holding Company in accordance with Ind-AS. The Holding Company's separate financial statements cannot be considered for the purpose of giving reconciliations in the consolidated financial statements. Since there is no relevant previous GAAP financial statements from which the Holding Company is transitioning, no reconciliation is required in these consolidated financial statements on first-time adoption of Ind AS by the Holding Company.

55 Other Statutory Information:

- (i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Group does not have any transactions with companies struck off under section 248 of Companies Act, 2013.
- (iii) The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year covered under the Special purpose consolidated financial statements.
- (iv) Disclosure requirements where Group has advanced or loaned or invested funds.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

(a) During the year, the Group has given Inter Corporate Deposits ('ICD'), which have been further utilised by these joint venture for their business purposes and hence not covered under (b) to (d) below

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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Name of Intermediary	Bamboo Hotel and Global Centre (Delhi) Private	
Nature of transaction (Advanced/ Loaned/ Invested)	Loaned	
Date of transaction	Various dates	
PAN of the Intermediary	AACCH1126R	
Relationship with the Company	Joint venture	
Amount (Rs in million)	1,009.50	735.93

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

Particulars	As at 31 March 2023	As at 31 March 2022	As at 1 April 2021
Name of the funding party	Prestige Estates Projects Limited		
Date of transaction	Various dates		
Amount (Rs in million)	1,009.50	735.93	

(d) The Group has not provided any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(e) The management of the Group declares that, the relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and the Companies Act has been complied with for above transactions in (a), (b) and (c) above and such transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003).

(v) The Group has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall

i. 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

ii. provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(vi) The Group does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961

(vii) The Group has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

(viii) The Group is not a declared Wilful defaulter by any bank or financial institution or any other lender.

56 Subsequent Events

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

b. The Group has constituted "Prestige Goa Hospitality Ventures", a wholly owned partnership firm on 19 February 2025.

c. The Group has incorporated "Prestige Summit Convention Private Limited", a wholly owned subsidiary on 20 March 2025.

d. Split

On 22 March 2025, the shareholders of the Company have approved split/ sub-division of equity shares from face value of Rs.10 each to Rs.5 each. The impact of above mentioned split has been considered retrospectively for the purpose of calculation of basic and diluted earnings per share for all periods presented.

e. Rights Issue

On 24 March 2025, the shareholders of the Company approved Rights issue of 800,000 equity share of the Company on a fully paid basis for Rs.20,313 per share (including Rs.20,308 securities premium per share. 590,754 shares were allotted on 28 March 2025 and 209,246 shares were allotted on 29 March 2025, to Prestige Estates Projects Limited, the ultimate holding company.



PRESTIGE HOSPITALITY VENTURES LIMITED

All amounts in Rupees Millions, except as otherwise stated

NOTES FORMING PART OF SPECIAL PURPOSE CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2023

f. Bonus issue

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. The impact of above mentioned bonus shares has been considered retrospectively for the purpose of calculation of basic and diluted earnings per share for all periods presented.

g. The Group along with a Joint venture partner has incorporated "Prestige Vaishnoli Hospitality Ventures", a partnership firm on 28 March 2025, the Group hold 50% Share of the firm.

h. 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 consideration of ₹610.00 million.

Signatures to Notes to Special purpose Consolidated Financial Statements 1 - 56

As per our report of even date

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

Shiv Shankar T R
Partner
Membership No.220517



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

Irfan Razaek
Chairman & Non Executive Director
DIN: 00209022

Suresh Singaravelu
Chief Executive Officer

Place: Bengaluru
Date: 8 April 2025

Omer Bin Jung
Joint Managing Director
DIN: 01271310

Shamik Rudra
Chief Financial Officer

Mohmed Zaid Sadiq
Joint Managing Director
DIN: 01217079

Lingraj Patra
Company Secretary & Compliance
Officer

