

INDEPENDENT AUDITOR'S REPORT

To The Members of Berggruen Hotels Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Berggruen Hotels Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March, 2025 and the Statement of Profit and Loss including Other Comprehensive Income, statement of Changes in Equity and Cash Flow Statement for the year then ended, and notes to financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("IND AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2025, and its loss, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

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

- The Company's Board of Directors is responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Director's Report, Chairman's statement, but does not include the Ind AS financial statements and our auditor's report thereon.

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LLP Registration NO. AAJ-1379 | (registered with limited liability)

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- Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

Responsibilities of management and Those Charged with Governance for the Ind AS Financial Statements

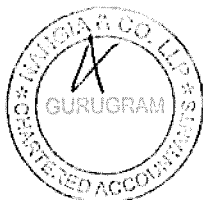
The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and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

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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



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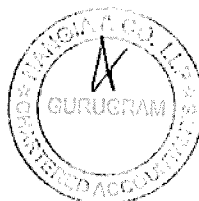
material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

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 Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has an adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate



with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure - A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), and the Cash Flow Statement (and statement of changes in equity) dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
 - e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2(i)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - g) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report.
 - h) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2025;
 - i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules,



2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 30 to the Ind AS financial statements.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv.
 - a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
 - b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The company has not declared or paid any dividend during the year and has not proposed final dividend for the year.



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- vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the year ended March 31, 2025 wherein:
- a) the accounting software has a feature of recording audit trail (edit log) facility and the audit trail at the application level has operated throughout the year for all relevant transactions recorded in the software except that the audit trail feature was enabled for certain tables/master records only from March 27, 2025. Further, audit trail was not enabled at the database level to log any direct data changes. Consequently, we are unable to comment whether there were any instances of the audit trail feature being tampered with.

As audit trail feature was not enabled for the year ended March 31, 2024, reporting under Rule 11 (g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable.

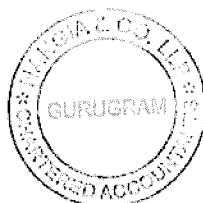
- b) In respect of a revenue management software used for maintaining its revenue records, it has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that the audit trail (edit log) at database level was enabled on March 20, 2025 and the software do not have feature to capture whether audit trail (edit log) has been tampered or not. Consequently, we are unable to comment whether there were any instances of the audit trail feature being tampered with.

Additionally, the audit trail that was enabled and operated for the year ended March 31, 2024, has been preserved by the Company as per the statutory requirements for record retention. (Refer Note 40 of the financial statements)

For Nangia & Co. LLP
Chartered Accountants
ICAI FRN 002391C/N500069

Prateek Agrawal

Prateek Agrawal
Partner
Membership No. 402826



Signed at Gurugram on May 28, 2025
UDIN: 25402826BMJBCW9074

Annexure 'A' to the Independent Auditors Report

[Refer to in our separate report of even date]

Annexure referred to under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date to the members of **Berggruen Hotels Private Limited** on the financial statements for the year ended on March 31, 2025 and based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of accounts and other records examined by us in the normal course of audit, we report that:

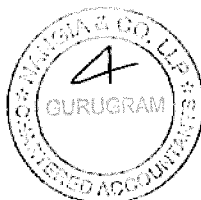
- I In respect of the Company's Property, Plant and Equipment and Intangible Assets
- (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) The Company has a program of physical verification of Property, Plant and Equipment in phased periodical manner which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) Title deeds in respect of all immovable properties are held in the name of the company.
- (d) The Company has not revalued any of its Property, Plant and intangible assets during the year.
- (e) As confirmed by the management, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.



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- II (a) As explained to us physical verification of inventory has been conducted at reasonable intervals by the management at reasonable interval in respect of Food & Beverages, Liquor, Wines and smokes and Stores and spares. In our opinion the coverage and procedure of such verification by the management is appropriate and there is no discrepancies of 10% or more in the aggregate for each class of inventory were noticed.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks on the basis of security of current assets. In our opinion, the quarterly returns or statements filed by the company with such banks are in agreement with the books of account of the company.
- III According to the information and explanations given to us and on the basis of examination of records of the Company, the Company has not made any investments provided guarantee or security or granted any advance in the nature of loan, secured or unsecured to Company, Firm, limited liability partnership or any other parties during the year. Accordingly, the requirement to report on clause 3(iii)(a), (b), (c), (d), (e) and (f) of the Order is not applicable to the Company.
- IV The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees, and securities provided, as applicable.
- V The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- VI The maintenance of cost records has not been specified by the Central Government under subsection (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- VII In respect of statutory dues:
- a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess



and other material statutory dues applicable to it with the appropriate authorities. However, there have been slight delay have been noticed in some places.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

- b) According to the information and explanation given to us, there are no amounts in respect of Income Tax, Goods and Services tax, Sales Tax, Value Added Tax, Employee state Insurance, Duty of Excise, Duty of Custom, Cess and Service Tax etc. that have not been deposited with the appropriate authority on account of any dispute.

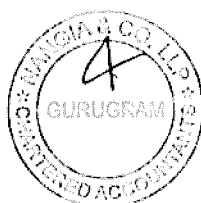
Nature of the Statute	Nature of the Dues	Amount (In Rs. Lakhs)	Period to which amount relates	Forum where dispute is pending
Finance Act, 1994	Service Tax demand	37.22	2011 to 2014	Tribunal

VIII As confirmed by the management, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

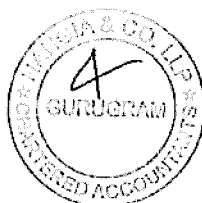
IX (a) As explained to us, the Company has not defaulted in repayment of loans and other borrowings and in repayment of interest thereon to any lender.

(b) As confirmed by the management, the Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) The Company has applied term loans for the purpose for which the loans were obtained.



- (d) The Company did not raise any funds on short-term basis during the year hence, the requirement to report on clause (ix)(d) of the Order is not applicable to the Company.
- (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- X (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- XI (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- XII As explained, the Company is not a Nidhi company. Therefore, the provisions of para 3(xii) of the Order are not applicable to the Company.



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- XIII In our opinion, transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.
- XIV Based on the information and explanation provided to us and our audit procedures, in our opinion, the Company has internal audit system which is commensurate with the size of the Company and nature of its business.
- XV In our opinion during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- XVI In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) (c) and (d) of the Order is not applicable.
- XVII No cash losses has been incurred by the Company in the current financial year as well as in the immediate financial year.
- XVIII There has been no resignation of the statutory auditors of the Company during the year.
- XIX On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



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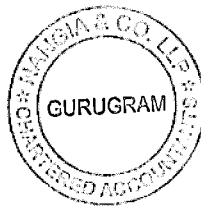
CHARTERED ACCOUNTANTS

XX In provisions related to Corporate Social Responsibilities is not applicable to the Company as per section 135 of the Companies Act, 2013. Accordingly, reporting under clause 3(xx) of the order is not applicable for the year.

For Nangia & Co. LLP
Chartered Accountants
ICAI FRN 002391C/N500069

Prateek Agrawal

Prateek Agrawal
Partner
Membership No. 402826



Signed at Gurugram on May 28, 2025
UDIN: 25402826BMJBCW9074

Annexure 'B' to the Independent Auditors Report

[Refer to in our separate report of even date]

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

We have audited the internal financial controls over financial reporting of **Berggruen Hotels Private Limited ("the Company")** as of March 31, 2025 in conjunction with our audit of financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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



Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

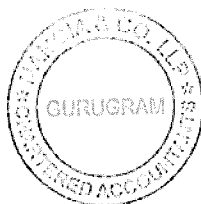
Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Nangia & Co. LLP
Chartered Accountants
ICAI FRN 002391C/N500069

Prateek Agrawal

Prateek Agrawal
Partner,
Membership No. 402826



Signed at Gurugram on May 28, 2025
UDIN: 25402826BMJBCW9074

Berggruen Hotels Private Limited
CIN: U55101MH2006PTC164475
Standalone Balance Sheet as at March 31, 2025

Paticulars	Note	As at March 31, 2025 Rs. in lakhs	As at March 31, 2024 Rs. in lakhs
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	43,003.35	42,382.17
(b) Other intangible assets	4	22.55	38.07
(c) Right-of-use asset	5	1,642.04	1,719.00
(d) Financial assets	6		
(i) Other non-current financial assets		1,062.97	1,078.34
(g) Deferred tax assets (net)	7	-	-
(e) Non-current tax assets (net)	8	127.19	139.85
(f) Other non-current assets	9	121.68	95.94
		<u>45,979.78</u>	<u>45,453.37</u>
Current assets			
(a) Inventories	10	196.93	161.53
(b) Financial assets	11		
(i) Trade receivables		429.88	468.84
(ii) Cash and cash equivalents		251.39	251.56
(iii) Other current financial assets		12.44	12.44
(c) Other current assets	12	844.07	625.35
		<u>1,734.71</u>	<u>1,519.72</u>
Total Assets		<u><u>47,714.49</u></u>	<u><u>46,973.09</u></u>
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	13	5,455.16	5,455.16
(b) Other equity	14	26,475.22	27,296.11
Total Equity		<u>31,930.38</u>	<u>32,751.27</u>
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	15	5,461.84	6,998.80
(ii) Lease liability	16	3,523.04	3,485.32
(b) Provisions	17	28.64	27.63
		<u>9,013.52</u>	<u>10,511.75</u>
Current liabilities			
(a) Financial liabilities	18		
(i) Borrowings		4,775.28	2,160.33
(ii) Lease liability		7.63	3.70
(iii) Trade payables			
- total outstanding dues of micro enterprises and small enterprises		403.81	338.40
- total outstanding dues of creditors other than micro enterprises and small enterprises		401.02	370.17
(iv) Other financial liabilities		969.44	601.21
(b) Other current liabilities	19	182.16	205.69
(c) Provisions	17	31.25	30.57
		<u>6,770.59</u>	<u>3,710.07</u>
Total Liabilities		<u>15,784.11</u>	<u>14,221.82</u>
Total Equity and Liabilities		<u><u>47,714.49</u></u>	<u><u>46,973.09</u></u>

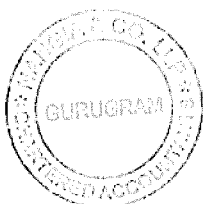
The accompanying notes are an integral part of the financial statements.

1 to 43

As per our report of even date

For Nangia and Co LLP
Chartered Accountants
ICAI FRN 002391C/N500069

Prateek Agrawal
Prateek Agrawal
Partner
Membership No.: 402826



For and on behalf of the Board of Directors of
Berggruen Hotels Private Limited

Praveen Kumar Agrawal
Whole Time Director
DIN:10377055

Anish Arora
Chief Financial Officer

Place : New Delhi
Date : May 28, 2025

Navinder Tomar
Director
DIN:00013336

Prakash
Company Secretary
Mem. no. A25838

Place : Gurugram
Date : May 28, 2025

Berggruen Hotels Private Limited

CIN: U55101MH2006PTC164475

Standalone Statement of Profit and Loss for the year ended March 31, 2025

Particulars	Note	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Revenue from operations	20	8,844.33	8,069.14
Other income	21	26.30	245.80
Total income		8,870.63	8,314.94
Expenses			
Cost of food & beverages consumed	22	622.81	573.28
Employee benefits expense	23	1,849.33	1,720.67
Other expenses	24	4,428.76	4,093.95
Total expenses		6,900.90	6,387.90
Profit before finance cost, finance income depreciation and amortization, and tax (EBITDA)		1,969.73	1,927.04
Finance costs	25	1,201.43	1,119.15
Finance income	26	(31.91)	(27.80)
Depreciation and amortization expense	27	1,622.04	1,641.32
Loss before tax		(821.83)	(805.63)
Tax expense			
(1) Current tax	7	-	-
(2) Deferred tax	7	-	-
Loss for the year		(821.83)	(805.63)
Other comprehensive income/(loss)			
(i) Items that will not be reclassified to profit or loss			
Re-measurement losses on defined benefit plans		0.94	(21.69)
Income tax effect		-	-
Total comprehensive income/(loss) for the year		(820.89)	(827.32)
Earning/(loss) per equity share:			
(1) Basic	28	(1.51)	(1.48)
(2) Diluted	28	(1.51)	(1.48)

The accompanying notes are an integral part of the financial statements. 1 to 43

As per our report of even date

For Nangia and Co LLP

Chartered Accountants

ICAI FRN 002391C/N500069

Prateek Agrawal

Prateek Agrawal

Partner

Membership No.: 402826



**For and on behalf of the Board of Directors of
Berggruen Hotels Private Limited**

Praveen Kumar Agrawal
Praveen Kumar Agrawal
Whole Time Director
DIN:10377055

Davinder Tohat
Davinder Tohat
Director
DIN:00013336

Anish Arora
Anish Arora
Chief Financial Officer

Isha Jain
Isha Jain
Company Secretary
Mem. no.: A25838

Place : Gurugram
Date : May 28, 2025

Place : New Delhi
Date : May 28, 2025

Bergruen Hotels Private Limited
 CIN: US5101MH2006PTC164475
 Standalone Statement of Changes in Equity for the year ended March 31, 2025

A. Equity Share Capital

	No. of shares	Amount (Rs in lakhs)
Equity shares of Rs. 10 each issued, subscribed and fully paid		
As at April 1, 2023	54,551,616	5,455.16
Issue of share capital	-	-
As at March 31, 2024	54,551,616	5,455.16
Issue of share capital	-	-
As at March 31, 2025	54,551,616	5,455.16

C. Other Equity
 For the year ended March 31, 2025

	Reserves and Surplus			Other Equity	
	Securities Premium	Surplus/(Deficit) in the Statement of Profit and Loss	Equity component of financial instrument	Capital Reserve Account	
Balance as at April 1, 2023	40,097.13	(14,881.99)	839.89	342.24	26,397.27
Loss for the year	-	(805.63)	-	-	(805.63)
Other comprehensive income for the year	-	(21.69)	-	-	(21.69)
Loan from related party	-	-	1,726.16	-	1,726.16
Balance as at March 31, 2024	40,097.13	(15,709.31)	2,566.05	342.24	27,296.11
Loss for the year	-	(821.83)	-	-	(821.83)
Other comprehensive income for the year	-	0.94	-	-	0.94
Balance as at March 31, 2025	40,097.13	(16,530.20)	2,566.05	342.24	26,475.22

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For Nangia and Co LLP
 Chartered Accountants
 ICAI FRN 002391C/NS00069

Prateek Agrawal
 Prateek Agrawal
 Partner
 Membership No.: 402826

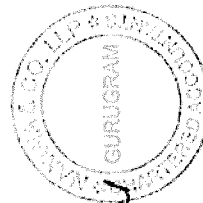
For and on behalf of the Board of Directors of
 Bergruen Hotels Private Limited
Pravesh Kumar Agrawal
 Pravesh Kumar Agrawal
 Whole Time Director
 DIN:10377055

Devender Kumar
 Devender Kumar
 Director
 DIN:00013336

Anish Arora
 Chief Financial Officer
 Place : New Delhi
 Date : May 28, 2025

Place : Gurugram
 Date : May 28, 2025

Anish Arora
 Anish Arora
 Company Secretary
 Mem no: A2638



Standalone Statement of Cash flow for the year ended March 31, 2025

	For the year ended March 31, 2025 Rs in lakhs	For the year ended March 31, 2024 Rs in lakhs
A. Cash flow from operating activities		
Loss before tax	(821.83)	(805.63)
Non-cash adjustments to reconcile profit/(loss) before tax to net cash flows:		
Depreciation and amortisation expenses	1,622.04	1,641.32
Finance income (including fair value change in financial instruments)	(25.23)	(22.80)
Finance costs (including fair value change in financial instruments)	1,165.18	1,086.71
Provision for doubtful debts and advances	-	13.55
Excess provision/ credit balances written back	(6.75)	(239.96)
Net gain on sale of property plant and equipment	155.99	0.65
Operating profit before working capital changes:	2,089.40	1,673.84
Movements in working capital:		
Increase in loans and advances and other current assets	(179.58)	(302.06)
Increase in inventories	(35.40)	(48.57)
Increase/(decrease) in liabilities and provisions	450.34	189.73
Cash Generated from Operations	2,324.76	1,512.94
Direct taxes paid (net of refunds)	12.66	(48.46)
Net cash flow from operating activities (A)	2,337.42	1,464.48
B. Cash flows used in investing activities		
Purchase of property, plant and equipment (adjustment of intangible under development, capital advances and capital creditors)	(2,176.48)	(497.82)
Proceeds from sale of property, plant & equipment	(155.99)	19.06
(Investment in)/redemption of fixed deposits	34.19	13.20
Interest received	6.23	9.04
Net Cash flow used in investing activities (B)	(2,292.05)	(456.52)
C. Cash flows used in financing activities		
Payment towards reduction of outstanding lease liabilities	(306.44)	(300.21)
Proceeds/Repayment of long term borrowings (net)	1,077.99	(337.10)
Interest paid	(817.09)	(755.19)
Net Cash flow used in financing activities (C)	(45.54)	(1,392.50)
Net (decrease)/increase in cash and cash equivalents (A + B + C)	(0.17)	(384.54)
Cash and cash equivalents at the beginning of the year	251.56	636.10
Cash and cash equivalents at the end of the year	251.39	251.56
Components of cash and cash equivalents (refer note 11)		
Cash on Hand	4.25	4.76
Balances with scheduled banks in		
- Current accounts	247.14	246.80
Total cash and cash equivalents	251.39	251.56

The accompanying notes are an integral part of the financial statements.

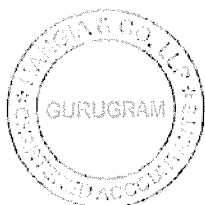
1 to 43

As per our report of even date

For Nangia and Co LLP
Chartered Accountants
ICAI FRN 002391C/N500069

Prateek Agrawal

Prateek Agrawal
Partner
Membership No.: 402826



For and on behalf of the Board of Directors of
Berggruen Hotels Private Limited

Praveen Kumar Agrawal
Whole Time Director/Director
DIN:10377055

Davinder Tamar
Director
DIN:00013336

Anish Krara
Chief Financial Officer

Isha Jain
Company Secretary
Mem. no. A23838

Place : Gurugram
Date : May 28, 2025

Place : New Delhi
Date : May 28, 2025

Berggruen Hotels Private Limited

Notes to financial statements for the year ended March 31, 2025

1. Corporate Information

Berggruen Hotels Private Limited (the Company) is a private company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the company is located at Lemon Tree Premier, Andheri Kurla Road, Mumbai – 400059.

The principal activities of the Company is to carry out business of developing, owning, acquiring, renovating and promoting hotels, motels, resorts, restaurants, etc.

The financial statements were authorized for issue in accordance with a resolution of the Board of Directors on May 28, 2025.

2 Basis of preparation

2.1 Material accounting policies

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) (Amendment) Rules, 2016.

The financial statements have been prepared on a going concern basis using historical cost convention and on an accrual method of accounting, except for certain financial assets and liabilities which are measured at fair value/ amortized cost.

The financial statements are presented in Indian Rupees (INR) and all values are rounded upto two decimal places to the nearest lakhs, except where otherwise indicated.

2.2 Summary of material accounting policies

(a) Current versus non-current classification

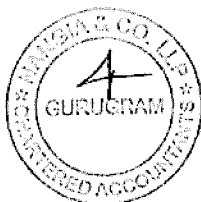
The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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



The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

(b) Foreign currencies

Transactions and balances

Transactions in foreign currencies are initially recorded by the Company's entities at their respective functional currency spot rates at the date the transaction first qualifies for recognition. However, for practical reasons, the Company uses an average rate if the average approximates the actual rate at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognized in profit or loss

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

(c) Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

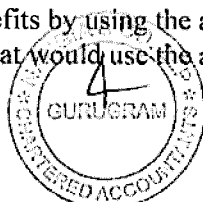
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.



Berggruen Hotels Private Limited

Notes to financial statements for the year ended March 31, 2025

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value. External valuers are involved for valuation of significant assets and liabilities. The management selects external valuer on various criteria such as market knowledge, reputation, independence and whether professional standards are maintained by valuer. The management decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The management, in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy.

This note summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 29)
- Contingent consideration (note 31)
- Quantitative disclosures of fair value measurement hierarchy (note 33)
- Financial instruments (including those carried at amortized cost) (note 33)



(d) Revenue recognition

The Company apply Ind AS 115 “Revenue from Contracts with Customers” which establishes a comprehensive framework to depict timing and amount of revenue to be recognised.

In arrangements for room revenue and related services, the Company has applied the guidance in Ind AS 115 for recognition of Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering room revenue and related services as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price.

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of goods sold and services rendered is net of variable consideration on account of various discounts and schemes offered by the Company as part of the contract. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognized.

Sales tax/ value added tax (VAT)/Goods & Service Tax(GST) is not received by the Company on its own account. Rather, it is tax collected on value added to the commodity by the seller on behalf of the government. Accordingly, it is excluded from revenue.

Rooms, Restaurant, Banquets and Other Services

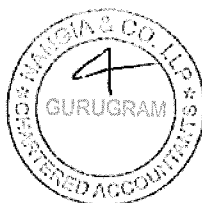
Income from guest accommodation is recognized on a day to day basis after the guest checks into the Hotels and are stated net of allowances. Incomes from other services are recognized as and when services are rendered. Sales are stated exclusive of Service Tax, Value Added Taxes (VAT), Goods and Service tax and Luxury Tax. Difference of revenue over the billed as at the year-end is carried in financial statement as unbilled revenue separately.

Sale of goods

Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, sale of food and beverage are recognized at the points of serving these items to the guests. Sales are stated exclusive of Sales Tax / VAT/Goods and Service Tax.

Interest income

For all financial instruments measured at amortized cost, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability. Interest income is included in finance income in the income statement.



(e) Taxes

Current income tax

Current income 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 in the countries where the Company operates and generates taxable income.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

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 taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

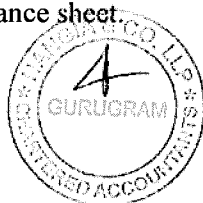
Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Sales/ value added taxes paid on acquisition of assets or on incurring expenses

Expenses and assets are recognized net of the amount of sales/ value added taxes paid, except:

- When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognized as part of the cost of acquisition of the asset or as part of the expense item, as applicable
- When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet



(f) Property, plant and equipment

The Company has elected to measure the property, plant and equipment at the date of transition to Ind ASs at its fair value and use that fair value as its deemed cost at that date.

When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Depreciation on fixed assets is provided as per Revised Schedule III of Companies Act, 2013 on Straight Line Method over its economic useful life of fixed assets as follows:

Fixed Assets	Useful life considered (SLM)
Building	60 Years
Plant & Machinery	15 Year
Electrical fittings	10 Years
Electrical Equipment	10 Years
Office Equipments	5 Years
Furniture and Fixtures	8 Years
Vehicles	6 Years
Computers	3 Years

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end, and adjusted prospectively if appropriate.

(g) Intangible assets

The Company has elected to measure the Intangible Assets at the date of transition to Ind AS at its fair value and use that fair value as its deemed cost at that date.

Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

The useful lives of intangible assets are assessed as 3 years and the same shall be amortised on Straight line basis over its useful life.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually either individually or at the cash generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.



Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the income statement when the asset is derecognized.

(h) Leases

The Company assesses that the 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. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- (1) The contract involves the use of an identified asset,
- (2) The Company has substantially all of the economic benefits from use of the identified asset, and
- (3) The Company has the right to direct the use of the identified asset.

Company as a lessee

The Company recognizes right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use asset is depreciated from the commencement date over the shorter of the lease term and useful life of the underlying asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss.

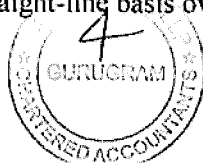
The Company measures the lease liability at the present value of the lease payments over the lease term. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company adopts the incremental borrowing rate for the entire portfolio of leases as a whole. The lease payments shall include fixed payments, variable lease payments, exercise price of a purchase option and payments of penalties for terminating the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments.

The Company recognizes the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognizes any remaining amount of the re-measurement in statement of profit and loss.

The Company has elected not to apply the requirements of Ind AS 116 to leases for which the underlying asset is of low value. The lease payments associated with these low value leases are recognized as an expense on a straight-line basis over the lease term.

Company as a lessor

Leases where the Company does not transfer substantially all the risks and rewards incidental to ownership of the asset are classified as operating leases. Lease rentals under operating leases are recognized as income on a straight-line basis over the lease term.



(i) Inventories

Stock of food & beverages, stores and operating supplies are valued at lower of cost and net realizable Value. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a first in first out basis. Net realizable value is the estimated selling price in the ordinary course of business less estimated cost of completion and estimated costs necessary to make sale.

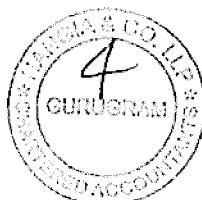
(j) Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair valueless costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country in which the entity operates, or for the market in which the asset is used.

Impairment losses of continuing operations, including impairment on inventories, are recognized in the statement of profit and loss.

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.



(k) Provisions

General

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

(l) Retirement and other employee benefits

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Retirement benefit in the form of gratuity is a defined benefit scheme. Gratuity liability of employees is accounted for on the basis of actuarial valuation on projected unit credit method at the close of the year. Company's contribution made to Life Insurance Corporation is expenses off at the time of payment of premium.

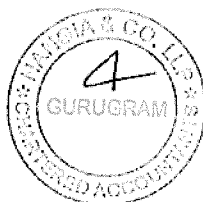
Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of:

- The date of the plan amendment or curtailment, and
- The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the consolidated statement of profit and loss:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income



The company treats leaves expected to be carried forward for measurement purposes. Such compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The company presents the entire leave as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

(m) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

- Debt instruments at amortized cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)
- Equity instruments in subsidiaries carried at cost

Debt instruments at amortized cost

A debt instrument is measured at the amortized cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables etc.



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

Debt instrument at FVTOCI

A debt instrument is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

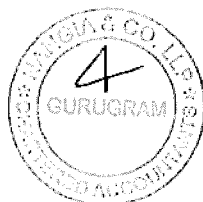
Equity instruments

All equity investments (other than equity investments in subsidiaries) in scope of Ind AS 109 are measured at fair value. Equity instruments in subsidiaries are carried at cost in separate financial statements less impairments if any. Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's consolidated balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.



Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortized cost e.g., loans, debt securities, deposits, trade receivables and bank balance
- b) Financial assets that are debt instruments and are measured as at FVTOCI
- c) Trade receivables or any contractual right to receive cash or another financial asset

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12-month ECL.

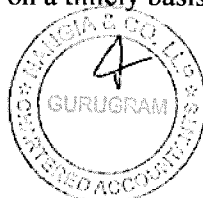
Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (P&L). This amount is reflected under the head 'other expenses' in the P&L. The balance sheet presentation for various financial instruments is described below:

- Financial assets measured as at amortised cost, contractual revenue receivables and lease receivables: ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the Company does not reduce impairment allowance from the gross carrying amount.
- Debt instruments measured at FVTOCI: Since financial assets are already reflected at fair value, impairment allowance is not further reduced from its value. Rather, ECL amount is presented as 'accumulated impairment amount' in the OCI.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.



The Company does not have any purchased or originated credit-impaired (POCI) financial assets, i.e., financial assets which are credit impaired on purchase/origination.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:
Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognized in the profit or loss.

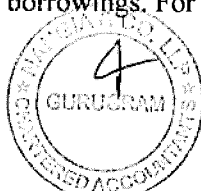
Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognized in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognised as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

This category generally applies to borrowings. For more information refer Note 15.



Berggruen Hotels Private Limited

Notes to financial statements for the year ended March 31, 2025

Derecognition

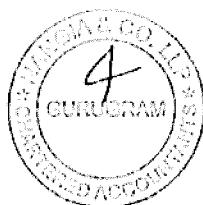
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

(n) Cash and cash equivalents

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

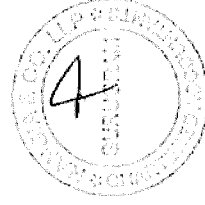


Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

3. Property, plant and equipment

Particulars	Freehold land	Leasehold Land	Building	Plant and Machinery	Furniture and Fixtures	Computers	Vehicles	Total
Gross Carrying Amount (I)								
As at April 1, 2023	7,677.99	71.98	36,120.98	5,242.70	685.39	96.45	25.33	49,920.82
Additions	-	-	-	255.00	240.96	13.11	-	509.07
Disposals	-	-	-	-	-	-	25.33	25.33
As at March 31, 2024	7,677.99	71.98	36,120.98	5,497.70	926.35	109.56	-	50,404.56
Additions	-	-	1,385.98	642.78	254.48	20.67	-	2,303.91
Disposals	-	-	-	577.98	94.16	-	-	672.14
As at March 31, 2025	7,677.99	71.98	37,506.96	5,562.50	1,086.67	130.23	-	52,036.33
Accumulated Depreciation (II)								
As at April 1, 2023	-	23.04	3,363.53	2,582.11	458.11	49.50	5.25	6,481.54
Charge for the year	-	3.14	976.05	493.02	57.93	15.96	0.37	1,546.47
Disposals	-	-	-	-	-	-	5.62	5.62
As at March 31, 2024	-	26.18	4,339.58	3,075.13	516.04	65.46	-	8,022.39
Charge for the year	-	-	981.93	437.22	84.54	23.06	-	1,526.75
Disposals	-	-	-	443.36	72.80	-	-	516.16
As at March 31, 2025	-	26.18	5,321.51	3,068.99	527.78	88.52	-	9,032.98
III. Net Carrying amount(I-II)								
As at March 31, 2023	7,677.99	45.80	32,185.45	2,493.51	558.89	41.71	-	43,003.35
As at March 31, 2024	7,677.99	45.80	31,781.40	2,422.57	410.31	44.10	-	42,382.17
Net book value	As at	As at						
	March 31, 2025	March 31, 2024						
Property, plant and equipment	43,003.35	42,382.17						

a) Certain property, plant and equipment are pledged as collateral against borrowings, the details related to which have been described in note 15 on 'borrowings'.



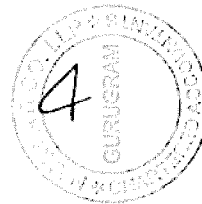
Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

4. Other intangible Assets				Rs in lakhs	
Particulars	Software	Brand allied and IPR	Total		
Gross Carrying Amount (I)					
As at April 1, 2023	64.34	7.54	71.88		
Additions	-	-	-		
As at March 31, 2024	64.34	7.54	71.88		
Additions	2.81	-	2.81		
As at March 31, 2025	67.15	7.54	74.69		
Accumulated Depreciation (II)					
As at April 1, 2023	8.38	7.54	15.92		
Amortisation/impairment	17.89	-	17.89		
As at March 31, 2024	26.27	7.54	33.81		
Amortisation/impairment	18.33	-	18.33		
Disposals	-	-	-		
As at March 31, 2025	44.60	7.54	52.14		
III. Net Carrying amount(I-II)					
As at March 31, 2025	22.55	-	22.55		
As at March 31, 2024	38.07	-	38.07		

Notes

a) The Intangible assets are valued at cost. The Company has not revalued these assets during the year.

5. Right-of-use asset		Rs in lakhs	
Particulars	Amount		
Gross Carrying Amount (I)			
As at April 1, 2023	1,393.74		
Additions	827.44		
As at March 31, 2024	2,221.18		
Additions	-		
As at March 31, 2025	2,221.18		
Accumulated Depreciation (II)			
As at April 1, 2023	425.22		
Amortisation	76.96		
As at March 31, 2024	502.18		
Amortisation	76.96		
As at March 31, 2025	579.14		
III. Net Carrying amount(I-II)			
As at March 31, 2025	1,642.04		
As at March 31, 2024	1,719.00		



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6. Financial assets

(iii) Other non-current financial assets

Unsecured, considered good
Security Deposits
Interest accrued on deposits with banks and others*
Fixed Deposits under lien*

As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
660.61	660.79
156.88	137.88
245.48	279.67
1,062.97	1,078.34

* Fixed deposits under lien and interest accrued on deposits includes deposits lien marked with banks against guarantees issued in favour of various Government departments.

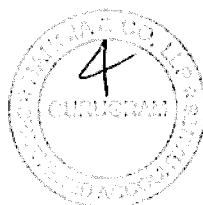


Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025****7. Deferred tax asset (net)**

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Property, plant and equipment and intangible assets	6,142.79	8,192.56
Interest free loan	409.41	585.85
Deferred tax liabilities	6,552.20	8,778.41
Right to use asset/lease liability	475.37	445.51
Effect of unabsorbed depreciation and business losses carried forward	6,047.19	8,303.04
Provision for bonus	14.56	15.21
Gratuity	9.50	9.51
Leave compensation	5.57	5.14
Deferred tax assets	6,552.20	8,778.41
Deferred tax asset (net)	-	-

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2025 and March 31, 2024:

	For the year ended March 31, 2025 Rs in lakhs	For the year ended March 31, 2024 Rs in lakhs
Profit/(loss) before tax	(820.89)	(827.32)
Tax rate	25.17%	25.17%
Tax at statutory income tax rate	(206.62)	(208.24)
Effect of non-deductible expenses	0.03	0.03
Unrecognized tax assets (recognised and utilized) (net)	206.95	208.21
Net tax expense as statement of profit and loss	-	-



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

8. Non-current tax assets (net)

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Advance Income Tax (net of provision for taxation)	127.19	139.85
Total	127.19	139.85

9. Other non-current assets

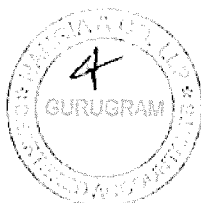
	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Unsecured considered good		
Capital Advances	25.73	-
Advances recoverable in cash or kind or for value to be received	95.95	95.94
Total	121.68	95.94

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Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025****10. Inventories****(valued at lower of cost or net realisable value, unless otherwise stated)**

	As At March 31, 2025 Rs in lakhs	As At March 31, 2024 Rs in lakhs
Food and beverages (excluding liquor and wine)	59.57	33.76
Liquor and wine	12.71	9.12
Stores, cutlery, crockery, linen, provisions and others (valued at cost)	103.15	106.58
Fuel & Engineering	21.50	12.07
Total	196.93	161.53

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11. Financial assets

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
(i) Trade receivables*		
Trade receivables		
Unsecured, considered good	429.88	468.84
Trade Receivables which have significant increase in credit risk	1,172.88	1,172.88
Less: Provision for expected credit loss	(1,172.88)	(1,172.88)
Total	429.88	468.84
*refer note 38		
Trade receivables	429.88	468.84
	429.88	468.84

No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member. Trade receivables are non interest bearing and are generally on terms of 30 to 90 days from the date of invoice.

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(ii) Cash and cash equivalents

Balance with banks
On current accounts
Cash on hand

As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
247.14	246.80
4.25	4.76
251.39	251.56

(iii) Other current financial assets

Security Deposits

As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
12.44	12.44
12.44	12.44

12. Other current assets

Advances recoverable
Balance with statutory/ government authorities
Prepaid expenses
Total

As At March 31, 2025 Rs in lakhs	As At March 31, 2024 Rs in lakhs
226.85	246.95
411.61	232.68
205.61	145.72
844.07	625.35



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

13. Equity Share capital

Authorised Equity Share Capital
(Equity shares of Rs 10 each)

Equity shares

	No. of shares	Rs in lakhs
As at April 1, 2023	58,300,000	5,830.00
Increase during the year	-	-
As at March 31, 2024	58,300,000	5,830.00
Increase/(decrease) during the year	-	-
As at March 31, 2025	58,300,000	5,830.00

Terms/rights attached to equity shares

The company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Issued equity capital

Equity shares of Rs. 10 each issued, subscribed and fully paid

	No. of shares	Rs in lakhs
As at April 1, 2023	54,551,616	5,455.16
Increase/(decrease) during the year	-	-
As at March 31, 2024	54,551,616	5,455.16
Increase during the year	-	-
As at March 31, 2025	54,551,616	5,455.16

(a) Shares held by Holding company

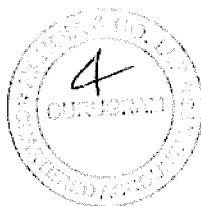
	As at March 31, 2025		As at March 31, 2024	
	No. of shares	Rs in lakhs	No. of shares	Rs in lakhs
Equity shares of Rs. 10 each fully paid				
Fleur Hotels Limited (Formerly known as 'Fleur Hotels Private Limited)	54,551,616	5,455.16	54,551,616	5,455.16

(b) Details of shareholders holding more than 5% shares in the Company

	As at March 31, 2025		As at March 31, 2024	
Name of the shareholder	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid				
Fleur Hotels Limited (Formerly known as 'Fleur Hotels Private Limited)	54,551,616	100.00%	54,551,616	100.00%

(c) The Company has not issued bonus share, share for consideration other than cash and has not bought back shares during the period of five years immediately preceding the reporting date

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14. Other equity**Securities Premium**

	Rs in lakhs
As at April 1, 2023	40,097.13
Increase/(decrease) during the year	-
As at March 31, 2024	40,097.13
Increase/(decrease) during the year	-
As at March 31, 2025	40,097.13

Equity Component of Loan Taken from Holding company

	Rs in lakhs
As at April 1, 2023	839.89
Increase/(decrease) during the year	1,726.16
As at March 31, 2024	2,566.05
Increase/(decrease) during the year	-
As at March 31, 2025	2,566.05

Surplus/(deficit) in the Statement of Profit and Loss

	Rs in lakhs
As at April 1, 2023	(14,881.99)
Profit for the year	(805.63)
Re-measurement gain on defined benefit plans (net of taxes)[Items of OCI]	(21.69)
As at March 31, 2024	(15,709.31)
Profit for the year	(821.83)
Re-measurement gain on defined benefit plans (net of taxes)[Items of OCI]	0.94
As at March 31, 2025	(16,530.20)

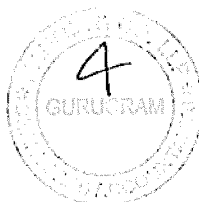
Capital Redemption Reserve Account

	Rs in lakhs
As at April 1, 2023	342.24
Increase/(decrease) during the year	-
As at March 31, 2024	342.24
Increase/(decrease) during the year	-
As at March 31, 2025	342.24

Other reserves

Securities Premium
Equity Component of Loan Taken from Holding company
Surplus/(deficit) in the Statement of Profit and Loss
Capital Redemption Reserve Account
Total

As at March 31, 2025	As at March 31, 2024
Rs in lakhs	Rs in lakhs
40,097.13	40,097.13
2,566.05	2,566.05
(16,530.20)	(15,709.31)
342.24	342.24
26,475.22	27,296.11



15. Financial Liabilities

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
(i) Borrowings		
Non-current borrowings		
Term Loans		
Loans from Banks (secured)		
Yes Bank Limited (Refer note 1 and 2 below)	1,280.83	2,340.83
Loan from Related Party	4,181.01	4,657.97
Total non-current borrowings	5,461.84	6,998.80
Current maturity of loans from Banks (secured)		
Yes Bank Limited (Refer note 1 and 2 below)	1,060.00	1,107.85
Loan from Related Party	771.60	714.45
Current maturity of loans	1,831.60	1,822.30
Less: Amount clubbed under "Short term borrowings"(refer note 18(i))	(1,831.60)	(1,822.30)
Net current borrowings	-	-



Berggruen Hotels Private Limited

Notes to financial statements for the year ended March 31, 2025

Footnotes to Note 15 "Borrowings"

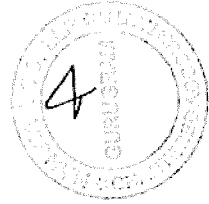
Note	Lender	Amount Sanctioned	Carrying rate of Interest as at March 31, 2024	Carrying rate of Interest as at March 31, 2023	Repayment/ Modification of terms	Security/ Principal terms and conditions
1	Yes Bank Limited	2,120.00	9.00%	9.25%	The principal shall be repaid in 48 instalments after completion of moratorium of 1 year	Loan is secured by: a) Second charge on (entire project land along with structures built thereon and charge on moveable fixed assets and current assets of Cochin hotel project (for Term loan-1) the owned/freehold hotel properties and over the buildings and structures in respect of leasehold land for the operational hotels (excluding Vizag and Cochin), b) Second charge by way of hypothecation of all the current assets and moveable fixed assets (both present & future) of Company (excluding Vizag), c) Second charge on the current assets (security pertains to overdraft facility) (Present & future) of the Company (excluding project assets of Vizag hotel) to secure working capital facility.
2	Yes Bank Limited	2,387.00 6,107.00 1,182.00	9.00%	9.35%	Repayable in 40 quarterly installments from the date of the loan	It is secured by: a) Exclusive charge on (entire project land along with structures built thereon and charge on moveable fixed assets and current assets of Cochin hotel project (for Term loan-1) the owned/freehold hotel properties and over the buildings and structures in respect of leasehold land for the operational hotels (excluding Vizag and Cochin), b) Exclusive charge by way of hypothecation of all the current assets and moveable fixed assets (both present & future) of Berggruen Hotels Private Limited (BHPL) (excluding Vizag and Cochin), c) First charge on the current assets (security pertains to overdraft facility) (Present & future) of the Company (excluding project assets of Vizag hotel) to secure working capital facility, d) 30% Pledge of Fleur Hotels Private Limited (FHPL) shareholding in BHPL e) Unconditional and Irrevocable Corporate Guarantee of Fleur Hotels Private Limited (FHPL). During the year BHPL has successfully satisfied charge of Yes Bank TL-1 & TL-2
3	Vehicle loan	-	-	10.25%	These loans are repaid on agreed monthly installments.	Vehicle loan was secured by hypothecation of underlying motor vehicle acquired out of such loans from HDFC Bank Limited. The loan has been repaid during the year

(i) The Company has not defaulted in the repayment of loans and interest as at Balance Sheet date

(ii) Bank loans availed by the Company are subject to certain covenants relating to interest coverage ratio, debt service coverage ratio, capital gearing ratio, fixed assets coverage ratio.

(iii) The Company has complied all significant covenants from bank as per the terms of the loan agreement.

(iv) The Company has used borrowings from banks/financial institutions for the specific purpose of working capital requirement and/or setting new projects.



16. Lease liabilities

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Balance at beginning of the year	3,489.02	2,630.27
Additions during the year	-	827.44
Interest accrued during the year (refer note 25)	348.09	331.52
Less: Payment of lease liabilities	306.44	300.21
Balance at end of the year	3,530.67	3,489.02
Current	7.63	3.70
Non-Current	3,523.04	3,485.32

17. Provisions

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Provision for gratuity (refer note 30)	37.74	37.77
Current	9.10	10.14
Non-current	28.64	27.63

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Provision for leave benefits	22.15	20.43
Current	22.15	20.43
Non-current	-	-
Total current	31.25	30.57
Total non-current	28.64	27.63

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Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

18. Financial liabilities

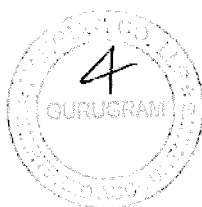
	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
(i) Short term borrowings		
0% loan from related party (unsecured, repayable on demand)	2,663.28	301.15
Yes Bank Limited (Refer note 1 and 2 below)	280.40	36.88
Current maturities of long-term borrowings (refer note 15)	1,831.60	1,822.30
Total	4,775.28	2,160.33

Basis on several terms and conditions as specified in sanction letters, the company submits quarterly returns/statements comprising of lease deposit schedules , cash flow mismatch statements and unaudited quarterly statements with banks/ financial institution and these returns/statements are materially in agreement with the books of accounts.

(iii) Trade Payables*

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
-total outstanding dues of micro enterprises and small enterprises	403.81	338.40
- total outstanding dues of creditors other than micro enterprises and small enterprises	401.02	370.17
*read with note 41		
Total	804.83	708.57

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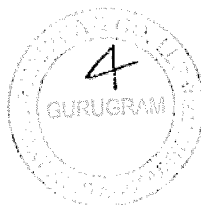


Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025****(iv) Other financial liabilities**

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Interest accrued but not due on borrowings	220.81	220.81
Bank overdraft	-	2.93
Payable for capital goods	542.44	-
Outstanding dues of other creditors	127.93	194.55
Outstanding dues of employees	78.26	182.92
Total	969.44	601.21

19. Other current liabilities

	As at March 31, 2025 Rs in lakhs	As at March 31, 2024 Rs in lakhs
Advance from customers	100.65	148.70
Statutory dues (Provident fund, GST, TDS and other statutory dues)	81.51	56.99
Total	182.16	205.69

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20. Revenue From operations

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Sale of products and services		
- Room rental	7,457.15	6,779.08
- Food and beverage (excluding liquor and wine)	780.99	727.36
- Liquor and wine	58.40	62.75
- Banquet rentals	11.34	20.19
- Other Services (including service charge income)	536.45	479.76
Total	8,844.33	8,069.14

21. Other income

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Provision no longer required written back	6.75	239.96
Miscellaneous income	19.55	5.84
Total	26.30	245.80

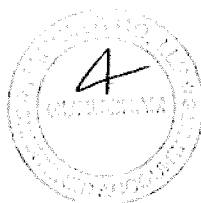
22. Cost of food & beverages consumed

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
(a) Consumption of food & beverages excluding liquor & wine		
Inventory at the beginning of the year	33.76	22.44
Add: Purchases	624.62	561.90
	658.38	584.34
Less: Inventory at the end of the year	59.57	33.76
Cost of food and beverage consumed	598.81	550.58
(b) Consumption of liquor & wine		
Inventory at the beginning of the year	9.12	10.37
Add: Purchases	27.59	21.45
	36.71	31.82
Less: Inventory at the end of the year	12.71	9.12
Cost of liquor and wine consumed	24.00	22.70
Total (a+b)	622.81	573.28

23. Employee benefits expense

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Salaries, wages and bonus	1,658.62	1,543.94
Contribution to provident fund and other funds	107.66	106.86
Gratuity expense (refer note 30)	9.68	8.14
Leave compensation expenses	5.42	17.61
Staff welfare expenses	67.95	44.12
Total	1,849.33	1,720.67

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24. Other expenses

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Consumption of stores, cutlery, crockery, linen, provisions and others	154.12	136.15
Power and fuel	1,004.11	997.48
Linen & uniform washing and laundry expenses	199.63	209.04
Guest transportation	53.55	62.59
Spa expenses	-	0.01
Subscription charges	34.02	31.25
Repair and maintenance		
- Buildings	557.71	601.16
- Plant and machinery	196.49	189.94
- Others	101.76	191.96
Rent	46.90	50.32
Automation Services	82.82	-
Rates and taxes	251.94	249.16
Insurance	43.19	38.69
Communication costs	39.80	35.30
Printing and stationery	31.51	29.27
Traveling and conveyance	25.27	19.46
Vehicle running and maintenance	1.33	0.26
Advertisement and business promotion	284.48	250.21
Management fee paid	404.74	344.05
Commission -other than sole selling agent	540.53	457.65
Security and cleaning expenses	118.88	101.27
Membership and subscriptions	3.06	3.03
Legal and professional fees	62.73	45.33
Donation	0.13	0.12
Provision for doubtful debts and advances	-	11.70
Loss on sale of Property, Plant & Equipment	155.99	0.65
Payments to auditor*	7.00	6.00
Miscellaneous expenses	27.07	31.90
Total	4,428.76	4,093.95
*Payments to auditor (excluding Goods and service tax)		
For statutory audit	6.00	6.00
	6.00	6.00

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25. Finance costs

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Interest		
- on term loans from banks	336.80	516.31
- on loans from others	480.30	238.47
- on vehicle loans	-	0.42
- on lease liability (refer note 16)	348.09	331.52
Bank charges (including commission on credit card collection)	36.25	32.43
Total	1,201.43	1,119.15

26. Finance income

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Interest Income on :		
-Bank Deposits	25.23	22.80
-Income tax refund	6.68	5.00
Total	31.91	27.80

27. Depreciation and amortization expense

	For the year ended March 31, 2025 Rs. in lakhs	For the year ended March 31, 2024 Rs. in lakhs
Depreciation on tangible assets (refer note no. 3)	1,526.75	1,546.47
Depreciation on right-of-use asset (refer note 5)	76.96	76.96
Amortization on intangible assets (refer note no. 4)	18.33	17.89
Total	1,622.04	1,641.32

28. Earnings Per Share (Basic EPS And Diluted EPS)

Basic EPS amounts are calculated by dividing the earning/(loss) for the year attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year. Equity shares that will be issued upon the conversion of mandatory convertible preference shares are included in evaluation of basic EPS

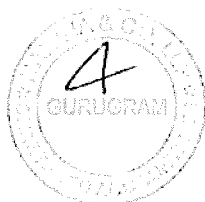
Diluted EPS amounts are calculated by dividing the earning/(loss) attributable to equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

	For the year ended March 31, 2025	For the year ended March 31, 2024
Loss attributable to equity holders (for basic and diluted)	(821.83)	(805.63)
Weighted average number of equity Shares (for basic and diluted earnings per share)*	54,551,616	54,551,616
Basic and Diluted earnings per share	(1.51)	(1.48)

* The weighted average number of shares takes into account the weighted average effect of changes in share transactions during the year. There have been no other transactions involving Equity shares or potential Equity shares between the reporting date and the date of authorisation of these financial statements.

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29. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, the accompanying disclosures and the disclosure of contingent liabilities and other commitments. Uncertainty about these judgements, estimates and assumptions could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur. The estimates and underlying assumptions are reviewed on an ongoing basis and the revisions to accounting estimates are recognized in the period in which the estimate is revised.

Critical judgements, estimates and assumptions

a. Impairment of property, plant and equipment

Each hotel property is an identifiable asset that generates cash inflows and is independent of the cash inflows of the other hotel properties, hence identified as cash generating units. The Company assesses the carrying amount of hotel properties (CGU) to determine whether there is any indication that those assets have suffered an impairment loss. Where the carrying amount of CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. An impairment loss (if any) is recognised in the statement of profit and loss.

While assessing the recoverable amount, the Company used the discounted cash flow approach including various significant estimates and assumptions such as forecast of future revenue, operating margins, growth rate and selection of the discount rates. The key assumptions used for the calculations are as follows:

Particulars	As at March 31, 2025	As at March 31, 2024
Discount Rate (<i>pre tax rate of WACC</i>)	12.00%	12.00%
Long Term Growth Rate	5.50%	5.00%

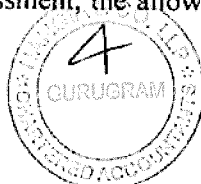
As at March 31, 2025, the estimated recoverable amount of the CGU exceeded its carrying amount.

b. Leases

The Company has taken certain land and land & building on long term lease basis. The lease agreements generally have an escalation clause and are generally non-cancellable. In assessing whether the Company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Company evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires judgment. The Company uses judgement in assessing the lease term and the applicable discount rate. The discount rate is generally based on the incremental borrowing rate.

c. Loss Allowance on trade receivables

An impairment analysis of trade receivables is performed at each reporting period based on the Company's history of collections, customer's creditworthiness, existing market conditions as well as forward looking estimates. Basis this assessment, the allowance for doubtful trade receivables as at March 31, 2025 is considered adequate.

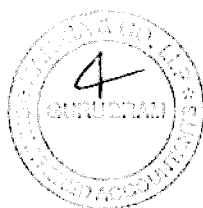


Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025**

30. Gratuity and other post-employment benefit plans*Rs in lakhs*

	March 31, 2025	March 31, 2024
Present value of defined benefit obligation	37.74	37.77
Total	37.74	37.77

The Company has a defined benefit gratuity plan. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age. The Company makes provision of such gratuity asset/ liability in the books of accounts on the basis of actuarial valuation as per the Projected unit credit method.



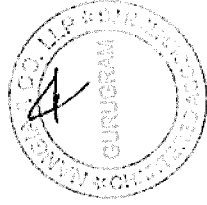
Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

Changes in the defined benefit obligation and fair value of plan assets as at March 31, 2025:

Gratuity cost charged to profit or loss				Remeasurement gains/(losses) in other comprehensive income					Rs in lakhs		
April 1, 2024	Service cost	Net interest expense	Sub-total included in profit or loss	Benefits paid	Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI	Contributions by employer	March 31, 2025
Defined benefit obligation	40.14	6.99	2.85	9.84	(7.78)	-	0.81	(1.73)	(0.92)	-	41.29
Fair value of plan assets	2.37	-	0.16	0.16	-	0.02	-	-	0.02	0.99	3.55
Benefit liability	37.77	6.99	2.69	9.68	(7.77)	0.02	0.81	(1.73)	(0.94)	0.99	37.74

Changes in the defined benefit obligation and fair value of plan assets as at March 31, 2024:

Gratuity cost charged to profit or loss				Remeasurement gains/(losses) in other comprehensive income					Rs in lakhs			
	April 1, 2023	Service cost	Net interest expense	Sub-total included in profit or loss	Benefits paid	Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI	Contributions by employer	March 31, 2024
Defined benefit obligation	40.24	6.68	2.89	9.57	(30.54)	-	-	0.13	20.74	20.87	-	40.14
Fair value of plan assets	19.98	-	1.43	1.43	(18.22)	(0.82)	-	-	-	(0.82)	-	2.37
Benefit liability	20.26	6.68	1.46	8.14	(12.32)	(0.82)	-	0.13	20.74	21.69	-	37.77



Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025**

The major categories of plan assets of the fair value of the total plan assets are as follows:

	March 31, 2025	March 31, 2024
Unquoted investments:		
Asset invested in insurance scheme with the LIC	100%	100%
Total	100%	100%

The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

	March 31, 2025	March 31, 2024
Discount rate:	%	%
Pension plan	6.50%	7.10%
Future salary increases:		
Pension plan	5.00%	5.00%
Life expectation for pensioners at the age of 65:	Years	Years
Pension plan		
Male	60	60
Female	60	60

A quantitative sensitivity analysis for significant assumption as at March 31, 2025 is as shown below:

India gratuity plan:

	March 31, 2025	March 31, 2025	March 31, 2025	<i>Rs in lakhs</i> March 31, 2025
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	(1.33)	1.42	1.43	(1.36)

A quantitative sensitivity analysis for significant assumption as at March 31, 2024 is as shown below:

	March 31, 2024	March 31, 2024	March 31, 2024	<i>Rs in lakhs</i> March 31, 2024
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	(1.23)	1.31	1.33	(1.26)



Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025**

The sensitivity analyses above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period.

The following payments are expected contributions to the defined benefit plan in future years:

Duration (Years)	<i>Rs in lakhs</i>	
	For the year ended March 31, 2025	For the year ended March 31, 2024
1	9.37	10.32
2	7.85	8.23
3	7.15	6.71
4	6.21	5.76
5	5.06	5.06
Above 5	17.08	15.85
Total expected payments	52.72	51.94

The average duration of the defined benefit plan obligation at the end of the reporting period is 5 years (March 31, 2024: 5 years).

31. Commitments and contingencies**a. Commitments**

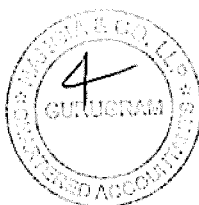
Estimated amount of contracts remaining to be executed on capital account and not provided for:

At March 31, 2025, the Company had NIL commitments (March 31, 2024: Nil)

b. Contingent liabilities

Claims against the Company not acknowledged as debts

		<i>Rs in lakhs</i>	
		As at March 31, 2025	As at March 31, 2024
a.	Counter guarantees issued in respect of guarantees issued by company's bankers	68.60	240.79
b.	Service Tax	37.22	37.22

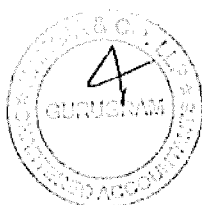


Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025**

c. Legal claim contingency

- i) Berggruen Hotels Private Limited (a subsidiary company) has entered into a lease agreement in April, 2008 with the land owners of the Baroda property to construct a hotel in the said property pursuant to which sum of Rs. 100 Lakhs has been paid to the property owners as refundable security deposit. As per the Lease agreement, on execution of the said Lease Deed, owners were obliged to deliver to the Company, vacant and peaceful possession of the said property and to demolish existing structure standing thereon in order to enable the Company to construct the proposed hotel on the said property. More than five years have elapsed since execution of the said Lease Deed and despite various assurances and promises, the owners have failed to hand over possession of the said property and hence the Company terminated the lease agreement and asked immediately to refund the refundable security deposit along with interest at the rate of 25% per annum. Subsequent to termination of the lease agreement, the Company has also filed the case against owners for recovery of monies paid along with the interest. The Company expects the judgment in its favour.

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Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

32. Related Party Transactions

a) Names of related parties where control exists irrespective of whether transactions have occurred or not,

Ultimate Holding company	-Lemon Tree Hotels Limited
Holding Company	-Fleur Hotels Limited (Formerly known as Fleur Hotels Private Limited)
Fellow subsidiary companies/LLP	-Inovoa Hotel and Resorts Limited - Celsia Hotels Private Limited - Totally Foxed Solutions Private Limited
Key Management Personnel	- Mr Praveen Kumar Agrawal (Whole time director (w.e.f November 08, 2023) -Mr. Jagdish Kumar Chawla (Director) -Mr. Davander Tomar (Director) - Mr. Pradeep Mathur (Independent Director) (Upto September 4, 2024) - Mr. Pramatha Saikia (Independent Director) - Mrs Anshu Sarin (Upto May 15, 2023)
Enterprise in which ultimate holding Company have significant influence	- Mind leaders Learning India Private Limited

Additional related parties as per Companies Act 2013 with whom transactions have taken place during the year:

Chief Financial Officer	: Mr. Anish Arora
Company Secretary	:Mrs. Sonali Manchanda (Upto November 30, 2023) : Mrs Isha Jain (w.e.f February 5, 2024)

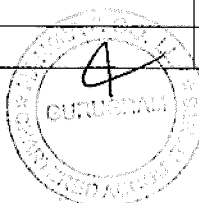


Berggruen Hotels Private Limited**Notes to financial statements for the year ended March 31, 2025**

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year

Rs in lakhs

	March 31, 2025	March 31, 2024
(A) Transactions during the year		
Remuneration to directors		
Key managerial personnel		
Anshu Sarin	-	50.45
Anish Arora	28.89	22.69
Reimbursement of expenses paid on behalf of Company	0.87	1.80
Ultimate Holding Company		
Lemon Tree Hotels Limited	0.87	1.80
Guarantees reduced for loan taken by		
Fleur Hotels Limited	2,387.00	14,713.00
Loan Taken		
Holding company		
Fleur Hotels Limited	2,677.13	4,687.42
Repayment of Loan Taken		
Holding company		
Fleur Hotels Limited	1,215.00	900.00
Amount Received		
Fellow Subsidiary		
Celsia Hotels Private Limited	0.41	0.89
Inovoa Hotels & Resorts Limited	1.34	0.86
Ultimate Holding Company		
Lemon Tree Hotels Limited	0.45	2.07
Holding Company		
Fleur Hotels Limited	-	0.27
Training Fees(gross)		
Enterprise in which ultimate Holding Company as significant influence		
Mind leaders Learning India Private Limited	14.68	-



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

Amount Paid		
Holding Company		
Fleur Hotels Limited	-	0.36
Fellow Subsidiary		
Celsia Hotels Private Limited	0.13	0.13
Inovoa Hotels & Resorts Limited	1.34	11.62
Ultimate Holding Company		
Lemon Tree Hotels Limited	-	2.07
Automation Fees (Gross)		
Fellow Subsidiary		
Totally Foxed Solutions Private Limited	82.82	-
Management Fees (Gross)		
Ultimate Holding company		
Lemon Tree Hotels Limited	666.85	585.60
(B) Balances outstanding at year end		
Other payables		
Ultimate Holding Company		
Lemon Tree Hotels Limited	350.62	57.34
Holding company		
Fleur Hotels Limited	-	-
Fellow Subsidiary		
Totally Foxed Solutions Private Limited	34.12	-
Enterprise in which Ultimate Holding Company has significant influence		
Mind leaders Learning India Private Limited	2.99	-
Loan taken from related party		
Holding company		
Fleur Hotels Limited	9,463.28	8,001.15
Guarantees for loan taken by Company		
Fleur Hotels Limited	1,500.00	3,887.00



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

33. Fair value measurement

This section gives an overview of the significance of financial instruments for the company and provides additional information on the balance sheet. Details of significant accounting policies, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument.

a. Financial Assets

Rs in lakhs

	March 31, 2025		March 31, 2024	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Financial Assets				
Trade Receivables	-	429.88	-	468.84
Security deposits (Current & Non-Current Asset)		673.05		673.23
Other bank balances	-	245.48	-	279.67
Cash and Cash Equivalents	-	251.39	-	251.56
Other financial assets	-	156.88	-	137.88
Total Financial Assets	-	1,756.68	-	1,811.18

b. Financial Liabilities

Rs in lakhs

	March 31, 2025		March 31, 2024	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Borrowings	-	10,237.13	-	9,159.13
Trade Payables	-	804.83	-	708.57
Lease liabilities		3,530.66		3,489.02
Other Current Financial Liabilities	-	969.44	-	601.21
Total Financial Liabilities	-	15,542.06	-	13,957.93



c. Fair value measurement hierarchy for assets and liabilities

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 under current market conditions.

The Company categorizes assets and liabilities measured at fair value into one of three levels depending on the ability to observe inputs employed in their measurement which are described as follows:

i) Level 1

Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

ii) Level 2

Inputs are inputs that are observable, either directly or indirectly, other than quoted prices included within level 1 for the asset or liability.

iii) Level 3

Inputs are unobservable inputs for the asset or liability reflecting significant modifications to observable related market data or Company's assumptions about pricing by market participants.

34. Financial risk management objectives and policies

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

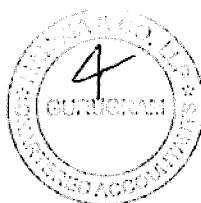
The Company's activities expose it to a variety of financial risks: market risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

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 interest rate risk. Financial instruments affected by market risk include loans and borrowings.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The Company is carrying its borrowings primarily at variable rate. The Company expects the variable rate to decline, accordingly the Company is currently carrying its loans at variable interest rates.



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

Rs. In lakhs

	March 31, 2025	March 31, 2024
Variable rate borrowings	2,621.23	3,485.56
Fixed rate borrowings	7,615.90	5,673.57

Interest rate sensitivity

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

Particulars	Increase/decrease in basis points	Effect on profit before tax
		<i>Rs. In lakhs</i>
March 31, 2025		
Rs	50	(15.17)
Rs	-50	15.17
March 31, 2024		
Rs	50	(23.55)
Rs	-50	23.55

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates.

Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables and deposits to landlords) and from its financing activities, including deposits with banks and financial institutions and other financial instruments.

(a) Trade receivables

Customer credit risk is managed by each business location subject to the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed and individual credit limits are defined in accordance with the assessment both in terms of number of days and amount.

An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed in Note 11. The Company does not hold collateral as security.



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

<i>Rs. in lakhs</i>		
Ageing	March 31, 2025	March 31, 2024
Not due		
0-60 days past due	341.85	326.59
61-120 days past due	30.88	43.39
121-180 days past due	8.49	10.97
180-365 days past due	9.37	43.16
365-730 days past due	39.29	44.73
more than 730 days	-	-

Provision for doubtful debts (including provision for expected credit loss)

<i>Rs. in lakhs</i>		
Ageing	March 31, 2025	March 31, 2024
Not due	-	-
0-60 days past due	-	6.81
61-120 days past due	-	-
121-180 days past due	-	-
180-365 days past due	-	-
more than 365 days	1,172.88	1,166.07

Reconciliation of provision for doubtful debts – Trade receivables (including provision for expected credit loss)

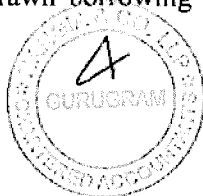
<i>Rs. in lakhs</i>		
Particulars	March 31, 2025	March 31, 2024
Provision at beginning	1,172.88	1,166.07
Addition during the year	-	6.81
Reversal during the year	-	-
Utilised during the year	-	-
Provision at closing	1,172.88	1,172.88

(b) Financial instruments and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investment of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. The Company's maximum exposure to credit risk for the components of the balance sheet at 31 March 2025 and 31 March 2024 is the carrying amount as illustrated in Note 11.

Liquidity risk

The Company monitors its risk of a shortage of funds by estimating the future cash flows. The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, cash credit facilities and bank loans. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding and debt maturity within 12 months can be rolled over with existing lenders. There are no undrawn borrowing facilities at the end of the reporting periods.



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

Rs in lakhs

	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	Total
Year ended March 31, 2025						
Borrowings	2,943.68	265.00	1,566.60	5,461.84	-	10,237.12
Trade and other payables	804.83	-	-	-	-	804.83
Financial Liabilities	969.44	-	-	-	-	969.44
	4,717.95	265.00	1,566.60	5,461.84	-	12011.39

Year ended March 31, 2024

Borrowings	36.88	292.69	815.16	2,340.83	-	3,458.86
Trade and other payables	708.57	-	-	-	-	708.57
Other dues of other creditors	601.21	-	-	-	-	601.21
	1,346.66	292.69	815.16	2,340.83	-	4,795.34

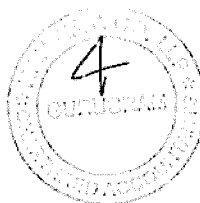
The table provides details regarding the contractual maturities of lease liabilities as of March 31, 2025 and March 31, 2024 as on undiscounted basis.

Particulars	As at March 31, 2025	As at March 31, 2024
Minimum Lease Payments:		
Not later than one year	317.56	306.44
Later than one year but not later than five years	1,402.36	1,347.24
Later than five years	9,058.62	9,431.31
Total	10,778.54	11,084.99

35. Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade less cash and cash equivalents.



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

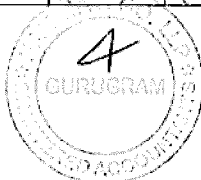
Rs in lakhs

	March 31, 2025	March 31, 2024
Borrowings (Note 15)	10,237.12	9,159.13
Trade payables (Note 18)	804.83	708.57
Less: cash and cash equivalents (Note 11)	251.39	251.56
Net debt	10,790.56	9,616.14
 Total capital (Note 13 & 14)	 31,930.38	 32,751.27
Capital and net debt	42,720.54	42,367.41
 Gearing ratio	 25.26%	 22.70%

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2025 and March 31, 2024.

36. Ratio Analysis and its elements

S.No.	Ratio	Numerator	Denominator	March 2025	March 2024	% Variance	Reason for variance
1	Current Ratio	Current Asset	Current liabilities	0.26	0.41	(37.45%)	Decrease is due to increase in working capital requirement
2	Debt Equity Ratio	Total Debt	Shareholder equity	0.32	0.28	14.64%	-
3	Debt service coverage Ratio	Earnings available for debt service (refer note (i) below)	Debt service	0.51	0.47	12.90%	-
4	Return on Equity	Net profit after taxes	Average shareholders equity	(2.54%)	(2.49%)	2.49%	-
5	Inventory Turnover Ratio	Cost of goods sold	Average Inventory (excluding Stores, cutlery, crockery, linen)	10.82	15.15	(28.60%)	Decrease is due to better performance during the year
6	Trade Receivable turnover Ratio	Net total sales	Avg. accounts receivable	19.68	16.13	22.02%	-
7	Trade Payables turnover Ratio	Net credit purchase	Average Trade Payable	NA	NA	NA	Not applicable to the company considering nature of services
8	Net capital Turnover Ratio	Net Sales	Working capital	(1.76)	(3.68)	(52.33%)	Decrease is due to increase in working capital requirement during the year



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

9	Net Profit Ratio	Net Profit	Net sales	(9.29%)	(9.98%)	(6.93%)	-
10	Return on capital employed	EBIT	Capital employed	0.82%	0.68%	20.90%	-
11	Return on investment	Interest(Finance income)	Investment	NA	NA	NA	Not applicable to the Company considering the investments are made to subsidiaries with long term growth outlook

- (i) Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses like depreciation and other amortizations + Interest + other adjustments like loss on sale of Fixed assets etc
- (ii) Debt Service = Interest & Lease Payments + Principal Repayments (excluding prepayments).
- (iii) Capital Employed = Net worth+ Total Debt + Deferred Tax Liability-Net Intangible aseets
- (iv) Working Capital= Current Assets- Current liabilities
- (v) EBIT= Earning before interest, taxes and exceptional items

37. Segment Reporting

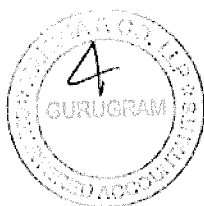
The Company is into Hoteliering business. The Board of Directors of the Company, which has been identified as being the chief operating decision maker (CODM), evaluates the Company performance, allocate resources based on the analysis of the various performance indicator of the Company as a single unit. Therefore there is no reportable segment for the Company as per the requirements of Ind AS 108 – “Operating Segments”.

Information about geographical areas

The Company has only domestic operations and hence no information required for the Company as per the requirements of Ind AS 108 – “Operating Segments”.

Information about major customers

No customer individually accounted for more than 10% of the revenue



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

38. Trade Receivables ageing schedule based on requirement of Schedule III:

As at 31st March 2025

(Rs. in Lakhs)

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	381.22	9.37	39.29	-	-	429.88
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	1,172.88	1,172.88
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

As at 31st March 2024

(Rs. In Lakhs)

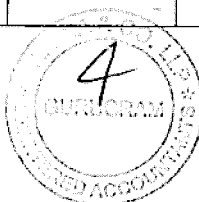
Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	380.95	43.16	44.73	-	-	468.84
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	1,172.88	1,172.88
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Unbilled Revenue	-	-	-	-	-	-

39. Trade payables Ageing Schedule based on the requirement of Schedule III

As at 31st March 2025

(Rs in lakhs)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	403.81	-	-	-	403.81
Total outstanding dues of creditors other than micro enterprises and small enterprises	277.79	5.32	41.34	-	324.45
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Unbilled Dues	76.57	-	-	-	76.57



Berggruen Hotels Private Limited
Notes to financial statements for the year ended March 31, 2025

As at 31st March 2024

(Rs. In Lakhs)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	338.40	-	-	-	338.40
Total outstanding dues of creditors other than micro enterprises and small enterprises	20.12	250.33	0.99	5.28	276.72
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Unbilled Dues	93.45	-	-	-	93.45

40. As per the proviso to Rule 3(1) of Companies (Accounts) Rules, 2014, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Company uses an accounting software for recording all the accounting transactions for the year ended March 31, 2025. The software has a feature of recording audit trail (edit log) facility which was enabled throughout the year except that on certain tables/ master records audit trail (edit log) facility was enabled on March 27, 2025 and the audit trail (edit log) facility is not enabled at database level. Subsequent to the year ended March 31, 2025, the Company has implemented audit trail (edit log) facility on this accounting software.

In respect of maintaining revenue records, the Company has used a revenue management software. The said software has a feature of recording audit trail (edit log) facility which was enabled throughout the year, except that the audit trail (edit log) facility at database level was enabled on March 20, 2025 and the software has limitation to track whether audit trail (edit logs) were tampered or not.

The audit trail that was enabled and operated for the year ended March 31, 2024, has been preserved by the Company as per the statutory requirements for record retention.

The Management has adequate internal controls over financial reporting which were operating effectively for the year ended March 31, 2025.

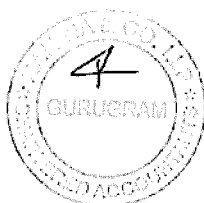


41. Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006.

	<i>Rs. In lakhs</i>	
	March 31, 2025	March 31, 2024
the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	403.81	338.40
the amount of interest paid by the buyer in terms of section 16 of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	Nil	Nil
the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006	Nil	Nil

42. Other Statutory Information

- (i). The Company have not traded or invested in Crypto currency or Virtual currency during the financial year.
- (ii). The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (iii). The Company do not have any Benami property, where any proceeding has been initiated or pending against the company for holding any Benami property
- (iv). The company do not have any transaction with companies struck off.
- (v). The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (vi). The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- (vii). During the year, the company has not entered into any scheme of arrangements in terms of section 230 to 237 of the Companies Act, 2013 and accordingly, the prescribed disclosures of Schedule III are not required to be given.



Berggruen Hotels Private Limited

Notes to financial statements for the year ended March 31, 2025

(viii). The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or,

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

43. The previous year figures have been regrouped, rearranged and reclassified wherever necessary to conform to this year's classification.

As per our report of even date

For Nangia & Co. LLP
ICAI FRN 002391C/N500069
Chartered Accountants



Prateek Agrawal
Partner
Membership No. 402826

Prateek Agrawal
Place: Gurugram
Date: May 28, 2025

**For and on behalf of the Board of Directors of
Berggruen Hotels Private Limited**

Praveen Kumar Agrawal
Praveen Kumar Agrawal
Whole Time Director
DIN:10377055

Anish Arora
Anish Arora
Chief Financial Officer

Place: New Delhi
Date: May 28, 2025

Davander Tomar
Davander Tomar
Director
DIN:00013336

Isha Jain
Isha Jain
Company Secretary
Mem. no. A25838