



INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CANARY HOTELS PRIVATE LIMITED

Report on the Audit of IND AS Financial Statements

Opinion

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

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 March 31, 2026, the loss and total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

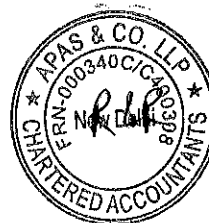
Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the IND AS financial statements under the provisions of the Companies Act, 2013 and the Rules issued there under and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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

The Company's Board of Directors/ management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon.





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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the 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.

Management's Responsibility for the IND AS financial Statements

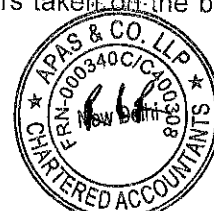
The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these IND AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance 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 Indian Accounting Standards (IND AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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 IND AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors/Management are 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 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.





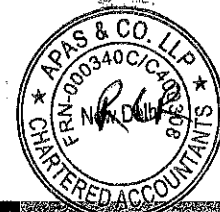
As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

1. 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.
2. Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. 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.
5. 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.

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

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

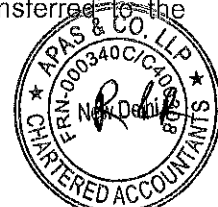
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.





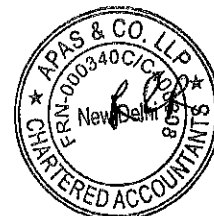
Report on Other Legal and Regulatory Requirements

1. As required by Section 143 (3) of the Act, based on our audit we report that:
 - i. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
 - ii. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
 - iii. The Balance Sheet, the Statement of Profit and Loss (including the Other Comprehensive income), the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - iv. In our opinion, the aforesaid IND AS Financial Statements comply with the Indian Accounting Standards specified under section 133 of the Act.
 - v. On the basis of the written representations received from the directors as on 31st March, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
 - vi. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure II". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - vii. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, being a private Limited Company, the provisions of Section 197 read with schedule V to the Companies Act, 2013 with regard to managerial remuneration paid and provided are not applicable to the Company.
 - viii. 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, 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 Standalone Ind AS financial statements. Refer Note 26 to the 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 neither declared dividend nor paid any dividend during the year.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of Section 143(11) of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in "Annexure I" a statement on the matters specified in paragraphs 3 and 4 of the said Order, to the extent applicable.
3. 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, 2026 wherein:
- a) the accounting software has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with.





APAS & CO LLP
CHARTERED ACCOUNTANTS

606, 6TH FLOOR, PP CITY CENTRE
ROAD NO. 44, PITAMPURA
DELHI - 110034
TEL.: 011-49058720
E-MAIL: apas.delhi@gmail.com

Additionally, the audit trail that was enabled and operated for the year ended March 31, 2025, has been preserved by the company as per statutory requirements for record retention.

- 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 system. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with.

Additionally, the audit trail that was enabled and operated for the year ended March 31, 2025, has been preserved by the Company as per the statutory requirements for record retention. (Refer Note 35 of the financial statements)

For APAS & CO LLP
CHARTERED ACCOUNTANTS
Firm Regn No. 000340C/C400308



Rajeev Ranjan
(RAJEEV RANJAN)
PARTNER
M No. 535395

PLACE : NEW DELHI
DATED : May 26, 2026
UDIN : 26535395QVIFPC1148

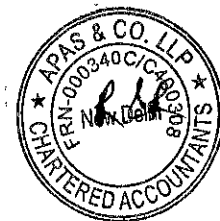


ANNEXURE-I TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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 account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, 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 Property, Plant and Equipment have been physically verified by the management in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed assets has been physically verified by the management during the year and no material discrepancies were noticed on such verification.
 - c) According to the information and explanations given by the management, the title deeds of immoveable properties included in property, plant and equipment are held in the name of the Company.
 - d) The Company has not revalued any of its Property, Plant and Equipment and intangible assets during the year.
 - e) Based on audit procedures performed and the representation obtained from the management, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. a) The management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on physical verification.

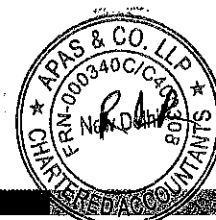




APAS & CO LLP
CHARTERED ACCOUNTANTS

606, 6TH FLOOR, PP CITY CENTRE
ROAD NO. 44, PITAMPURA
DELHI - 110034
TEL.: 011-49058720
E-MAIL: apas.delhi@gmail.com

- b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets during any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. The Company, during the year, has not made investment, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties. Therefore, the provisions of clause 3(iii)(a) to 3(iii)(f) of the Order are not applicable.
- iv. The Company has not entered into any transaction covered under sections 185 and 186 of the Act. Accordingly, reporting under clause 3(iv) of the Order is not applicable to the Company.
- v. According to the information and explanations given to us, 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. To the best of our knowledge and as explained, the central government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act 2013.
- vii. a) As per information and explanations given to us, the company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other statutory dues with the appropriate authorities. As informed to us there are no outstanding statutory dues in arrears as at the last day of the financial year concerned for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause (a) as on the balance sheet date which have not been deposited on account of any dispute.
- viii. Based on our audit procedures and on the basis of information and explanations given to us 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) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender.
- b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

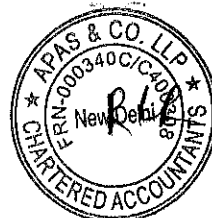




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606, 6TH FLOOR, PP CITY CENTRE
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- c) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of term loans during the year and there has been no utilisation during the current year of the term loans obtained by the Company during any previous years. Accordingly, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have, prima facie, been used for long-term purposes by the company.
- e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, The Company does not have any subsidiaries, joint ventures or associate companies and therefore the clause 3(ix)(e) and 3(ix)(f) is not applicable.
- x. a) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans during the year. Accordingly, the provisions of clause 3(x) of the Order are not applicable to the Company and hence not commented upon.
- b) During the year, the Company has made preferential allotment of shares. In our opinion and according to the information and explanations given to us, the Company has complied with the requirements of section 42 and section 62 of the Act and the Rules framed thereunder with respect to the same. Further, the amounts so raised have been utilized by the Company for the purposes for which these funds were raised.
- xi. a) Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the company and no material fraud on the Company has been noticed or reported during the year.
- b) We report that no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- xii. The Company is not a Nidhi company and therefore clause 3(xii) of the Order related to such companies is not applicable to the Company.

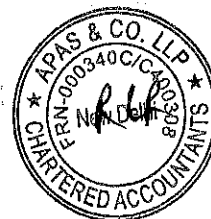




APAS & CO LLP
CHARTERED ACCOUNTANTS

606, 6TH FLOOR, PP CITY CENTRE
ROAD NO. 44, PITAMPURA
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- xiii. All transactions entered during the year with the related party are in compliance with the provisions of sections 188 where applicable and the details with respect to all related party transactions have been disclosed in the Financial Statements as required by applicable accounting standards. Section 177 of the Companies Act, 2013 is not applicable on the Company.
- xiv. a) According to the information and explanations given to us, the Company is not required to have an internal audit system under section 138 of the Act. However, the Company has an internal audit system which, in our opinion, is commensurate with the size and nature of its business.
- b) We have considered the internal audit reports of the company issued till date, in determining the nature, timing and extent of our audit procedures.
- xv. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clause 3(xvi) of the Order is not applicable to the Company.
- xvii. The company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly clause 3(xviii) of the Order is not applicable.
- 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, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. 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.



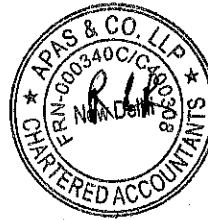


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- xx. The Company is not required to spend any amount on corporate social responsibility under section 135 of the Companies Act. Therefore, the provisions of clause 3(xx) of the Order are not applicable.
- xxi. The reporting under clause 3(xxi) is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report

For APAS & CO LLP
CHARTERED ACCOUNTANTS
Firm Regn No. 000340C/C400308



Rajeev Ranjan
(RAJEEV RANJAN)
PARTNER
M No. 535395

PLACE : NEW DELHI
DATED : May 26, 2026
UDIN : 26535395QVIFPC1148



ANNEXURE- II TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

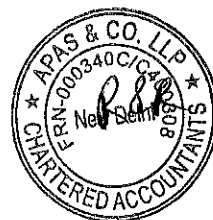
Management's Responsibility for Internal Financial Controls

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 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 with reference to these Standalone Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, 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 with reference to these Standalone Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these Standalone Ind AS financial statements, assessing





the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls Over Financial Reporting with reference to these financial statements

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.





APAS & CO LLP
CHARTERED ACCOUNTANTS

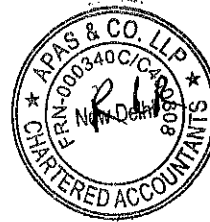
606, 6TH FLOOR, PP CITY CENTRE
ROAD NO. 44, PITAMPURA
DELHI - 110034
TEL.: 011-49058720
E-MAIL: apas.delhi@gmail.com

Opinion

In our opinion, the company has, in all material respects, an adequate internal financial controls system over financial reporting with reference to these Standalone Ind AS financial statements and such internal financial controls over financial reporting were operating effectively as at 31st March 2026, based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance Note on "Audit of Internal Financial Controls Over Financial Reporting" issued by the Institute of Chartered Accountants of India.

For APAS & CO LLP
CHARTERED ACCOUNTANTS
Firm Regn No. 000340C/C400308

PLACE : NEW DELHI
DATED : May 26, 2026
UDIN : 26535395QVIFPC1148



Rajeev Ranjan
(RAJEEV RANJAN)
PARTNER
M No. 535395

Canary Hotels Private Limited
CIN: U55101HR2006PTC140545
Balance Sheet as at March 31, 2026

	Note	March 31, 2026 Rs in lakhs	March 31, 2025 Rs in lakhs
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	4,482.58	4,466.88
(b) Intangible assets	4	10.77	1.06
(c) Financial assets	5		
(i) Other non current financial assets		40.29	40.29
(d) Deferred tax assets (net)	6.1	-	-
(e) Other non-current assets	6.2	17.30	-
(f) Non-current tax assets (net)		13.23	17.37
		<u>4,564.17</u>	<u>4,525.60</u>
Current assets			
(a) Inventories	7	80.69	107.29
(b) Financial assets	8		
(i) Trade receivables		29.20	94.40
(ii) Cash and Cash equivalents		112.41	66.86
(c) Other current assets	9	136.13	68.34
		<u>358.43</u>	<u>336.89</u>
Total Assets		<u><u>4,922.60</u></u>	<u><u>4,862.49</u></u>
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	10	5,319.45	5,009.45
(b) Other Equity	11	(1,896.98)	(1,916.64)
Total Equity		<u>3,422.47</u>	<u>3,092.81</u>
Liabilities			
Non-current liabilities			
(a) Financial liabilities	12		
(i) Borrowings		1,148.30	1,223.36
(b) Long term provisions	13	59.46	14.05
		<u>1,207.76</u>	<u>1,237.41</u>
Current liabilities			
(a) Financial liabilities	14		
(i) Borrowings		76.97	314.00
(ii) Trade payables			
- total outstanding dues of micro enterprises and small enterprises		24.61	41.47
- total outstanding dues of creditors other than micro enterprises and small enterprises		82.49	63.58
(iii) Other current financial liabilities		34.64	35.94
(b) Other current liabilities	15	38.54	65.69
(c) Provisions	13	35.12	11.59
		<u>292.37</u>	<u>532.27</u>
Total Liabilities		<u>1,500.13</u>	<u>1,769.68</u>
Total Equity and Liabilities		<u><u>4,922.60</u></u>	<u><u>4,862.49</u></u>

Summary of material accounting policies

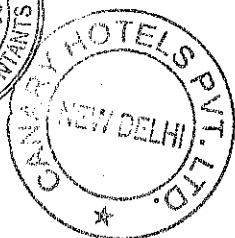
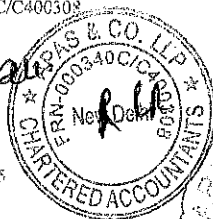
2.2

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

As per our report of even date

For APAS & CO LLP
Firm Regn No. 000340C/C400308
Chartered Accountants

Rajeev Ranjan
Partner
Membership No. 535395



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

Vishvanveet Singh Cheema
Director
DIN: 07021238

Rajesh Kumar
Whole-time Director
DIN: 05251730

Pawan Kumar Kumawat
Company Secretary
M No. A25377

Atulya Sharma
Chief Financial Officer

Place : New Delhi
Date : May 26, 2026

Place : New Delhi
Date : May 26, 2026

Canary Hotels Private Limited
CIN: U55101HR2006PTC140545
Statement of Profit and Loss for the year ended March 31, 2026

	Note	March 31, 2026 Rs in lakhs	March 31, 2025 Rs in lakhs
Revenue from operations	16	1,601.36	1,518.21
Other income	16.1	0.05	-
Total Income		1,601.41	1,518.21
Expenses			
Cost of food and beverages consumed	17	234.84	197.23
Employee benefits expense	18	464.24	435.64
Other expenses	19	809.16	671.67
Total expenses		1,508.24	1,304.54
Earnings before interest, tax, depreciation and amortisation (EBITDA)		93.17	213.67
Finance costs	20	127.90	127.80
Depreciation and amortization expense	21	63.28	54.51
Finance Income	22	(0.62)	(0.54)
Loss before tax and exceptional item		(97.37)	31.90
Exceptional Items	36	114.32	
Profit/(loss) before tax		(211.71)	31.90
Other comprehensive income			
Remeasurements of defined benefit plans		(1.12)	(1.05)
Total Comprehensive income/(loss) for the year		(212.84)	30.85
Earnings/(Loss) per equity share			
(1) Basic	23	(0.04)	0.01
(2) Diluted	23	(0.04)	0.01

Summary of material accounting policies 2.2

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

As per our report of even date

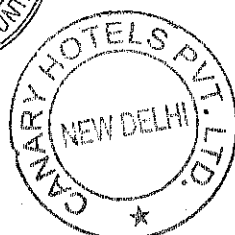
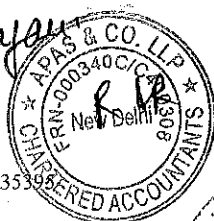
For APAS & CO LLP

Firm Regn No. 000340C/C400308

Chartered Accountants

Rajeev Ranjan
Partner

Membership No. 535398



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

Vishvapreet Singh Cheema
Director
DIN: 07021238

Rajesh Kumar
Whole-time Director
DIN: 05251730

Pawan Kumar Kumawat
Company Secretary
M. No. A25377

Nitin Sharma
Chief Financial Officer

Place : New Delhi
Date : May 26, 2026

Place : New Delhi
Date : May 26, 2026

Canary Hotels Private Limited
CIN: U55101HR2006PTC140545
Statement of Changes in Equity

A. Equity Share Capital

Equity shares of INR 1 each issued, subscribed and fully paid

At April 1, 2024

Issue of share capital

At March 31, 2025

Issue of share capital

At March 31, 2026

No. of shares	Amount (Rs in lakhs)
50,09,45,400	5,009.45
50,09,45,400	5,009.45
3,10,00,000	310.00
53,19,45,400	5,319.45

B. Other Equity

For the year ended March 31, 2026

	Reserves and Surplus			Other equity
	Capital reserve	Securities Premium	Retained Earnings	
Balance at April 1, 2024	11.45	584.54	(2,543.48)	(1,947.49)
Total Comprehensive Income for the year	-	-	30.85	30.85
Balance at March 31, 2025	11.45	584.54	(2,512.63)	(1,916.64)
Total Comprehensive loss for the year	-	232.50	(212.84)	19.66
Balance at March 31, 2026	11.45	817.04	(2,725.47)	(1,896.98)

Summary of material accounting policies

2.2

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

As per our report of even date

For APAS & CO LLP

Firm Regn No. 000340C/C400308

Chartered Accountants

Rajeev Ranjan

Rajeev Ranjan
Partner

Membership No. 535395



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

Vishvapreet Singh Cheema
Director
DIN: 07021238

Pawan kumar Kumawat
Company Secretary
M. No. A25377

Place : New Delhi
Date : May 26, 2026

Rajesh Kumar
Whole-time Director
DIN: 05251730

Nitin Sharma
Chief Financial Officer



Place : New Delhi
Date : May 26, 2026

Canary Hotels Private Limited
CIN: U55101HR2006PTC140545
Cash flow statement for the year ended March 31, 2026

	For the year ended March 31, 2026 (Rs. in lakhs)	For the year ended March 31, 2025 (Rs. in lakhs)
A. Cash flow from operating activities		
(Profit)/Loss before tax	(211.71)	31.90
Non-cash adjustments to reconcile profit/(loss) before tax to net cash flows:		
Depreciation and amortisation expenses	63.28	54.51
Finance costs (including fair value change in financial instruments)	118.64	120.39
Provision for gratuity	60.26	2.38
Provision for leave encashment	7.56	0.81
Operating profit before working capital changes:	38.03	209.99
Movements in working capital:		
Change in trade receivables	65.20	(66.27)
Change in loans and advances and other current assets	(67.81)	11.00
Change in inventories	26.59	(25.25)
Change in liabilities and provisions	(26.40)	(15.99)
Cash Generated from Operations	35.61	113.48
Direct taxes paid (net of refunds)	4.14	(2.85)
Net cash flow from operating activities (A)	39.75	110.63
B. Cash flows used in investing activities		
Purchase of property, plant and equipment	(105.97)	(55.21)
Net Cash flow used in investing activities (B)	(105.97)	(55.21)
C. Cash flows from financing activities		
Proceeds from issuance of share capital	542.50	-
Proceeds/(Repayment) of long term borrowings	(8.18)	(7.58)
Repayment of short term borrowings	(303.91)	60.00
Interest paid	(118.64)	(120.39)
Net Cash flow generated from/ (used in) financing activities (C)	111.77	(67.97)
Net increase/(decrease) in cash and cash equivalents (A + B + C)	45.55	(12.55)
Cash and cash equivalents at the beginning of the year	66.86	79.41
Cash and cash equivalents at the end of the year	112.41	66.86
Components of cash and cash equivalents		
Cash on Hand	4.61	1.91
Balances with Scheduled Banks in - Current accounts	107.80	64.95
Total cash and cash equivalents	112.41	66.86

Summary of material accounting policies

2.2

As per our report of even date

For APAS & CO LLP

Firm Regn No. 000340C/C400308

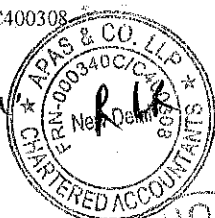
Chartered Accountants

Rajeev Ranjan

Rajeev Ranjan

Partner

Membership No. 535395



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

Vishvajeet Singh Cheema

Director

DIN: 07021238

Pawan Kumar Kumawat

Company Secretary

M. No. A25377

Rajesh Kumar

Whole-time Director

DIN: 05251730

Nitin Shrivastha

Chief Financial Officer

Place : New Delhi
Date : May 26, 2026

Place : New Delhi
Date : May 26, 2026

Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

1. Corporate Information

Canary 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 Corporate Park, Urban Complex, Ullahawas, Sector-60, Gurgaon, Haryana- 122011.

The principal activities of the Company to carry out business of developing, owning, acquiring, renovating and promoting hotels, motels, resorts, restaurants, etc. under the brand name of Lemon Tree Hotel.

The financial statements were authorized for issue in accordance with a resolution of the directors on May 26, 2026.

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.

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.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing account standard required a change to the accounting policy hitherto to in use.

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

2.2 Summary of material accounting policies

(a) Current versus non-current classification

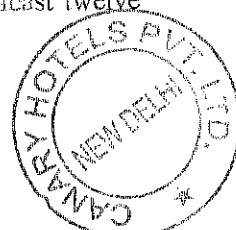
The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash 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 realisation 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 recognised 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 recognised in OCI or profit or loss are also recognised 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.



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised 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 recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (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.

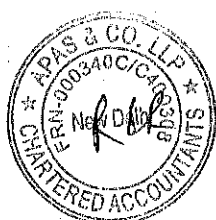
At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the 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 summarises 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 24)
- Contingent consideration (note 26)
- Quantitative disclosures of fair value measurement hierarchy (note 28)
- Financial instruments (including those carried at amortised cost) (note 28)



(d) Revenue recognition

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 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) 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 (GST) and Luxury Tax. Shortfall of revenue over the billed as at the year-end is carried in financial statement as unbilled revenue separately.

Sale of goods

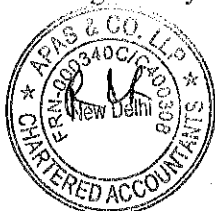
Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, sale of food and beverage are recognized at the points of serving these items to the guests. Sales are stated exclusive of Sales Tax / VAT/GST.

Interest income

For all financial instruments measured at amortized cost and interest bearing financial assets classified as available for sale, 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.

Dividends

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



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

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

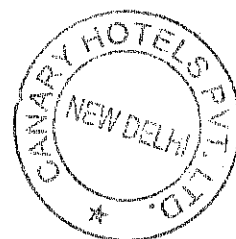
Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised 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 utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised

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 utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised 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 recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

(f) Property, plant and equipment

Plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met.

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.

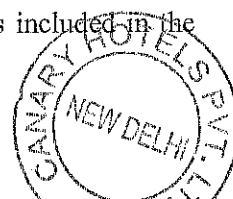
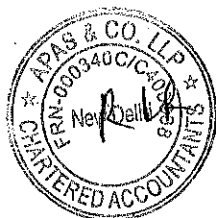
The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

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

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

The Company, based on management estimates, depreciates certain items of building, plant and equipment over estimated useful lives which are lower than the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

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

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses. 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) Borrowing costs

Borrowing cost includes interest expense as per Effective Interest Rate (EIR).

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use are capitalized as part of the cost of the asset until such time that the assets are substantially ready for their intended use. Where funds are borrowed specifically to finance a project, the amount capitalized represents the actual borrowing costs incurred. Where surplus funds are available out of money borrowed specifically to finance a project, the income generated from such current investments is deducted from the total capitalized borrowing cost. Where the funds used to finance a project form part of general borrowings, the amount capitalized is calculated using a weighted average of rates applicable to relevant general borrowings of the Company during the year. Capitalisation of borrowing costs is suspended and charged to profit and loss during the extended periods when the active development on the qualifying assets is interrupted.

EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial liability or a shorter period, where appropriate, to the amortised cost of a financial liability after considering all the contractual terms of the financial instrument.

(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. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

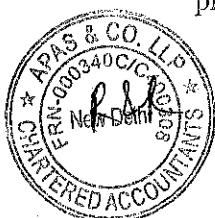
The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a 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 recognised 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 or 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 recognised 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 recognised 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 recognised as a finance cost.

(I) 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.

Gratuity liability is defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year.

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 recognised 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

Retirement benefits in the form of Superannuation Fund is a defined contribution scheme and the contributions are charged to the statement of profit and loss of the year when the contributions to the respective funds are due. There are no other obligations other than the contribution payable to the respective trusts.

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. Remeasurement 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.



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

(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 recognised 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. 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 recognised 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 amortised 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 amortised cost

A debt instrument is measured at the amortised 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.

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 recognised 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.



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

Debt instrument at FVTPL

VTPL 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 designated compulsory redeemable preference shares investments in its subsidiaries at FVTPL. The difference between the transaction amount and amortized cost is considered as 'deemed investment in compulsory redeemable preference shares'.

Debt 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:

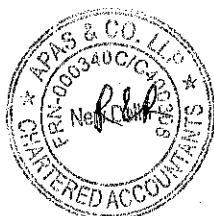
- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) 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.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

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:



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

- a) Financial assets that are debt instruments, and are measured at amortised 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) Lease receivables under Ind AS 17
- d) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18 (referred to as 'contractual revenue receivables' in these illustrative financial statements)
- e) Loan commitments which are not measured as at FVTPL
- f) Financial guarantee contracts which are not measured as at FVTPL

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

- Trade receivables or contract revenue receivables; and
- All lease receivables resulting from transactions within the scope of Ind AS 17

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises 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 recognising 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. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

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.



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

Loan commitments and financial guarantee contracts: ECL is presented as a provision in the balance sheet, i.e. as a liability.

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.

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 recognised 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 recognised 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 recognised 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 amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are de-recognised as well as through the EIR amortisation process.

Amortised 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 amortisation is included as finance costs in the statement of profit and loss.



This category generally applies to borrowings. For more information refer Note 12.

Derecognition

A financial liability is de-recognised 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 recognised 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 recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(n) Redeemable preference shares

Redeemable preference shares are separated into liability and equity components based on the terms of the contract.

On issuance of the redeemable preference shares, the fair value of the liability component is determined using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption.

Transaction costs are apportioned between the liability and equity components of the convertible preference shares based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

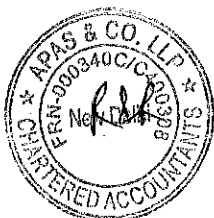
(o) Cash and cash equivalents

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.

(p) Segment reporting policies

Identification of segments

The management of the Company reviews the specific performance of its respective hotel properties. However, since all hotels have similarity in terms of products and services, customer classes, method of providing services and the regulatory environment, the individual hotels qualify for aggregation. Thus, the management has considered aggregating all the hotels as one reportable operating segment. Accordingly, the figures appearing in these financial statements relate to the Company's single operating segment.



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

(q) Measurement of EBITDA

The Company has elected to present earnings before interest, tax, depreciation and amortization (EBITDA) as a separate line item on the face of the statement of profit and loss. The company measures EBITDA on the basis of profit/ (loss) from continuing operations. In its measurement, the company does not include depreciation and amortization expense, interest income, finance costs, and tax expense.

(r) Exceptional items

An item of income or expense which by its size, type or incidence requires disclosure in order to improve an understanding of the performance of the Company is treated as an exceptional item and disclosed as such in the financial statements.



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

3 Property, plant and equipment

Rs in lakhs

Particulars	Freehold land	Building on freehold land	Plant and Machinery	Electrical fittings	Electrical equipments	Office equipments	Furniture and Fixtures	Computers	Vehicles	Total
Cost										
At April 1, 2024	2,824.56	1,616.57	499.32	97.73	37.22	5.10	42.37	8.63	76.58	5,208.08
Additions	-	5.74	16.16	-	11.22	-	16.68	3.98	-	53.80
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2025	2,824.56	1,622.31	515.48	97.73	48.44	5.10	59.05	12.62	76.58	5,261.88
Additions	-	-	30.00	-	12.31	-	29.65	3.40	-	75.34
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2026	2,824.56	1,622.31	545.49	97.73	60.75	5.10	88.70	16.01	76.58	5,337.22
Depreciation										
At April 1, 2024	-	267.39	299.22	96.08	23.52	2.70	31.65	5.56	14.90	741.02
Charge for the year	-	29.08	11.32	0.05	1.85	0.30	1.99	1.44	7.92	53.96
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2025	-	296.46	310.55	96.13	25.38	3.00	33.64	6.99	22.82	794.98
Charge for the year	-	29.13	12.00	0.05	2.97	0.58	5.67	1.34	7.92	59.66
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2026	-	325.58	322.56	96.18	28.34	3.58	39.31	8.32	30.74	854.64
Net Book value										
At March 31, 2025	2,824.56	1,296.73	222.92	1.55	32.41	1.52	49.38	7.68	45.84	4,482.58
At March 31, 2026	2,824.56	1,325.85	204.93	1.60	23.07	2.10	25.41	5.62	53.76	4,466.88

Net book value

As at
March 31, 2026

As at
March 31, 2025

Plant, property and equipment

4,482.58

4,466.88

a) The property, plant and equipment are valued at cost. The company has not used registered valuer for fair valuation/revaluation.

Canary Hotels Private Limited

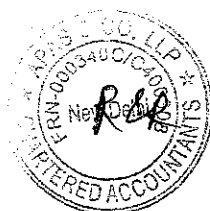
Notes to financial statements for the year ended March 31, 2026

4 Intangible Assets

The intangible are assets are valued at cost. The company has not used registered valuer for fair valuation/revaluation.

Rs in lakhs

Particulars	Software	Total
Cost		
At April 1, 2024	5.37	5.37
Additions	1.44	1.44
Disposals	-	-
At March 31, 2025	6.81	6.81
Additions	13.33	13.33
Disposals	-	-
At March 31, 2026	20.16	20.15
Amortisation		
At April 1, 2024	5.19	5.19
Amortisation	0.56	0.56
Disposals	-	-
At March 31, 2025	5.75	5.75
Amortisation	3.62	3.62
Disposals	-	-
At March 31, 2026	9.36	9.37
Net Block		
At March 31, 2026	10.78	10.77
At March 31, 2025	1.06	1.06



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

5 Financial assets

(i) Other non current financial assets

Security Deposits
Non current bank balances
Interest accrued on deposits with banks and others

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
40.16	40.16
0.10	0.10
0.03	0.03
40.29	40.29

6.1 Deferred tax assets (net)

Fixed assets : Impact of difference between tax depreciation and depreciation/ amortization charged for financial year

Deferred tax liability

Impact of expenditure charged to the statement of profit and loss in the current/ earlier period but allowable for tax purposes on payment basis

Interest on Borrowings u/s 43B

Effect of unabsorbed depreciation and business loss

Provision for gratuity

Provision for leave compensation

Deferred tax asset

Deferred tax assets (net)

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
273.46	267.06
273.46	267.06
7.13	6.92
25.22	25.22
216.52	228.25
20.96	5.00
3.63	1.67
273.46	267.06
-	-

* Deferred tax asset on losses and credits has been recognized to the extent of Deferred tax liability.

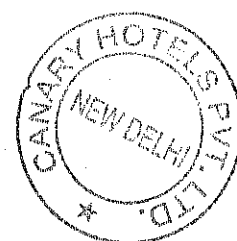
Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2026 and March 31, 2025:

	March 31, 2026	March 31, 2025
Profit/(loss) before tax	(211.71)	31.90
Tax rate	26.00%	26.00%
Tax at statutory income tax rate	(55.04)	8.29
Unrecognized tax assets (net)	55.04	(8.29)
Net	-	-

6.2 Other non-current assets

Capital Advances

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
17.30	-
17.30	-



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

7 Inventories

(valued at lower of cost and net realisable value, unless otherwise stated)

Food and beverages (excluding liquor and wine)

Stores, cutlery, crockery, linen, provisions and others (valued at cost)

Total

As at
March 31, 2026
Rs in lakhs

As at
March 31, 2025
Rs in lakhs

13.89

34.43

66.80

72.86

80.69

107.29



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

8 Financial assets

(i) Trade receivables

Outstanding for a period exceeding six months from the date they are due for payment

Unsecured, considered good

Less: Allowances for doubtful receivables

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
29.81	95.01
0.61	0.61
29.20	94.40

Break-up for security details:

Trade receivables

Unsecured, considered good

29.81	95.01
29.81	95.01

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.

The interest free credit period given to customers is upto 90 days.

(ii) Cash and cash equivalents

Balance with banks

On current accounts

Cash on hand

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
107.80	64.95
4.61	1.91
112.41	66.86

Break up of current financial assets carried at amortised cost

Trade receivables

Cash and cash equivalents

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
29.20	94.40
112.41	66.86
141.61	161.26

Total current financial assets carried at amortised cost

9 Other current assets

Advances recoverable in cash or kind

- Employee Advance

- Others

Balance with statutory/ government authorities

Prepaid Expenses

Total

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
-	0.10
34.92	22.34
89.67	28.88
11.55	17.02
136.13	68.34



10 Share capital

Authorised Share Capital

At April 1, 2024
Increase/(decrease) during the year
At March 31, 2025
Increase/(decrease) during the year
At March 31, 2026

Equity shares	
No. of shares	Rs in lakhs
66,60,00,000	6,660.00
66,60,00,000	6,660.00
66,60,00,000	6,660.00

Terms/rights attached to equity shares

The company has only one class of equity shares having par value of Rs. 1 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 INR 1 each issued, subscribed and fully paid

At April 1, 2024
Increase/(decrease) during the year
At March 31, 2025
Increase/(decrease) during the year
At March 31, 2026

No. of shares	Rs in lakhs
50,09,45,400	5,009.45
50,09,45,400	5,009.45
3,10,00,000	310.00
53,19,45,400	5,319.45

Shares held by holding company

Equity shares of Rs. 1 each fully paid up
Lemon Tree Hotels Limited

As at March 31, 2026		As at March 31, 2025	
No. of shares	Rs in lakhs	No. of shares	Rs in lakhs
50,09,45,400	5,009.45	50,09,45,400	5,009.45

Details of shareholders holding more than 5% shares in the company

Equity shares of Rs. 1 each fully paid up
Lemon Tree Hotels Limited
Canarium Hotels Private Limited*
* wholly owned subsidiary of Lemon Tree Hotels Limited

As at March 31, 2026		As at March 31, 2025	
No. of shares	% held	No. of shares	% held
50,09,45,400	94.17%	50,09,45,400	100.00%
3,10,00,000	5.83%		

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.



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

11 Other equity

Securities Premium

At April 1, 2024
Increase/(decrease) during the year
At March 31, 2025
Increase/(decrease) during the year
At March 31, 2026

Rs in lakhs
584.54
-
584.54
232.50
817.04

Retained Earnings

At April 1, 2024
Profit for the year
At March 31, 2025
Loss for the year
At March 31, 2026

Rs in lakhs
(2,543.48)
30.85
(2,512.63)
(212.84)
(2,725.47)

Capital Reserve (Equity Component of Redeemable Preference share)

At April 1, 2024
Increase/(decrease) during the year
At March 31, 2025
Increase/(decrease) during the year
At March 31, 2026

Rs in lakhs
11.45
-
11.45
-
11.45

Other reserves

Securities Premium
Retained Earnings
Capital Reserve (Equity Component of Redeemable Preference share)

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
817.04	584.54
(2,725.47)	(2,512.63)
11.45	11.45
(1,896.98)	(1,916.64)



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

12 Borrowings

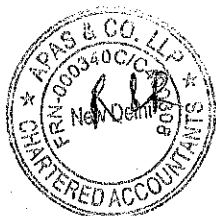
	As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
Non-current borrowings		
Term Loans		
Indian rupee loans from Banks (Secured)		
Vehicle loans (Refer note 1 below)	13.22	24.19
Rupee term loans from financial institutions		
Aditya Birla Finance Limited (Refer note 2 below)	1,135.08	1,199.17
Total non-current borrowings	1,148.30	1,223.36
Current borrowings		
Term Loans		
Current maturity of long term loans		
Vehicle loans (Refer note 1 below)	10.97	10.09
Rupee term loans from financial institutions		
Aditya Birla Finance Limited (Refer note 2 below)	66.00	-
Total current borrowings	76.97	10.09
Less: Amount clubbed under "short term borrowing"	(76.97)	(10.09)
Net current borrowings	-	-

Term loans

- 1) Vehicle loan is secured by hypothecation of underlying motor vehicle acquired out of such loans. Rate of interest of the loan is 7.25%. The loan is repaid on agreed monthly installments.
- 2) Term loan of Aditya Birla Finance Limited having sanctioned amount of Rs.2,350 lakhs is repayable in 44 Structured Quarterly Installments payable after moratorium period of 12 months from the date of first disbursement, presently having rate of interest of 9.65% (March 31, 2025 9.65%) secured by :
 - a) First exclusive charge on all the immovable fixed assets (both current and future) of the Lemon Tree Hotel EDM, Kaushambi Ghaziabad to provide minimum cover of 2.00x cover all the times during the tenure of loan,
 - b) First exclusive charge on all the movable fixed assets (both current and future) of the Lemon Tree Hotel EDM,
 - c) First exclusive charge on the escrow account of entire cash flow of Lemon Tree Hotel EDM,
 - d) Unconditional & irrevocable Guarantee by Lemon Tree Hotels Limited, DPN
- 3) The Company has not defaulted in the repayment of loans and interest at Balance Sheet date.
- 4) 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.
- 5) The Company has complied all covenants from bank as per the terms of the loan agreement.
- 6) The company has used borrowings from banks/financial institutions for the specific purpose for which it was taken
- 7) Basis on several terms and conditions as specified in sanction letters, the company submits quarterly returns/statements of current assets with banks/ financial institution and these returns/statements are in agreement with the books of accounts.

13 Provisions

	As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
Provision for gratuity	80.61	19.23
Current	21.16	5.18
Non-current	59.46	14.05
Provision for leave benefits	13.97	6.41
Current	13.97	6.41
Non-current	-	-
Total current	35.12	11.59
Total non-current	59.46	14.05



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

14 Financial liabilities

(i) Borrowings

0% loan from Lemon Tree Hotels Limited repayable on demand
Current maturities of long-term borrowings

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
-	303.91
76.97	10.09
76.97	314.00

(ii) Trade payables

-Micro and small enterprises
-Other than Micro and small enterprises

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
24.61	41.47
82.49	63.58
107.10	105.05

Trade payables
Trade payables to related parties

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
74.73	72.68
32.37	32.37
107.10	105.05

(iii) Other current financial liabilities

Payable for capital goods
Outstanding dues of other creditors
Outstanding dues of Employees

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
4.05	-
-	13.56
30.58	22.38
34.64	35.94

15 Other current liabilities

Advance from customers
Statutory Dues

As at March 31, 2026 Rs in lakhs	As at March 31, 2025 Rs in lakhs
17.34	41.27
21.20	24.42
38.54	65.69



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

16 Revenue from operations

Sale of products and services

- Room rental*
- Food and beverage (excluding liquor and wine)*
- Banquet rentals
- Other Services

Revenue from operations

For the year ended March 31, 2026 Rs in lakhs	For the year ended March 31, 2025 Rs in lakhs
---	---

807.57	806.02
655.66	559.27
112.64	115.55
25.50	37.38

1,601.36	1,518.21
----------	----------

*For the year ended March 31, 2025, revenue from room rental has been reclassified by Rs. 56.48 lakhs to revenue from food and beverages on the basis of fair value as determined by the management for evaluating the Company's performance.

16.1 Other income

Miscellaneous income
Total

For the year ended March 31, 2026 Rs in lakhs	For the year ended March 31, 2025 Rs in lakhs
---	---

0.05	-
0.05	-

17 Cost of food and beverages consumed

(a) Consumption of food & beverages excluding liquor & wine

Inventory at the beginning of the year
Add: Purchases

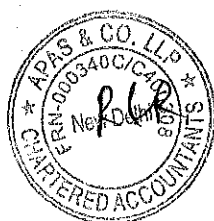
Less: Inventory at the end of the year
Cost of food and beverage consumed

Cost of food and beverage consumed

For the year ended March 31, 2026 Rs in lakhs	For the year ended March 31, 2025 Rs in lakhs
---	---

34.44	33.74
214.31	197.93
248.75	231.67
13.90	34.44
234.84	197.23

234.84	197.23
--------	--------



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

18 Employee benefit expense

Salaries, wages and bonus
Contribution to provident fund and other funds
Gratuity expense
Leave compensation expenses
Staff welfare expenses

For the year ended March 31, 2026 Rs in lakhs	For the year ended March 31, 2025 Rs in lakhs
410.09	384.96
18.48	18.72
3.77	2.64
0.62	1.04
31.28	28.28
464.24	435.64

19 Other expenses

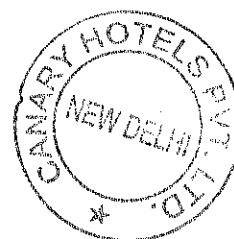
Consumption of stores, cutlery, crockery, linen, provisions and others
Power and fuel
Linen & uniform washing and laundry expenses
Guest transportation
Subscription charges
Repair and maintenance
- Buildings
- Plant and machinery
- Others
Automation Service
Rates and taxes
Insurance
Communication costs
Printing and stationery
Traveling and conveyance
Advertisement and business promotion
Management fees
Commission -other than sole selling agent
Security and clearing expenses
Legal and professional fees
Payment to auditor
Miscellaneous expenses

For the year ended March 31, 2026 Rs in lakhs	For the year ended March 31, 2025 Rs in lakhs
31.17	26.93
245.42	246.06
9.75	8.82
31.73	35.09
3.94	2.76
147.86	54.20
43.30	37.17
18.45	14.76
4.46	5.46
50.10	37.09
3.17	3.65
8.30	7.75
5.22	4.15
3.66	4.03
2.20	1.72
41.65	36.36
61.20	48.10
21.75	18.75
14.52	27.38
0.90	0.80
60.41	50.64
809.16	671.67

Payment to auditor

As auditor

0.90	0.80
0.90	0.80



20 Finance Costs

Interest
- on term loans from banks
- on vehicle loans
- on others
Bank charges (including commission on credit card collection)

For the year ended
March 31, 2026
Rs in lakhs

For the year ended
March 31, 2025
Rs in lakhs

116.08	117.05
2.53	3.34
0.04	-
9.25	7.41
127.90	127.80

21 Depreciation and amortization expense

Depreciation of tangible assets
Amortization of intangible assets

For the year ended
March 31, 2026
Rs in lakhs

For the year ended
March 31, 2025
Rs in lakhs

59.66	53.95
3.62	0.56
63.28	54.51

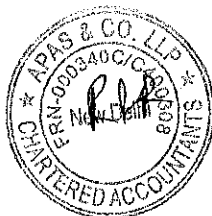
22 Finance income

Interest Income on :
- Bank Deposits
- Interest on income tax refund

For the year ended
March 31, 2026
Rs in lakhs

For the year ended
March 31, 2025
Rs in lakhs

0.00	0.02
0.62	0.52
0.62	0.54



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

23 Earnings Per Share (Basic And Diluted)

Basic EPS amounts are calculated by dividing the (loss)/profit for the year attributable to equity holders of the Company by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit 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:

	March 31, 2026	March 31, 2025
Profit/(Loss) attributable to equity holders (for basic and diluted) (Rs in lakhs)	(211.71)	31.90
Weighted Average Number of Equity Shares (for basic and diluted)*	50,71,31,804	50,09,45,400
Basic & Diluted EPS	(0.04)	0.01

* 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.



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

24. 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, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

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, 2026	As at March 31, 2025
Discount Rate (<i>pre tax rate of WACC</i>)	12.50%	12.00%
Long Term Growth Rate	5.00%	5.50%

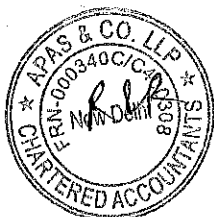
As at March 31, 2026, the estimated recoverable amount of the CGU exceeded its carrying amount.

b) 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, 2026 is considered adequate.

c) Taxes

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

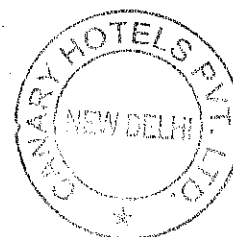


Canary Hotels Private Limited**Notes to financial statements for the year ended March 31, 2026**

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

	March 31, 2026	March 31, 2025
Gratuity plan	80.61	19.23
Total	80.61	19.23

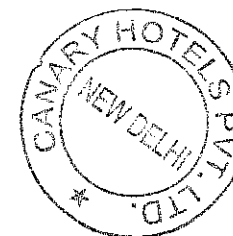
The Company has a defined benefit gratuity plan. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at 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.



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

Changes in the defined benefit obligation and fair value of plan assets as at March 31, 2026:

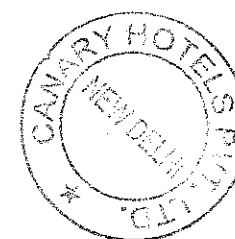
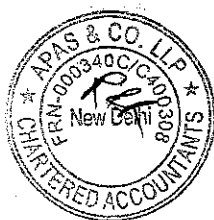
	Gratuity cost charged to profit or loss					Remeasurement gains/(losses) in other comprehensive income							Rs in lakhs
	April 1, 2025	Service cost	Past Service Cost	Net interest expense	Sub-total included in profit or loss	Benefits paid	Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI	Contributions by employer	March 31, 2026
Defined benefit obligation	19.23	2.52	58.39	1.25	62.16	(1.90)	-	-	1.85	(0.73)	1.12	-	80.61
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Benefit liability	19.23	2.52	58.39	1.25	62.16	(1.90)	-	-	1.85	(0.73)	1.12	-	80.61



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

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						<i>Rs in lakhs</i>	
	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 changes in 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	15.80	1.52	1.12	2.64	(0.24)	-	-	0.33	0.72	1.05	-	19.23
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-
Benefit liability	15.80	1.52	1.12	2.64	(0.24)	-	-	0.33	0.72	1.05	-	19.23



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

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

	March 31, 2026	March 31, 2025
Unquoted investments:		
Asset invested in insurance scheme with the LIC	-	-
Total	-	-

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

	March 31, 2026	March 31, 2025
Discount rate:	%	%
Pension plan	6.70%	6.50%
Future salary increases:		
Pension plan	6.00%	5.00%
Life expectation for pensioners	Years	Years
Pension plan		
Male	60	60
Female	60	60

A quantitative sensitivity analysis for significant assumption as at March 31, 2026 is as shown below:

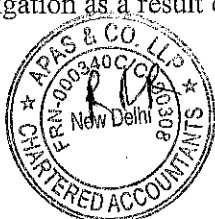
India gratuity plan:

	March 31, 2026	March 31, 2026	March 31, 2026	March 31, 2026
	<i>Rs in lakhs</i>			
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	(2.26)	2.40	2.39	(2.29)

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

	March 31, 2025	March 31, 2025	March 31, 2025	March 31, 2025
	<i>Rs in lakhs</i>			
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	(0.54)	0.57	0.57	(0.55)

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.



Canary Hotels Private Limited**Notes to financial statements for the year ended March 31, 2026**

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, 2026	For the year ended March 31, 2025
1	21.85	5.35
2	17.22	4.14
3	13.69	3.24
4	10.77	2.55
5	8.53	1.99
Above 5	28.02	6.45
Total expected payments	100.08	23.72

The average duration of the defined benefit plan obligation at the end of the reporting period is 4 years (March 31, 2025: 4years).

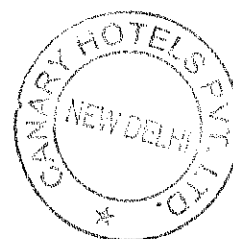
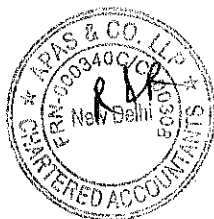
26. Commitments and contingencies**a. Commitments**

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

At March 31, 2026, the Company had NIL commitments (March 31, 2025: Rs NIL)

b. Contingent liabilities

The Company does not have any pending litigation which would impact the financials position of the Company.



27. Related Party Transactions

a) Names of related parties

Holding company	- Lemon Tree Hotels Limited
Fellow subsidiary companies (with whom transactions has been occurred)	-Fleur Hotels Limited (Formerly Known as Fleur Hotels Private Limited) - Hyacinth Hotels Private Limited - Oriole Dr. Fresh Hotels Private Limited - Sukhsagar Complexes Private Limited - Totally Foxed Solutions Private Limited - Carnation Hotels Private Limited
Enterprise in which holding company has significant influence	-Mind Leaders Learning India Private Limited
Key Management Personnel / Director	- Mr. Rajesh Kumar (Whole-time Director) - Mr. Rajeev Janveja (Director) (upto March 20, 2026) - Ms. Freyan Jamshed Desai (Independent Director) (upto March 31, 2026) - Mr. Vishvapreet Singh Cheema (Director) (w.e.f. March 20, 2026)

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

Chief Financial Officer	: Mr. Nitin Sharma
Company Secretary	: Mrs. Jyoti Verma (upto January 27, 2025) : Mr. Pawan Kumar Kumawat (w.e.f July 09, 2025)

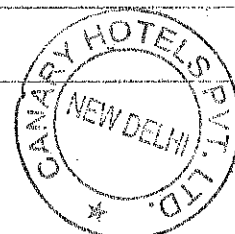


Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

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

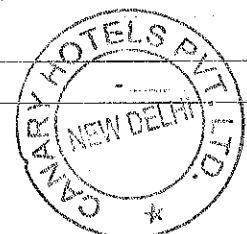
Rs in lakhs

Transactions with Related Party	Year Ended	Holding company	Fellow Subsidiary	Enterprise in which holding company has significant influence	Key Management Personal (Managing Director, Whole Time Director, Manager & other Key Managerial Personal)
Reimbursement of Expenses paid on behalf of the party					
Lemon Tree Hotels Limited	31-Mar-26	0.03	-	-	-
	31-Mar-25	0.08	-	-	-
Management Fees (cross charge) (Gross)					
Lemon Tree Hotels Limited	31-Mar-26	40.55	-	-	-
	31-Mar-25	36.36	-	-	-
Automation Charges (Gross)					
Totally Foxed Solutions Private Limited	31-Mar-26	-	4.46	-	-
	31-Mar-25	-	5.46	-	-
Remuneration Paid					
Mr. Rajesh Kumar	31-Mar-26	-	-	-	138.84
	31-Mar-25	-	-	-	78.12
Mr. Nitin Sharma	31-Mar-26	-	-	-	79.86
	31-Mar-25	-	-	-	47.63
Loan Received					
Lemon Tree Hotels Limited	31-Mar-26	219.28			
	31-Mar-25	310.00	-	-	-
Loan Repaid					
Lemon Tree Hotels Limited	31-Mar-26	523.19	-	-	
	31-Mar-25	250.00	-	-	-
Issue of equity shares					
Carnation Hotels Private Limited	31-Mar-26	-	310.00	-	
	31-Mar-25	-	-	-	



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026
Rs in lakhs

Transactions with Related Party	Year Ended	Holding company	Fellow Subsidiary	Enterprise in which holding company has significant influence	Key Management Personal(Managing Director, Whole Time Director, Manager & other Key Managerial Personal)
Amount received by the party on behalf of Company					
Hyacinth Hotels Private Limited	31-Mar-26	-	-	-	-
	31-Mar-25	-	0.06	-	-
Oriole Dr. Fresh Hotels Private Limited	31-Mar-26	-	2.19	-	-
	31-Mar-25	-	-	-	-
Staff Training Expenses					
Mind Leaders Learning India Private Limited	31-Mar-26	-	-	1.16	-
	31-Mar-25	-	-	2.05	-
Balances outstanding at the year end- Other current liabilities					
Lemon Tree Hotels Limited	31-Mar-26	30.75	-	-	-
	31-Mar-25	323.86	-	-	-
Mr. Rajesh Kumar	31-Mar-26	-	-	-	1.01
	31-Mar-25	-	-	-	1.99
Mind Leaders Learning India Private Limited	31-Mar-26	-	-	-	-
	31-Mar-25	-	-	0.16	-
Totally Foxed Solutions Private Limited	31-Mar-26	-	-	-	-
	31-Mar-25	-	0.40	-	-
Guarantee received for loan availed					
Lemon Tree Hotels Limited	31-Mar-26	2,350.00	-	-	-
	31-Mar-25	2,350.00	-	-	-



28. 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, 2026		March 31, 2025	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Financial Assets				
Trade Receivables	-	29.20	-	94.40
Security Deposits (non-current)	-	40.16	-	40.16
Other bank balances	-	0.10	-	0.10
Interest accrued on deposits with banks and others	-	0.03	-	0.03
Cash and Cash Equivalents	-	112.41	-	66.86
Total Financial Assets	-	181.90	-	201.55

b. Financial Liabilities*Rs in lakhs*

	March 31, 2026		March 31, 2025	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Borrowings (Non-current)	-	1,148.30	-	1,223.36
Borrowings (Current)		76.97		314.00
Trade Payables	-	107.10	-	105.05
Other Current Financial Liabilities	-	34.64	-	35.94
Total Financial Liabilities		1,367.01		1,678.35

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.

The management assessed that fair values of cash and cash equivalents, other current financial assets and other current financial liabilities approximates their carrying amounts largely due to the short-term maturities of these instruments.

29. 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 is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Company. This financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedure and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each risk, which are summarised as below:

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of interest rate risk. Financial instruments affected by market risk include loans and borrowings, deposits and payables/receivables in foreign currencies.

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.

Rs in lakhs

	March 31, 2026	March 31, 2025
Variable rate borrowings	1,139.70	1,199.17
Fixed rate borrowings	24.19	338.19



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:

	Increase/decrease in basis points	Effect on profit before tax
		<i>Rs in lakhs</i>
31-March-26		
Rs.	50	(6.04)
Rs.	-50	6.04
31-March-25		
Rs.	50	(6.04)
Rs.	-50	6.04

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. The Company has no exposure in foreign currency.

Credit risk

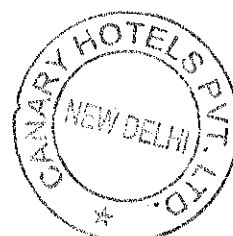
Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits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

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 8. The Company does not hold collateral as security.

	<i>Rs in lakhs</i>	
Ageing	March 31, 2026	March 31, 2025
Not due	-	-
0-60 days past due	24.08	84.01
61-120 days past due	2.13	6.57
121-180 days past due	0.09	2.02
180-365 days past due	2.44	1.80
More than 365 days	1.07	-



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

Provision for doubtful debts

<i>Rs. In Lakhs</i>		
Ageing	March 31, 2026	March 31, 2025
Not due	-	-
0-60 days past due		
61-120 days past due		
121-180 days past due		
180-365 days past due		
More than 365 days	0.61	0.61

<i>Rs. In Lakhs</i>		
	March 31, 2026	March 31, 2025
Provision at beginning	0.61	0.61
Addition during the year	-	-
Reversal during the year	-	-
Utilised during the year	-	-
Provision at closing	0.61	0.61

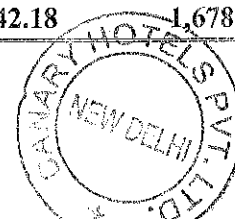
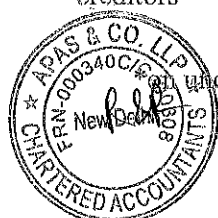
Liquidity risk

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.

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, 2026						
Borrowings*	-	8.14	68.83	1,155.21	-	1,232.18
Trade and other payables	107.10	-	-	-	-	107.10
Other dues of other creditors	34.64	-	-	-	-	34.64
	141.74	8.14	68.83	1,155.21	-	1,373.92
Year ended March 31, 2025						
Borrowings*	303.91	2.44	7.64	981.19	242.18	1,537.36
Trade and other payables	105.05	-	-	-	-	105.05
Other dues of other creditors	35.94	-	-	-	-	35.94
	444.90	2.44	7.64	981.19	242.18	1,678.35

on undiscounted basis



30. 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 payables, less cash and cash equivalents.

	<i>Rs in lakhs</i>	
	March 31, 2026	March 31, 2025
Borrowings (Note 12 & 14)	1,225.27	1,537.36
Trade payables (Note 14)	107.10	105.05
Less: cash and cash equivalents (Note 8)	112.41	66.86
Net debt	1,219.96	1,575.54
 Total capital	 3,422.47	 3,092.81
Capital and net debt	4,642.43	4,668.39
	26.28%	33.74%

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2026 and March 31, 2025.

31. Segment Reporting

The Company is into Hotel 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 accounted more than 10% of revenue in year ended March 31, 2026 (March 31, 2025: Nil.)



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

	March 31, 2026	March 31, 2025
the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	24.61	41.47
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

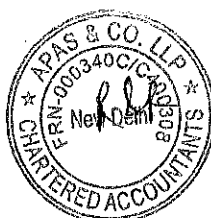
33. The Company does not have any long term contracts including derivative contracts for which there are any material foreseeable losses.

34. Supplementary information as per requirement of Schedule III of the Companies Act.

a) Detail of shareholding of promoters of the company

As at March 31, 2026

S.No.	Promoter Name	Number of shares at the beginning of the year 2025	% of total Share Capital	Change during the year	Number of shares at the end of the year 2026	Percentage of Total shares	% change during the year
1	Lemon tree Hotels Limited	500,945,400	100%	-	500,945,400	94.17%	(5.83%)
2	Carnation Hotels Private Limited	-	-	3,10,00,000	3,10,00,000	5.83%	5.83%



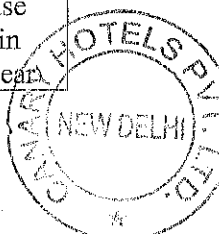
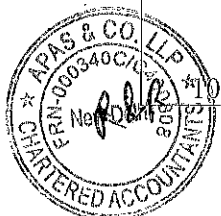
Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

As at March 31, 2025

S.No	Promoter Name	Number of shares at the beginning of the year 2024	% of total Share Capital	Change during the year	Number of shares at the end of the year 2025	Percentage of Total shares	% change during the year
1	Lemon Tree Hotels Limited	500,945,400	100%	-	500,945,400	100%	-

b) Ratio Analysis and its elements

S.No	Ratio	Numerator	Denominator	March 2026	March 2025	% Variance	Reason for variance
1	Current Ratio	Current Asset	Current liabilities	1.23	0.63	93.69%	-
2	Debt Equity Ratio	Total Debt	Shareholder equity	0.36	0.50	-27.98%	-
3	Debt service coverage Ratio	Earnings available for debt service	Debt service	(0.25)	1.72	(114.62%)	Change due to decrease in profit in current year.
4	Return on Equity	Net profit after taxes	Average shareholders equity	-6.50%	1.04%	(730.59%)	Change due to decrease in losses in current year
5	Inventory Turnover Ratio	Cost of Good Sold	Average Inventory	2.50	2.08	20.12%	Increase in revenue as compared to previous year
6	Trade Receivable turnover Ratio	Net credit sales	Avg. accounts receivable	25.91	24.78	4.57%	Change due to increase in revenue during the year
7	Trade Payables turnover Ratio	NA	NA	NA	NA	NA	-
8	Net capital Turnover Ratio	Net Sales	Working capital	24.24	(7.77)	-411.91%	Change due to decrease revenue from operation
9	Net Profit Ratio	Net Profit	Net sales	(13.22)	2.10	-729.07%	Change due to decrease in profit in current year
	Return on capital employed	EBIT	Capital employed	0.64%	3.44%	-81.24%	Change due to decrease in profit in current year



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

S.No	Ratio	Numerator	Denominator	March 2026	March 2025	% Variance	Reason for variance
11	Return on investment	Income generated from investments(Fixed Deposits)	Average invested funds in treasury investments	-	-	-	

(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

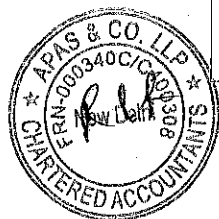
(iii) Capital Employed = Networth + Total Debt + Deferred Tax Liability - Net Intangible assets

c) Trade Receivables ageing schedule based on requirement of Schedule III:

As at March 31, 2026

(Rs. in Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	26.30	2.35	0.54	-	-	29.20
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(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 –						



Canary Hotels Private Limited

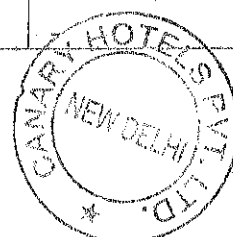
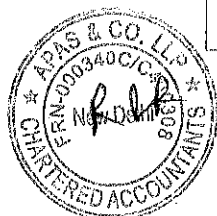
Notes to financial statements for the year ended March 31, 2026

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
credit impaired						
Unbilled Revenue	-	-	-	-	-	-

As at March 31, 2025

(Rs. In Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	92.60	1.80	-	-	-	94.40
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(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	-	-	-	-	-	-



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

d) Trade payables Ageing Schedule based on the requirement of Schedule III

As at March 31, 2026

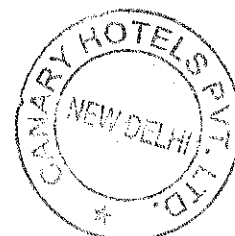
(Rs. in Lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	24.61	-	-	-	24.61
Total outstanding dues of creditors other than micro enterprises and small enterprises	59.42	0.64	0.90	0.92	61.87
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Unbilled Dues	20.62	-	-	-	20.62

As at March 31, 2025

(Rs. In Lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	41.47	-	-	-	41.47
Total outstanding dues of creditors other than micro enterprises and small enterprises	61.73	0.90	0.43	0.52	63.58
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Unbilled Dues	-	-	-	-	-

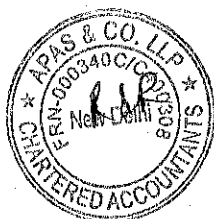


e) Other Statutory Information

- (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 has not entered into 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.
- (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.
- (ix) The Company is not required to spend towards Corporate Social Responsibility (CSR) as per Section 135 of the Companies Act, 2013, since there is no average profit in the last 3 years calculated as per the provisions of the Act.
- (x). No bank has declared the company as "willful defaulter".
- (xi). The title deeds of all the immovable properties held by the Company (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.

35. 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 a primary accounting software and revenue management software for recording all the accounting transactions and revenue records for the year ended March 31, 2026. The software has a feature of recording audit trail (edit log) facility which was enabled throughout the year



Canary Hotels Private Limited
Notes to financial statements for the year ended March 31, 2026

The audit trail that was enabled and operated for the previous years, 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, 2026.

36. (A) Exceptional items

<i>Rs. in lakhs</i>		
Particular	March 31, 2026	March 31, 2025
-Impact due to Labour Code (Refer note a)	67.64	-
-Impact due to Ex- gratia (Refer note b)	46.36	-
- Expenses related to restructuring of the Company	0.32	-
Total	114.32	-

- a. On November 21, 2025, the Government of India notified provisions of the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020, ('Labour Codes') which consolidate twenty-nine existing labour laws into a unified framework governing employee benefits during employment and post-employment. The Labour Codes, amongst other things introduces changes, including a uniform definition of wages and enhanced benefits relating to leave. The Company has assessed the financial implications of these changes which has resulted in increase in gratuity liability by Rs. 58.39 lakhs, a defined benefit plan arising out of past service cost relating to plan amendments and increase in compensated absences by Rs. 9.25 lakhs. Considering the impact arising out of an enactment of the new legislation is an event of non-recurring nature, the Company has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Item" in the Statement of Profit and Loss for the year ended March 31, 2026. The Company continues to monitor the developments pertaining to Labour Codes and will evaluate impact if any on the measurement of the employee benefits liability.
- b. During the year ended March 31, 2026, the Company has recognised a one-time ex-gratia provision amounting to Rs. 46.36 lakhs paid to certain employees as a goodwill gesture in connection with salary rationalisation measures undertaken during the COVID-19 period. The said payment is discretionary in nature, does not arise from any contractual or statutory obligation and is not part of the Company's regular remuneration framework. The payment is non-recurring and accordingly has been disclosed as an exceptional item.

B) During the year ended March 31, 2026, the Board of Directors of the Company, at its meeting held on January 09, 2026, approved a proposed Composite Scheme of Arrangement (Scheme) involving merger and demerger of certain group entities, inter alia, resulting in segregation of the hotel ownership & development business and the hotel management & brand business into separate focused platforms.

The proposed Composite Scheme of Arrangement is subject to receipt of necessary statutory, regulatory and shareholder approvals, including approvals from the stock exchanges, National Company Law Tribunal and other applicable authorities. The Scheme (appointed date: April 01, 2026) shall become effective upon receipt of such approvals and filing of the requisite orders with the Registrar of Companies. Subsequent to the year, on April 7, 2026, the Company has received approval from the Competition Commission of India (CCI) on the Scheme.



Canary Hotels Private Limited

Notes to financial statements for the year ended March 31, 2026

37. Previous period's figures have been regrouped/reclassified wherever necessary to correspond with the current period's classification/disclosure.

As per our report of even date

For APAS & CO LLP

Firm Regn No. 000340C/C400308

Chartered Accountants

Rajeev Ranjan

Rajeev Ranjan

Partner

Membership No. 535395



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

Vishvpreet Singh Cheema
Vishvpreet Singh Cheema
Director

DIN: 07021238

Rajesh Kumar
Rajesh Kumar
Whole-time Director

DIN: 05251730



Pawan Kumar Kumawat
Pawan Kumar Kumawat

Company Secretary

M. No. A25377

Nitin Sharma
Nitin Sharma
Chief Financial Officer

Place: New Delhi

Date: May 26, 2026

Place: New Delhi

Date: May 26, 2026