

August 29, 2026

National Stock Exchange of India Limited

Exchange Plaza,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

Scrip Code: CHALET

BSE Limited

Corporate Relationship Department,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai 400 001.

Scrip Code: 542399 (Equity)

976529 (Non-Convertible Debentures)

Dear Sir / Madam,

Subject: Notice of the Annual General Meeting and Integrated Annual Report for the Financial Year 2026

Ref.: Intimation pursuant to Regulations 30, 34 and 53 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to the provisions of Regulation 30 read with Schedule III and Regulations 34 and 53 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, attached herewith is the Notice (including e-Voting instructions) convening the 41st Annual General Meeting of the Company scheduled to be held on September 21, 2026 at 4.00 p.m. (IST) through Video Conferencing ('VC') in line with the relevant Circulars issued by the MCA and SEBI along with the Integrated Annual Report for the Financial Year 2026.

The details of the said AGM are as mentioned below:

Date and Time	Monday, September 21, 2026 at 4.00 p.m. (IST)
Location	Video Conferencing (VC)
Cut-off date (for determining Members eligible for e-voting)	Tuesday, September 15, 2026
Remote e-voting period	From: Friday, September 18, 2026 (9.00 a.m. IST) Upto: Sunday, September 20, 2026 (5.00 p.m. IST)
Result of e-voting	On or before Wednesday, September 23, 2026

The aforesaid Notice and the Annual Report are also available on the website of the Company at www.chalet-hotels.com/annual-reports/ and are being sent electronically to those Members whose email addresses are registered with their respective Depository Participant(s).

You are requested to take the same on record.

Thanking You.

Yours faithfully,

For Chalet Hotels Limited

CHRISTABELLE
BERNADETTE
BAPTISTA

Digitally signed by CHRISTABELLE
BERNADETTE BAPTISTA
Date: 2026.08.29 16:55:26 +05'30'

Christabelle Baptista

Company Secretary and Compliance Officer

Enclosed: As above

Chalet Hotels Limited

Chalet Hotels Limited

Regd. Office: Raheja Tower, Plot No. C-30, Block G, Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai 400051.

CIN: L55101MH1986PLC038538

Tel: +91-22-26564000

Email: companysecretary@chalet-hotels.com Website: www.chalet-hotels.com

NOTICE

NOTICE is hereby given that the Forty-first Annual General Meeting of the Members of **Chalet Hotels Limited** (the 'Company') will be held on Monday, September 21, 2026 at 4.00 p.m. (IST) through Video Conference ('VC') / Other Audio Visual Means ('OAVM'), to transact the following business:

ORDINARY BUSINESS

1. To receive, consider and adopt the Audited Standalone Financial Statements of the Company for the Financial Year ended March 31, 2026, along with the Report of the Board of Directors and Auditors thereon.
2. To receive, consider and adopt the Audited Consolidated Financial Statements of the Company for the Financial Year ended March 31, 2026 along with the Report of the Auditors thereon.
3. To consider and approve payment of Final Dividend of Re.1 per Equity Share for the Financial Year 2025-26.
4. To consider and approve appointment of a Director in place of Mr. Ravi Raheja (DIN: 00028044), who retires by rotation and being eligible, offers his candidature for re-appointment.

SPECIAL BUSINESS

5. **Ratification of remuneration to the Cost Auditor.**

To consider and if thought fit, to approve the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 and Companies (Cost Records and Audit) Rules, 2014, as amended from time to time (including any statutory amendment(s), modification(s) or re-enactment(s) thereof for the time being in force), the Members of the Company do hereby ratify payment of remuneration of Rs.2,00,000, plus applicable taxes and reimbursement of out-of-pocket expenses in connection with the audit of the cost records maintained by the Company to M/s. Chirag Trilok Shah & Co., Practicing Cost Accountants (Membership Number 23277 & Firm Registration Number 004442) for the Financial Year 2026-27.

RESOLVED FURTHER THAT the Directors of the Company, the Chief Financial Officer and the Company Secretary, be and are hereby severally authorised to do all such acts, deeds and things and take all such steps as may be necessary, proper or expedient to give effect to this Resolution."

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6. Raising of funds through issue of Debt securities on a Private Placement basis:

To consider and if thought fit, to approve the following resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to the provisions of Sections 23, 42, 71 and other applicable provisions, if any, of the Companies Act, 2013, Companies (Prospectus and Allotment of Securities) Rules, 2014, Companies (Share Capital and Debentures) Rules, 2014, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and any other applicable rules and regulations (including any statutory amendment(s), modification(s) or re-enactment(s) thereof for the time being in force) and in accordance with the provisions of the Memorandum and Articles of Association of the Company, subject to necessary approval(s) and/or sanction(s), if any, of the appropriate authorities as may be required, consent of the Members of the Company be and is hereby accorded to the Board of Directors (hereinafter referred to as the ‘Board’, which term shall be deemed to include any Committee of the Board constituted to exercise its powers, including the powers conferred by this resolution) to offer, invite subscription(s) and issue Cumulative / Non-Cumulative, Listed or Unlisted, Secured or Unsecured, Redeemable, Non-Convertible Debentures / or Commercial Paper or other Debt securities (‘Debt Instruments’) on a private placement basis, in one or more series / tranches during a period of one year from the date of passing this resolution, upto an amount not exceeding Rs.1,000 Crore in the aggregate, at any given point of time issued during the validity of this resolution, to such person or persons, including one or more companies, bodies corporate, statutory corporations, commercial banks, lending agencies, domestic / international financial institutions, insurance companies, mutual funds, pension / provident funds and individuals, as the case may be or such other persons as the Board may so decide, for cash either at par, premium or discount to the face value and on such terms and conditions as the Board may, from time to time, determine and consider proper and most beneficial to the Company including as to when the said Debt Instruments be issued, the consideration for the issue, utilization of issue proceeds and all matters connected with or incidental thereto and that such borrowing is within the overall borrowing limits as approved by the Members of the Company from time to time.

RESOLVED FURTHER THAT for the purpose of giving effect to the above resolution, the Board or Officers authorized by them in this regard be and are hereby authorized to do, from time to time, all such acts, deeds and things as may be deemed necessary pre and post issue, in respect of issue of Debt Instruments, including but not limited to number of issues / tranches, face value, issue price / consideration, issue size, timing, amount, tenor, method of issuance, security / charge creation, coupon / interest rate(s), yield, listing, allotment, utilization and other terms and conditions of issue of the Debt Instruments as deemed proper and most beneficial to the Company, and all matters connected with or incidental thereto and to select, appoint and finalize the remuneration of various agencies associated with the issue of Debt Instruments as they may, in their absolute discretion, deem necessary for the purpose of giving effect to this resolution.

RESOLVED FURTHER THAT Directors of the Company, the Chief Financial Officer and the Company Secretary be and are hereby severally authorized to take such steps as may be necessary for obtaining approvals, statutory or otherwise, in relation to the above and to settle all matters arising out of and incidental thereto and sign and execute all applications and documents that may be required, on behalf of the Company and generally to do all acts, deeds and things that may be necessary, proper, expedient or incidental for the purpose of

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giving effect to the resolution, including filing of the necessary forms with the Registrar of Companies, Mumbai / Ministry of Corporate Affairs and intimating any other concerned authority or such other regulatory body and for matters connected therewith or incidental thereto.”

7. To consider and approve the appointment of Mr. Gautam Mehra (DIN: 11700652) as an Independent Director of the Company:

To consider and, if thought fit, to approve, the following resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to the provisions of Sections 149, 150, 152, 160, 161, Schedule IV and other applicable provisions of the Companies Act, 2013 (‘Act’) read with the Companies (Appointment and Qualifications of Directors) Rules, 2014, Regulations 16(1)(b), 17, 25 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (‘Listing Regulations’), as amended from time to time, (including any statutory modification(s) or re-enactment thereof, for the time being in force) and the provisions of the Articles of Association of the Company and subject to necessary approval(s), Mr. Gautam Mehra (DIN: 11700652), who was appointed as an Additional Director of the Company in an independent capacity with effect from July 17, 2026 and holds office upto the ensuing Annual General Meeting, and who is eligible for appointment and has submitted a declaration that he meets the criteria for independence as provided in Section 149(6) of the Act along with the Rules framed thereunder and Regulation 16(1)(b) of the Listing Regulations and based on the recommendation of the Compensation, Nomination and Remuneration Committee and the approval of the Board of Directors, be and is hereby appointed as an Independent Director of the Company, not liable to retire by rotation, to hold office for a term of five years from July 17, 2026 to July 16, 2031.

RESOLVED FURTHER THAT pursuant to the provisions of Regulation 17(6)(a) of the Listing Regulations and all other applicable provisions, Mr. Gautam Mehra shall be entitled to receive Sitting Fees for attending the meetings of the Board or any Committees thereof, as may be determined by the Board of Directors and commission, if any, from time to time.

RESOLVED FURTHER THAT the Directors of the Company, the Chief Financial Officer and the Company Secretary be and are hereby severally authorised to make necessary applications, file necessary forms and to sign and submit any other documents or papers with the Registrar of Companies, Mumbai, Maharashtra and to do all such acts, deeds and things as may be considered necessary, desirable and expedient for giving effect to this resolution and to settle any question or difficulty that may arise with regard to the aforesaid purpose and which it may deem fit in the interest of the Company.”

**By Order of the Board of Directors
For Chalet Hotels Limited**

**Christabelle Baptista
Company Secretary
Membership No.: A17817**

**Place: Mumbai
Date: July 29, 2026**

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Details of Director seeking appointment or re-appointment at the 41st Annual General Meeting pursuant to the provisions of Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard on General Meetings ('SS-2') issued by The Institute of Company Secretaries of India

Name of Director	Mr. Ravi Raheja	Mr. Gautam Mehra
DIN	00028044	11700652
Type of Directorship	Non-Independent, Non-Executive Director	Independent Director
Date of Birth	September 23, 1971	February 19, 1966
Age	54 years	60 years
Date of first appointment on the Board (current term)	September 4, 1995	July 17, 2026
Qualifications	Bachelor of Commerce - University of Mumbai Masters of Business Administration - London Business School	Chartered Accountant Bachelor of Commerce - University of Mumbai Bachelor of Law - University of Mumbai Executive education programs at Harvard Business School and INSEAD.
Experience and Expertise in Specific Functional Areas	Mr. Ravi Raheja is Group President at K. Raheja Corp where he has been actively involved in directing and managing the business including finance, corporate strategy and planning, growing the business from a family-run Company to one of India's largest business conglomerates, with diversification to hospitality, retail and malls. His foresight steered the business towards building a robust portfolio of rentable assets. He guided the business to the build-and-hold model and has been the force behind building a well-diversified Group portfolio including commercial space under the brand names of 'Mindspace' and 'Commerzone'; and a strong residential portfolio. The successful retail formats of Shoppers Stop and Inorbit Malls; thriving luxury hospitality brands listed under our Company's portfolio, have each been carefully curated under his able leadership. An open-minded leader, Ravi is agile to modify strategies to capture emerging opportunities or tackle unexpected challenges. He has three decades of experience across the real estate, hotel and retail industry.	Mr. Gautam Mehra is a business advisor with four decades of experience, spanning over a decade of entrepreneurship of building a boutique professional services practice, followed by over two decades of partnership at PwC. At PwC, he led the India Tax and Regulatory practice and Asset Management Sector, served on the Core India Leadership Team and stewarded global strategic client relationships. He has advised multiple funds invested in India and worked with multinational corporations, leading Indian business groups and families on investments, business transformation, acquisitions, set ups and succession planning. Mr. Mehra has been a consistent voice in advocacy on India's regulatory and tax landscape through engagement with regulators, industry bodies, and professional institutions. He is currently a member on two Committees constituted by the Securities and Exchange Board of India and has served on the Boards and Committees of leading industry organizations, including APREA, CII, Amcham India, and the ICAI.

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Terms & Conditions relating to appointment and re-appointment including proposed Remuneration	Director liable to retire by rotation and shall be entitled to Sitting Fees for attending Board / Committee Meetings.			Independent Director, not liable to retire by rotation, proposed to be appointed for a term of five years and shall be entitled to Sitting Fees for attending Board / Committee Meetings and Commission, if any, as may be decided by the Board of Directors.		
Remuneration for the year 2025-26	Rs.11,00,000 (Sitting Fees)			N.A.		
Number of Board Meetings attended during the year 2025-26	Eight			N.A.		
Directorships of other Boards	- Shoppers Stop Limited - K Raheja Corp Investment Managers Private Limited, Manager of Mindspace Business Parks REIT - Genext Hardware & Parks Private Limited - Inorbit Malls (India) Private Limited - Ivory Properties and Hotels Private Limited - K Raheja Corp Private Limited - K.Raheja Private Limited - K Raheja Corporate Services Private Limited - K Raheja Corp Real Estate Private Limited			- Indigrid Investment Managers Limited - Kalpataru Projects International Limited		
Membership / Chairpersonship of Committees of other Boards/ LLPs	Shoppers Stop Limited	Audit Committee	Member	Kalpataru Projects International Limited	Audit Committee	Member
		Stakeholders' Relationship Committee	Chairperson		Risk Management Committee	Member
		Corporate Social Responsibility & Environmental, Social & Governance Committee	Member			
		Risk Management Committee	Member			
	Inorbit Malls (India) Private Limited	Corporate Social Responsibility Committee	Member			
	Ivory Properties and Hotels Private Limited	Corporate Social Responsibility Committee	Member			
	Genext Hardware & Parks Private Limited	Corporate Social Responsibility Committee	Member			

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	K. Raheja Corp Private Limited	Corporate Social Responsibility Committee	Member			
	K Raheja Corp Investment Managers Private Limited	Stakeholders' Relationship Committee	Member			
		Nomination and Remuneration Committee	Member			
Listed entities from which the Director resigned in the past 3 years	None			None		
Shareholding in the Company	51,79,159 (2.36%) Equity Shares as on March 31, 2026			Nil		
Significant Beneficial Ownership	3.75%, excluding his direct holding in the Company			Nil		
Relationship with other Directors / Key Managerial Personnel	Brother of Mr. Neel C. Raheja (Non-Independent, Non-Executive Director and Promoter of the Company). Not related to any Key Managerial Personnel of the Company.			Not related to any other Directors / Key Managerial Personnel		

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EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 ('THE ACT')

The Explanatory Statement sets out all material facts relating to the items under Special Business mentioned in the accompanying Notice for convening the Annual General Meeting of the Company:

ITEM NO. 5

Pursuant to the provisions of Section 148 of the Act, the Company is required to have the audit of its cost records conducted by a Cost Accountant in Practice and the Members of the Company are required to ratify the remuneration to be paid to the Cost Auditors of the Company. The Audit Committee and the Board of Directors at their respective meetings held on May 14, 2026, approved the appointment of M/s. Chirag Trilok Shah & Co., Practicing Cost Accountants (Membership Number 23277, Firm Registration Number 004442) as Cost Auditor of the Company to conduct audit of cost records maintained by the Company for the Financial Year 2026-27, at a remuneration of Rs.2,00,000 plus applicable taxes and out-of-pocket expenses.

The Company has received a certificate confirming eligibility for appointment from the Cost Auditor. The firm possesses relevant experience and expertise in the field of cost audit and has conducted the audit of the cost records of the Company in the past.

None of the Promoters, members of the Promoter Group, Directors or Key Managerial Personnel of the Company or their respective relatives are concerned or interested, financially or otherwise, in the Resolution at Item No. 5 of the accompanying Notice.

The Board recommends passing of the resolution as set out in Item No. 5 of the accompanying Notice as an Ordinary Resolution.

ITEM NO. 6

The Company is considering raising of funds by way of issue of Cumulative / Non-Cumulative, Listed or Unlisted, Secured or Unsecured, Redeemable, Non-Convertible Debentures or Commercial Paper other Debt securities ('Debt Instruments'), in one or more tranches on a Private Placement basis, pursuant to the provisions of Sections 23, 42 and 71 of the Act and SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, read with applicable Rules and Regulations made thereunder.

The Board of Directors of the Company at its Meeting held on May 14, 2026 accorded its approval for issue of Debt Instruments upto an amount not exceeding Rs.1,000 crore in the aggregate, at any given point of time issued during the validity of this resolution, on a Private Placement basis, in such manner that the outstanding Debt instruments shall not exceed Rs.1,000 crore at any given point of time. The said Debt Instruments will be issued to identified persons as may be decided by the Board to be utilised, inter-alia, towards general corporate purposes, construction expenses of the Company and its subsidiaries, expansion plans including direct or indirect acquisitions, operational liquidity and working capital requirements, payment of fees and expenses in connection with the issue and refinancing

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high-cost debt. The net proceeds may also be utilized in the interim in cash equivalent investments, fixed deposits or mutual funds.

The borrowing limits under Section 180(1)(c) of the Act as approved by the Members of the Company at its Annual General Meeting held on June 13, 2018 is Rs.5,000 Crore. As on March 31, 2026, the total debt of the Company is Rs.2061 crore excluding the borrowing of its subsidiaries.

The said Debt Instruments are proposed to be issued to such person or persons, including one or more companies, bodies corporate, statutory corporations, commercial banks, lending agencies, domestic / international financial institutions, insurance companies, mutual funds, pension / provident funds and individuals, as the case may be or such other person / persons as the Board / Committee of Directors may decide so, for cash either at par, premium or discount to face value and on such other terms and conditions as the Board/Committee may, from time to time, determine and consider proper and most beneficial to the Company.

Approval of the Members is being sought by way of a Special Resolution to enable the Company to offer or invite subscriptions of Debt Instruments on a Private Placement basis, in one or more tranches, during the period of one year from the date of passing of the resolution at Item No. 6, within the overall borrowing limits of the Company, as approved by the Members from time to time.

None of the Promoters, members of the Promoter Group, Directors and Key Managerial Personnel of the Company or their relatives are directly or indirectly concerned or interested, financially or otherwise, in this resolution.

The Board recommends passing of the aforesaid resolution as set out in Item No. 6 of the accompanying Notice as a Special Resolution.

ITEM NO. 7

The Board of Directors of the Company on the basis of the recommendation of the Compensation, Nomination and Remuneration Committee had appointed Mr. Gautam Mehra (DIN: 11700652) as an Additional Director and Independent Director of the Company, not liable to retire by rotation, pursuant to the provisions of Sections 149, 150, 152 and 160 of the Act, the Companies (Appointment and Qualification of Directors) Rules, 2014 read with Schedule IV to the Act and Regulations 16(1)(b), 17b and 25 of the Listing Regulations for a term of five years from July 17, 2026 upto July 16, 2031 and who holds office upto the ensuing Annual General Meeting of the Company.

The Compensation, Nomination and Remuneration Committee, taking into consideration the background, acumen and experience, had recommended to the Board, the appointment of Mr. Mehra as an Independent Director, subject to approval of the Members of the Company, as the same would be in the interest of the Company.

The Board of Directors and the Compensation, Nomination and Remuneration Committee have shortlisted the core skills/expertise/competencies required to be collectively possessed by the Board of Directors in the context of the business of the Company for it to function

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effectively and the core skills/expertise/competencies possessed by Mr. Mehra have been enumerated below.

Sr. No.	Particulars	Mr. Gautam Mehra
1	Industry Knowledge / Expertise	-
2	Operational Knowledge / Expertise	-
3	Leadership Attributes	✓
4	Strategic Planning	✓
5	Risk Management	✓
6	Financial Acumen	✓
7	Stakeholder Engagement	✓
8	Legal / Regulatory Expertise	✓
9	Mergers & Acquisitions / Business Development	✓

Mr. Gautam Mehra has submitted and the Company has received:

- consent in writing to act as a Director in Form DIR-2 pursuant to Rule 8 of the Companies (Appointment and Qualification of Directors) Rules, 2014,
- intimation in Form DIR-8 in terms of Rule 14 of the Companies (Appointment and Qualification of Directors) Rules, 2014, to the effect that he is not disqualified under Section 164(2) of the Act,
- Notice / Disclosure of Interest in Form MBP-1 in terms of Rule 9 of the Companies (Meetings of Board and its Powers) Rules, 2014, and
- declaration to the effect that he meets the criteria of independence as provided under Section 149(6) of the Act and Rules framed thereunder and Regulation 16(1)(b) of the Listing Regulations.

Mr. Mehra has confirmed that he is not debarred from holding the office of a Director by virtue of any order passed by SEBI or any such authority. Further, in the opinion of the Board of Directors of the Company, he fulfils the conditions for independence specified in the Act and the Listing Regulations and is independent of the management and possesses appropriate skills, experience and knowledge. Further, he has registered his name in the databank of Independent Directors maintained by the Indian Institute of Corporate Affairs and is exempt from the online self-assessment proficiency test.

As per the provisions of Regulation 25(2A) of the Listing Regulations, the appointment of an Independent Director requires passing of a Special Resolution. Accordingly, approval of the Members by way of Special Resolution is being sought for the appointment of Mr. Gautam Mehra as an Independent Director for a term of five years.

A brief profile of Mr. Mehra with his experience and expertise in specific functional areas is enumerated below and also given separately as a part of the Annexure to this Notice.

Mr. Gautam Mehra is a business advisor with four decades of experience, spanning over a decade of entrepreneurship of building a boutique professional services practice, followed by over two decades of partnership at PwC.

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At PwC, he led the India Tax and Regulatory practice and Asset Management Sector, served on the Core India Leadership Team and stewarded global strategic client relationships.

He has advised multiple funds invested in India and worked with multinational corporations, leading Indian business groups and families on investments, business transformation, acquisitions, set-ups and succession planning.

Mr. Mehra has been a consistent voice in advocacy on India's regulatory and tax landscape through engagement with regulators, industry bodies, and professional institutions. He is currently a member on two Committees constituted by the Securities and Exchange Board of India and has served on the Boards and Committees of leading industry organizations, including APREA, CII, Amcham India, and the ICAI.

A qualified Chartered Accountant and Lawyer, Mr. Mehra is also a Certified Coach and has completed executive education programs at Harvard Business School and INSEAD.

A draft of the letter of appointment of Mr. Gautam Mehra, setting out the terms and conditions of appointment would be made available for inspection to the Members on sending a request along with their DP/Client ID from their registered e-mail address to the Company at companysecretary@chalethotels.com.

Except Mr. Gautam Mehra and his respective relatives, none of the Promoters, members of the Promoter Group, Directors, Key Managerial Personnel of the Company including their relatives are interested or concerned, financially or otherwise, in the resolution set out in Item No. 7.

The Board recommends passing of the resolution as set out in Item No. 7 of the accompanying Notice as a Special Resolution.

**By Order of the Board of Directors
For Chalet Hotels Limited**

**Place: Mumbai
Date: July 29, 2026**

**Christabelle Baptista
Company Secretary
Membership No.: A17817**

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NOTES FOR MEMBERS

1.	The Explanatory Statement pursuant to Section 102(1) of the Companies Act, 2013 ('the Act') relating to the Special Business under Item Numbers 5 to 7, to be transacted at the Annual General Meeting ('AGM' / 'Meeting') is annexed hereto.
2.	Pursuant to the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and the Secretarial Standard on General Meetings (SS-2) issued by The Institute of Company Secretaries of India ('ICSI'), the relevant information in respect of the Directors seeking appointment or re-appointment at the AGM is attached as an Annexure and forms an integral part of this Notice.
3.	The Ministry of Corporate Affairs ('MCA') had vide its Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020 and 03/2025 dated September 22, 2025 (collectively 'MCA Circulars'), permitted holding of the AGM through Video Conferencing ('VC') / Other Audio Visual Means ('OAVM'). Accordingly, the 41 st AGM of the Company will be held through VC / OAVM in compliance with the provisions of the Act. Further, in accordance with SS-2 issued by ICSI read with Clarification / Guidance on applicability of Secretarial Standard on Meetings of the Board of Directors (SS-1) and General Meetings (SS-2) dated April 15, 2020, the proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the AGM.
4.	Procedure for obtaining the AGM Notice, e-Voting instructions and Annual Report by Members whose email addresses are not registered with the Depositories: Pursuant to Section 101 and Section 136 of the Act read with the relevant Rules made thereunder, to support the "Green Initiative" announced by the Government of India; read with the Securities and Exchange Board of India ('SEBI') Circular Nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated October 7, 2023 (collectively 'SEBI Circulars'), the Company is sending the Notice of the AGM, e-Voting instructions and Annual Report only in electronic form to the registered email addresses of the Members. Members who have not registered their email address are requested to get their email addresses registered by following the procedure given below: - Members who have not registered their email address, mobile numbers, address and bank details (including any changes thereof) may please contact and validate/update their details with their respective Depository Participant(s) for shares held in electronic form. - Members who have not registered their email address as a consequence of which the Notice of AGM, e-Voting instructions and Annual Report could not be serviced, may send an email to companysecretary@chalet-hotels.com to receive the same. However, Members are requested to get their email address and mobile number registered / updated with their respective Depository Participant(s) ('DPs'). - Alternatively, Members may send an email request at the email address inward.ris@kfintech.com along with scanned copy of the signed request letter providing the email address, mobile number, self-attested copy of PAN and Client Master data for sending the Notice of AGM, e-Voting instructions and the Annual Report by email.

Chalet Hotels Limited

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CIN: L55101MH1986PLC038538

Tel: +91-22-26564000

Email: companysecretary@chalethotels.com Website: www.chalethotels.com

	iv. Members only desiring to download the Notice of the AGM and Annual Report, may visit the website of the Company www.chalethotels.com/annual-reports/ or the websites of the Stock Exchanges i.e. National Stock Exchange of India Limited and BSE Limited at www.nseindia.com and www.bseindia.com respectively, or the website of National Securities Depository Limited ('NSDL') - E-voting Service Provider viz. www.evoting.nsdl.com , for the same.
5.	Record Date: The Company has fixed Friday, September 11, 2026 as the "Record Date" for determining entitlement of Members to Final Dividend for the Financial Year ended March 31, 2026, if approved at the AGM.
6.	Dividend: If the Final Dividend, as recommended by the Board of Directors, is approved at the AGM, payment of such dividend subject to deduction of tax at source will be made through permitted mode within 30 days of the AGM, to all the shareholders as per the data made available by NSDL and the Central Depository Services (India) Limited ('CDSL'), collectively 'Depositories'. Members may note that the bank particulars registered against their respective depository accounts will be used by the Company for payment of dividend. The Company or its RTA cannot act on any request received directly from the Members holding shares in dematerialised mode for any change of bank particulars or bank mandates. Hence, such changes in bank details, ECS mandate, address or e-mail id are to be furnished by the Members to their Depository Participant only. Pursuant to the amendment to Regulation 12 of the Listing Regulations, effective from November 19, 2025, payment of dividend shall be processed in electronic mode only. Payment through dividend warrant or cheque has been discontinued.
7.	Pursuant to the Finance Act, 2020, dividend income is taxable in the hands of the shareholders and the Company is required to deduct TDS from dividend paid to the Members at prescribed rates in the Income Tax Act, 2025 ('the IT Act'). In general, to enable compliance with TDS requirements, Members are requested to complete and / or update their Residential Status, Permanent Account Number ('PAN'), Category as per the IT Act with their DPs, in order to enable the Company to determine and deduct appropriate TDS / withholding tax rate and provide exemption, if applicable. Further, Members may please note that their bank details as furnished by the respective DPs to the Company will be considered for remittance of dividends as per the applicable regulations and the Company will not entertain any direct request for change/ addition/ deletion of such bank details. Accordingly, Members holding shares in electronic form are requested to ensure that their Electronic Bank Mandate is updated with their respective DPs.
8.	Dividends, if not encashed for a period of seven consecutive years from the date of transfer to Unpaid Dividend Account of the Company, are liable to be transferred to the IEPF Account. The shares in respect of such unclaimed dividends are also liable to be transferred to the demat account of the IEPF Authority. In view of this, Members/Claimants are requested to claim their dividends from the Company within the stipulated timeline.
9.	As this AGM is being held through VC / OAVM pursuant to the MCA Circulars and physical attendance of Members has been dispensed with, the facility for appointment of proxies by the

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Email: companysecretary@chalet-hotels.com Website: www.chalet-hotels.com

	Members has not been made available. Accordingly, the Proxy Form and Attendance Slip are not annexed to this Notice.
10.	Corporate Members are requested to send duly certified scanned copy of the resolution of the Board or governing body, authorizing their representative(s) to attend the Meeting through VC / OAVM, as required under Section 113 of the Act and vote through remote e-Voting on their behalf at the Meeting. The said resolution / authorization shall be sent to the Scrutinizer by email through registered email address to scrutinisers@mmjc.in with a copy marked to evoting@nsdl.com .
11.	Members attending the AGM through VC / OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.
12.	Members seeking or requiring any clarification or information in respect of accounts or any other matter to be placed at the AGM may send their requests to the Company on or before September 19, 2026 at companysecretary@chalet-hotels.com .
13.	In case of joint holders, only such joint holder who is higher in the order of names will be entitled to vote at the AGM.
14.	Pursuant to the provisions of Section 72 of the Act, Members can avail themselves of the facility of nomination in respect of shares held by them. Members desiring to avail of this facility may contact their respective Depository Participant(s).
15.	SEBI has mandated submission of Permanent Account Number (PAN) by every participant in securities market. Members are, therefore, requested to submit their PAN to the Depository Participant(s) with whom they are maintaining their Demat Account.
16.	SEBI has made available an online resolution of disputes in the Indian securities market. Pursuant to above mentioned circulars, post exhausting the option to resolve their grievances with the RTA/ Company directly and through SCORES platform, Members can initiate dispute resolution through the Online Dispute Resolution Portal (ODR Portal) viz., https://smartodr.in/login .
17.	Inspection of Documents: Certificate from M/s. KDA & Associates, Secretarial Auditors of the Company with respect to implementation of Employee Stock Option Scheme, the Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the Directors are interested maintained under Section 189 of the Act and relevant documents referred to in the Notice will be available electronically for inspection by the Members during the AGM. All documents referred to in the Notice will also be available electronically for inspection without any fee by the Members from the date of circulation of this Notice up to the date of AGM. Members seeking to inspect such documents can send an email to companysecretary@chalet-hotels.com.
18.	General Instructions for Members: i. In case of any query in respect of (i) attending the AGM through VC / OAVM, and (ii) voting by electronic means, Members may refer to the Frequently Asked Questions

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	(FAQs) for Shareholders and e-Voting User Manual for Shareholders available at the Downloads section at www.evoting.nsdl.com (NSDL's Website) or contact Ms. Rimpa Bag, Assistant Manager of NSDL (Unit: Chalet Hotels Limited), 301, 3rd Floor, Naman Chambers, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 or email at evoting@nsdl.com or call 022 - 4886 7000 for any further clarifications. ii. The voting rights of Members shall be in proportion to their share of the paid-up Equity Share Capital of the Company as on the close of business hours on the cut-off date i.e. Tuesday, September 15, 2026. iii. As the AGM will be conducted through VC / OAVM, a route map to the AGM venue is not being annexed to this Notice.
18.	i. The Company has appointed MMJB & Associates LLP, Company Secretaries, to act as the Scrutiniser to scrutinise the remote e-Voting process in a fair and transparent manner and they have communicated their willingness to be appointed and be available for the purpose. ii. The Scrutiniser shall, immediately after the conclusion of remote e-Voting at the AGM, first count the votes cast through remote e-Voting during the Meeting and thereafter unblock the votes cast through remote e-Voting before the AGM in presence of at least two witnesses not in the employment of the Company, and make a consolidated Scrutiniser's Report of the total votes cast in favour or against, if any, and submit the same to the Chairman or a person authorised by him in writing who shall countersign the same. iii. The results on resolutions shall be declared not later than 48 hours from the conclusion of the Meeting of the Company and the resolutions will be deemed to be passed on the date of the AGM, subject to receipt of the requisite number of votes in favour of the resolutions. iv. The results of e-Voting along with the Scrutiniser's Report will be made available on the website of the Company (www.chalethotels.com) and on Service Provider's website (www.evoting.nsdl.com) and the same shall be communicated to National Stock Exchange of India Limited and BSE Limited within 48 hours from the conclusion of the Meeting.

Instructions for Voting through electronic means (Remote e-Voting)

1. In compliance with the provisions of Section 108 of the Act, the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 in relation to e-Voting facility provided by Listed Entities, the Company is pleased to provide its Members the facility to exercise their right to vote on resolutions proposed to be considered at the AGM by electronic means i.e. remote e-Voting either before or at the AGM. Resolution(s) passed by Members through e-Voting will be deemed as if they have been passed at the AGM.
2. A person, whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on Tuesday, September 15, 2026 ('the cut-off date'), shall be entitled to vote in respect of the shares held, by availing the facility of remote e-Voting. Any person who is not a Member as on the cut-off date should treat this Notice for information purposes only. Any person, who acquires shares of the Company and becomes a Member after dispatch of the Notice and holds shares as of the cut-off date, may obtain the 'User ID' and 'Password' by following the procedure mentioned in the Notice.
3. The Members can opt for only one mode of voting i.e. either by remote e-Voting before the AGM or at the AGM. The Members who have not already cast their vote by remote e-Voting before the AGM shall be able to exercise their right at the AGM through remote e-Voting. The Members who have cast their vote by remote e-Voting before the AGM are eligible to attend the AGM through VC / OAVM but shall not be entitled to cast their vote again through remote e-Voting at the AGM.
4. Pursuant to SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 on 'e-Voting facility provided by Listed Companies', e-Voting process has been enabled for all the **individual Demat Account holders**, by way of single login credential, through their demat accounts / websites of Depositories / Depository Participants ('DPs') in order to increase the efficiency of the e-Voting process.
5. Individual Demat Account holders would be able to cast their vote without having to register again with the E-Voting Service Provider (ESP) thereby not only facilitating seamless authentication but also ease and convenience of participating in e-Voting process. Shareholders are advised to update their mobile number and e-mail ID with their DPs to access e-Voting facility.
6. The period of remote e-Voting before the AGM commences on Friday, September 18, 2026 (9:00 a.m. IST) and ends on Sunday, September 20, 2026 (5:00 p.m. IST). The remote e-Voting module shall thereafter be disabled by National Securities Depository Limited ('NSDL') for voting; and subsequently enabled for remote e-Voting, at the AGM for 15 minutes, post the conclusion of proceedings. Once the vote on a resolution is cast by the Member, the Member shall not be allowed to change it subsequently.
7. The details of the process and manner for remote e-Voting and attending the AGM are explained herein below:
 - Option 1:** Access Depositories e-Voting system in case of **individual shareholders** holding shares in demat mode.
 - Option 2:** Access NSDL e-Voting system in case of **non-individual shareholders** holding shares demat mode.
 - Option 3:** Join virtual meeting of the Company on **NSDL system** to participate and vote at the AGM.

Details for Option 1 are mentioned below:

Login method for remote e-Voting for INDIVIDUAL SHAREHOLDERS holding securities in demat mode.

Type of shareholders	Login Method
Individual shareholders holding securities in demat mode with NSDL	Member already registered for IDeAS (Internet Based Demat Account Statement) facility of NSDL: - Visit URL: https://eservices.nsdl.com - Under 'IDeAS' section, click on the "Beneficial Owner" icon under "Login". - Enter User ID and Password and post successful authentication, click on "Access to e-Voting". - Click on the name of the Company or e-Voting service provider and you will be re-directed to e-Voting service provider website for casting the vote during the remote e-Voting period. Members not registered for IDeAS e-Services: - To register, click on link https://eservices.nsdl.com - Select "Register Online for IDeAS" or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp - Proceed with completing the required fields. - Follow steps given in Point 1. Alternatively by directly accessing the e-Voting website of NSDL: - Visit URL: https://www.evoting.nsdl.com/ - Click on the icon "Login" which is available under 'Shareholder/Member' section. - A new screen will open. You will have to enter your User ID (i.e. your sixteen digit Demat Account number held with NSDL), Password / OTP and a Verification Code as shown on the screen. - Post successful authentication, you would be requested to select the name of the Company and the e-Voting Service Provider's name, i.e. NSDL. - On successful selection, you will be redirected to NSDL's e-Voting page for casting your vote during the remote e-Voting period.
Individual Shareholders holding securities in demat mode with CDSL	Existing user who have opted for Easi / Easiest: - Visit URL: www.cdslindia.com or www.cdslindia.com and click on "New System Myeasi". - Login with your registered User ID and Password. - The Member will see the e-Voting menu. The menu will have links of ESP i.e. NSDL's e-Voting portal. - Click on e-Voting service provider's name to cast your vote. Members not registered for Easi / Easiest: - Option to register is available at www.cdslindia.com - Proceed with completing the required fields. - Follow the steps given in Point 1 above. Alternatively, by directly accessing the e-Voting website of CDSL: - Visit URL: www.cdslindia.com - Provide your Demat Account Number and PAN. - System will authenticate the details of the Member by sending OTP on registered mobile and email address, as recorded in the Demat Account.

	- After successful authentication, the Member will be provided links for the respective ESP, i.e NSDL where the e- Voting is in progress.
Individual Shareholder login through their Demat Accounts / website of Depository Participant	1. You can also login using the login credentials of your Demat Account through your DP registered with NSDL / CDSL for e-Voting facility. 2. Once logged-in, you will be able to see e-Voting option. Click on e-Voting option and you would be redirected to NSDL / CDSL Depository website after successful authentication, wherein you can see e-Voting feature. 3. Click on options available against Company's name or e-Voting service provider NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period without any further authentication.

Members who are unable to retrieve User ID / Password are advised to use Forgot User ID and Forgot Password options available at respective websites.

The details of the helpdesk for **Individual Shareholders** for any technical issues related to login through Depository i.e. NSDL and CDSL are mentioned below:

Login type	Helpdesk Details
Securities held with NSDL	Please contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000.
Securities held with CDSL	Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free number 1800-21-09911.

Details for Option 2 are mentioned below:

Login method for e-Voting for shareholders OTHER THAN INDIVIDUAL (NON-INDIVIDUAL) SHAREHOLDERS holding securities in demat mode.

A. Members whose Email IDs are registered with the Company / DPs, will receive an email from NSDL which will include details of E-Voting Event Number (EVEN), User ID and Password. They will have to follow the following process:

- Launch internet browser by typing the URL: <https://www.evoting.nsdl.com/>.
- Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
- A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.
Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
- Your User ID details are given below:

Manner of holding shares i.e. Demat (NSDL or CDSL)	Your User ID is:
a) For Members who hold shares in Demat account with NSDL	8 Character DP ID followed by 8 Digit Client ID

	For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****

- v. Password details for shareholders other than Individual shareholders are given below:
 - a. If you are already registered for e-Voting, then you can user your existing password to login and cast your vote.
 - b. If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
 - c. How to retrieve your 'initial password'?
 - If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
 - If your email ID is not registered, please follow steps mentioned below in process for those shareholders whose email ids are not registered.
- vi. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
 - a. Click on "Forgot User Details/Password option available on www.evoting.nsdl.com.
 - b. If you are still unable to get the password by aforesaid option, you can send a request at evoting@nsdl.com mentioning your demat account number, your PAN, your name and your registered address etc.
 - c. Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
- vii. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
- viii. Now, you will have to click on "Login" button.
- ix. After you click on the "Login" button, Home page of e-Voting will open.
- x. After successful login, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
- xi. Select "EVEN" of the company i.e. 141487 to cast your vote during the remote e-Voting period and cast your vote.
- xii. On the voting page, enter the number of shares (which represents the number of votes) as on the cut-off date under 'FOR / AGAINST' or alternatively, you may partially enter any number in 'FOR' and partially in 'AGAINST' but the total number in 'FOR / AGAINST' taken together should not exceed your total shareholding as on the cut-off date, i.e. Tuesday, September 15, 2026. You may also choose the option 'ABSTAIN'. If the Member does not indicate either 'FOR' or 'AGAINST', it will be treated as 'ABSTAIN' and the shares held will not be counted under either heads.

- xiii. Members holding multiple Demat Accounts shall carry out the e-Voting process separately for each Demat Account.
- xiv. Voting has to be done for each Resolution of the Notice of the 41st AGM separately. In case you do not desire to cast your vote on any specific item, it will be treated as abstained.
- xv. You may then cast your vote by selecting an appropriate option and clicking on 'SUBMIT'.
- xvi. Once you submit, you will not be allowed to modify or change the votes cast. However, Members can login any number of times inspite of having voted on all the resolutions.
- xvii. Corporate / Institutional Members (i.e. other than Individuals, HUF, NRI, etc.) are also required to send a scanned copy (pdf format) of the Board Resolution / Authority Letter etc., certified to be true, to the Scrutiniser at e-mail ID: scrutinisers@mmjc.in with a copy marked to evoting@nsdl.com. The scanned copy of the aforementioned documents should be named in the format "CHALET HOTELS LIMITED_EVEN 141487".
- xviii. Members who have already voted through remote e-Voting before the AGM are also eligible to attend the AGM.

B. Members whose Email IDs are not registered with the Company / DPs and consequently have not received the Notice of AGM, e-Voting instructions and Annual Report will have to follow the following process:

- i. Members who have not registered their email address and consequently have not received the Notice of AGM, e-Voting instructions and Annual Report may send an email to companysecretary@chalethotels.com for the soft copy of the Notice of the AGM, e-Voting instructions and Annual Report along with the User ID and Password. In case of any queries, Members may write to evoting@nsdl.com.
- ii. Alternatively, Members may send an e-mail request at evoting@nsdl.com along with scanned copy of the signed request letter providing the email address, mobile number, self-attested copy of PAN and copy of Client Master Data for sending the Notice of AGM, e-Voting instructions and the Annual Report.
- iii. After receiving the e-Voting instructions, please follow all the steps mentioned in Point A above to cast your vote by electronic means.

Details for Option 3 are mentioned below:

Instructions for all the Shareholders for attending the AGM of the Company through VC / OAVM and voting by electronic means at the Meeting.

- i. Members are being provided the facility to attend the AGM through VC / OAVM platform of NSDL. Members are requested to participate in the AGM through VC / OAVM by visiting the link www.evoting.nsdl.com and logging in by using their e-Voting credentials. After successful login, you are requested to click on the link of "VC/OAVM" placed under "Join meeting" menu against the name of the Company. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that Members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the Notice.
- ii. Facility of joining the AGM through VC / OAVM shall open 30 minutes before the time scheduled for the AGM (i.e. at 3.30 p.m. (IST) on Monday, September 21, 2026) and will be available for Members on first-come-first-served basis.

- iii. For a better experience, Members are encouraged to join the AGM through their computers with Google Chrome, Safari, Microsoft Edge, Mozilla Firefox 22 browser.
- iv. Further, Members wishing to speak at the AGM may be required to turn camera on/enable video and are requested to use internet with good speed to avoid any disturbance during the Meeting.
- v. Please note that participants connecting from mobile devices / tablets / computers via mobile hotspot may experience audio/video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.
- vi. Members who would like to express their views or ask questions during the AGM and who continue to hold shares as on the cut-off date may register themselves as a speaker shareholder by sending a request from their registered e-mail address mentioning their names, DP ID and Client ID, PAN and mobile number at companysecretary@chalethotels.com from Wednesday, September 16, 2026, 9.00 a.m. (IST) to Sunday, September 20, 2026, 5.00 p.m. (IST). Only those Members who have registered themselves as a speaker will be allowed to express their views / ask questions during the AGM and may have to allow camera access during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.
- vii. The Members who have not cast their vote through remote e-Voting before the AGM shall be eligible to cast their vote through e-Voting system at the AGM. E-Voting at the AGM is integrated with the VC / OAVM platform.
- viii. A Member can opt for only single mode of voting i.e., either through Remote e-Voting before or at the AGM.
- ix. Facility of joining the AGM through VC / OAVM shall be available for at least 1,000 Members on first come first served basis.

Institutional Members are encouraged to cast their vote through e-Voting and attend the AGM which is being convened through VC / OAVM.

Other Instructions:

Any person, who acquires shares of the Company and becomes a Member after dispatch of the Notice and holds shares as of the cut-off date, may obtain the 'User ID' and 'Password' in the manner mentioned below:

- i. where the mobile number of the Member is registered against DP ID and Client ID, the Member may send an SMS: MYEPWD (E-Voting Event Number) + DP ID and Client ID to 9212993399. For example
 - NSDL: MYEPWD IN12345612345678
 - CDSL: MYEPWD 1402345612345678
- ii. where e-mail address or mobile number of the Member is registered against DP ID and Client ID, then on the home page of www.evoting.nsdl.com, the Member may click "Forgot Password" to generate a Password.

In case the Member is already registered with NSDL for remote e-Voting then they can use their existing User ID and Password for logging in and casting their vote.

NSDL shall endeavour to send User ID and Password to those new Members whose e-mail address is available.

Members can also reach out to NSDL's on 022 - 4886 7000 OR send an e-mail request to evoting@nsdl.com.

DEFINED BY
Legacy.
DRIVEN BY
Growth.

CHALET
HOTELS

Defined by Legacy. Driven by Growth.

For Chalet Hotels, legacy is the engine of our momentum. It lives in the trusted partnerships we have cultivated over decades, the iconic destinations that anchor our identity, and a commitment to hospitality that has consistently gone beyond the expected. These enduring strengths are the constants that have guided us through every season of change, serving as the solid foundation from which we grow.



True legacy is dynamic - it is the springboard for our future. What distinguishes Chalet Hotels is our ability to evolve with purpose, listening closely to the world around us and responding with clarity, while staying fiercely loyal to our core values.

Today, that evolution enters its most defining chapter yet.

With the launch of ATHIVA, a home-grown premium lifestyle brand crafted for the millennial and Gen Z travellers, we proudly expand

our horizons. By stepping into the role of a full-scale hotel operator while continuing to champion our strength as a distinguished asset owner, we are unlocking a powerful dual engine for growth.

ATHIVA embodies our fullest expression. It brings the same depth of hospitality expertise, thoughtfully reimagined for a generation that travels with intention - seeking experiences that spark personal joy, prioritise holistic wellness, and align with their values. Driven by global shifts

toward conscious living, these modern travellers view sustainability not as an optional luxury, but as a non-negotiable way of life.

This is the true essence of **'Defined by Legacy. Driven by Growth.'** It is the perfect synergy where decades of institutional expertise meet a bold ambition to innovate, expand, and lead. As we accelerate our growth journey, our commitment remains absolute: to shape immersive, future-focused experiences that are deeply attuned to the evolving world of travel and living.

Across the Pages

Corporate Overview	
What's Inside	3
Our Growth - Key Milestones for the Year	8
Business Highlights	10
ESG Highlights	11
About Us	12
ATHIVA	
Our Presence	14
Guiding Principles	15
Board of Directors	16
Letter from the Chairman	18
Letter from the Managing Director	22
Business Model	24
Value Creation	26
Strengthening Strategic Foundations	28
Stakeholder Engagement	32
Materiality Assessment	34
Natural Capital	40
Manufactured Capital	52
Human Capital	56
Social & Relationship Capital	66
Intellectual Capital	74
Financial Capital	78
Governance	82
Awards	86
Statutory Reports	
Board's Report	88
Management Discussion & Analysis	113
Report on Corporate Governance	127
Business Responsibility & Sustainability Report FY 2025-26	147
Financial Statements	
Standalone	186
Consolidated	287



What's Inside

Our approach is anchored in trust and accountability, guiding us as we strive to create sustainable, long-term value across every aspect of our operations. We also present our governance framework and ESG initiatives, along with a balanced assessment of the risks and opportunities that shape our future. Taken together, these disclosures reflect our conviction that long-term value creation and responsible business conduct are inseparable.

Reporting Period and Scope

The Integrated Report for 2025-26 covers developments between April 1, 2025 and March 31, 2026. Comparative figures from previous years are included in the Report to provide a comprehensive view. All portfolio figures pertaining to Chalet, including operational and pipeline assets, are as of April 30, 2026.

The scope and boundary of our Report cover 11 owned hotels, 4 operating rental assets and 9 projects under development.

We present the 6th Integrated Annual Report of Chalet Hotels Limited ('Chalet', 'Chalet Hotels', 'The Company' or 'We') for the Financial Year 2025-26. Through this Report, we reaffirm our commitment to transparency by providing stakeholders with a comprehensive and integrated view of our strategic direction, financial performance, and non-financial outcomes. We also share our key performance highlights, outline our strategic priorities, and describe how we are navigating the evolving macroeconomic environment.



Hospitality

Operating



Lakeside Chalet, Mumbai - Marriott Executive Apartments



Four Points by Sheraton Navi Mumbai, Vashi



Bengaluru Marriott Hotel Whitefield



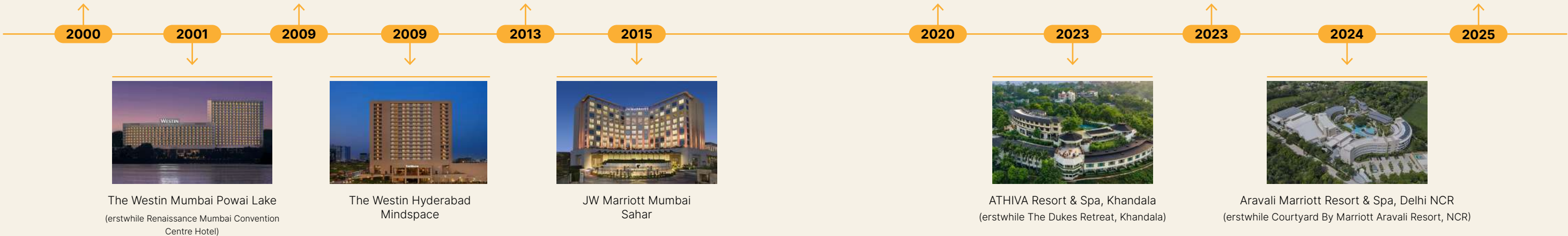
Novotel Pune Nagar Road



The Westin Hyderabad Hitec City



The Westin Resort & Spa, Himalayas



Hospitality

Projects under Development



~380 keys 'Taj' Hotel at Delhi International Airport



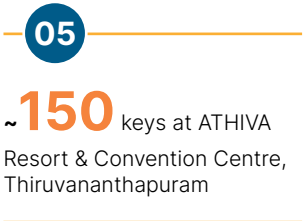
~205 keys at ATHIVA Resort & Spa at Varca, South Goa



~276 keys at Hyatt Regency, Airoli, Navi Mumbai



~170 keys at ATHIVA Resort & Spa at Bambolim, North Goa



~150 keys at ATHIVA Resort & Convention Centre, Thiruvananthapuram



~330 keys at Madhapur, Hyderabad



~144 keys at Udaipur*

*acquisition completed post end of financial year

Rental and Annuity

Operating



The Orb Commercial Tower Sahar, Mumbai



CIGNUS Whitefield Bangalore®, Tower I



CIGNUS Whitefield Bangalore®, Tower II



CIGNUS POWAI®, Tower I

Rental and Annuity

Projects under Development



0.9 msf at CIGNUS POWAI® Tower II

Residential

Projects under Development



1.02* msf at Raheja Vivarea, Koramangala Bengaluru (Residential + Commercial)

* includes area of 0.55 msf (Phase I) which has been handed over



Aravali Marriott Resort & Spa, Delhi NCR

Reporting Framework and Guidelines

This Report aligns with the following frameworks:

- The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015
- The Companies Act, 2013 (and the Rules made thereunder)
- Indian Accounting Standards (IndAS)
- Secretarial Standards issued by The Institute of Company Secretaries of India
- The Business Responsibility & Sustainability Reporting (BRSR) standard by the Securities and Exchange Board of India (SEBI)
- Integrated Reporting (<IR>) framework of the Value Reporting Foundation, a global non-profit organization comprising the International Integrated Reporting Council (IIRC) and Sustainability Accounting Standards Board (SASB)

- GRI Universal Standard 2021
- The United Nations Sustainable Development Goals (UN SDGs)
- India Business & Biodiversity Initiative (IBBI) (Signatory)

Assurance/ Verification Details

The Standalone and Consolidated Financial Statements have been audited by our independent Statutory Auditors, B S R & Co. LLP.

Our non-financial disclosures have been assured by TUV India Private Limited. We have obtained Reasonable Assurance for BRSR Core indicators and Limited Assurance for ESG and BRSR Non-Core indicators. The detailed assurance statement is provided on the Company's website.

Revisiting Materiality

For us, material issues are those of strategic significance to our key stakeholders and of substantial impact on our ability to create and sustain value. We take responsibility for identifying potential material issues by incorporating inputs from all our divisions and actively considering feedback from our stakeholders.

Our materiality assessment is an ongoing process. Over 2023-24 and 2024-25, we have revisited it through a double materiality approach, covering both internal and external stakeholders.

For further details, please refer to the Materiality Assessment section on page 34-35.

Forward-Looking Statements

We have prepared this Report using information derived from sources that we believe to be reliable. Certain statements contained in this Report may constitute forward-looking statements within the meaning of applicable securities laws and regulations.

These statements are based on our assessment and expectations regarding future circumstances and are subject to a number of risks and uncertainties, many of which are beyond the control of the Company. Such factors could cause actual results to differ materially from those expressed or implied in the forward-looking statements. These statements can typically be identified by words such as 'believe,' 'estimate,' 'anticipate,' 'expect,' 'intend,' 'may,' 'will,' 'plan,' 'outlook,' and other similar expressions in the context of future operational or financial performance.

The risks and uncertainties associated with these statements include, but are not limited to, fluctuations in earnings, the ability to manage growth, intense competition, factors affecting cost structures, wage increases, the ability to attract and retain skilled professionals, natural calamities, epidemics and pandemics, political developments, regulatory changes, currency fluctuations, legal restrictions on raising capital or pursuing acquisitions outside India, unauthorised use of our intellectual property, and broader economic conditions impacting the industry.

The Company may, from time to time, make additional written or oral forward-looking statements, including in communications with our shareholders. We do not undertake any obligation to update or revise such forward-looking statements to reflect subsequent events or circumstances.

Contact Details for Feedback/ Queries

We look forward to hearing feedback and suggestions about this Report from our stakeholders.

Please get in touch with us at:

Chalet Hotels Limited,
Raheja Tower, Plot No. C-30,
Block G, Bandra Kurla
Complex, Bandra (East),
Mumbai-400 051

Email:

companysecretary@chalethotels.com
investorrelations@chalethotels.com

Our Growth - Key Milestones for the Year

1

Launched **ATHIVA®**, a new-age premium lifestyle hospitality brand rooted in the core philosophies of joy, holistic wellness, and environmental sustainability

2

Completed the transformation of the iconic The Dukes Retreat into **ATHIVA Resort & Spa, Khandala**, marking the debut of our homegrown lifestyle brand

3

Addition of **129 keys** to **Bengaluru Marriott Hotel Whitefield**

4

Elevated our presence in northern India with the rebranding of **Courtyard by Marriott Aravali Resort** to **Aravali Marriott Resort & Spa, Delhi NCR**, further strengthening our partnership with Marriott International

5

Maiden Interim Dividend of ₹1 per Equity Share and **proposed Final Dividend of ₹1** per Equity Share (20% on the face value) for 2025-26

6

152 units handed over and **₹7,383 million** revenue recognised for Residential Project

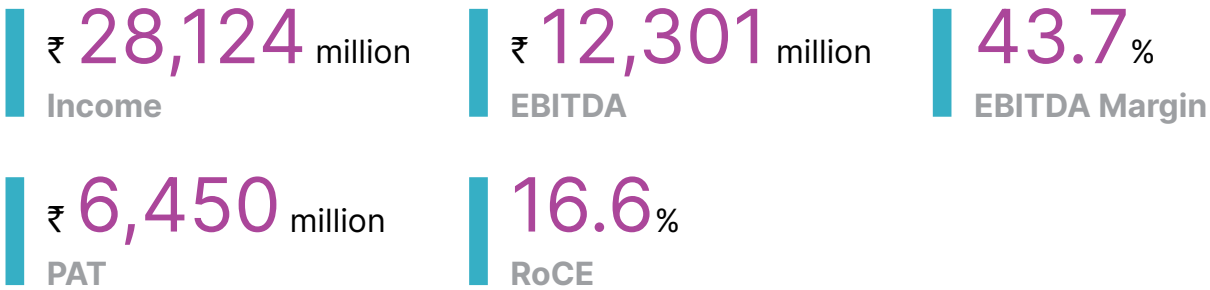
7

Ranked 2nd globally in S&P Global Corporate Sustainability Assessment 2025 in the Hotels, Resorts & Cruise Lines category

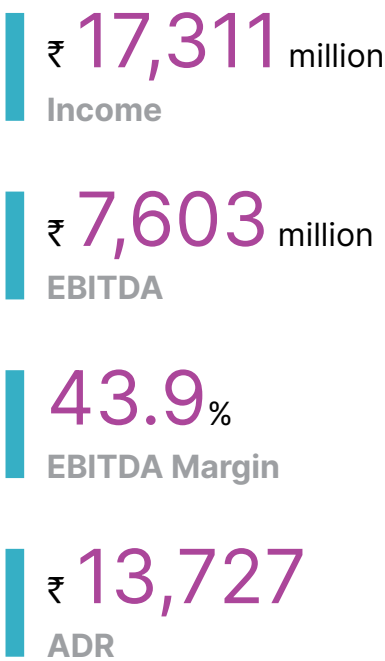


Business Highlights

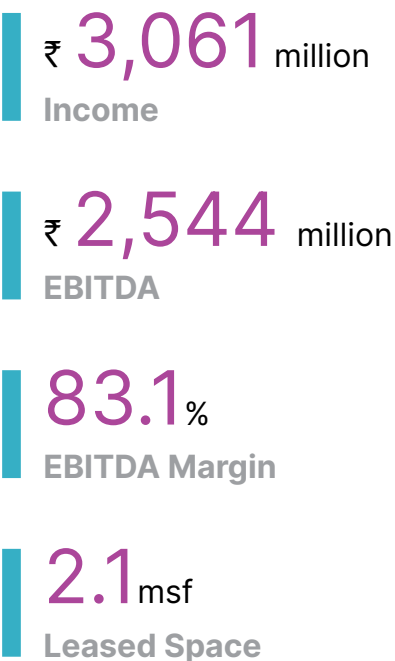
Consolidated



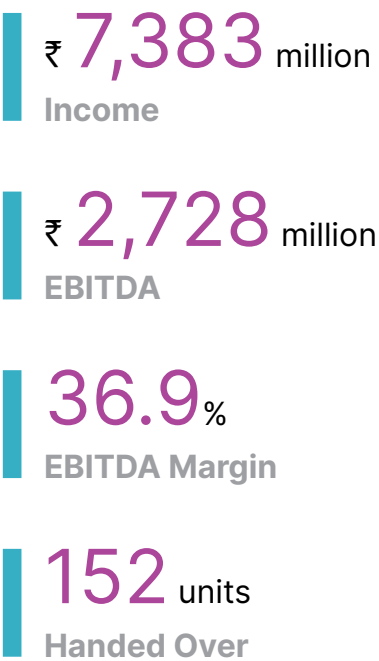
Hospitality



Commercial



Residential

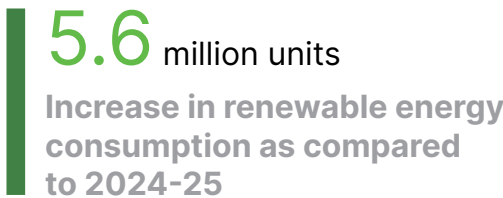
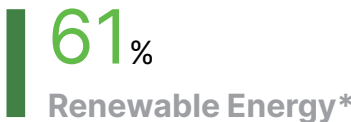
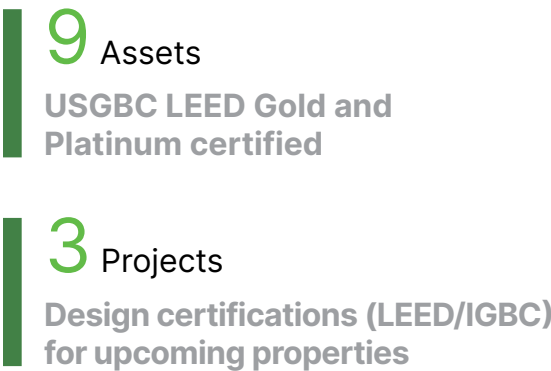


ESG Highlights

Rises yet again in Global Sustainability Rankings!

Chalet Hotels ranked **2nd globally** in S&P Global Corporate Sustainability Assessment (CSA) 2025 with an overall score of **82**.

Green Portfolio



Purchased goods and services | Capital goods | Fuel-related emissions | Upstream transportation and distribution | Waste generated in operations | Business travel | Employee commute | Downstream leased assets



*Hospitality Portfolio | ^Includes total employees and workers as of March 31, 2026 | ^^GPTW - Great Place To Work® Certified™



The Westin Resort and Spa, Himalayas

About Us

Where Hospitality Meets Purpose

Chalet is an owner, developer, asset manager, and operator of high-end hospitality assets, with a presence across key metro markets in India. As part of the K Raheja Corp Group, we draw on a strong real estate legacy to bring an institutional, asset-led approach to hospitality. Our portfolio combines hotel ownership, underpinned by operational excellence, to create long-term value for guests, shareholders and the communities we serve.

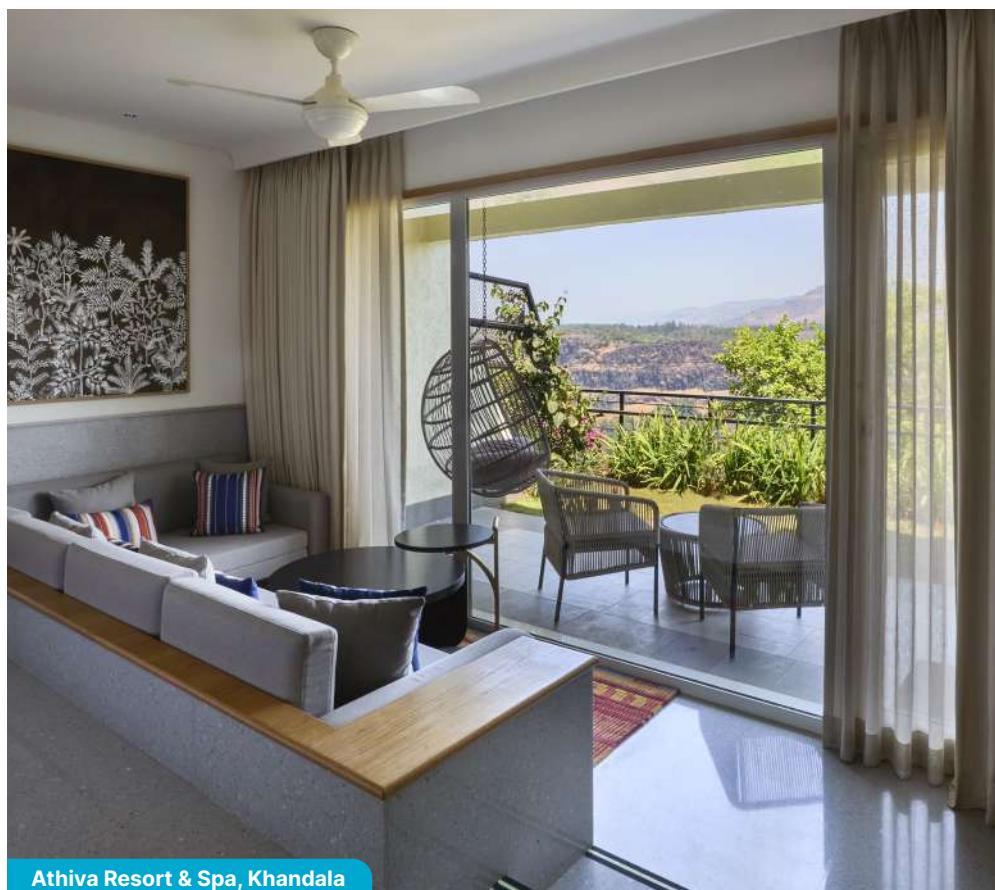
A Multidimensional Portfolio

Our core competency lies in identifying, developing, and managing high-quality hospitality and commercial assets across key urban markets. The portfolio also includes leisure assets situated at a drivable distance from key airports. Our hospitality portfolio is built through long-standing partnerships with leading global hospitality brands. This enables us to serve the needs of business and leisure travellers across major demand centers.

We believe that well-located, professionally managed hotels play a vital role in supporting corporate travel and destination-led demand.

By combining strong brand partnerships, service excellence and asset ownership, we create hospitality environments that are designed to deliver superior guest experiences while supporting long-term portfolio value.

This hospitality-led model is complemented by our Grade A Commercial Developments. By developing premium office spaces in proximity to our hospitality assets, we are able to unlock land-use synergies, improve asset utilization and build diversified revenue streams. This integrated approach strengthens the resilience of our portfolio and creates a differentiated value proposition across hospitality and commercial real estate.



Athiva Resort & Spa, Khandala

Operating Hospitality Assets



Commercial Complexes



Progressive Evolution: ATHIVA

In October 2025, we marked a defining moment with the launch of ATHIVA, our flagship premium lifestyle brand. This step represents a natural evolution from being a strategic asset owner to becoming an active hospitality operator.

ATHIVA is designed for the modern, conscious traveller, with a sharp

focus on joy, wellness, and sustainability. It reflects our intent to define how guests experience hospitality, across every touchpoint of their stay.

By internalising hotel management through a homegrown brand, we gain greater control over service standards, brand expression, and guest engagement. This enables us to strengthen brand equity, unlock operational efficiencies, and capture

greater value across the lifecycle of our assets.

At the same time, ATHIVA complements our portfolio of hotels operating under global brand partnerships. This adds a differentiated, experience-led offering while reinforcing our broader strategy of building a resilient, performance-driven hospitality platform.

WHAT *is* ATHIVA?



We believe a stay shouldn't feel like checking into a room. It should feel like slipping into a well-told story. The kind where mornings arrive slowly, sunlight spills in just right, and coffee appears before you even ask. A story quietly tailored around you, down to the way the sheets fall or how the breeze knows exactly when to show up. (Okay, we're exaggerating... but you get the drift.)

At Athiva, we're fond of the details. The thoughtful, tucked-away ones. A lamp placed just where your book usually opens. A chair that feels like it's been waiting all day for you. Rooms not just designed, but composed by someone who thought not just about what you'd see, but how you'd feel. The textures. The timing. The silences. All of it.

There's a rhythm here. You could lose hours doing absolutely nothing and still feel like you did something right.

Welcome to Athiva.
We saved you a quiet spot.

JOY, WELLNESS & SUSTAINABILITY



Athiva takes its name from the Sanskrit word for abundance. Not abundance as extravagance, but as a sense of fullness, of having exactly what you need in a moment. Everything about the brand is shaped by that idea.

Today's travellers move differently. They carry less baggage, blend work with leisure, and choose stays that feel effortless. They don't want hotels to impress them; they want hotels to understand them. Athiva brings this understanding to life in small, intentional ways. Stays feel personalised without being intrusive. Workspaces blend into rooms without feeling like offices. Breakfast isn't tied to a timetable because people aren't tied to timetables anymore. And thoughtful touches, like curated add-ons or mindful snack selections, gently brighten the day before guests realise something was missing.



JOY



The small touches that make you smile. The big moments that brighten your day. Experiences that feel personal, delightful, and sometimes disarmingly simple.

WELLNESS



The quiet kind. Sunlight, clean air, thoughtful food, and rooms designed for rest, not just sleep. Wellness here isn't an appointment. It's a feeling that moves with you.

SUSTAINABILITY



Taking care of today so tomorrow still looks this good. From energy-efficient design to environmentally conscious amenities, and partnerships that uplift local communities, sustainability isn't decorative. It is foundational.

The People **OF ATHIVA**

Our crew doesn't just work at Athiva – they proudly represent it. From the best hidden views to the best menu items, each member of our team knows our hotel inside and out, and brings this knowledge to every single thing they do while ensuring adherence to safety. They leave first impressions that stick, go the extra mile cheerfully, and stay flexible, never flustered – because making every guest feel valued isn't a task, it's instinct. They take delight in delighting the people who walk through our doors, responding with positivity to every request. That's the Athiva way.

Hotels, **OUR WAY**

Now that we've painted a picture of what Athiva is, we invite you to come experience it. You could take a breathtakingly scenic drive to the Athiva Resort & Spa Khandala, where the mornings take their time and the mist hangs around like it has nowhere better to be.

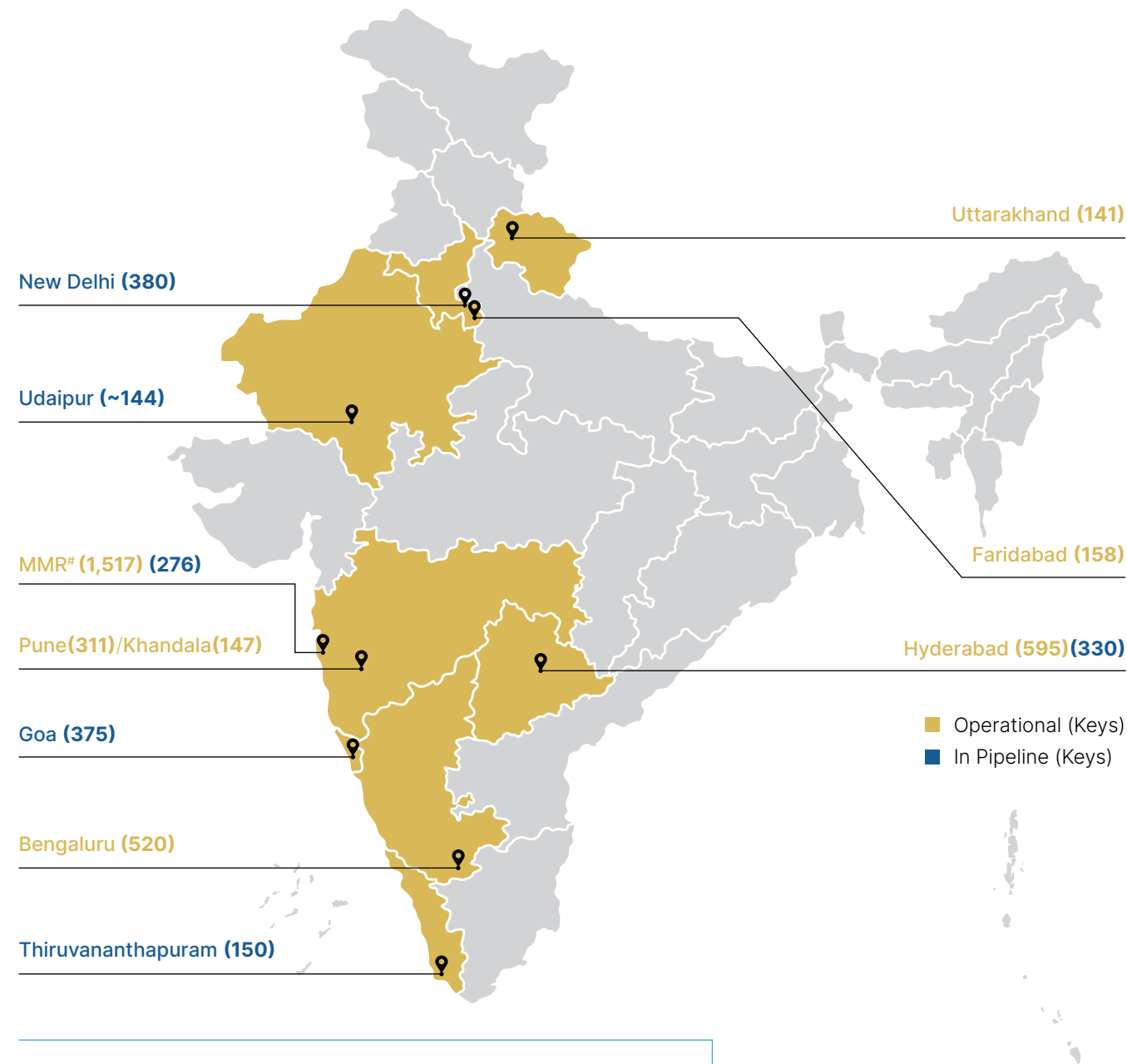
Of course, that's not all. Athiva is designed to be not just a chain of hotels, but the new standard for Indian travellers' expectations. Our goal is not just to add rooms, keys, and locations, but to add value. We will do this through careful consideration of where we want to be present, what conversations we want to start and see through, and how we can make Athiva the benchmark in Indian hospitality.

Once we're ready with this, we'll be ready to turn the page and begin the next phase of Athiva's growth.



Our Presence

Strategic Footprint, Targeted Purpose



11 Hotels **3,389** Keys

2.4 msf Commercial Real Estate **11+1** Towers^ Residential

#MMR: Mumbai Metropolitan Region

^11 residential (9 completed) ^and 1 commercial tower

Disclaimer:

This map is a generalised illustration for ease of understanding and is not intended for reference. The depiction of political boundaries and geographical names may not reflect actual positions. The Company and its directors, officers or employees accept no responsibility for any use, misuse or interpretation of the information, and make no representation regarding its accuracy or completeness.

Guiding Principles

Foundations that Guide Our Direction



Vision

To create extraordinary stakeholder value through enduring experiences for our guests, partners, colleagues, and communities with a commitment to a sustainable future.



Intent

We keep stakeholders as the key focus for why we do business. We create value when we create lasting experiences for our key stakeholders i.e. guests, partners, colleagues, and communities.



Values

Our values are the basis on which we build a strong and shared culture across all aspects of the business.



Integrity: Do the right thing

We uphold the highest standards of integrity in all of our actions.



Customer Centricity: Place customers at the forefront

Creating joyful experiences that delight and exceed guest expectations.



Efficiency: Transform optimally

Our strength lies in being nimble, decisive and being proactive in our actions to deliver stated goals.



Collaboration: Work as one

We harness differences and interdependencies to unleash the power of one.



Sustainable Development: We grow responsibly

Focus on growth tempered with respect towards the environment and local communities.



Respect: Recognizing and enabling individual contribution and growth

We respect individual beliefs and diversity to provide a nurturing environment for our colleagues to grow.

ALL IN THE ENVIRONMENT OF 'One Chalet' culture



People First

We care, we respect, we grow together



Ownership

We take ownership and deliver



Integrity

We do what's right, always



Innovation

We challenge, we create, we improve

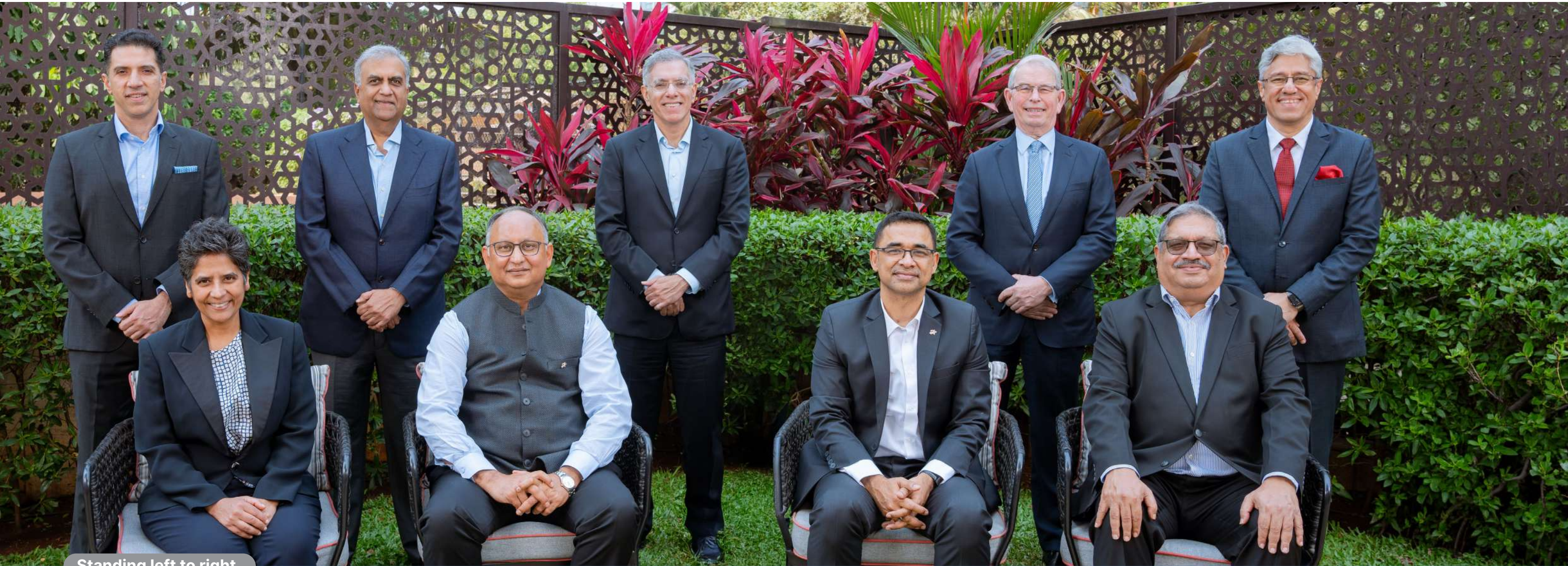


Excellence

We set high standards and raise the bar

Board of Directors

Guiding the Course Ahead



Standing left to right

 **Neel C. Raheja**
Promoter and Non-Executive Director

Manish Chokhani
Independent Director

Ravi C. Raheja
Promoter and Non-Executive Director

 **Arthur DeHaast**
Independent Director

Sanjay Sethi
Non-Executive Director

Seated left to right

 **Radhika Piramal**
Independent Director

 **Hetal Gandhi**
Chairman and Independent Director

Shwetank Singh
Managing Director &
Chief Executive Officer

 **Joseph Conrad D'Souza**
Independent Director

-  Stakeholders' Relationship Committee
-  Risk Management Committee
-  Compensation, Nomination and Remuneration Committee
-  Corporate Social Responsibility & ESG Committee
-  Audit Committee

 Chairperson

Letter from the Chairman

Perspective on a Transforming Future



Dear Stakeholders,

It gives me great pleasure to present your Company's performance for the year ended March 31, 2026 – a year of many firsts for Chalet Hotels. The Company delivered its highest-ever Revenues, EBITDA and Profit After Tax, and declared dividends for the year. We launched several new projects, expanded our portfolio into leisure destinations and introduced ATHIVA®, our own hospitality brand. The year also witnessed a smooth transition in leadership, backed by well-planned succession, and the substantial completion of our residential project at Koramangala, Bengaluru, with the realisation of revenues and profits.

Each of these milestones reflects the consistency of our strategy and the quality of its execution, across both organic growth and new avenues.

Hospitality Sector

India's hospitality sector continues to benefit from powerful structural tailwinds. The country's economic resilience, expanding corporate sector, increasing global capability centers, growing domestic travel, rising international arrivals and sustained investments in infrastructure have created a favourable environment for premium hospitality assets. As one of India's leading owners, developers, asset managers and

operators of high-quality hotels, Chalet Hotels is uniquely positioned to capitalise on these long-term opportunities.

Earnings

Our consolidated revenue from operations crossed ₹27,697 million, while EBITDA before exceptional items reached ₹12,300 million, reflecting the continued strength of our operating efficiencies and disciplined execution. Profit after tax stood at ₹6,450 million, demonstrating the resilience of our business model and our ability to consistently translate revenue growth into shareholder value. During the year under review, for the first time, the Company recognised revenue from its residential project at Bengaluru amounting to ₹7,383 million, in line with the applicable Indian Accounting Standards. Our healthy balance sheet, with a net debt-equity ratio of 0.5x, provides us with significant financial flexibility to pursue future

growth opportunities while maintaining prudent capital allocation.

Dividends

In recognition of the Company's performance, the Board declared an Interim Dividend of ₹1 per Equity Share and has further recommended a Final Dividend of ₹1 per Equity Share, reaffirming our commitment to delivering sustainable shareholder returns.

Strategy for Growth and Value Creation

Our strategy has remained consistent over the years: owning and developing institutional-quality hospitality assets in India's most important commercial and travel destinations, while complementing them with high-quality commercial real estate developments. This integrated business model continues to differentiate Chalet Hotels. Our premium hotel portfolio benefits

from strong demand fundamentals, while our commercial assets provide stable recurring cash flows that support resilient performance through economic cycles.

This year marked a significant milestone with the launch of ATHIVA®, our premium hospitality lifestyle brand, representing our foray into operating hospitality assets under our own brand. ATHIVA® made its debut with the transformation of the iconic The Dukes Retreat in Khandala, reimagined as ATHIVA Resort & Spa, Khandala. The Company proposes to extend this brand across its existing portfolio and upcoming pipeline of hotels.

The quality of our assets, our long-standing partnerships with globally recognised hospitality brands such as Marriott, Accor, Taj and Hyatt, and our disciplined approach to asset management continue to position Chalet Hotels as one of the most respected companies in India's hospitality sector.



This year marked a significant milestone with the launch of ATHIVA®, our premium hospitality lifestyle brand, representing our foray into operating hospitality assets under our own brand.



Excellence through Execution

The results achieved this year are the outcome of disciplined execution across every aspect of our business. We have strengthened our project management team, which is currently driving several new projects in progress.

Our hotel teams remain focused on driving higher occupancies, improving average room rates, optimizing food and beverage revenues, strengthening the banquets and events businesses, enhancing guest experiences and maintaining cost discipline. On the projects side, our teams strive to deliver premium Grade A hospitality assets on time and within budget.

Technology continues to play an increasingly important role in improving operational efficiency and personalising guest experiences. We

are investing in digital capabilities that enhance decision-making while delivering seamless experiences across every customer touchpoint.

Strong and Defined Leadership

The year saw a transition in the leadership of the Company, with Dr. Sanjay Sethi retiring as MD & CEO and Mr. Shwetank Singh being appointed as the new MD & CEO. This transition reflects the Company’s commitment to maintaining a strong leadership pipeline and to thoughtful succession planning, with Mr. Singh having been inducted into the organization well in advance in preparation for the role. The Company continues to benefit from Dr. Sethi’s exceptional expertise in the hospitality sector through his continued service on the Board as a Non-Independent Non-Executive

Director. I place on record my sincere gratitude for the services rendered by Dr. Sethi during his tenure as MD & CEO and extend my best wishes to Mr. Singh for a successful tenure ahead.

Investing for Tomorrow

Hospitality is fundamentally a long-term business. The assets we build today create value over decades. We therefore continue to invest with a long-term perspective, expanding our portfolio, upgrading existing properties and pursuing selective growth opportunities that complement our strategy.

During the year, the Company has undertaken further initiatives, including entering into a Memorandum of Understanding for a warm-shell lease of a building at Madhapur in Hyderabad, the acquisition of a resort property at Udaipur in Rajasthan and the addition of 129 rooms at the Bengaluru Marriott Hotel Whitefield, amongst others.

Sustainability is Business Strategy

Sustainability is no longer an independent agenda, it is integral to creating enduring value and experiences. Across our portfolio, we continue to focus on transitioning to a low-carbon economy, scaling renewable energy, improving energy

efficiency, reducing water consumption, strengthening waste management practices and embedding responsible environmental stewardship into our operations.

Equally important are our investments in our people, workplace diversity, employee development, community engagement and the highest standards of corporate governance. These initiatives strengthen our resilience and reinforce our licence to operate. Our commitment is evidenced by the scores and rankings achieved during the year on globally respected platforms such as Great Place To Work and S&P Global Corporate Sustainability Assessment (CSA).

Our Greatest Strength – Our People

Every guest experience begins with our people. I extend my heartfelt appreciation to our employees, whose professionalism, dedication and passion have enabled Chalet Hotels to consistently deliver exceptional experiences for our guests. Their commitment to excellence continues to distinguish our Company.

I also thank our operating partners, customers, suppliers, lenders and all our stakeholders for their continued confidence and collaboration.

The results achieved this year are the outcome of disciplined execution across every aspect of our business.

Looking Ahead

India is entering what we believe will be a defining decade for travel and hospitality. Rapid urbanization, rising incomes, expanding aviation infrastructure, improving connectivity and increasing global engagement will continue to support sustained demand for premium hospitality assets. While geopolitical developments and global economic uncertainties may create periods of volatility, the long-term fundamentals of India’s hospitality industry remain exceptionally compelling.

Chalet Hotels enters this next phase from a position of considerable strength. We have a portfolio of premium assets in strategic locations, a robust balance sheet, strong operating partnerships, an experienced

leadership team and a clear strategy centered on disciplined growth and long-term value creation. As we look ahead, we remain committed to operational excellence, prudent capital allocation, sustainability, innovation and creating lasting value for our shareholders.

On behalf of the Board of Directors, I thank all our shareholders for your continued trust and support. Together, we will continue building a company that is not only stronger and more resilient, but also well positioned to shape the future of Indian hospitality.

Sincerely,
Hetal Gandhi
Chairman and Independent Director
DIN: 00106895

This year marked a significant milestone with the launch of ATHIVA®, our premium hospitality lifestyle brand, representing our foray into operating hospitality assets under our own brand.

Letter from the Managing Director

Strengthening the Path Forward



“Despite a year shaped by geopolitical volatility, aviation sector disruptions, and extreme weather events, Chalet Hotels showcased the strength of its diversified business model and premium portfolio.”

Dear Stakeholders,

It is a privilege to present to you Chalet Hotels’ 6th Integrated Annual Report. It has been exciting to lead the Company through FY 2025-26, a year where our team demonstrated remarkable resilience to deliver a strong operational and financial performance.

Despite a year shaped by geopolitical volatility, aviation sector disruptions, and extreme weather events, Chalet Hotels showcased the strength of its diversified business model and premium portfolio.

A Year of Resilient Performance

The Indian hospitality sector continues to be shaped by powerful structural tailwinds. A clear shift towards premium, experience-led domestic travel, coupled with rising aspirations and improving connectivity, has created a favorable demand-supply dynamic. In this environment, market leadership belongs to those who combine quality assets with disciplined execution.

For the fiscal year 2025-26, our consolidated revenue (excluding residential) grew by a healthy 18% to ₹20.7 billion. More importantly, our disciplined operational focus and cost management initiatives drove EBITDA (excluding residential) up by 21% to ₹9.6 billion, with margins expanding to 46.2%. This performance was

driven by a sustained, pricing-led growth strategy in our hospitality portfolio, which saw the Average Daily Rate (ADR) increase by 13% year-on-year to ₹13,727.

Our Commercial Real Estate business continues to be a pillar of stability and high-margin growth, with revenues scaling steadily through the year to reach an exit rental income run rate of ₹280 million per month. This predictable annuity income provides a powerful hedge against the cyclicity of the hospitality segment, reinforcing the resilience of our integrated business model.

Strategic Execution: Building the Chalet of Tomorrow

Beyond the numbers, this was a year of significant strategic achievement. A key milestone was the successful launch of ATHIVA Hotels & Resorts, our proprietary lifestyle brand, with the opening of ATHIVA Resort & Spa, Khandala, which has shown encouraging early momentum.

We also strengthened our long-term growth pipeline. We further expanded into two key markets, adding a 330-key luxury greenfield hotel in Hyderabad and a ~144-key premium brownfield resort in Udaipur. These additions take our total portfolio, including the pipeline, past the 5,000-key milestone, giving us an excellent platform for future growth.

Our Pillars: People and Planet

Our progress is driven by the collective expertise and commitment of our people. I am therefore immensely proud that Chalet Hotels was certified as a Great Place To Work® for the sixth consecutive year and has been ranked 11th on the list of mid-sized organizations. This is a testament to our people-first culture and our unwavering commitment to building a resilient and high-performing organization.

Equally, sustainability remains integral to how we build and operate our business. This year, our Company was globally recognized with an overall score of 82 in the S&P Global Corporate Sustainability Assessment, ranking 2nd globally in the Hotels, Resorts & Cruise Lines category. This is not just a metric; it is a reflection of our philosophy to embed sustainability across our businesses.

A Confident Outlook

Looking ahead, we are confident in the long-term India growth story. While the external environment continues to evolve, the structural demand for high-quality hospitality is undeniable. Our strategic priorities are clear: drive growth with intent, nurture our people-centric culture, and deepen our commitment to sustainability.

“Our strategic priorities are clear: drive growth with intent, nurture our people-centric culture, and deepen our commitment to sustainability.”

With a robust portfolio, diversified growth engines, strong development visibility and a very healthy balance sheet, Chalet Hotels remains well-positioned to capitalize on India’s long-term demand opportunity and create enduring value for all our stakeholders.

I thank you for your continued trust, our partners for their collaboration, and our teams across every property and function for their exceptional dedication and execution.

Sincerely,
Shwetank Singh
Managing Director and Chief Executive Officer
DIN: 02976637

Business Model

Driving Value through a Brand-Centric Model

Hybrid Operating Model and Internal Scalability

We are transitioning from a pure ownership model to an owner-operator framework.

- The ATHIVA Shift:**
The launch of ATHIVA marks a structural move toward operational control, enabling Chalet to capture full operator margins and reduce third-party management fees.
- Scalable Management Platform:**
In-house capabilities create a standardised, scalable platform for future expansion, ensuring consistent service quality and faster execution.
- Productivity-led Efficiency:**
A staff-to-room ratio of 0.99 reflects strong operational efficiency, outperforming typical industry benchmarks (1.1-2.1 for upper-upscale segments).

Integrated Ecosystem (Mixed-Use Synergy)

We prioritise an urban cluster model over standalone developments.

- Captive Demand Generation:**
Grade-A office assets **CIGNUS®** create a built-in corporate base that drives consistent weekday occupancy and high-margin MICE demand for adjacent hotels.

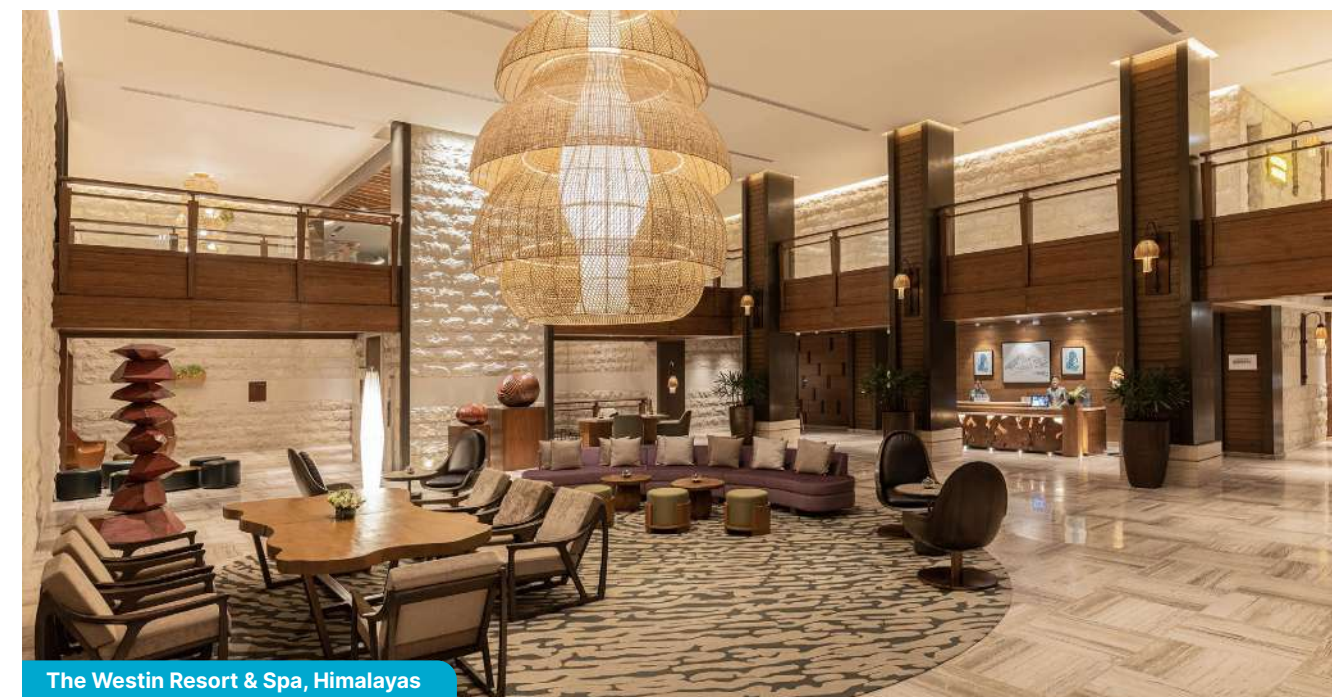
- Strategic Synergy:**
Proximity enables shared infrastructure, operational efficiencies, and cross-utilization of amenities, enhancing both hospitality performance and office asset positioning.
- Cyclicity Hedge:**
Stable annuity income from ~2.4 msf of Commercial Real Estate provides a non-cyclical buffer against hotel business volatility.
- Double Engine Model:**
De-risked portfolio through diversification by asset class (hospitality + commercial) and asset category (business + leisure)

Rol-Driven Asset Lifecycle and Stewardship

Capital allocation is guided by disciplined return thresholds and active asset management.

- Yield-Focused Growth:**
Expansion targets include both brownfield acquisitions and greenfield developments aligned with strict ROCE criteria.
- Value Uplift:**
Ongoing maintenance and periodic refurbishments sustain premium positioning and support higher Average Daily Rates (ADR).

Our strategy is built on a high-conviction approach at the intersection of premium hospitality and Grade-A commercial real estate. Through an integrated ecosystem, we aim to maximise yield per square foot while delivering resilient, risk-adjusted returns across market cycles.

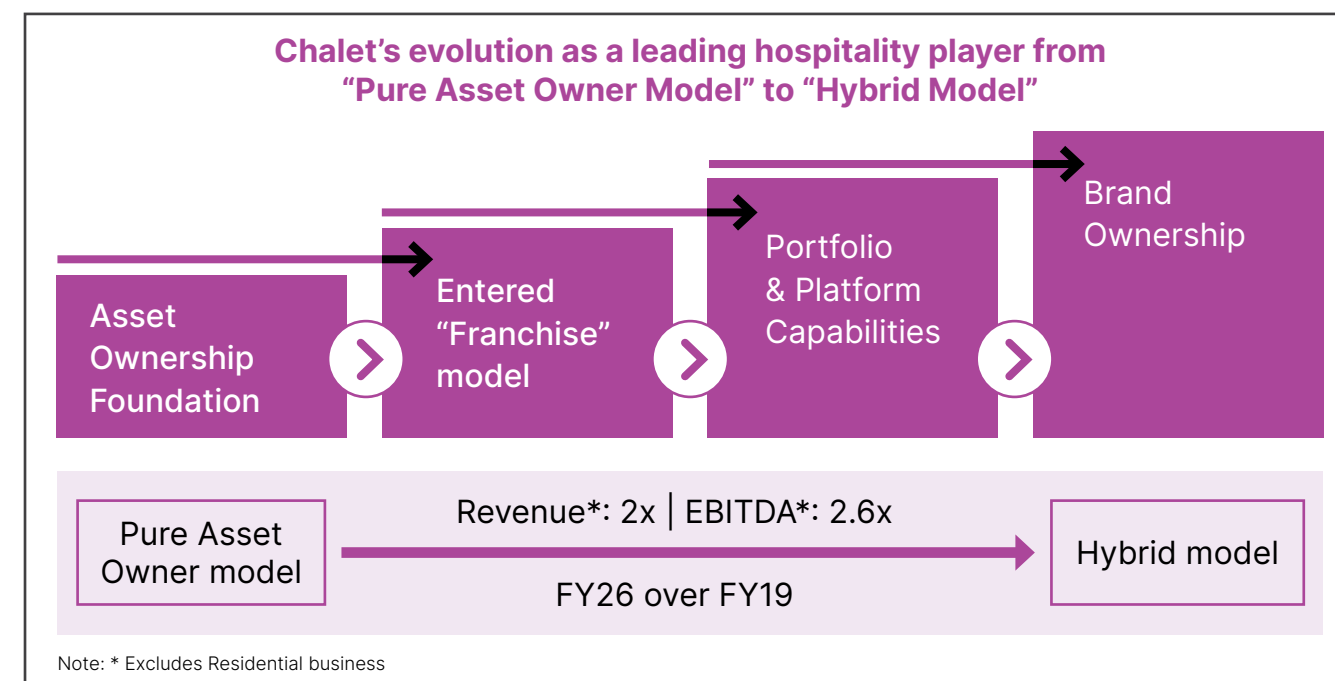


The Westin Resort & Spa, Himalayas

- Portfolio Realignment:**
Assets are continuously evaluated with outcomes spanning repositioning, repurposing, and selective exits to align with evolving market dynamics.
- Operational Efficiency:**
Improving resource efficiency while leveraging technology and sustainable procurement to enhance operational performance.
- Responsible Footprint:**
Implementing green building practices, responsible sourcing, biodiversity conservation, and stakeholder well-being across our hotel portfolio, creating sustainable experiences for guests, employees, and communities.
- Climate Future-Proofing:**
Adopting climate considerations into business planning, investments, and asset management to strengthen resilience, accelerate decarbonization, and prepare our portfolio for a low-carbon future.

Sustainable ESG Integration

Sustainability is embedded as a driver of both cost efficiency and long-term value.



Value Creation

Input	Process	Output	Outcome	Stakeholders	Interlinkages	Material Topics
 Financial Capital - Net worth: ₹36,972 million - Net debt: ₹19,206 million  Manufactured Capital - Fixed assets: ₹55,786 million - Development pipeline: 1,655 keys - Number of keys: 3,389 across 11 hotels - Commercial real estate: 2.4 msf across 4 rental assets - Residential: 0.9 msf - Total land bank: > 85 acres  Human Capital - Total workforce: 3,500 - Training and engagement hours: 68 hours per employee - Payroll cost: ₹2,878 million (as per consolidated P&L)  Intellectual Capital - Trademarks registered: 18 - Asset management team's ability and experience - Strategic and business knowledge with the group - IoT-enabled automation - Combined experience of the senior management personnel: 300+ years  Social and Relationship Capital - CSR expenditure: ₹28 million (cumulative for FY'25 & FY'26) - Number of suppliers: 2000+ - Number of trade association membership: 6 - Number of brand partners: 4  Natural Capital - Total energy consumed: 301.96 TJ - Emission intensity: 0.79 MTCO₂e/turnover - Total water consumed: 688.16 ML - Capex infused in improving environmental & social performance: ₹231.7 million	Vision To create extraordinary shareholder value through enduring experiences for our guests, partners, colleagues and communities with a commitment to a sustainable future. Intent We keep shareholders as a key focus for why we do business. We create value when we create lasting experiences for four key stakeholders – our guests, partners, colleagues, and communities. Values  Integrity  Customer Centricity  Efficiency  Collaboration  Sustainable Development  Respect 8 Delivering stakeholders expectations 1 Identifying high potential locations 2 Strategic entry into the market 3 Right fit branding 4 Partner with the best 5 Incorporating sustainable development 6 Sweating the asset and drive performance 7 Periodical assessment of asset end-use Process Strategic Priorities  Sustainable development  Nurture relationships  Customer centricity  Maximizing returns  Drive growth  Industry leadership in operating performance  Digital Transformation	Financial Capital - Revenue: ₹28,124 million - Market capitalization: ₹1,53,800 million - EBITDA: ₹12,301 million - PAT: ₹6,450 million - RoCE: 16.6% - ADR: ₹13,727 - RevPAR: ₹9,226 ₹2 dividend (Interim and Final proposed) - Credit rating by ICRA, CRISIL & IRR - AA- (Stable) for long-term loans - A1+ for short-term loans Manufactured Capital 9 assets USGBC LEED Gold and Platinum certified properties 3 projects design certifications (LEED/IGBC) for upcoming properties - Brands: 3 - Number of residential flats sold: 152 Human Capital - Great Place to Work-certified - Employee turnover: 44% - Retention rate post parental leave: 100% - Gender diversity: 24% - Staff to room ratio: 0.99 Intellectual Capital - Prudent capital allocation - Best-in-class asset management ability Social & Relationship Capital 500+ skilled youth 1000+ beneficiaries through infrastructural development 19,000+ saplings planted 99% CAPEX locally sourced Natural Capital - Share of renewable energy: 61% - Waste diverted from landfill/recycled: 100%	Financial Capital - Top 500 listed companies (March 31, 2026) - Sustainable capital structure - Generating optimal cash flow per asset - RoCE - Contribution to exchequer Manufactured Capital - Market leadership - Optimal returns on investment - Optimizing fixed and variable costs - Hedged from hospitality's cyclic fluctuation through mixed used development 8.3 million sq ft total green footprint Human Capital - Great Place to Work-certified; Trust Index Score: 97% - Increased employee productivity and morale Intellectual Capital - Goodwill - Brand reputation 4.9 Tripadvisor Score (ATHIVA, Khandala) Social and Relationship Capital - Number of shareholders: ~52,522 ₹100 million livelihood value generated - Enhanced healthcare and education facility >130 MTCO₂e saved annually Natural Capital - Committed to Net-Zero by 2040 28,041 MTCO₂e Scope 2 GHG Emissions avoided 100% of wet waste recycled - All of our properties have Zero Liquid Discharge (ZLD) status	 BRSR: NA   BRSR: Principle 2, Principle 6   BRSR: Principle 3, Principle 4, Principle 5   BRSR: Principle 2   BRSR: Principle 5, Principle 8, Principle 9   BRSR: Principle 2, Principle 6 	- Climate Strategy - Operational Eco-efficiency - Biodiversity Management - Green Buildings - Electric Vehicles (Green Mobility) - Human Capital Development - Diversity, Equity and Inclusion (DE&I) - Human Rights - Occupational Health and Safety (OHS) - Employee Engagement and Well-being - Community Initiatives - Respecting Local Culture - Brand and Reputation - Customer Delight - Sustainable Food Safety and Quality - Corporate Governance - Risk Management - Openness of Business - Data Privacy, and Cybersecurity - Disaster Resilience and Business Continuity - Supply Chain Management - Sustainable Profitability and RoI - Digitalization and Innovation	

Strategic Foundations

Strengthening Strategic Foundations

ATHIVA serves as a strategic vehicle to access the upscale-to-luxury lifestyle segment, deepen customer relationships, and establish a consistent identity across managed assets. By shaping and owning the brand ethos, Chalet can align operations more closely with its long-term value creation strategy, while ensuring that both asset performance and guest experience move in tandem.

In 2025-26, Chalet advanced its strategic evolution with the launch of ATHIVA, our proprietary lifestyle brand. This marked a shift from being primarily an asset owner to becoming a brand-led operator, enabling us to connect real estate development more directly with the guest experience.



Nox - The Westin Mumbai Powai Lake

Sustainable Development

Sustainability is embedded in the Company as a core operating principle, channeled through our Parivartan initiative. This is reflected in our ranking of second worldwide in the S&P Global Corporate Sustainability Assessment for the hospitality sector. Across our portfolio, we continue to accelerate the transition toward renewable energy, implement zero liquid discharge systems, and enhance resource efficiency. These measures ensure our growth remains financially sound and environmentally responsible.

Nurture Relationships

Our people-first approach enables our teams to navigate a dynamic environment. We actively engage in industry forums and maintain regular dialogue with government and regulatory bodies, allowing us to contribute meaningfully to sector priorities and policy development.

Customer Centricity

Customer delight remains central to our philosophy. We are evolving our service culture to create experiences that are authentic, memorable, and emotionally engaging. Through thoughtfully designed offerings, such as Breakfast@Anytime, Binge Box, and Local Immersions, we are deepening guest connections and enhancing loyalty. While hospitality remains our core focus, our commercial and residential businesses support a broader ecosystem for sustained value creation.

Maximizing Returns

We remain focused on delivering superior returns by owning the right assets in prime locations, supported by robust operating capabilities and disciplined capital allocation. Our commitment to wellness and sustainability helps differentiate the portfolio, enhance efficiency, and support premium positioning. Through rigorous cost management and the continuous evaluation of strategic asset repurposing, we drive sustainable financial outcomes and improved margins.

Drive Growth

Our growth strategy is anchored in disciplined asset management and the strength of a diversified, multi-asset portfolio. By integrating Grade-A commercial developments

with hospitality assets, we build a balanced revenue model that delivers stability across cycles while preserving the upside from hospitality demand. We prioritise high-potential micro-markets and rigorously evaluate the most productive use of every square foot, ensuring that each asset contributes meaningfully to long-term stakeholder returns.

Industry Leadership in Operating Performance

During the year, we strengthened our operating platform while expanding our presence across key markets. We delivered robust performance supported by disciplined execution, the addition of new room inventory,

and improved operating metrics. We also advanced expansion into leisure destinations through strategic acquisitions and the commissioning of additional keys across existing properties, while building organizational capabilities for our next phase of growth.

Digital Transformation

We have revamped our corporate and brand digital interfaces to deliver a seamless customer experience. By streamlining check-in and check-out processes through integrated digital payment solutions, we are improving efficiency for both our guests and our operations. We continue to implement digital technologies across our hotels to further elevate service delivery.



Aravali Marriott Resort & Spa, Delhi NCR

Capital Trade-offs

	Sustainable Development	Nurture Relationships	Customer Centricity	Maximizing Returns	Drive Growth	Industry Leadership in Operating Performance	Digital Transformation
Financial Capital	Positive	Neutral	Positive	Positive	Positive	Positive	Positive
Natural Capital	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral
Human Capital	Positive	Positive	Neutral	Neutral	Positive	Positive	Neutral
Social and Relationship Capital	Positive	Positive	Positive	Positive	Neutral	Neutral	Positive
Manufactured Capital	Positive	Positive	Neutral	Positive	Positive	Positive	Neutral
Intellectual Capital	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Trade Off Reason	Sustainability positioned as a core focus area, integrated into key business decisions	Mutually beneficial relationships fostered with internal and external stakeholders, alongside a focus on employee empowerment	Customer expectations exceeded through enhanced experiences, building loyalty and expanding the customer base to drive revenue growth	Strategic capital deployment focused on maximizing long-term, sustainable returns	- Business growth driven through effective asset management and diversification of revenue streams - Undertaking strategic expansions	Strong in-house capabilities complemented by partnerships with industry leaders to optimise performance	Digital transformation leveraged to enhance operational efficiency, elevate customer experience, and enable data-driven decision-making

Sustainable Development

- Embed green building standards across all developed and acquired assets
- Integrate decarbonization roadmap into both existing and upcoming properties
- Enhance resource efficiency through energy, water and waste optimization
- Drive higher energy efficiency and reduced fossil fuel dependence through technology-led solutions

Financial Capital

Nurture Relationships

- Reinforce a customer-first approach through people-centric initiatives that empower teams
- Engage actively with industry forums and government bodies on policy and strategic priorities
- Strengthen partnerships with key business stakeholders

Manufactured Capital

Customer Centricity

- Embed ATHIVA's pillars of joy, wellness and sustainability across all guest touchpoints to create emotionally engaging experiences
- Strengthen customer insights through integrated feedback loops, digital engagement, and real-time service response

Human Capital

Maximizing Returns

- Deploy capital strategically to maximise returns through reinvestment and selective divestment
- Optimise costs via centralised processes, digital systems, and consistent benchmarking
- Maintain disciplined cost control while supporting long-term growth and sustainability investments
- Leverage strong operating capabilities to enhance asset performance, efficiency, and premium positioning

Intellectual Capital

Drive Growth

- Strengthen the portfolio via targeted development, acquisitions, and active asset management
- Drive operational efficiency and asset performance through experienced teams and robust processes
- Unlock new revenue streams across hospitality and commercial formats, including mixed-use and alternative asset use
- Expand into high-potential markets aligned with long-term demand trends

Social and Relationship Capital

Industry Leadership in Operating Performance

- Expand in key markets through acquisitions, developments, and new room inventory
- Build a scalable operating platform anchored in ATHIVA's standards and service philosophy
- Strengthen capabilities through investment in talent, digital systems, and operational excellence
- Improve performance metrics via continuous benchmarking and industry best practices

Natural Capital

Digital Transformation

- Continue enhancing our corporate and brand digital platforms to deliver a seamless, intuitive and consistent guest experience across every touchpoint
- Leverage automation, cloud-based solutions and intelligent digital tools to streamline hotel operations and empower associates
- Invest in emerging digital technologies and scalable solutions to future-proof our hotels, strengthen operational resilience and elevate guest satisfaction

Stakeholder Engagement

Engagement that Drives Impact

At Chalet, stakeholder engagement is a core strategic capability that informs how we think, adapt and grow. We actively engage with investors, guests, partners and employees through multiple channels to capture real-time insights into evolving expectations and market sentiment.

These inputs are embedded into our decision-making processes, enabling faster, more informed responses and continuous refinement of our operating model. This approach allows us to stay closely aligned with market realities while remaining alert to emerging shifts.

Stakeholder	Organizational Functions Engaged	Modes of Engagement	Frequency	Key Topics Discussed	Inferences	Capitals Impacted
 Investors and Promoters	Finance, Investor Relations, Secretarial and ESG	Meetings, investor calls, financial & non-financial reports, disclosures and website	Quarterly, annual and on a need basis	Financial performance, expansion plans, capex, sustainability initiatives, risks and opportunities, focus on governance and regulatory compliance	The Company's growth prospects, profitability and capital efficiency, with sustainability and governance practices strengthening long-term resilience and value creation.	
 Customers	Sales & Marketing, and Operations	Industry conferences, customer satisfaction assessment (through brand partners), online reviews, surveys, social media, feedback forms and face-to-face interactions with hotel staff	Regular and Ongoing	Customer satisfaction, brand tenets and standards for operated and managed hotels (service, hotel facilities, room quality, F&B offerings, activities and events) and sustainability efforts	Long-term customer relationships and feedback help identify areas of improvement, thus enhancing guest experience. Sustainability efforts can attract and retain eco-conscious customers.	
 Hotel Operators	Operations, Asset Management, and Finance	Regular business meetings, performance reviews, training & development programs, surveys, and web portals	Regular and Ongoing	Operational performance, guest experience, staff retention and development, sustainability initiatives, alignment with the goals of the Company and operating partners	Collaboration with hotel operators promotes operational efficiency, guest experience and sustainability.	
 Employees	All departments across the organisation	Surveys, feedback sessions, group interactions, meetings and training programs	Regular and Ongoing	Working conditions, training, career development, feedback, sustainability	Ensures higher engagement, retention and inclusive workplace culture.	
 Suppliers and Vendors	Procurement, Finance, Projects and ESG	Meetings, auctions/tendering, supplier assessments (remote and on-site audits), trainings, capacity building workshops and sustainability performance monitoring	Regular and Ongoing	Quality products and services aligning to ESG strategy, Supplier Code of Conduct, sustainability best practices, supply chain risks, transparency and reporting	Long-term association, promote environmentally and socially responsible practices and ethical business conduct to mitigate supply chain risks and impacts. Enhance supplier ESG capabilities.	
 Regulatory Authorities	Legal & Secretarial, Taxation and Liaison	Compliance reporting, industry representations, meetings, inspections & audits, consultation on policy changes and new regulations	Regular and Ongoing	Regulatory requirement and impact & outcome of non-compliance. Key changes in the regulatory framework	Ethical business conduct, ensure compliance with laws and regulations as well as responsible and sustainable practices	
 Communities	CSR & ESG, Human Resources, and Operations	CSR activities, employee volunteering, social & environmental initiatives, community outreach programs, public consultations, events and website	Regular and Ongoing	Local community needs and concerns, environmental and social impact, community development, social responsibility initiatives	Augment community development, awareness and upliftment initiatives.	

Materiality Assessment

Prioritizing What Matters

At Chalet, materiality assessment is a critical process that reflects the priorities and expectations of our internal and external stakeholders.

We undertake this assessment every three years to remain aligned with evolving global trends, meet regulatory requirements, and strengthen accountability and transparency. It also enables inclusive stakeholder engagement and supports the deeper integration of our ESG strategy into business practices and decision-making.



The Westin Mumbai Powai Lake

The Board provides oversight of the materiality assessment process, which is closely integrated with our Enterprise Risk Management (ERM) framework. This ensures alignment between risk management, strategy, and sustainability priorities.

Our materiality assessment has evolved through a structured,

multi-year approach. In 2023-24, we established a foundational material universe through benchmarking against global standards, peer analysis, and sectoral trends. Building on this, 2024-25 marked the completion of a comprehensive Double Materiality Assessment (DMA), incorporating ESG ratings, ERM inputs, and our existing sustainability commitments.

The exercise incorporated perspectives of identified internal and external stakeholders, including Board of Directors, asset representatives, employees, suppliers, vendors, and investors to identify and respond to the most pertinent issues related to our business objectives and stakeholders. During the process, community development and

biodiversity management were also identified as key material topics from the perspective of external stakeholders.

Based on the outcomes, and considering strategic priorities, financial implications, stakeholder value creation, and ESG impacts, we have realigned our ESG strategy, goals, and objectives,

ensuring a more focused and effective approach to sustainable value creation.

Our management approach to the identification and prioritisation of material aspects, and their impacts on the respective capitals, is detailed in the Value Creation section (pg. 26-27) and the BRSR (pg. 147).

Our ESG Strategy

Chalet's ESG Strategy is focused on growth that respects the environment and local communities alongside building long-term business resilience. As a responsible corporate entity, we believe in creating exceptional guest experiences while preserving natural resources, supporting local communities, and pursuing sustainable growth.



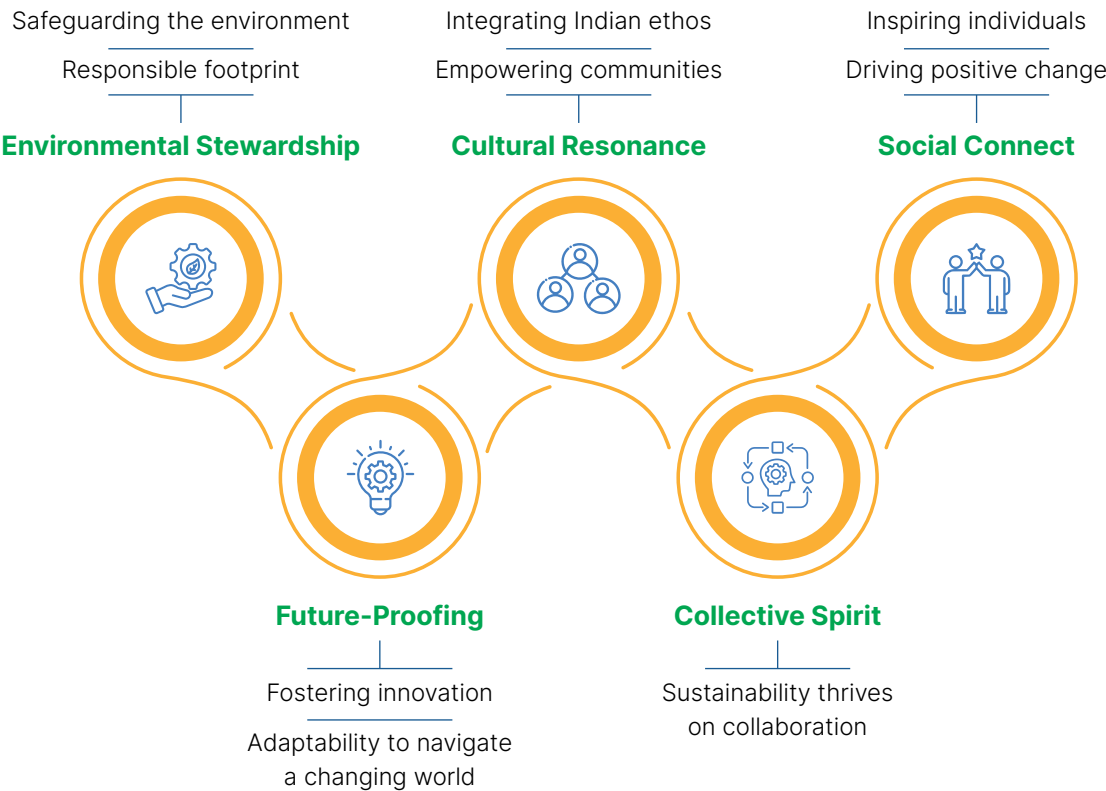
A Holistic Framework for Sustainability and Climate Action

Parivartan is Chalet's sustainability framework that drives systemic transformation in the way we design, develop and operate. It reflects our belief that sustainability extends beyond conservation to creating enduring change by rethinking values, systems, processes and behavior to nurture a thriving planet for present and future generations.

Rooted in the spirit of evolution, Parivartan represents our collective journey from awareness to action, from responsibility to resilience. It symbolizes the conscious shift toward a more responsible, inclusive and regenerative approach to business and operations.

Parivartan is built on five pillars, keeping guests, communities and employees at the core, guiding the transition toward circular, equitable, innovative, and future-ready solutions that harmonize environmental stewardship, social well-being, and economic prosperity.

Pillars of Parivartan



Parivartan builds upon Chalet's existing ESG framework by extending its focus from managing sustainability performance to creating holistic stakeholder value. The legacy ESG pillars remain the basis for KPI measurement and disclosures.

ESG Commitments and Performance

Sustainability is embedded in the business philosophy and integrated into design, planning, project development and operations spanning the entire life cycle of each asset. Every initiative is reviewed from a social, ecological, and economic perspective to measure the impact.

Our robust policy structure reflects the Company's multifaceted approach to sustainability. It encompasses initiatives aimed at reducing Greenhouse Gas (GHG) emissions, obtaining Green Building Certifications, implementing a biodiversity action plan, ensuring regulatory compliance, promoting diversity and inclusion, enhancing

cybersecurity measures, and managing our supply chain responsibly. The Company has implemented a detailed roadmap that tracks progress against Key Performance Indicators (KPIs) covering short-term and long-term objectives across its strategic priorities.

Environmental Stewardship

Climate Strategy



Commitments

- Reduce 25.2% of absolute Scope 1 and 2 emissions by 2026
- Assess and report Scope 3 GHG emissions
- Achieve 100% Renewable Energy share by 2030
- Achieve 100% EV fleet for guests and charging stations across all properties

Performance

18% absolute reduction[#] from the baseline year of 2020, excluding the new acquisition - The Westin Resort & Spa, Himalayas

1,52,152 MTCO₂e accounting for the relevant categories

61% renewable energy share in overall energy portfolio

First hospitality brand to achieve the Climate Group's EV100 commitment, marking a milestone in its decarbonization commitments. The Company transitioned its entire guest fleet to electric vehicles and installed EV charging infrastructure across all properties, fulfilling its 2021 pledge ahead of the 2025 target ([Read More](#)).

[#]Hospitality portfolio

Reducing Ecological Impact



Commitments

- Ensure water stewardship
- Recycling or composting 100% of waste year-on-year
- Assess and implement a biodiversity action plan

Performance

Zero liquid discharge across all properties

100% waste diverted from landfill

Integration of biodiversity assessment into landscape (design and implementation) for all new properties

Green Buildings



Commitments

- Attain LEED or IGBC Certification with Gold Rating or above

Performance

8.3 msf Green Certified area (including certifications for operational assets and projects under development)



Empowering Employees and Community

Employee Welfare



Commitments

- Achieve 25% women in the workforce by 2026
- Foster continuous learning and growth
- Sustain & strengthen high employee engagement levels
- Ensure high safety standards to achieve zero fatalities year-on-year
- Strengthen Human Rights assessment

Performance

- 24% women in the workforce
- 68 average training hours per employee
- Engagement Score of 97%
- No fatalities across the portfolio in the last five financial years
- The Company continues to conduct Human Rights assessment for its operational assets on an annual basis

Community Development



Commitments

- Conduct need assessment for possible CSR activities
- Conduct impact assessment for significant CSR projects

Performance

- Conducting need assessment prior to initiating CSR activities
- Conducting impact assessment for significant CSR projects



Resilient Business

Responsible Investment and Procurement



Commitments

- Develop ESG due diligence framework
- Ensure 100% adherence to Supplier Code of Conduct
- Conduct E&S assessment of value chain partners
- Promote local sourcing

Performance

- Defined ESG due diligence criteria
- 100% critical suppliers acknowledged the Supplier Code of Conduct
- 25% of value chain partners were assessed
- 99% local procurement by value

Automation & Digitalization



Commitments

- Promote IoT-enabled automation

Performance

- Enabled and integrated digital check-ins, mobile key, Building Management System, and IoT system for HVAC

ESG Ratings

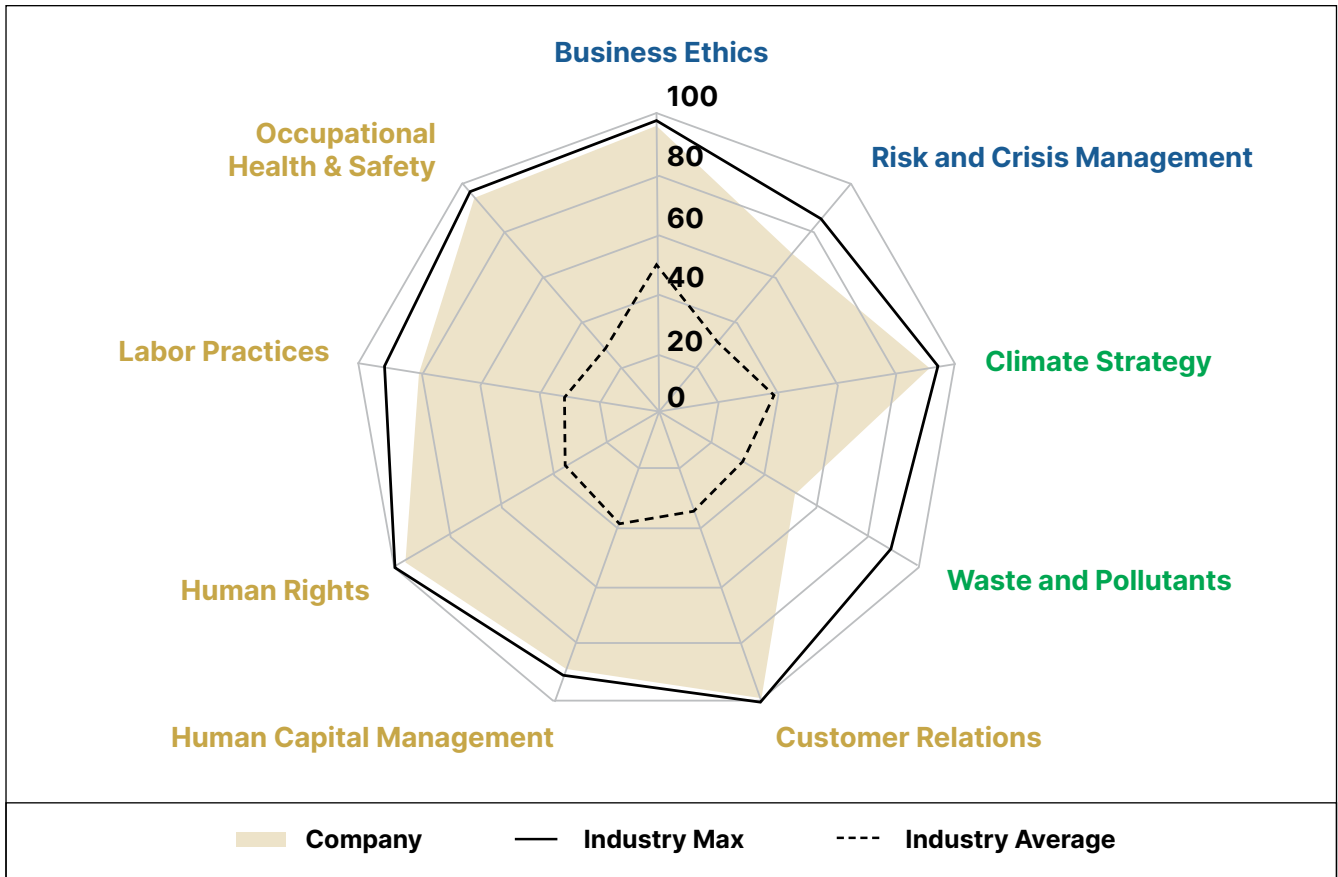
S&P Global Corporate Sustainability Assessment (CSA) 2025

Ranked 2nd

Globally in the Hotels, Resorts & Cruise Lines category

82 (+15 points from previous year)

Improvement across all ESG dimensions



S&P Global ESG Score

82/100

Data availability: Very High

Last updated: February 27, 2026

Updated annually or in response to major developments

Score breakdown

ESG Score | Industry ESG Score Average

Environmental



CSA Score 85 | ESG Score 85 | Industry Average 33

Social



CSA Score 83 | ESG Score 83 | Industry Average 32

Governance and Economic



CSA Score 78 | ESG Score 78 | Industry Average 39

This underscores Chalet's industry-leading sustainability practices within the Indian hospitality sector.



NATURAL CAPITAL

E Environmental Stewardship



Natural Capital



Manufactured Capital

SDGs Impacted



Our Approach

Our commitment to protecting natural resources is central to our environmental strategy with a strong focus on driving resource efficiency across energy, water, and material use. Recognizing the growing significance of climate change and biodiversity loss, we continue to assess associated risks across our operations and develop resilience measures to safeguard our assets and their neighboring ecosystems. We are advancing a structured decarbonization pathway aimed at reducing our GHG emissions and transitioning toward low-carbon operations in alignment with the Science Based Targets initiative (SBTi). Guided by SBTi's Buildings Sector Guidance framework, we incorporate the use of renewable energy, replacement of fossil fuels with low-carbon alternatives, adoption of electric vehicle transportation, procurement of low-carbon or recycled products and investment in low-emission technologies across our operational and development portfolios. This is supported by continuous assessment and evaluation of our environmental performance through robust monitoring systems and sustained improvements.

Climate Strategy

We continue to evaluate the impact of climate change across our operational and development portfolio across short-term (1-4 years), medium-term (4-10 years) and long-term (10-25 years) horizons through a structured Climate Risk Assessment framework. This includes identification of climate-related risks, assessment of their causes and impacts based on business relevance and implications on financial and non-financial outcomes. The framework enables us to develop mitigation measures aligned with India's Net-Zero goal and the International Energy Agency's Nationally Determined Contributions (IEA NDCs).

Performance Highlights: 2025-26

- Scope 1 and 2 GHG Emissions Intensity (tCO₂e/ Available Room/Day): 0.02
- Scope 3 GHG Emissions (MTCO₂e): 1,52,152
- Energy Consumption Intensity (GJ/Available Room/ Day): 0.24
- Water Consumption Intensity (KL/Available Room/ Day): 0.56
- All our operational assets have Zero Liquid Discharge (ZLD) status

Material Topics

- Climate Strategy
- Operational Eco-efficiency – energy, Water, Waste
- Biodiversity Management
- Sustainability, Profitability and RoI

Stakeholders Impacted

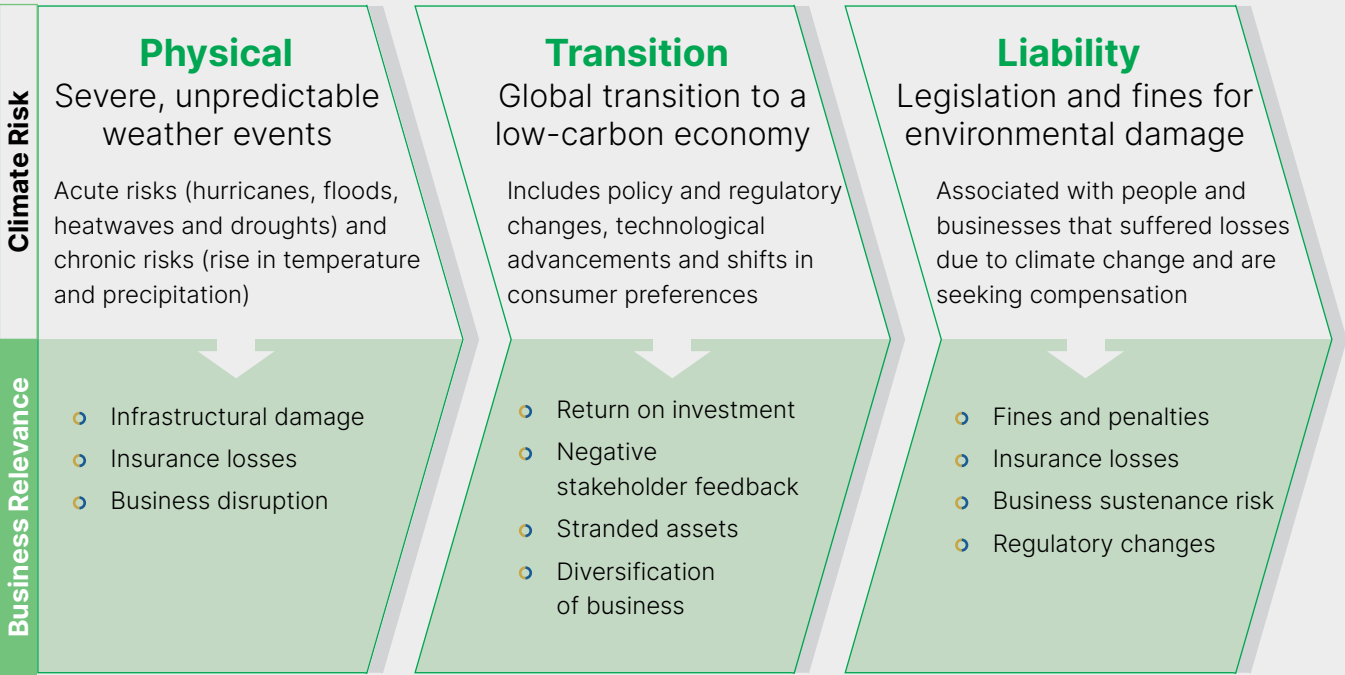
Investors and Promoters	Employees
Customers	Regulatory Authorities
Suppliers	Hotel Operators
Communities	

Climate Risks and Opportunities

While the Company continues to acknowledge and address physical climate risks through ongoing assessments, increasing focus is being placed on monitoring and

managing transition risks in line with global trends toward a low-carbon economy. The Company ensures that all identified climate-related risks are integrated into

the Enterprise Risk Management (ERM) framework, which are further recorded and monitored through a comprehensive Risk Register.



Climate Governance

Governance plays a central role in ensuring effective oversight and management of climate-related risks and opportunities, supported by the Company's ESG Governance Framework [\(Read more on page 85\)](#).



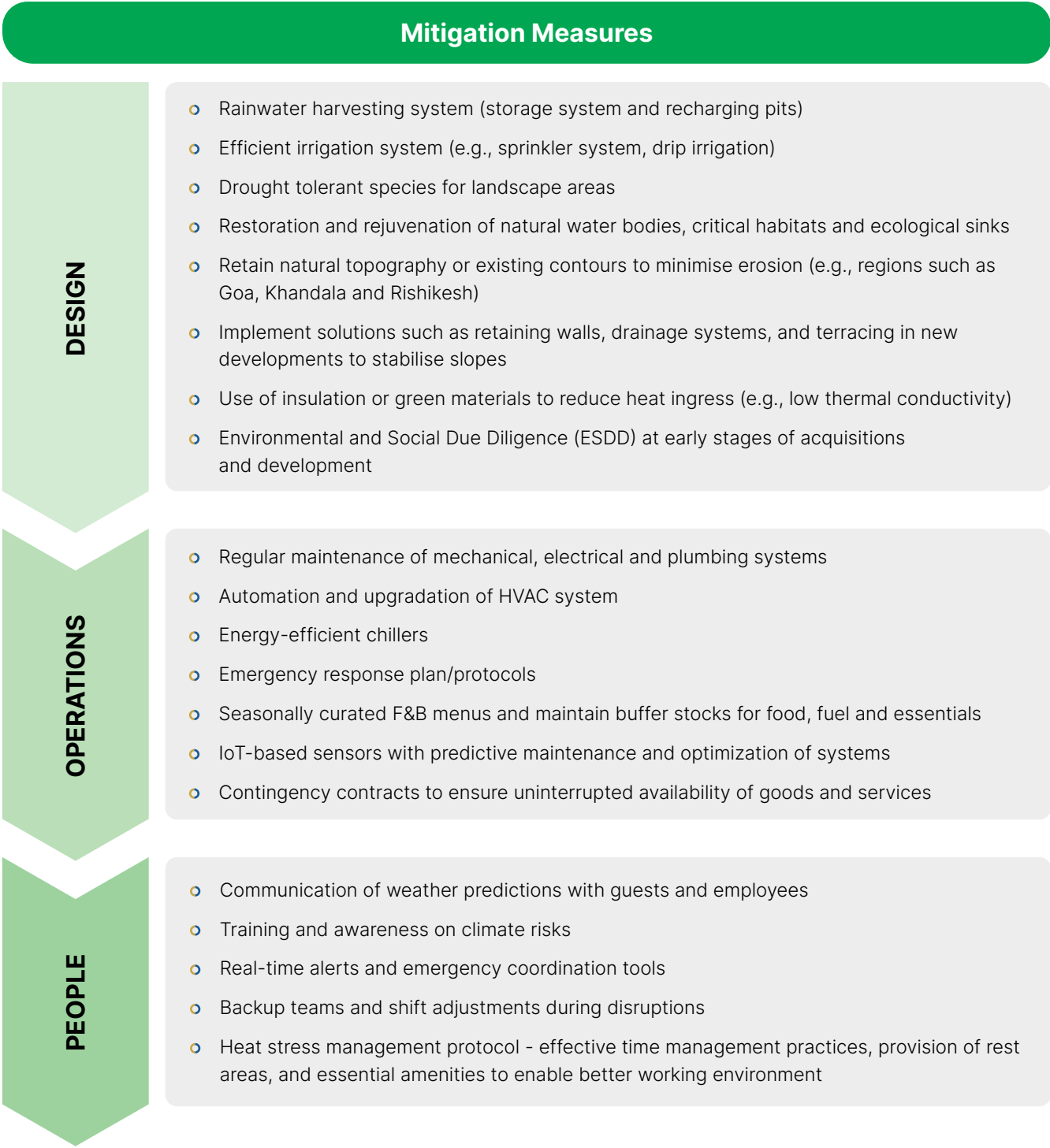
The Westin Resort & Spa, Himalayas

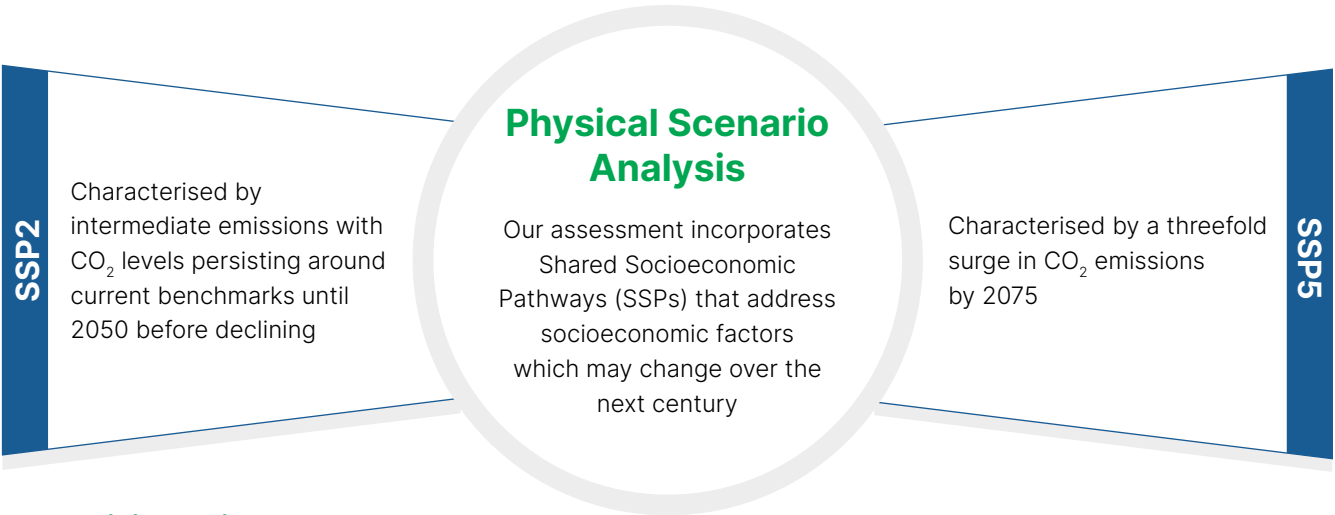
Physical Risk Assessment

We continue to evaluate potential acute and chronic risks posed by climate change, considering the economic and financial losses associated with weather-related events and phenomena like

hurricanes, heavy rainfall, floods, extreme temperatures and water scarcity. Our risk assessment incorporates financial implications ranging from direct damage to infrastructure and local ecosystems

to indirect impacts such as supply chain disruptions across operations, logistics and construction activities, as well as those on people, including employees and guests.





Transition Risk Assessment

Transition risks stem from evolving policies and regulatory landscapes (current and emerging), technological shifts toward a low-carbon economy, and changing consumer preferences. Aligned with the Net Zero Emissions (NZE) by 2050 pathway to limit global warming to 1.5°C, we assess the potential business impacts by analyzing key variables such as renewable energy integration, carbon pricing, asset valuation, adoption of low-carbon technologies, policy interventions, procurement costs, consumer behavior, and R&D investments.

Identified Climate Risk	Description	Mitigation Measures
 Regulatory Risk	○ Evolving mandates, policies, tax structures, regulations (e.g., PAT Scheme, Indian Carbon Market), may require enhanced monitoring, reporting and operational changes, necessitating investments in systems, technologies and compliance capabilities	○ Alignment with emerging regulatory landscape ○ Implementation of Net-Zero strategies
 Technology Risk	○ Scalability and viability of lower-emissions technologies at R&D stages and associated investments ○ Challenges in technology adoption in response to evolving conditions	○ Promote R&D and Capital Expenditure (CAPEX) investments in low-carbon technologies ○ Policy advocacy
 Market Risk	○ Lack of availability and affordability of sustainable materials (e.g., green steel, low embodied carbon cement) ○ Evolving customer preferences for environmentally conscious properties	○ Supplier engagement (environmental product declarations) ○ Green buildings ○ Policy advocacy
 Reputation Risk	○ Increased stakeholder concerns in achieving the Company's Net-Zero and Climate Group commitments within the stipulated time horizons ○ Increased investor and shareholder push for consistent improvement in the Company's ESG performance	○ Implementation, monitoring and tracking of Net-Zero pathway ○ Robust monitoring and tracking mechanism toward implementation of ESG initiatives

Reference: World Economic Forum (WEF) Global Risks Report.

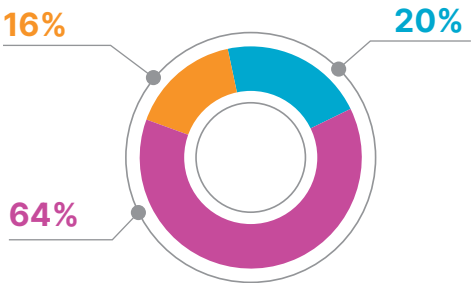
SBTi-aligned Net-Zero Pathway

As we continue assessing climate-related risks and implementing mitigation measures, Chalet aims to safeguard its assets, enhance long-term operational efficiency, and ensure business continuity amid changing environmental conditions. This approach strengthens the overall resilience of the portfolio while contributing to the UN Sustainable Development Goals (SDGs) 2030.

During the year, the Company outlined short-term (2035) and long-term (2040) Net-Zero Roadmap aligned with the Science-Based Targets initiative (SBTi)*. The roadmap follows SBTi's Buildings Sector guidance and the Sectoral Decarbonization Approach (SDA), covering in-use operational emissions as well as broader Scope 3 emissions, including upfront embodied carbon.

SBTi-aligned GHG Emissions Profile

2025-26



- In-Use Operational Emissions
- Upfront Embodied Emissions
- Other Scope 3 GHG Emissions

In-Use Operational Emissions
Scope 1 (Fuels), Scope 2 (Purchased Electricity), Scope 3 (Category 13: Leased Assets)

Upfront Embodied Emissions
Scope 3 (Category 1: Purchased Goods and Services)

Other Scope 3 Emissions
Purchased Goods, Capital Goods, Fuel Used, Logistics, Employee Commute, Business Travel, Waste Generated

The roadmap focuses on scaling renewable energy, transitioning to low-carbon fuels, and integrating sustainable materials such as green steel and low-carbon cement, alongside operational best practices. This structured approach strengthens the resilience of Chalet's portfolio by reducing exposure to transition risks, enhancing resource efficiency and future-proofing assets to meet evolving regulatory and market expectations.

*2024-25 baseline

Decarbonisation Levers

	Energy Efficiency and Conservation	Energy Audits Building Management System (BMS) Research & Development (R&D)
	Alternative Fuels and Electrification	Biofuels Electrification Battery Energy Storage Systems (BESS)
	Renewable Energy (RE) Integration	Rooftop Solar Renewable PPAs Green Tariffs
	Electric Mobility	Electric Vehicles (EVs) for Guest Fleet EV Charging Infrastructure
	Green Supply Chain Management	Sustainable Materials Local Procurement Supplier Engagement
	Carbon Offsetting	Afforestation Carbon Credits

Environmental and Social Management System (ESMS)

We are tracking and monitoring ESMS, aligned with IFC Performance Standards and the Integrated Management System (IMS)*, that ensures our development portfolio adheres to:

- Complying with all applicable/statutory environmental regulations
- Reducing environmental footprint through targets and objectives

- Raising awareness among all identified stakeholders (internal and external) toward the Environmental Policy and associated impacts
- Building capability within employees and workers regarding the environmental impact of their work and activities

We continue to conduct internal and external audits (ISO Certifications, ESG Data Verifications) annually, covering the entire portfolio with Board-level oversight.

*ISO 9001:2015 Quality Management System (QMS), ISO 14001:2015 Environmental Management System (EMS) and ISO 45001:2018 Occupational Health and Safety Management System (OHSMS)

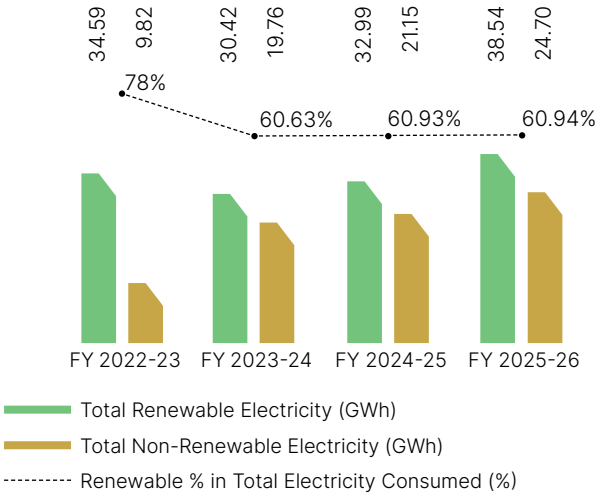
Initiative	Target Year	Commitment	Performance
EV 100	2025	Entire guest fleet of EVs	100% All properties have transitioned their fleets to electric vehicles and installed EV charging infrastructure accessible to guests and employees. Chalet became the first hospitality brand to achieve the Climate Group's EV100 commitment (2021).
EP 100	2028	Double the energy productivity (revenue per unit of electricity consumed) compared to the 2016 baseline	82% We are progressively investing in technology and IoT-enabled solutions such as digital check-ins, mobile key, Building Management System and an IoT system for HVAC, to reduce our energy consumption. During the year, the investments in R&D projects accounted for ₹11.3 million.
RE 100	2030	100% renewable energy usage	61% This helps avoid our direct (Scope 1*) and indirect (Scope 2**) GHG emissions by ~28,041 tCO₂e and reduces grid electricity consumption by 38,544.88 MWh.

*Scope 1: Emissions from fuels | **Scope 2: Emissions from electricity consumption

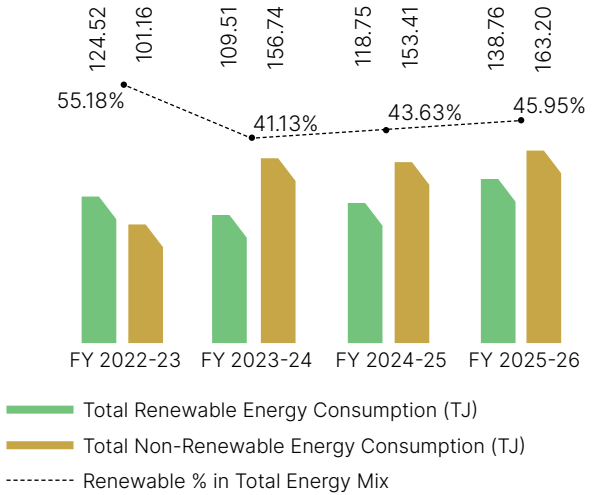
Rooftop Solar at Aravali Marriott Resort & Spa, Delhi NCR



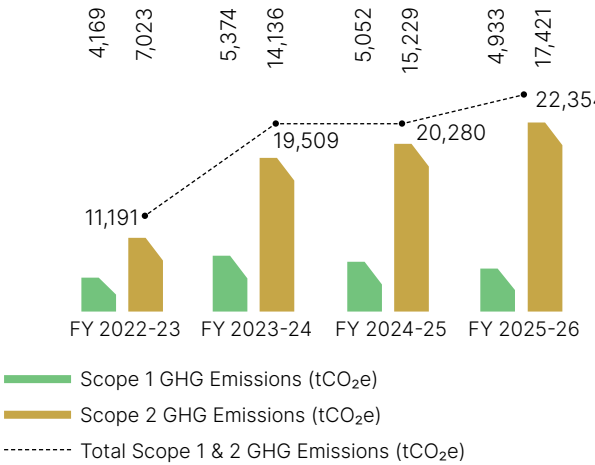
Electricity Consumption



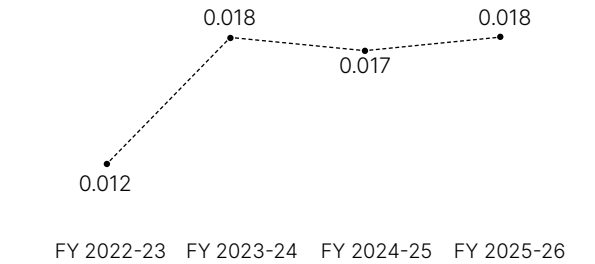
Total Energy Consumption



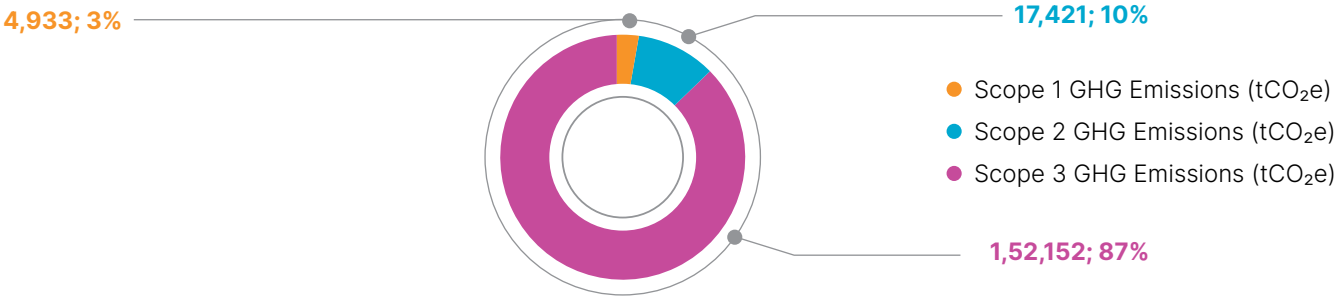
Scope 1 & 2 GHG Emissions Trend



Scope 1 & 2 GHG Emissions Intensity (tCO₂e/Number of Room Nights Available)



GHG Emissions Profile FY 2025-26



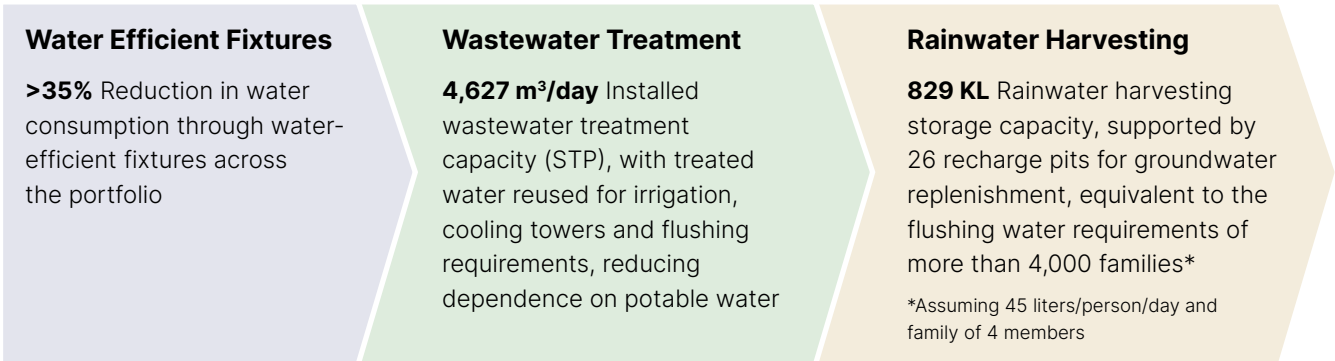
Scope 3 GHG Emissions (tCO₂e)

	FY 2025-26	FY 2024-25
Category 1: Purchased Goods and Services	1,39,717 (91.83%)	96,115 (90.33%)
Category 2: Capital Goods	981 (0.64%)	200 (0.19%)
Category 3: Fuel & Energy-related Activities	5,573 (3.66%)	4,539 (4.27%)
Category 4: Upstream Transportation & Distribution	1,418 (0.93%)	800 (0.75%)
Category 5: Waste Generated in Operations	24 (0.02%)	48 (0.05%)
Category 6: Business Travel	185 (0.12%)	171 (0.16%)
Category 7: Employee Commute	1,710 (1.12%)	1,561 (1.47%)
Category 13: Downstream Leased Assets	2,544 (1.67%)	2,966 (2.79%)

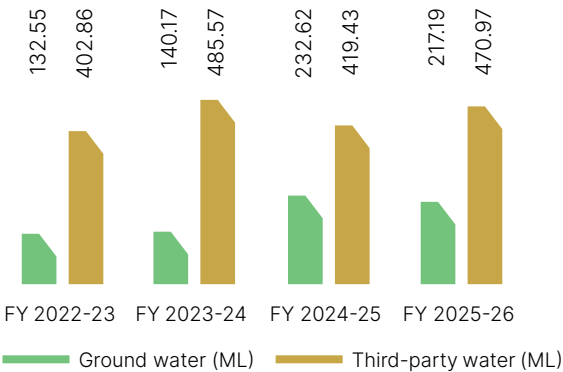
Note: To ensure consistent like-for-like comparisons, the above performance graphs reflect hospitality operations only. Additionally, during the year, our rental portfolio accounted for 43,169 GJ energy consumption, with 6,556 tCO₂e from Scope 1 and 2 emissions and 8,757 tCO₂e from Scope 3 emissions

Water Management

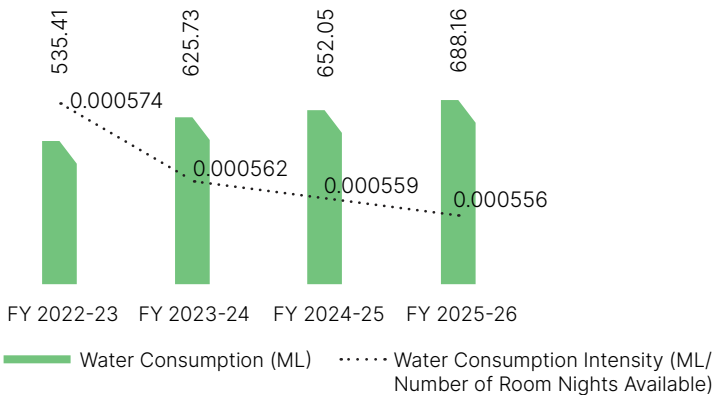
Given the water-intensive nature of the hospitality sector and the increasing challenges associated with water scarcity, Chalet adopts a structured water management framework built around core principles: reduce consumption, recycle water and minimise freshwater use. Water conservation considerations are embedded at the design stage and continue through each asset’s operational lifecycle to strengthen water resilience.



Water Withdrawal



Water Consumption



Additionally, over the year, our rental portfolio accounted for 67.26 ML of water consumption which is further getting treated and reused for irrigation, cooling towers and flushing requirements, reducing dependence on potable water.



Waste Management

Emerging regulations make it increasingly critical to adopt robust waste management practices to ensure compliance, reduce risks, and stay aligned with evolving sustainability expectations. Effective waste management is essential for hotel developers and operators to minimise environmental impact, control costs, and maintain efficient operations, while embedding sustainable design and material choices at the project development stage to reduce lifecycle waste.

Our approach focuses on systematic implementation of waste collection, segregation, reduction, recycling, and responsible disposal and diversion practices across operations and projects under development, supported by continuous monitoring and adherence to applicable regulations.

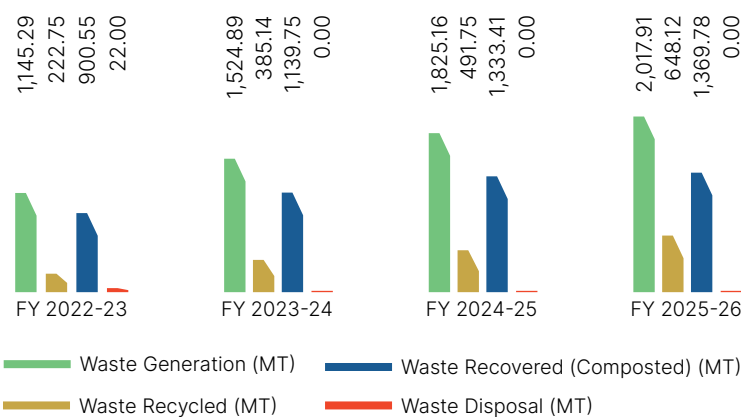
Type of Waste	Hazardous Waste	Non-Hazardous Waste	Construction and Demolition (C&D) Waste
Quantity	18.86 MT	8,499.09 MT	6,500.05 MT across our projects under development
Description	Used cooking oil, e-waste, used DG oil, used DG filters, and DG coolant	Wet waste (food waste), dry waste (e-waste, metals, broken glass and packaging waste including plastic, paper, and cardboard)	Blocks, concrete, broken tiles, steel and aluminum scrap, pavers, debris, and other packaging materials such as empty paint cans, cement bags, and cardboard boxes
Treatment (3Rs, Disposal, Diversion)	Recycle Through an authorised third-party vendor	Reuse and Avoidance - Phasing out single-use plastics and adopting reusable packaging - Use of alternative materials (reusable/recyclable) for in-room amenities	Reuse and Avoidance - Hardscaping and other internal infrastructure use - Diversion from landfill
	Reuse Conversion of used cooking oil into biofuel	Recycle - Collected, segregated, and sent to authorised third-party vendors for further recycling and disposal - Adopting recyclable packaging Composting - Conversion of organic waste (including food waste) into manure through Organic Waste Converters (OWCs)	Recycle Through an authorised third-party vendor

Note: Given the high volumes of perishable inputs and the significant waste generated across buffets, kitchens, and service areas, managing food loss and waste is a key priority, that requires a structured and proactive approach. Toward this, we focus on optimizing procurement practices and minimizing food loss across its lifecycle (from preparation to disposal).

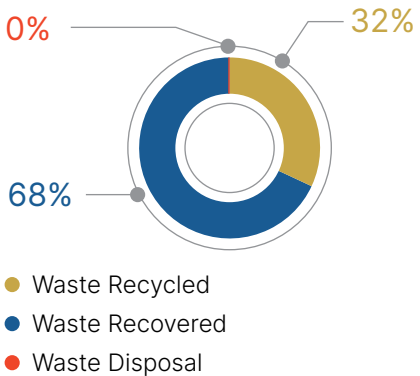
We implement programs to measure, monitor, reduce, and recycle food loss and waste for alternative purposes. Further, we collaborate with upstream and downstream value chain partners to sensitise and adopt circular solutions to achieve our commitment towards minimizing food loss and waste by 2030.

Installed capacity of **5,200 kg/day** of Organic Waste Converter (OWC). The treated waste in the form of manure is getting used for horticulture purposes.

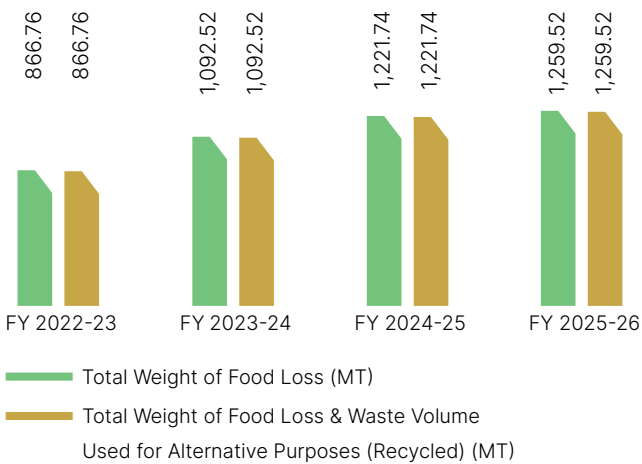
Waste Management



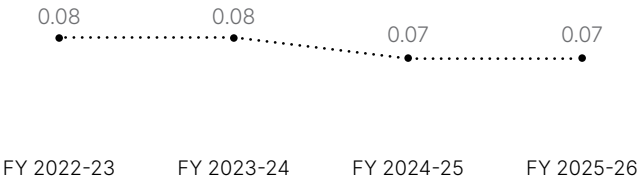
FY 2025-26 Waste Management



Food Loss & Waste



Food Loss & Waste Intensity
(MT/Turnover in Million ₹)



Additionally, over the year, our rental portfolio has accounted for 209 MT of waste generation which has been sent to the authorised recyclers for further treatment.

Biodiversity Management

Biodiversity is a key contributor to building resilient ecosystems and sustainable business growth. Our approach to biodiversity management focuses on preserving natural habitats, enhancing ecological value across our assets and integrating nature-positive practices into our operations and development portfolio.

We are committed to minimizing our ecological footprint by incorporating biodiversity considerations into project planning, landscaping and operational practices. Through responsible land-use planning and environmental assessments, we seek to identify, manage and

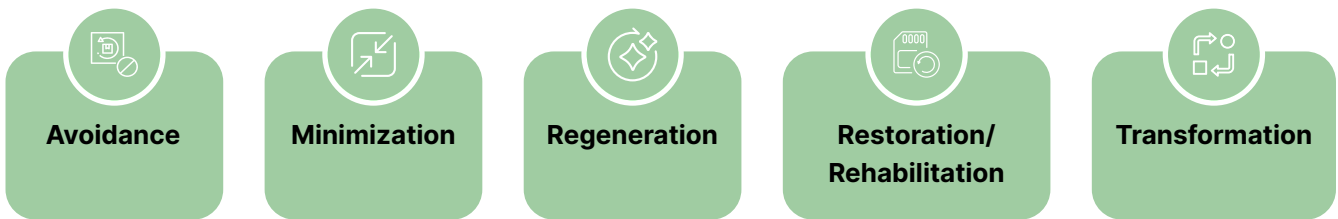
mitigate potential impacts on local ecosystems and species diversity.

Building awareness and fostering a culture of environmental responsibility among employees and local communities is integral to our approach to biodiversity. We support conservation efforts, encourage active participation, and create shared value, ensuring our operations contribute positively to local ecosystems.

We see biodiversity as an opportunity to enrich guest experiences. We seek to create meaningful interactions with nature through thoughtfully curated landscape spaces and nature walks. Such experiences enhance guest well-being and encourage greater appreciation towards nature.

Active partnerships with industry associations such as the India Business & Biodiversity Initiative (IBBI) enable policy advocacy and drive sector-wide improvements in biodiversity and ecosystem management. These collaborations align us with evolving regulatory expectations and support collective action to enhance ecosystem stewardship.

We strive to achieve a Net Positive Impact, including a 'No Net Deforestation' commitment by 2040. Towards this endeavour, we have developed a Biodiversity Action Plan to effectively manage our impact on the surrounding ecosystems through these strategies:



19,000 saplings have been planted so far under the Urban Forest Initiative in Lonavala saving more than 130 tonnes of carbon emissions per year.





MANUFACTURED CAPITAL

E

Environmental Stewardship



Natural Capital



Manufactured Capital

SDGs Impacted



Our Approach

Customer preferences are increasingly shifting towards sustainable choices, and this shift is cascading across the hospitality sector, driving meaningful change in the way we develop, operate, and offer service.

Our manufactured capital is guided by the principles of integrated design, responsible development, operational efficiency, climate resilience, sustained relationships and profitability. We continue to invest in high-performance buildings, renewable energy integration, water-efficient systems, circularity, sustainable materials, smart building management systems, and low-carbon technologies to enhance asset efficiency while reducing environmental impact and positioning ourselves as a differentiator in the market.

Our portfolio reflects a strong commitment towards:

- Adoption of nationally and internationally recognised green building standards such as IGBC, LEED and GNFZ
- Development of resilient and future-proof assets aligned with Net Zero 2040 ambition
- High return on capital employed and maximizing returns with strong emphasis on asset management
- Continuous modernization of infrastructure to enhance guest safety, comfort and wellness

Performance Highlights: 2025-26

- Number of Hotels: 11
- Number of Keys: 3,389
- Brands: 11
- Total Number of Room Nights Available: 1,236,985
- Total Number of Room Nights Sold: 804,156
- Commercial Assets: 4
- Mixed Use under Rental and Annuity Segment: 2.4 msf

Material Topics

- Operational Eco-efficiency – energy, Water, Waste
- Green Buildings
- Sustainability, Profitability and RoI

Stakeholders Impacted

Investors and Promoters	Hotel Operators
Customers	Regulatory Authorities
Communities	

Property Development

We focus on constructing upscale hotels and resorts affiliated with renowned international brands and boutique office spaces with exceptional offerings, facilitating revenue generation.

Through our property development endeavor, we strive to enhance stakeholders’ interests and value, harnessing our proficiency and solid affiliations with leading global hotel brands. This strategic approach is instrumental in broadening our revenue channels and seizing prospects within the real estate sector, while contributing to the expansion of the hospitality industry in India.

Green Buildings

Our green building portfolio has expanded consistently year-on-year, with a growing number of assets incorporating sustainable design and operational features. This strengthens operational efficiency, reduces environmental impact, and contributes to long-term value creation. Moreover, this approach aligns with our sustainability objectives and responds to evolving customer preferences for environmentally conscious accommodations.



Green Building Certifications - PLATINUM Story

Green footprint added this year 2.9 msf
Total green footprint 8.3 msf



Four Points by Sheraton



CIGNUS Whitefield Tower II

9 Assets

USGBC LEED Gold and Platinum certified

3 Assets

Design certifications (LEED/IGBC) for upcoming properties

The above certifications are aligned with LEED Hospitality, LEED Core and Shell, LEED Zero, Global Network for Zero (GNFZ), and IGBC.



Key Performance Parameters

ENERGY EFFICIENCY

- Energy Performance Index (EPI): 137 kWh/m²/yr
- Efficient Building Envelope: Glass Solar Heat Gain Coefficient (SHGC) of 0.245 and roof insulation of 0.489 W/sqmK
- Efficient HVAC: Cooling system efficiency of 6.3 and AHU fan power of 0.0007 bph/cfm
- Efficient Lighting: Avg. 20% reduction in Lighting Power Density (LPD)

WATER EFFICIENCY

- ~38% reduction through water efficient fixtures
- 434 m³ of rainwater storage capacity

WASTE MANAGEMENT

- Centralised waste management facility for collection and segregation
- 800 kg/day organic waste composter facility to treat 100% of wet waste
- ~75% of construction waste diverted from landfill

MATERIAL MANAGEMENT

- Use of sustainable materials with 17% recycled content
- 47% locally sourced materials (within India)
- Green-certified products and materials







HUMAN CAPITAL

S Empowering Employees and Communities

SDGs Impacted



Human Capital

Social & Relationship Capital

Performance Highlights: 2025-26

- Recognised as one of India's Great Mid-Size Workplaces for the sixth consecutive year, maintaining our trust index score of 97%, Rank 11
- Recognised as Top 50 Mid-Size - India's Best Workplaces for Women
- Recognised as Top 50 Mid-Size - India's Best Workplaces for Millennials
- Lakshya (Management Trainee Program) Launched: 600+ applications received; 30 candidates selected
- Gender Diversity: 24% women in overall workforce
- Attrition reduced by 3%
- Associates (includes full-time and contractual employees across all verticals): 3,500

Material Topics

- Human Capital Development
- Employee Engagement and Well-being
- Diversity, Equality and Inclusion
- Occupational Health and Safety
- Human Rights

Stakeholders Impacted

Investors and Promoters	Employees
Customers	Regulatory Authorities
Suppliers	Hotel Operators
Communities	

Our Approach

We believe a great workplace is deliberately designed, where everyone belongs, thrives and grows. Our culture is expressed through everyday experiences as much as through formal policy commitments. We focus on the conditions that enable our people to perform at their best: fairness, dignity, diversity, equity and inclusion (DE&I), learning, voice, well-being, recognition, and purpose.

This focus reflects our understanding that the quality of hospitality is determined by the people who deliver it. The warmth our guests feel is a reflection of the trust and care our employees experience. Building an environment where people feel safe, seen and supported is both an ethical commitment and a strategic priority. When people have clarity, capability and confidence, they deliver excellence that sustains growth.

Our Human Rights Policy emphasises learning and development, performance appraisal and career growth, employee engagement initiatives, recognition and incentivisation programs and diversity and inclusion in the workforce, along with its mandate of protecting human rights. We are committed to ensuring safe and healthy working conditions, offering a range of employee benefits and promoting work-life balance.

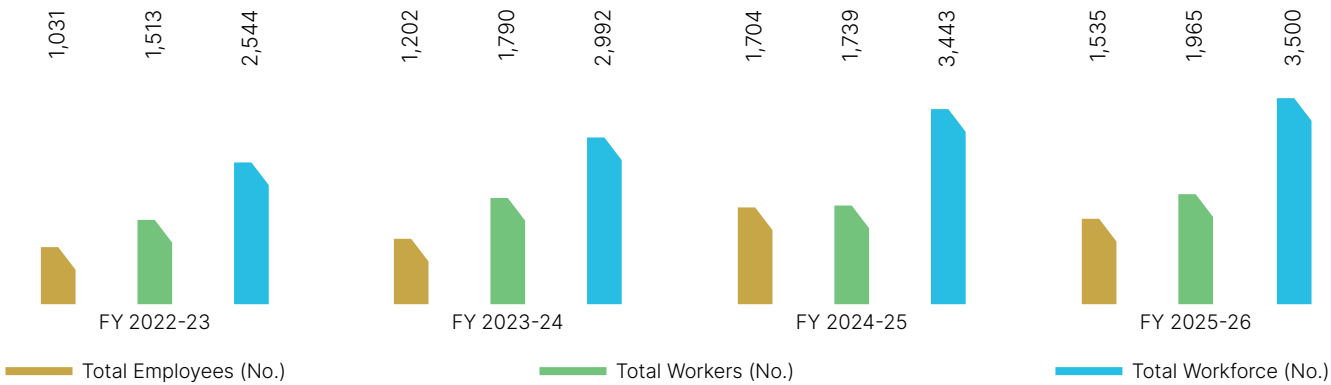
These efforts help attract, nurture, and retain a skilled workforce that drives business success. We regularly review and update our policies and business practices to align with the evolving needs of our workforce.

Commercial Portfolio

- Human Capital Development
- Employee Engagement and Well-being
- Diversity, Equality and Inclusion
- Occupational Health and Safety
- Human Rights



Workforce Highlights

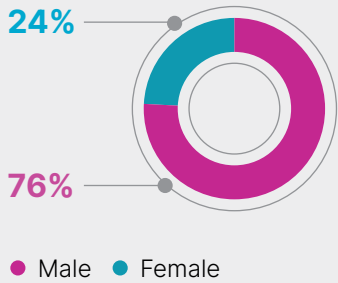


Note:

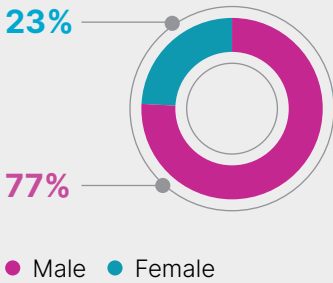
- Employees: All employees on roll in supervisor and above category, in fixed-term contract and outsourced contract in supervisor and above category
- Workers: All employees on roll in line staff or rank and file category, in fixed-term contract and outsourced contract in line staff or rank and file category

Understanding Our Workforce*

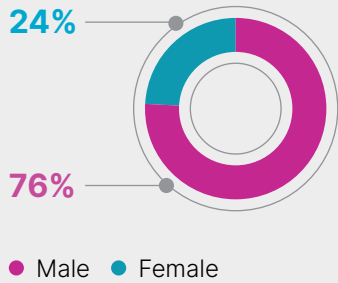
Gender-wise Workforce Breakup



Gender-wise Employees' Breakup

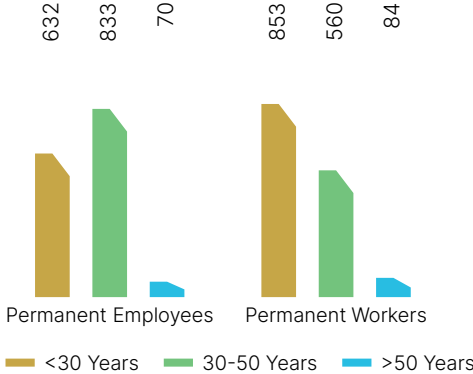


Gender-wise Workers' Breakup

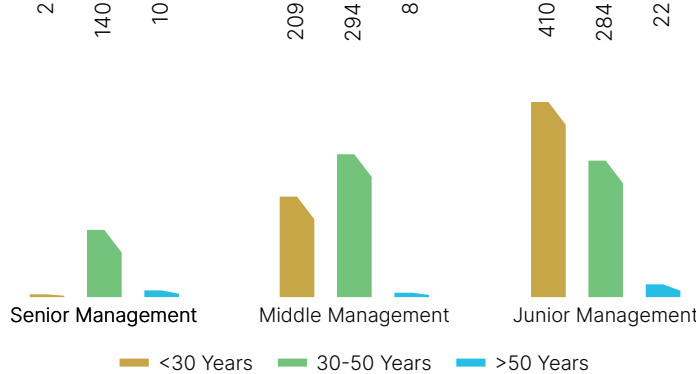


Note: *Workforce = Total Employees + Total Workers

Age-wise Workforce Breakup



Management-level Workforce Breakup



Note:

- Senior Management: Executive Committees (ExComs), Directors, Head of Departments (HODs)
- Middle Management: Line Managers
- Junior Management: Executives, Supervisors

Employee Development Framework

We operate a structured employee development framework to nurture the skills, knowledge and capabilities of our workforce. By aligning individual career aspirations with organizational goals, we foster a culture of continuous learning and development, ensuring both personal growth and collective success.

At Chalet, employee development is strategically linked to performance management, with training needs identified through regular reviews and feedback. Our learning framework spans functional, behavioural and leadership development, covering role-specific skills, soft skills, and structured leadership programs for various career stages. Impact is measured through assessments, feedback, and performance outcomes, ensuring focused, high-impact learning that drives both individual growth and business success.

Leadership and Development

Our learning framework focuses on customer service, teamwork and adaptability, emphasizing practical skills, experiential learning and ongoing development, all of which contribute to enhancing the overall guest experience. The framework is designed for the specific needs of the hospitality industry, empowers our employees to deliver quality service and fosters a culture of continuous learning and improvement.

Shikhar: Scaling New Heights is our Leadership Development Program for high-potential talent. Built on a selection process using advanced assessments of performance, cognitive ability, personality and leadership

traits, Shikhar offers a six-month blended learning program focused on key themes such as Talent Development, Strategic Thinking, Problem Solving and Innovation. Participants engage in real-world assignments that translate learning into measurable impact. Shikhar continues to be a benchmark for leadership excellence and remains a highly aspirational program, preparing our future leaders to take on broader roles in the Company. The Future-Forward Leadership Program is a CXO-level development initiative in partnership with Harvard Business Publishing, aimed at preparing our senior leaders to navigate an evolving business landscape. Focused on key themes such as Driving Group Synergies, Customer-centric Innovation and Leadership Excellence, the program draws on Harvard's faculty, case studies and expert moderators. Through case discussions, business simulations and Business Impact Projects, we are building leaders equipped to drive long-term growth across the Company.

I Lead & I Grow:

I LEAD builds empathy, trust, feedback and team leadership, reinforced with SJT (2 weeks post) and team feedback (4 weeks post). I GROW builds growth mindset, productivity, communication and ownership through a 1.5-day intensive with microlearning follow-through.

Hotel Level Academics

- Departmental Onboarding and Buddy Support ensure hands-on guidance and psychological safety during the early days
- Role-Based Functional Training equips associates with the skills required to perform confidently and independently

- Service Culture and Guest Experience Training reinforces the organization's service promise and values-driven behaviours
- Service Recovery and Complaint Handling Programs empower employees to take ownership and make decisions in the guest's best interest
- Cross-Cultural Sensitivity Training enables inclusive and respectful guest interactions
- POSH & Workplace Conduct Training reinforces dignity and respect in the workplace

Fueling a Talent Eco-system



Neev: Root. Rise. Reach. (Internships)

Real projects, professional mentorship, stipend, certification and eligibility for Lakshya



Udaan: Rise. Explore. Achieve. (Fast Track)

High-potential associates: cross-department learning, GM mentorship, accelerated progression into supervisory roles



Lakshya: Aim. Lead. Achieve. (Management Trainees)

A four-stage program, Uday (Fresh Start), Anubhav (Experience), Pankh (Advanced Learning), Shikhar (Live it), with rotations across properties and corporate

Training and Development Highlights

Training and Development Indicator	2022-23	2023-24	2024-25	2025-26
Total Employee Training Hours	158,593	207,267	109,140	104,365
Average Hours per Full-Time Employee (FTE) of Training and Development	62.34	82.17	68.00	67.99

Talent Attraction and Retention

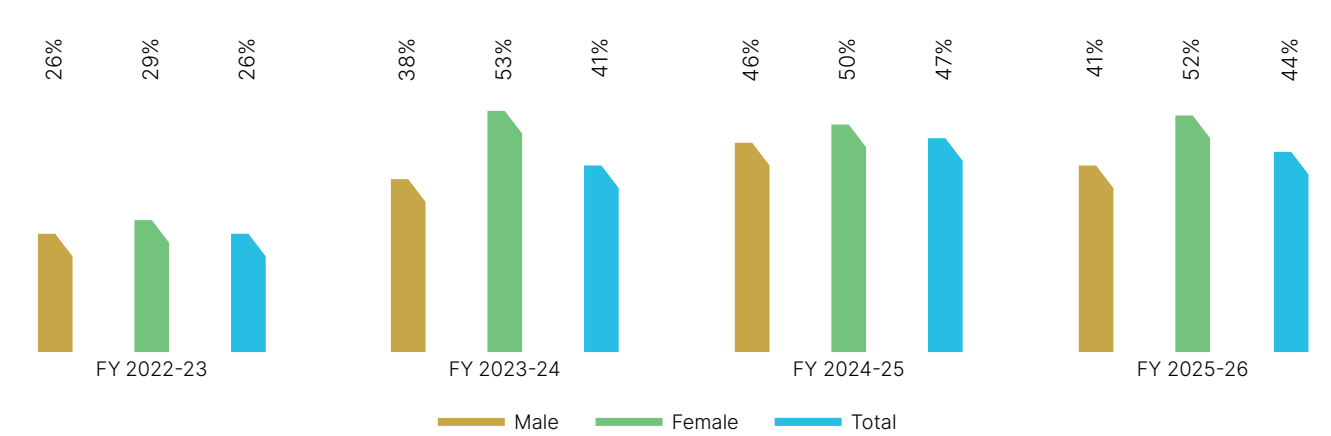
Employee turnover represents the proportion of employees who exit the Company during a specified period, comprising both voluntary separations (such as resignations and retirements) and involuntary separations (including terminations and other exits initiated by the Company).

Given the service-intensive nature of the hospitality sector, employee mobility tends to be relatively high.

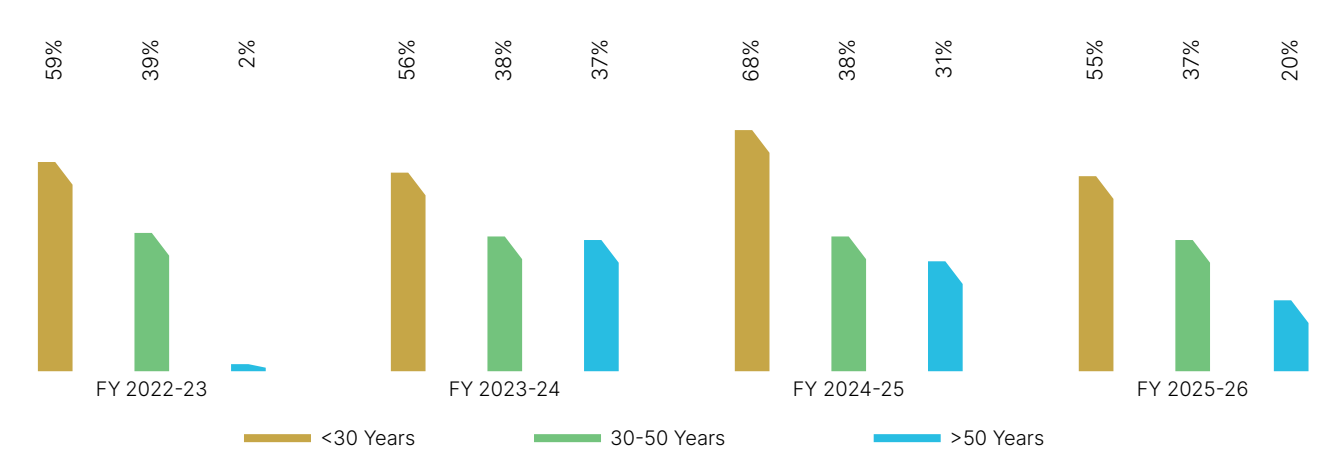
During the period under review, the Company experienced both voluntary and involuntary exits, which are appropriately reflected within the total employee turnover rate.

Parameters	2022-23	2023-24	2024-25	2025-26
Total Employee Turnover Rate (%)	26	37	47	44
Voluntary Employee Turnover Rate (%)	26	37	47	44

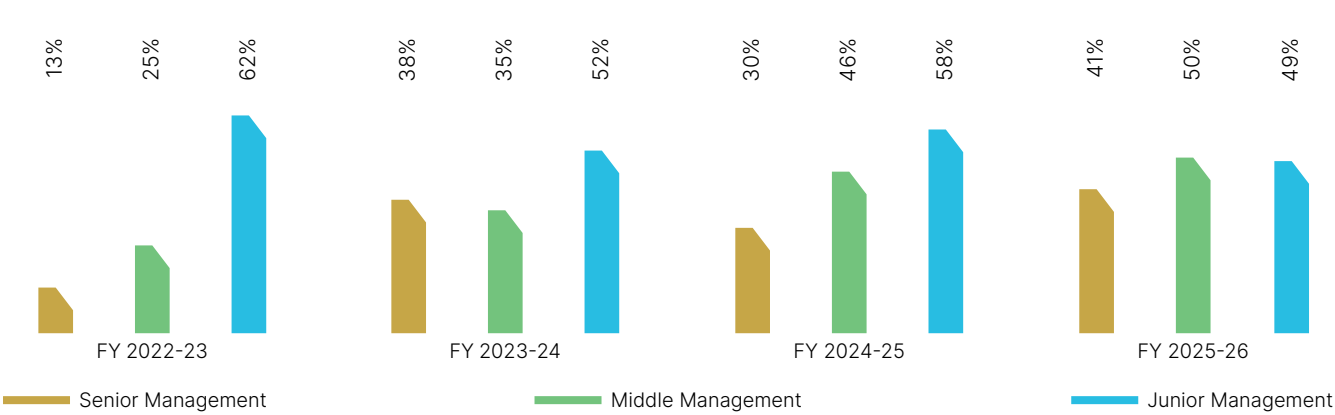
Employee Turnover Rate: Gender-wise Breakup



Employee Turnover Rate: Age-wise Breakup



Employee Turnover Rate: Management-level Breakup



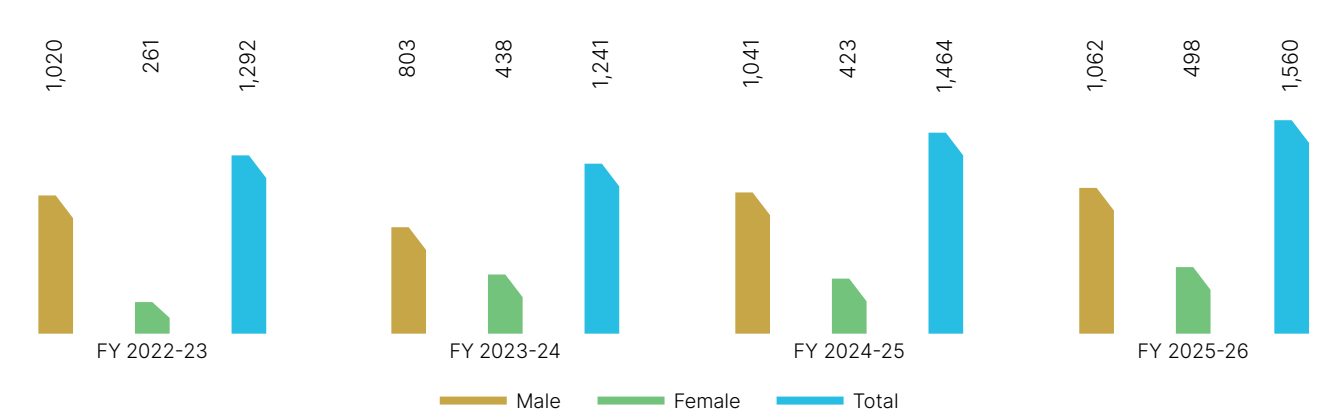
Graph 1: Employee Turnover Rate: Gender-wise Breakup

Graph 2: Employee Turnover Rate: Age-wise Breakup

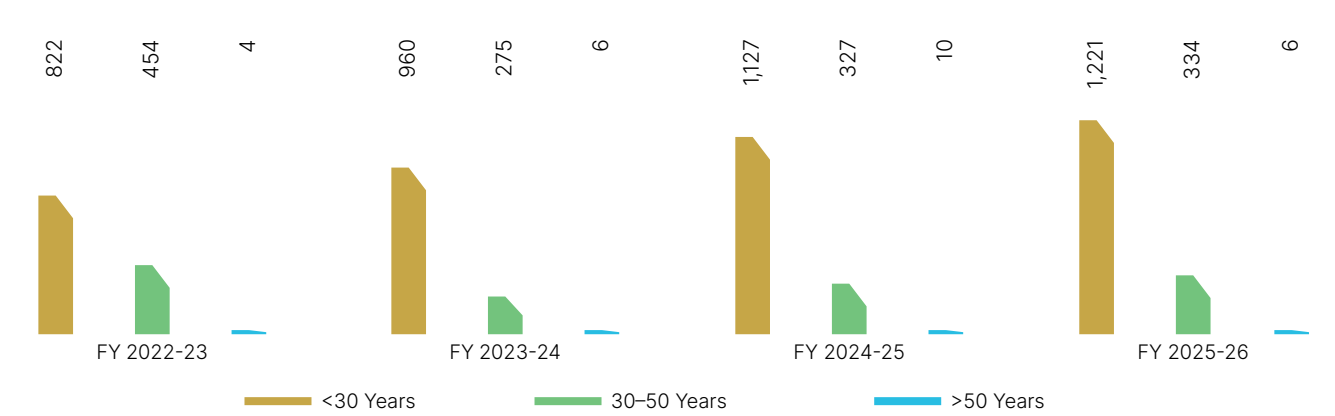
Graph 3: Employee Turnover Rate: Management-level Breakup

Parameters	2022-23	2023-24	2024-25	2025-26
Total New Employee Hires (No.)	1,292	1,241	1,464	1,560
Open Positions Filled by Internal Candidates (Internal Hires) (%)	16	16	17	20
Average Employee Hiring Cost (₹)	4,731	5,300	5,800	6,148

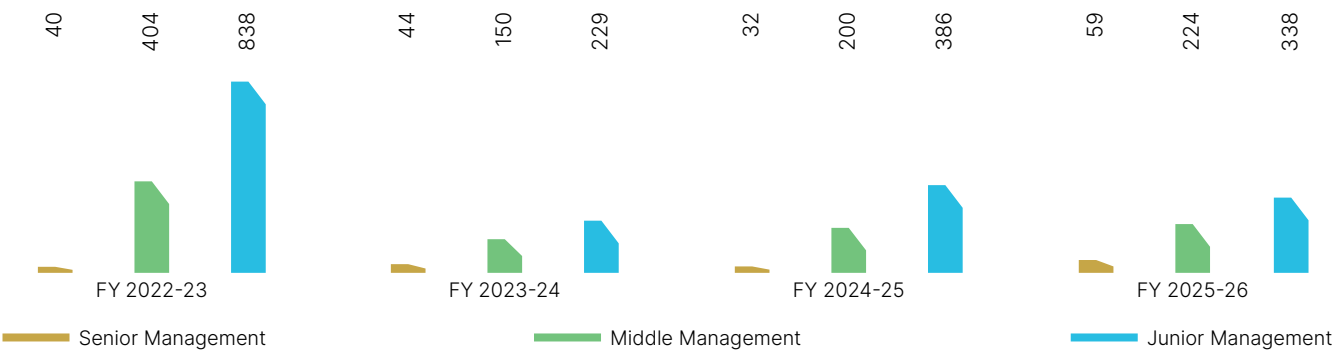
New Hires: Gender-wise Breakup



New Hires: Age-wise Breakup



New Hires: Management-level Breakup



Graph 1: New Hires: Gender-wise Breakup

Graph 2: New Hires: Age-wise Breakup

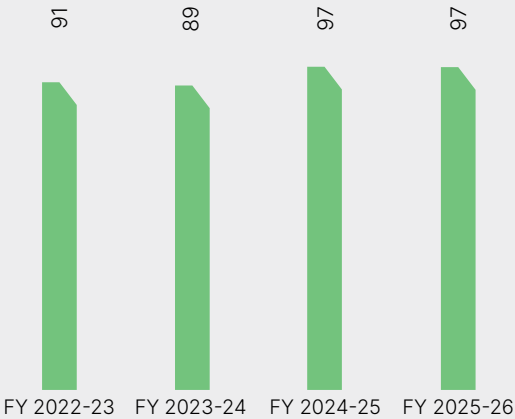
Graph 3: New Hires: Management-level Breakup

Note: The above data represents 100% of our total workforce as Indian nationals.

Employee Engagement

Our engagement framework fosters a positive and supportive work environment where employees feel valued, motivated and empowered to contribute their best toward organizational goals. The key pillars of employee engagement include leadership commitment and transparent communication through various forums; a rewards and recognition framework; opportunities for learning, growth, and career development; initiatives promoting work-life balance and employee well-being; team collaboration and social connection through a structured events calendar; and a strong organizational culture reinforced through multiple interventions and practices.

Employee Engagement

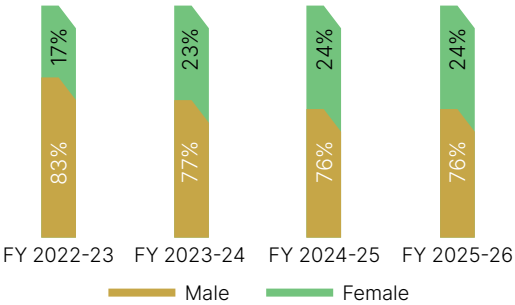


Diversity and Inclusion

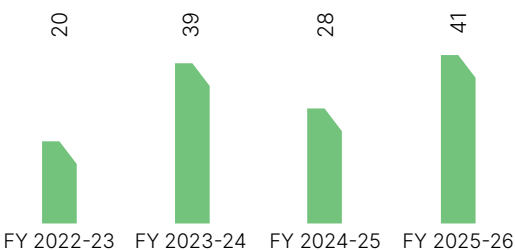
Chalet's philosophy is simple—talent knows no gender. This commitment to inclusivity is reflected in its leadership, with multiple teams being led by women. Through women-friendly initiatives such as flexible working hours, sabbaticals and FAB Women forums, Chalet empowers women to lead key business, people, and technical functions with confidence and excellence.

Further strengthening its diversity and inclusion agenda, Chalet launched 'The Pride Side' initiative in 2019 to support LGBTQ+ employees. The program promotes zero-discrimination hiring, provides financial assistance for gender transition, offers adoption support and professional counselling, and conducts sensitisation workshops too. These initiatives help foster a workplace culture built on respect, equality and belonging.

Gender-wise Workforce Breakup



Persons with Disabilities (PwDs) in the Workforce



Gender Diversity Indicator	2023-24	2024-25	2025-26
Share of women in all management positions, including junior, middle and top management (as % of total management positions)	22%	22%	23%
Share of women in junior management positions, i.e., the first level of management (as % of total junior management positions)	20%	18%	20%
Share of women in top management positions, i.e., maximum two levels away from the CEO or comparable positions (as % of total top management positions)	22%	25%	27%
Share of women in management positions in revenue-generating functions (e.g., sales) as % of all such managers (i.e., excluding support functions such as HR, IT and Legal, among others)	35%	36%	36%
Share of women in STEM-related positions (as % of total STEM positions)	5.7%	6%	6.2%

Employee Well-being

We offer employees a range of benefits in addition to a free and fair workplace and ongoing learning and development opportunities. These include life insurance coverage and reimbursements for various expenses. Some of our initiatives include medical coverage for parents, maternity support programs, parental leave, paternity leave, women's leadership programs and adoption assistance policies.

Zyla, as a personalised healthcare and wellness platform, continues to support the holistic well-being of our employees. Through 24/7 access to medical experts, health coaches and curated wellness plans, Zyla enables proactive health management, reinforcing our commitment to employee care and productivity.

Financial assistance is offered through platforms including Refyne (Salary on Demand), Benefactor (emergency medical assistance), marriage benefit, Pride Side Benefits (up to ₹200,000 for gender reassignment surgery).

We offer employees a safe, healthy and inspiring workplace to improve morale and engagement, reduce absenteeism and turnover, and increase productivity and profitability. Our Employee Wellbeing Assistance Program (EWAP) details the health, safety and care standards we follow at Chalet Hotels.



Occupational Health and Safety (OHS)

Our commitment to OHS spans across our development and operations extending to employees, contractors or individuals under supervision. We identify, investigate and assess potential OHS hazards and risks, including work-related injuries, occupational illnesses, diseases, and incidents arising from our business activities.

Our Hazard Identification and Risk Assessment (HIRA) procedure ensures the continuous identification and evaluation of OHS hazards and associated risks, which is further integrated in our Environmental and Social Management System (ESMS) and implemented across all facilities.

Our OHS management system ensures independent external verification of health, safety and well-being and is monitored by the Health and Safety Committee at each property.

OHS Performance for Projects under Construction

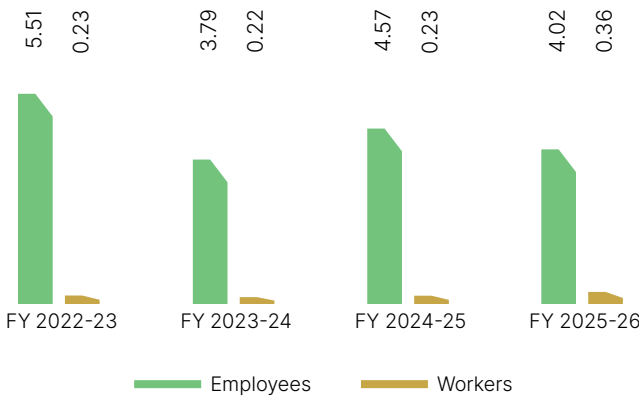
Indicator	Numbers
First Aid Cases	23
Loss Time Injuries (LTI)	Nil
Medically Treated Injuries (MTI)	1
Near Misses	22
Fatalities	Nil
Total Man-Hours worked	37,86,711

The organisation actively promotes a strong safety culture by observing National safety week, Fire safety week, and Electrical safety week, focusing on awareness and safe work practices. These initiatives emphasise fire prevention, emergency preparedness, and the safe handling of electrical equipment to minimise workplace hazards. Continuous efforts are made to educate workforce including contractual workers on risk prevention and accident avoidance. Additionally, the organisation ensures strict compliance with all applicable legal and regulatory requirements, reinforcing a safe and accountable working environment.



Lost Time Injury Frequency Rate (LTIFR) for Operational Properties

(per one million-person hours worked)



Human Rights

Human Rights Assessment

In the hospitality sector, Human Rights Assessments are becoming a critical component of ESG governance, risk management, investor expectations and responsible business operations. The hospitality sector is inherently people-centric and relies heavily on a diverse workforce, supply chains, guests and community interactions, making human rights considerations both operationally significant and reputation sensitive.

We conduct on-site assessments every year at select properties, based on comprehensive evaluation criteria aligned with international human rights frameworks and our Human Rights Policy.

Our methodology includes:



Our assessment coverage

Business	Stakeholders	Aspects
- Operations - Projects - Value Chain	- Employees - Workers - Local Communities - Suppliers/Vendors and Contractors	- Child Labor - Forced Labor - Wages - Discrimination at Workplace - Freedom of Association and Right to Collective Bargaining - Harassment - Occupational Health and Safety (OHS) - Diversity, Equity & Inclusion (DE&I) - Employee and Community Engagement and Welfare

Human rights in hospitality extend far beyond compliance, encompassing how responsibly a company treats its workforce, engages its communities, protects guest dignity and manages its value chain. As hospitality businesses evolve into experience-driven and stakeholder-centric enterprises, embedding human rights into operations, procurement, design and governance becomes essential to building inclusive, sustainable organisations.

During the year, no human rights violations were identified. We proactively manage human rights-related risks and strive to sustain zero human rights violations across our operations through annual assessments, periodic training, sensitization workshops and continuous mitigation measures.



SOCIAL & RELATIONSHIP CAPITAL

S Empowering Employees and Communities

 Human Capital  Social & Relationship Capital

SDGs Impacted



Performance Highlights: 2025-26

- CSR Expenditure: ₹28 Mn (cumulative for FY'25 & FY'26)
- Communities Impacted: 1000+ beneficiaries
- Brand Associations across Asset Classes: 11
- Suppliers: 2000+
- Materials Sourced from MSMEs: 60%
- Total Number of Critical Suppliers*: 50+
- Trade Body Memberships: 6

*Critical suppliers are defined based on the volume of business (value) and significance of materials and goods supplied

Material Topics

- Brand and Reputation
- Sustainable Food Safety and Quality
- Customer Delight
- Community Initiatives
- Supply Chain Management

Stakeholders Impacted

 Customers	 Suppliers
 Communities	 Hotel Operators

Our Approach

Our social and relationship capital forms the foundation of long-term value creation, reflecting the strength of our relationships with employees, guests, communities, business partners (suppliers and vendors), brand partners, investors and wider stakeholders. Our approach is centered on building trust and fostering inclusion, creating shared value and maintaining meaningful engagement across the ecosystem in which we operate.

Our commitment extends beyond our business operations into the communities where we operate. Through our focused CSR initiatives and community development programs, we seek to create positive social impact by supporting education, livelihood enhancement, environmental stewardship, health and community well-being. We actively engage with our local stakeholders to understand their evolving needs and implement initiatives that generate measurable and sustainable outcomes.

We also recognise the importance of responsible partnerships across our value chain. By collaborating closely with suppliers, vendors, service providers, industry bodies and strategic partners, we promote ethical business practices, sustainable procurement principles and mutual growth opportunities.



Brand and Reputation

ATHIVA is not just a brand. Or a business. Or even a hotel. ATHIVA, above all else, is a feeling. What exactly that feeling is depends on what you seek.

To the busy corporate traveller who appreciates efficiency, simplicity, and the comfort of not having to make decisions at the end of a long workday, ATHIVA feels like the joy of all your needs being anticipated.

To the tired urban dweller who misses the scent of wet earth and the sound of rustling leaves mixed with birdsong, ATHIVA feels like a window into the way things were. To the adventurous foodie who reads menus from cover to cover, and obsessively bookmarks recipes, ATHIVA feels like a playground for the senses. Nearly one year in, ATHIVA continues to benefit from the credibility of Chalet and the

nostalgia associated with the erstwhile The Dukes Retreat. But with a demonstrated focus on joy, wellness, and sustainability, ATHIVA's own identity has created a space in the Indian consumer's mind. ATHIVA stands out in the hospitality industry simply because ATHIVA isn't about rooms and services, it is about creating whatever feeling our guests seek.

Customer Delight

With joy at the core of ATHIVA's raison d'être, creating customer delight is one of the main areas of focus for the team. From small seasonal treats like golas in the summer and masala chai in the monsoon to uncommon experiences like pottery sessions and caricatures, there are moments of surprise and delight around every corner at ATHIVA. Delight also exists in the simple acts of ensuring guests' needs

are met, no matter how big or small they are. Without being asked, we show care. For example, memory foam pillows for guests who spend long days bent over laptops, or cord organisers that help them keep all their chargers neatly arranged. If we see that guests are traveling with a child, we go beyond the usual amenities of extra beds and towels, and ensure that there are activities, experiences, and menu items suitable for the

younger guests. It is not just about things, at ATHIVA, we also spark happiness by directing guests' attention to the things that have existed long before us, such as the breathtaking view of the waterfalls from the rooms, the variety of birds that frequent our gardens, and the quiet glory of sunrises and sunsets over the Sahyadri hills. At the end of the day, delight, too, is an ATHIVA feeling.



Sustainable Supply Chain

We are committed to building a sustainable supply chain by engaging with partners who align with our environmental, social and ethical standards. Our objective is to foster responsible sourcing and collaborative partnerships that enhance service quality while minimizing environmental and social impact.



Sustainable Sourcing Policy

The policy reaffirms our commitment to responsibly sourcing products and services in partnership with suppliers and to ensuring adherence to the Supplier Code of Conduct.

We aim to source products and services that create shared value within our value chain to:

- Reduce carbon emissions in line with the Company's commitment to achieving Net-Zero by 2040
- Operate beyond statutory environmental norms and standards
- Promote a circular economy
- Drive positive supplier relationships
- Consider the impact of our operations on the nearby communities

Supplier Categorisation

We categorise our suppliers and vendors into the following tiers, based on the nature of services and the volume of the business (by purchase value in ₹):



Supplier Engagement, Assessment and Development

During the year, we have developed a Sustainable Supply Chain Framework to create long-term value by embedding environmental, social and governance (ESG) considerations across supplier and vendor engagement processes. We recognise that responsible sourcing and supplier partnerships play a critical role in strengthening our supply chain, managing risks and advancing our sustainability commitments.

Our framework is guided by principles of ethical conduct, responsible procurement, environmental stewardship and inclusive growth. We work collaboratively with suppliers, contractors and service partners to align with our sustainability expectations and promote reasonable business practices throughout the value chain.

Supplier Engagement and Development

We engage with our suppliers and vendors at regular intervals to build capabilities, conduct training workshops and awareness sessions to monitor and improve individual supplier ESG performance, and to encourage research and development (R&D) through associations and partnerships.

Supplier Screening and Assessment

We have developed guidelines for our suppliers, vendors and contractors to ensure robust project execution and operations in alignment with our ESG objectives. This is supported by our pre-qualification and screening process including comprehensive background checks incorporating risk-based screening. All new suppliers and vendors are assessed against the screening criteria including ESG risks such as climate change, labor rights, corruption and supply chain disruption, among others. Our process is further strengthened by periodic assessments of suppliers and vendors against defined ESG criteria (desk-based assessments and on-site visits) through an ESG Assessment Questionnaire.



Corporate Social Responsibility (CSR)

CSR HIGHLIGHTS 2025-26

₹28 million
CSR obligation
for 2025-26

₹17 million
CSR spends
in 2024-25

₹11 million
Total CSR amount
spent in 2025-26

Skill Development



- 100 youth, including one dedicated batch of women, have been trained for F&B and housekeeping

Spent: ₹2.5 million

Community Development



- Strengthened the infrastructure at Urban Primary Health Centre (UPHC) and upgraded the Infrastructure in Municipal schools (Digital, STEM labs) at Lonavala
- TATA Mumbai Marathon 2025 donation was utilised for developing smart classes in NV Chinmaya Vidyalaya at Shegaon, Maharashtra

Spent: ₹3.0 million

Ecosystem Enhancement



- Planted 9,000+ saplings as part of an urban forest initiative with a drive aimed at saving more than 66 tonnes of carbon emissions per year

Spent: ₹5.7 million

CSR Impact

Skill Development



Trained 500+ skilled youth (PwD + women) in F&B and housekeeping

15,000-20,000/-
Avg. monthly income
1,80,000-2,40,000/-
Avg. annual income

Social impact value of ₹100+ Mn for 500+ families, resulting in 8x Social Return on Investment (SROI)

Community Development



750+ beneficiaries (monthly) at Urban Primary Health Centre (UPHC), Lonavala for essential maternal and child healthcare services

300+ kids benefitting through Experiential Science Learning & Technology driven education

Ecosystem Enhancement



19,000 saplings planted under urban forest initiative in Lonavala, saving more than 130+ MTCO₂e of carbon annually

Powai Lake Rejuvenation Initiative: Lake cleaning, diversion of unauthorised sewage ingress and Setting up STPs is in progress by BMC





INTELLECTUAL CAPITAL

G

Resilient Business



Intellectual Capital



Financial Capital

SDGs Impacted



Performance Highlights: 2025-26

- Number of Trademarks: 18
- Expert Members on our Leadership Team: 13
- Combined Years of Leadership Experience: 300+
- Implementation of IoT in our Operations to Improve Efficiency
- Brand-Agnostic Business Model Enabling Partnerships with Globally Recognised Hospitality Companies, Including Marriott, Accor, Hyatt and IHCL

Material Topics

- Brand
- Corporate Governance
- Data Privacy, Confidentiality and Cybersecurity
- Risk Management
- Disaster Resilience and Business Continuity
- Digitalisation and Innovation

Stakeholders Impacted



Investors and Promoters



Suppliers



Customers



Hotel Operators

Our Approach

Our intellectual capital, comprising trademarks, organisational knowledge, domain expertise and innovation capabilities, serves as a key driver of long-term value creation. It strengthens human capital, deepens customer relationships and enhances the efficiency of internal processes.

Our strategic investments toward building knowledge management, guest relationships and brand loyalty enable us to develop and run quality hotels, empower people to deliver the best service and strengthen partnerships with leading brands and customers.



Leadership and Expertise

Chalet's intellectual capital is strengthened by the collective expertise of its leadership team, whose diverse experience and strategic insight steer the Company towards achieving its long-term growth objectives. Led by experienced professionals across functions, the leadership team fosters operational excellence, innovation and customer-centricity, enabling the Company to consistently deliver superior guest experiences and stakeholder value. The Company places strong emphasis on leadership development and succession planning to ensure continuity of knowledge and capabilities. During the year, the seamless transition in the role of Managing Director reflects the strength of Chalet's leadership and institutional processes, ensuring business continuity and uninterrupted execution of its strategic priorities. Over three decades, the Company has continuously enhanced its organizational capabilities to drive innovation, improve efficiencies and create sustainable value.

Intellectual Property

Our bouquet of trademarks comprises a unique blend of names for our hotels as well as office spaces.

Our office spaces at Whitefield in Bengaluru and Powai in Mumbai operate under the name **CIGNUS®**, known for its exceptional offerings with modern design at strategic locations in close proximity to our luxury hotels.

The ATHIVA Story

We believe a stay should not feel like checking into a room. It should feel like slipping into a well-told story. The kind where mornings arrive slowly, sunlight spills in just

right, and coffee appears before you even ask. A story quietly tailored around you, down to the way the sheets fall or how the breeze knows exactly when to show up.

At ATHIVA, we're fond of the details. The thoughtful, tucked-away ones. A lamp placed just where your book usually opens. A chair that feels like it's been waiting all day for you. Rooms not just designed but composed by someone who thought not just about what you'd see, but how you'd feel. The textures. The timing. The silences. All of it. There's a rhythm here. You could lose hours doing absolutely nothing and still feel like you did something right.

Welcome to ATHIVA. We saved you a quiet spot.

Joy, Wellness and Sustainability

ATHIVA takes its name from the Sanskrit word for abundance. Not abundance as extravagance, but as a sense of fullness, of having exactly what you need in a moment. Everything about the brand is shaped by that idea.

Today's travellers move differently. They carry less baggage, blend work with leisure, and choose stays that feel effortless. They don't want hotels to impress them; they want hotels to understand them. Athiva brings this understanding to life in small, intentional ways. Stays feel personalised without being intrusive. Workspaces blend into rooms without feeling like offices. Breakfast isn't tied to a timetable because people are not tied to timetables anymore. And thoughtful touches, like curated add-ons or mindful snack selections, gently brighten the day before guests realise something was missing.



Joy

The small touches that make you smile. The big moments that brighten your day. Experiences that feel personal, delightful, and sometimes disarmingly simple.

Wellness

The quiet kind. Sunlight, clean air, thoughtful food, and rooms designed for rest, not just sleep. Wellness here isn't an appointment. It is a feeling that moves with you.

Sustainability

Taking care of today so tomorrow still looks this good. From energy-efficient design to environmentally conscious amenities, and partnerships that uplift local communities, sustainability isn't decorative. It is foundational.

Research and Development (R&D)

Our R&D council is represented by members from various functions such as Projects, Operations, Engineering, Contracts & Procurement, IT and ESG. We are continuing our efforts in R&D to constantly explore, evaluate and check feasibility of new technologies, products and materials.

Our council is also responsible for facilitating a dialogue with think tanks, collaborative research, sponsored projects, industry-institute interactions, and related endeavors.

Unique Business Model

Our strategic asset selection, efficient design & development and operational excellence are reflected in our differentiated and scalable business model. The Company develops premium hospitality assets in prime business districts and complements them with integrated commercial developments to create long-term ecosystem value. Over the years, Chalet has also diversified its portfolio through selective investments in high-potential leisure destinations. This disciplined approach, combined with deep market expertise and execution capabilities positions the Company as a preferred partner for leading hospitality brands and supports sustainable value creation. We are also transitioning to an owner-operator framework with the launch of ATHIVA, which is structural move towards full operational control.

Operational Efficiency

We achieve operational efficiency through an integrated approach that involves supply chain management and implementation of structured, long-term initiatives emphasizing on improved productivity, minimization of resource consumption and waste. This approach helps us in elevating the guest experience through efficient and sustainable practices, while maintaining competitive pricing.



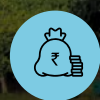
FINANCIAL CAPITAL

G

Resilient Business



Intellectual Capital



Financial Capital

SDGs Impacted



Performance Highlights: 2025-26

- Consolidated Revenue: ₹28,124 million
- Consolidated PAT: ₹6,450 million
- ROCE: 16.6%
- Consolidated EBITDA: ₹12,301 million

Material Topics

- Sustainability, Profitability and RoI
- Risk Management
- Disaster Resilience and Business Continuity

Stakeholders Impacted



Investors and Promoters



Employees



Hotel Operators

Our Approach

CHL's Growth Strategy – Poised for Scale. Focused on Value. Powered by Demand.

India's hospitality sector is in the midst of a strong multi-year upcycle, characterised by a significant mismatch between demand and new supply, across business and leisure markets. Structural tailwinds including infrastructure upgrades, increasing domestic travel for both leisure and business as well as the surge in MICE activity and evolving consumer preferences are expected to sustain high occupancy and pricing power. Chalet Hotels is uniquely positioned to harness this momentum, backed by a well capitalised balance sheet, a sharp eye for opportunity and a future-ready pipeline.



Value Accretive Growth Strategy

Portfolio Expansion through Strategic Acquisitions and Greenfield Development

Chalet Hotels is pursuing a high-conviction growth strategy, scaling through disciplined acquisitions of large-format hospitality assets and greenfield development of luxury and upper-upscale hotels in high-demand, underpenetrated micro-markets across India. The strategy emphasises pursuing return-accretive projects in gateway cities or locations within drivable distance from key airports, experiencing a strong demand supply arbitrage with minimal cyclicality. Asset selection is guided by stringent return thresholds, with a strong focus on properties that align with CHL's luxury and upper-upscale positioning whilst offering meaningful

opportunities for scaling and margin expansion.

Chalet Hotels plans to expand hotel inventory by ~50% (~1,655 keys) and its inventory of leasable area by over 37% from 2.4 msf to 3.3 msf in the next few years.

Our newly launched property under our own brand name – Athiva Resort & Spa, Khandala, has received very encouraging guest feedback and we are excited as we scale occupancies at this property. Over next few years, the brand will expand with multiple premium properties being launched across business and leisure segments. We have recently acquired another resort property in

Udaipur. The same is expected to be expanded, refurbished, rebranded and repositioned as premium resort in the deep leisure market of Udaipur. These projects reinforce our belief in the demand tailwinds in key metro corridors and leisure markets.

In light of increasing complexities and high development costs in various locations, CHL will increasingly evaluate brownfield opportunities, mixed-use developments and other alternative structures to optimise capital efficiency whilst ensuring value-accretive growth.

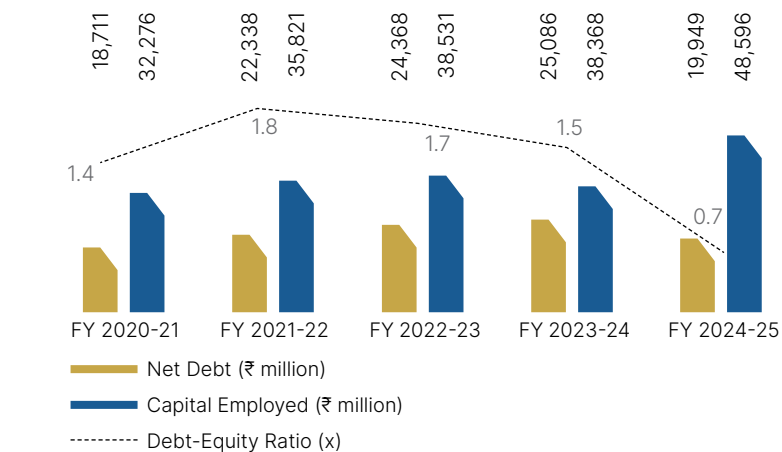
Portfolio Sweating and Yield Enhancement

Through a combination of operational efficiencies, asset upgrades and enhanced guest experiences, Chalet Hotels aims to improve Revenue Per Available Room (RevPAR) and drive operating margins. Focus areas include enhancing F&B offerings, driving higher MICE volumes, leveraging dynamic pricing and improving customer mix.

Capital Discipline, Balance Sheet Strength and Strong Cashflows

Chalet Hotels maintains a strong balance sheet with prudent leverage and an agile capital deployment strategy. The Company evaluates inorganic opportunities with rigour, ensuring value accretion and enhanced risk-adjusted returns for shareholders.

Despite operating in a capital-intensive sector, Chalet has consistently increased its capital employed from ₹32.3 billion in FY 2020-21 to ₹60.22 billion in FY 2025-26. This growth has been achieved alongside a reduction in net debt and a sharp decline in the debt-to-equity ratio from 1.4x to 0.5x. The trend reflects strong



profitability and internal cash flow generation, underscoring the Company's solid fundamentals of the hospitality business. Further, this is

complemented by the stable cashflows generated by the Commercial Real Estate segment.

Ecosystem Approach

Chalet Hotels continues to unlock significant value through an integrated 'ecosystem approach', developing and managing a complementary portfolio of hospitality and commercial assets across strategically located urban clusters. This model maximises land potential and creates strong demand linkages. Our hotels benefit from proximity to business catchments which generate incremental room demand, while commercial assets attract premium rentals on account of the supporting hospitality infrastructure. This integrated model drives superior asset utilization, enhances blended returns and reinforces CHL's differentiated positioning.

Particulars (₹ million)	FY 2025-26	FY 2024-25	FY 2023-24	FY 2022-23	FY 2021-22	FY 2020-21
ADR	13,727	12,094	10,718	9,169	4,576	4,040
Occupancy	67%	73%	73%	72%	51%	30%
RevPAR	9,226	8,778	7,776	6,605	2,355	1,214
Total Income	28,124	17,541	14,370	11,780	5,297	3,075
Total Expenditure	15,823	9,818	8,327	6,757	4,093	2,785
EBITDA from Continued Operations	12,301	7,722	6,044	5,023	1,204	290
Margin %	43.7%	44%	42%	43%	23%	9%
Adjusted EBITDA from Continued Operations	12,301	7,722	6,294¹	4,760²	1,099	325
Adjusted Margin %	44%	44%	44%	41%	22%	11%
Profit/(Loss) before Income Tax	8,187	4,343	2,694	2,728	(1,534)	(2,446)
Tax Expense	1,736	2,918*	(88)	895	(720)	(1,092)
Profit/(Loss) for the Year	6,450	1,425	2,782	1,833	(815)	(1,391)
Other Comprehensive (Expense)/Income	3.5	(1.4)	(8.4)	(4.64)	1.50	0.28
Total Comprehensive Income	6,454	1,424	2,773	1,828	(813)	(1,391)
EPS Basic (₹)	29.50	6.53	13.54	8.94	(3.98)	(6.78)

Particulars (₹ million)	FY 2025-26	FY 2024-25	FY 2023-24	FY 2022-23	FY 2021-22	FY 2020-21
Inventory:						
Hotels	11	11	10	8	7	7
Rooms	3,389	3,193	3,052	2,634	2,554	2,554
Capital Employed	60,220	48,596	38,368	38,531	35,821	32,276
Investments [#]	4,393	11,409	6,596	5,985	3,489	1,433
Net Worth	36,972	30,457	18,509	15,415	13,410	14,329
Net Debt (Excl. Preference Capital and Loan from Promoters)	19,206	19,909	25,086	24,368	22,338	18,711
Net Debt to Equity Ratio (x)	0.52	0.65	1.45	1.67	1.76	1.40
Cost of Debt (%)	7.5%	8.4%	8.9%	8.8%	7.5%	8.0%
Cash Flow from Operations	10,669	9,504	6,894	4,769	622	602

¹FY24 Adjusted for ₹ 250 Mn towards GST Payments, Westin HITEC pre-operating expenses, Dukes decapitalization, Acquisition cost of Aravali Resort, along with unusable stock of Bengaluru Residential

²FY23 Adjusted gain in the estimated cash outflows for redemption of 0.00% NCRPS : Koramangala Project.

*The Finance (No. 2) Act, 2024 withdrew the indexation benefit on long-term capital gains, as a result the Company reversed the deferred tax assets created on certain capital assets (carried at indexed cost) having one time non cash impact of ₹ 2,021.72 million on the profit after tax for the quarter ended 30th September 2024.

[#]Investments includes Capital expenditure and strategic acquisitions

GOVERNANCE

Governance at the Company extends beyond regulatory compliance; it is the foundation of our corporate culture and a key enabler of sustainable value creation.

We believe that strong governance fosters stakeholder confidence, supports responsible decision-making and reinforces the trust that we have built with our guests, investors, employees, business partners and communities.

Our governance framework is anchored in the principles of integrity, accountability, transparency and ethical conduct. It guides the way we operate, ensuring that business decisions are aligned with our values, strategic objectives and long-term sustainability commitments. Through a robust governance structure, we seek to balance growth opportunities with prudent risk management while creating enduring value for all stakeholders.

Chalet's Board, comprising accomplished Independent and Non-Independent Directors is distinguished by its diversity of thought, breadth of experience and depth of expertise. The Board

brings together distinguished professionals across various sectors and their collective wisdom and strategic insight enable the Company to pursue sustainable growth while remaining resilient, responsible and future-ready.

We continuously strengthen our governance practices to respond to the evolving regulatory landscape, emerging risks and stakeholder expectations. Regular assessments of Board effectiveness, internal controls, risk management systems and ethical standards help ensure that our governance framework remains relevant, effective and adaptive.

As we continue to pursue our growth objectives, we remain committed to the highest standards of corporate governance, fostering a culture of responsibility and transparency that supports sustainable business performance and long-term stakeholder value creation.

Engagement with Stakeholders

We foster transparency through proactive stakeholder engagement, timely disclosures and our governance framework. Supported by effective risk management and internal controls, we promote ethical business conduct and responsible decision-making while continuously strengthening our practices to address evolving regulations and stakeholder expectations.

Our Key Stakeholders inter-alia include:

-  Customers
-  Employees
-  Operating Brand Partners
-  Communities
-  Suppliers and Vendors
-  Service Providers
-  Investors and Promoters
-  Financial Institutions
-  Industry Peers
-  Central and State Governments and Other Local Civic Bodies
-  Market Regulators

Our Board

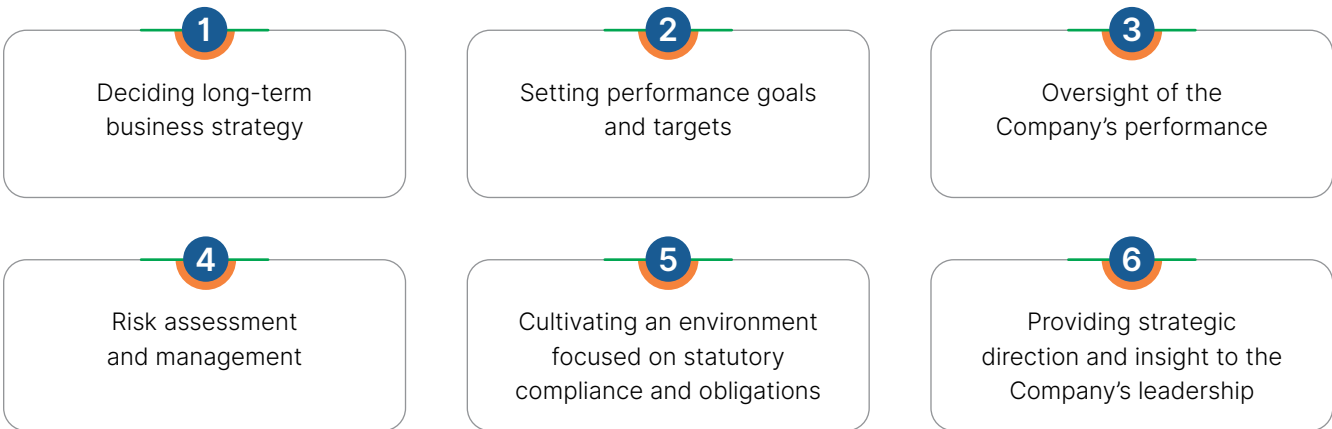
The Board comprises individuals with diverse expertise across hospitality, real estate development, finance, retail and other relevant fields. The Board, chaired by a Non-Executive Independent Director, comprises of a mix of Independent and Non-Independent Directors, with a majority serving in a non-executive capacity.

Key Focus Areas of the Board

Our Board provides strategic direction and oversight, supported by a structured system of policies, controls and management processes aligning with the Company's mission and vision. All policies are structured towards driving long-term stakeholder value. The framework

promotes effective supervision of key business matters, including financial performance, risk management, compliance, sustainability, cybersecurity, stakeholder engagement and human capital development. Clearly defined roles, responsibilities and delegated authorities enable efficient decision-making while

maintaining strong checks and balances across the Company. Committees such as Audit, Stakeholders' Relationship, Compensation, Nomination and Remuneration Committee, Corporate Social Responsibility & ESG and Risk Management support rigorous oversight of key areas.



Key Statistics as of March 31, 2026



Board Committees

We have formulated the following committees in line with legal and regulatory requirements, each with specific terms of reference to deliver on defined objectives.



Audit Committee



Stakeholders' Relationship Committee



Compensation, Nomination and Remuneration Committee



Risk Management Committee



Corporate Social Responsibility & ESG Committee

For further details on the Committees of the Company, including their composition, attendance of Members and their Terms of Reference, please refer to the Report on Corporate Governance section of this Annual Report.

Board Performance

8
Number of board meetings

94.44%
Board attendance

95%
Board attendance (Independent Directors)

96.43%
Committee attendance (aggregate)

Investor Relations

We disseminate all material information regularly and in a timely manner to Stock Exchanges, namely the National Stock Exchange of India Limited (NSE) and Bombay Stock Exchange Limited (BSE), so that our shareholders are kept informed of all material developments within the Company in a transparent manner. We publish such information on our website www.chalet-hotels.com. We regularly interact with stakeholders through various modes, including investor meetings, investor calls, announcements, results, annual disclosures and reports, interviews, media interactions, press releases and our website.

Corporate Policies

The following corporate policies are available on the website of the Company at <https://www.chalet-hotels.com/policies/>

- Environment, Social and Governance (ESG) Policy
- Business Responsibility Policy
- Anti-Corruption Policy
- Information Security Policy
- Environment Policy
- Human Rights Policy
- Policy for Appointment of Directors & Remuneration of Director and Senior Management
- Corporate Social Responsibility (CSR) Policy
- POSH Policy
- Policy on Related Party Transactions
- Vigil Mechanism and Whistle Blower Policy
- Dividend Distribution Policy
- Risk Management Policy
- Preservation of Documents & Website Archival Policy
- Policy for Determination of Material Subsidiaries
- Policy for Determination of Materiality of Events
- Policy on Familiarization Program for Independent Directors
- Internal Audit Charter
- Supplier Code of Conduct
- Employee Code of Conduct
- Code of Conduct for Board and Senior Management Policy
- CHL Code of Conduct
- Code for Fair Disclosure of Unpublished Price Sensitive Information
- Net Zero Policy
- Sustainable Sourcing Policy

ESG Governance Framework

The ESG Governance Framework provides a structured framework for oversight, accountability and effective execution of Chalet's sustainability and climate action agenda. The framework enables long-term value creation through innovation, responsible growth and resilience while ensuring data traceability, transparency and informed decision-making.



E&S Risk Management

We recognise that proactively identifying, assessing and managing Environmental and Social (E&S) risks is critical to building resilience, safeguarding stakeholder value and supporting sustainable growth. Our Enterprise Risk Management (ERM) framework encompasses

the systematic evaluation of risks associated with climate change, resource availability, environmental impacts, employee well-being, human rights, community engagement, supply chain practices and evolving regulatory expectations.

This framework also provides procedures and appropriate control measures to mitigate the identified risks (both existing and emerging) across our operations and value chain through continuous monitoring and governance mechanisms.

Tax Strategy

We have a group-wide tax strategy aligned with our corporate governance guidelines, value system and enterprise risk management framework. We comply with all applicable Indian taxation laws and global transfer pricing principles and avoid any structure designed to circumvent or avoid tax obligations.

- Comply with all the applicable tax laws and regulations in the countries in which it operates
- Refrain from transferring value created to low tax jurisdictions
- Avoid using tax structures without commercial substance
- Undertake transfer pricing using the arm's length principle
- Refrain from using secrecy jurisdictions or so-called 'tax havens' for tax avoidance

Chalet is committed to complying with the applicable laws and regulations and believes in reporting to the respective tax authority, relevant information that is complete and accurate, in a timely manner. Chalet Hotels does not engage in aggressive and contrived tax planning or tax structuring for the purpose of gaining tax advantages. Chalet Hotels' tax policy is to optimise the tax cost, avail tax incentives where available, while achieving 100% compliance with the spirit of the law. Compliance is achieved through a robust compliance reporting and monitoring process, with strong governance on minimizing the tax risk. Chalet Hotels has zero tolerance towards tax evasion, or the facilitation

of tax evasion, by itself or by its employees or vendors. Chalet Hotels maintains open and collaborative relationships with governments and tax authorities. Where appropriate, Chalet Hotels seeks advance clearance from tax authorities on the proposed tax treatment of transactions or necessary opinions are taken from counsels and any litigation necessary to resolve a difference of opinion is handled in a way that is consistent with our values, helping pre-empt future disputes. The team maintains proper documentation and takes steps to store the same electronically for easy retrieval and permanent preservation.

AWARDS

Recognitions showcase our commitment to excellence, innovation, and stakeholder value creation. They reflect the dedication of our teams, the strength of our operational capabilities and our unwavering focus on delivering exceptional experiences.

These accolades reinforce our aspiration to set higher benchmarks, drive continuous improvement and create sustained value for all stakeholders as we pursue our long-term growth ambitions.



The Westin Resort & Spa, Himalayas-Heavenly Spa was named 'Favourite Resort Spa-North' at the Global Spa Awards



The Westin Hyderabad Mindspace-Best Hotel in Hyderabad 2025 by Today's Traveller Awards



The Westin Mumbai Powai Lake-NOX-Debutant Restro-Bar of the Year-West-4th Edition ET Restaurant & Nightlife Award 2025



Chalet Hotels recognised Top 50 India's Best Workplace for Women 2025



JW Marriott Mumbai Sahar-Sachin Mylavarapu-Top 10 GMs-Luxury Hotels & Resorts at Hospitality Horizon Top 50 Hotel Awards 2025



Chalet Hotels has been recognised in the S&P Global Corporate Sustainability Assessment (CSA) with an overall score of 82 across all three ESG dimensions (dated: 27/02/2026), ranking 2nd globally in the Hotels, Resorts & Cruise Lines category.



Chalet Hotels ranked 11th in India's Great Mid-Size Workplace 2025 by Great Place to Work



CIGNUS by Chalet Hotels recognised as the Iconic Luxury Commercial Project at the ET Now Realty Conclave & Awards West Edition 2026



Athiva Resort & Spa, Khandala was recognised among India's Top Sustainable Hotels & Resorts at Sustainability Summit & Awards 2025

BOARD'S REPORT

Dear Members,

Chalet Hotels Limited

The Board of Directors is pleased to present your Company's Forty-first Annual Report along with the Audited Financial Statements for the Financial Year ended March 31, 2026.

FINANCIAL HIGHLIGHTS

Your Company's financial performance for the Financial Year ended March 31, 2026 is summarized below:

(Rs. in million)

Particulars	Standalone		Consolidated	
	For the year ended		For the year ended	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Revenue from Operations	25,702	16,266	27,698	17,178
Other Income	692	552	427	363
Total Income	26,394	16,817	28,124	17,541
Total Expenses	14,547	9,175	15,823	9,819
EBITDA	11,846	7,642	12,301	7,722
Depreciation and Amortisation Expenses	1,819	1,571	2,300	1,788
Finance Costs	1,591	1,371	1,805	1,591
Exceptional items	10	-	10	-
Profit Before Tax	8,427	4,700	8,187	4,343
Tax expense/(credit)	1,773	2,984	1,736	2,918
Profit for the year	6,654	1,716	6,450	1,425
Total Comprehensive Income for the year	6,656	1,711	6,454	1,424
EPS - Basic (Rs.)	30	8	30	7
EPS - Diluted (Rs.)	30	8	29	7

Rounded-off

Financial

The Company continued to strengthen its position and has reported strong operational and financial performance across all four quarters this year. The Total Income of the Company increased by 56.9%, reaching Rs.26,394 million on a standalone level and by 60.3%, reaching Rs.28,124 million on a consolidated level. This growth was driven by our robust asset portfolio, disciplined cost management, and a focused approach to maximizing revenue across all assets. Hospitality Revenue of Rs.17,311 million contributed to 61.6% of Total Revenue, Rental & Annuity Revenues at Rs.3,061 million contributed to 10.9% of the Company's Total Revenue and Revenue from Real Estate at Rs.7,383 million contributed to 26.3% of the Company's Total Revenue for the Financial Year ended March 31, 2026. The Net Profit after Tax of the Company stood at Rs.6,654 million as compared to Rs.1,716 million for the previous year.

A detailed analysis of the business and financial performance is included in the Management Discussion and Analysis report which forms a part of this Annual Report.

APPROPRIATIONS / DIVIDEND

The Company has adopted a Dividend Distribution Policy, setting out the broad principles for guiding the Board and Management in the matters concerning declaration and distribution of dividend pursuant to Regulation 43A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). The same is annexed as **Annexure I** hereto and is also available on the Company's website at www.chalet-hotels.com/wordpress/wp-content/uploads/2023/11/Dividend-Distribution-Policy.pdf.

In line with the Dividend Distribution Policy and considering the Company's performance, the Board of Directors on November 4, 2025, declared an Interim Dividend of 10% i.e.

Re.1 per Equity Share of Rs.10 each. The said Interim Dividend was paid to the shareholders of the Company on November 24, 2025.

Further, the Board of Directors at its meeting held on May 14, 2026 has recommended a final dividend of Re.1 per Equity Share, which is proposed for approval of the shareholders at the forthcoming Annual General Meeting ('AGM') and will be paid thereafter.

Further, an amount of Rs. 6,655.60 million has been transferred to Retained Earnings for the year under review.

Pursuant to the applicable provisions of the Companies Act, 2013 ('the Act'), read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ('the IEPF Rules'), all unpaid or unclaimed dividends are required to be transferred by the Company to the IEPF; established by the Government of India, after completion of seven years. Further, according to IEPF Rules, the shares on which dividend has not been paid or claimed by the shareholders for seven consecutive years or more are also required to be transferred to the demat account of the IEPF Authority. The details of unclaimed dividend are available on the Company's website at www.chalet-hotels.com/unclaimed-dividend/. The Company was not required to transfer any amount of dividend or shares to IEPF during the year under review.

BUSINESS UPDATE

Brand Launch

During the year under review, the Company launched its own premium lifestyle hospitality brand by the name 'ATHIVA®', marking yet another initiative in the Company's scaling strategy. ATHIVA made its debut with the transformation of the

BOARD'S REPORT (CONTD.)

iconic The Dukes Retreat in Khandala to ATHIVA Resort & Spa, Khandala featuring 147 rooms. The transformation involved an addition of 67 new rooms and a complete makeover of all areas of the property including the existing rooms.

Expansion/Milestones

Driven by a focused growth strategy, the Company continues to expand its geographic footprint and pursue new opportunities, both greenfield and brownfield. The year under review marked three significant initiatives, underscoring the strength of the Company's growth trajectory, as detailed below:

- entered into a Binding Term Sheet for acquisition of Lakeview Mercantile Company Private Limited with the potential to develop a ~170 room luxury resort at Bambolim in Goa.
- entered into a Memorandum of Understanding for a warm-shell lease of a building at Madhapur in Hyderabad for development of a proposed ~330 room Luxury Hotel along with some commercial/retail space.
- entered into a Binding Term Sheet for acquisition of Seasons Hotels Private Limited, which owns a resort property at Udaipur in Rajasthan with around 150 rooms; and the acquisition was completed post the end of the Financial Year.

Further, Courtyard By Marriott Aravali Resort, NCR, a 158-room hotel owned by the Company's wholly-owned LLP i.e. Ayushi and Poonam Estates LLP, was upgraded and rebranded as Aravali Marriott Resort & Spa, Delhi NCR.

During the year under review, the Company added 129 additional rooms at Bengaluru Marriott Hotel Whitefield. The Company also has recognised total revenue of Rs.7,383.12 million from its Residential project at Bengaluru viz. Raheja Vivarea, Koramangala and has completed handover of 152 units.

The number of keys of the Company and its subsidiaries stands at 3,389 as on March 31, 2026.

DEVELOPMENT PIPELINE

The Company is working on various projects that are at different stages of completion towards capacity addition as well as upgradation of existing assets. Currently, work is in progress in respect of ~276 room hotel at Airoli, Navi Mumbai, a ~190 room resort at Varca in Goa, a ~385-390 room hotel at Terminal 3, Delhi International Airport, a ~330 room Luxury Hotel along with commercial/retail space of ~36,255 sq. ft. at Madhapur in Hyderabad, a ~150 room resort and Convention Centre in Kerala and a ~144 room premium resort at Udaipur.

In the Rental & Annuity space, construction work at the CIGNUS Powai® Tower 2 has been progressing significantly and is expected to be completed in FY 2027.

Further, 9 towers of the residential project at Koramangala, Bengaluru have been completed and handed over. Construction work on Phase 2 of the residential towers and the commercial building is underway. The Company would be leasing the commercial building post completion of construction and receipt of necessary statutory approvals.

CAPITAL STRUCTURE**Authorised Share Capital**

During the year under review, there was no change in the Authorised Share Capital of the Company. The Authorised Share Capital of your Company as on March 31, 2026 is Rs.5,981,000,000 consisting of 38,21,00,000 Equity Shares

of Rs.10 each amounting to Rs.382,10,00,000 and 21,600 Preference Shares of Rs.1,00,000 each amounting to Rs.216,00,00,000.

Paid-up Equity Share Capital

During the year under review, the Paid-up Equity Share Capital of your Company increased by Rs.53,87,120 from Rs.218,45,54,150 to Rs.218,99,41,270, on account of exercise of 5,38,712 Stock Options.

The Paid-up Equity Share Capital of your Company as on March 31, 2026 stands at Rs.218,99,41,270 comprising of 21,89,94,127 Equity Shares of Rs.10 each.

Paid-up Preference Share Capital

Your Company had entered into a Subscription Agreement dated June 04, 2018 with Mr. Ravi C. Raheja and Mr. Neel C. Raheja, Promoters of the Company, wherein they had agreed to provide your Company with funds required to meet any costs, expenses and liabilities pertaining to the Koramangala Residential project, by way of subscription by themselves or by their Designated Nominees to 20,000 Zero Coupon Non-Cumulative, Non-Convertible, Redeemable Preference Shares ('NCRPS'/Subscription Securities) of Rs.100,000 each in two series (viz. Series A and Series B) of 10,000 NCRPS each, aggregating to Rs.2,000 million (Initial Subscription Amount). The Company with the consent of the Preference Shareholders and pursuant to the approval of the Board of Directors, redeemed entire 20,000, NCRPS having a Face Value of Rs.1,00,000 each amounting to Rs.200,00,00,000 during the year under review.

BORROWINGS

The Company avails credit facilities from time to time, inter-alia for purposes such as capital expenditure, working capital requirements and repayment of high cost debt. During the year under review, the Company availed of additional borrowings amounting to Rs.14,307 million and repaid Rs.14,932 million existing debt. As on March 31, 2026, the Company's borrowing stood at Rs.20,613 million on a standalone basis and at Rs.23,239 million on a consolidated basis, as compared to Rs.20,908 million on a standalone and Rs.23,574 million on a consolidated basis (excluding Preference Share Capital and Loan from Promoter-Directors, amounting to Rs.1,969 million) as at March 31, 2025.

Debentures

The Company has the following Debentures outstanding as on March 31, 2026:

- 7,500, 8.35% Listed, Rated, Secured, Non-Cumulative, Taxable, Transferrable, Redeemable, Non-Convertible Debentures having a Face Value of Rs.1,00,000
- 2,000 Secured, Unlisted, Non-rated, Non-cumulative, Redeemable and Non-Convertible Debentures having a Face Value of Rs.1,00,000

The Company has been regular in servicing interest and repayment of principal (as applicable) on these Debentures as per the terms of their issue.

Commercial Paper

During the year under review, the Company issued two tranches of Listed, Rated, Taxable, Transferable Commercial Paper ('Listed CPs') having a Face Value of Rs.5,00,000 each amounting to Rs.1,000 million each listed on BSE Limited.

The Company has redeemed both the tranches of Listed CPs on their respective maturity dates.

BOARD'S REPORT (CONTD.)

Credit Ratings

The Company had the following Credit Ratings as on March 31, 2026:

Name of the Agency	Nature of facility	March 31, 2025	March 31, 2026
ICRA Limited	Long Term Banking Facilities (Fund based and unallocated limits)	[ICRA] A+ (Outlook: Positive)	[ICRA] AA- (Outlook: Stable)
	Short Term Banking Facilities (Non-Fund based and unallocated limits)	[ICRA] A1	[ICRA] A1+
	Non-Convertible Debentures	-	[ICRA] AA- (Outlook: Stable)
India Ratings & Research Private Limited	Term Loans, Non-Convertible Debentures and Fund-based Working Capital limits	IND AA- / Stable	IND AA- / Stable
	Non-Fund based Working Capital limits	IND A1+	IND A1+
CRISIL Ratings Limited	Term Loan limits (Long Term)	CRISIL AA-/Stable	CRISIL AA-/Stable
	Overdraft Facility limits (Short Term)	CRISIL A1+	CRISIL A1+
	Non-Convertible Debentures	CRISIL AA-/Stable	CRISIL AA-/Stable
	Commercial Paper	CRISIL A1+	CRISIL A1+

DEPOSITS

Your Company has neither accepted nor renewed any amount falling within the purview of provisions of Section 73 of the Act read with the Companies (Acceptance of Deposits) Rules, 2014 during the year under review. As such, no amount on account of principal or interest on deposits from public was outstanding as on the date of the Balance Sheet.

LOANS, INVESTMENTS, GUARANTEES AND SECURITIES

Your Company is engaged in 'infrastructural activities' covered under Schedule VI of the Act and is therefore exempt from the provisions of Section 186 of the Act with regards to Loans, Investments, Guarantees and Securities. Details of loans given, guarantee and security provided in connection with loan and investments made by your Company are given in Note 61 of the Standalone Financial Statements.

FOREIGN EXCHANGE EARNINGS AND OUTGO

During the year under review, your Company earned foreign exchange of Rs.4,510 million as compared to Rs.6,112 million in the previous year.

The foreign exchange outgo of your Company during the year under review was Rs.1,660 million as compared to Rs.1,630 million in the previous year.

SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Company has six subsidiaries and five associates as on the date of this Report. There has been no material change in the nature of the business of the subsidiaries. The Company does not have any Joint Venture.

Brief updates / description in relation to each subsidiary for the year under review are as given below:

- Chalet Airport Hotel Private Limited ('CAHPL') is developing a ~385-390 room hotel at Terminal 3 at Delhi International Airport which is to be branded as 'Taj' under a Franchise and Technical Services & Development Assistance Agreement entered into with The Indian Hotels Company Limited. The interior design and finishing works for the public areas, guest rooms, and back-of-house facilities are well underway. Additionally, the façade works have been completed up to the fourth floor.

- The Dukes Retreat Private Limited ('Dukes') is the owner and operator of the 147 room full service resort viz. Athiva Resort & Spa, Khandala.
- Sonmil Industries Private Limited ('Sonmil') owns the land on which Athiva Resort & Spa, Khandala is situated.
- Mahananda Spa and Resorts Private Limited owns The Westin Resort & Spa, Himalayas, a 141 room hotel at Rishikesh in the state of Uttarakhand.
- Ayushi and Poonam Estates LLP owns the 158 room rebranded Aravali Marriott Resort & Spa, Delhi NCR, in the National Capital Region (NCR).
- Chalet Hotels & Properties (Kerala) Private Limited is an SPV set up for developing a Convention Centre at Thiruvananthapuram in the state of Kerala – the Company had insignificant operations during the year under review.

The Board of Directors of the Company had approved the amalgamation of Sonmil and Dukes, which are wholly owned subsidiary and subsidiary of the Company respectively, with the Company, which inter-alia aims at simplified corporate structure, synergy in operations, greater financial strength and improvement in the position of the merged entity. Thereafter, the Company had filed a Scheme of Arrangement and Amalgamation of Sonmil and Dukes with the Company. Pursuant to the Order dated March 18, 2025 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('Hon'ble NCLT'), a meeting of the Equity Shareholders of the Company was held on May 13, 2025 and the Members of the Company approved the same. Approval of the Hon'ble NCLT is awaited in the said matter.

As at the end of the year under review, the Company has one material subsidiary, i.e. Mahananda Spa and Resorts Private Limited. The policy for determining material subsidiaries has been disclosed on the Company's website at <https://www.chalethotels.com/wordpress/wp-content/uploads/2025/02/Policy-for-Determination-of-Material-Subsidiaries-29012025-website.pdf>.

In terms of provisions of Section 136 of the Act, the Audited Financial Statements of the subsidiary companies can be accessed on the website of the Company viz. www.chalethotels.com/annual-reports/.

BOARD'S REPORT (CONTD.)

During the year under review, the Company acquired stake in Vikramaditya Renewable Energy Private Limited and Pro-Zeal Green Power Fourteen Private Limited, for the purpose of securing the supply of renewable energy for captive consumption, thereby making these two entities as Associates of the Company.

Your Company holds more than 20% of the Equity Share Capital of Krishna Valley Power Private Limited, Sahyadri Renewable Energy Private Limited, TP Agastaya Limited, Vikramaditya Renewable Energy Private Limited and Pro-Zeal Green Power Fourteen Private Limited, being entities engaged in generation of hydropower and solar power thereby making them associate companies. Your Company continues to hold the aforesaid securities, however it does not have the ability to participate and neither is involved in the operations and/ or relevant activities of these companies/ entities, nor has exposure or rights to variable returns. Hence, the aforementioned entities have not been considered as Associate companies in the consolidation of Financial Statements.

The Consolidated Financial Statements of your Company and its Subsidiaries, prepared in accordance with the relevant Accounting Standards, duly audited by the Statutory Auditors, form part of this Annual Report. The statement under Rule 5 of the Companies (Accounts) Rules, 2014 relating to Subsidiaries and Associates in Form AOC-1 is annexed as **Annexure II** to this Report.

MANAGEMENT DISCUSSION & ANALYSIS, CORPORATE GOVERNANCE AND BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORTS

A detailed note on the state of the Company's affairs is covered in the Management Discussion & Analysis section of the Annual Report.

Your Company has complied with the Corporate Governance requirements under the Act and Listing Regulations, the details of which are mentioned in a separate section viz. Report on Corporate Governance.

Further, the Business Responsibility & Sustainability Report, also forms an integral part of this Annual Report.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

The Board of Directors comprises distinguished professionals of proven integrity and competence, who provide strategic direction, guidance and leadership to the Company. The composition of the Board is in accordance with the provisions of Section 149 of the Act and Regulation 17 of the Listing Regulations, with an appropriate combination of Executive Director, Non-Executive Directors and Independent Directors. The brief details about them have been disclosed in the Corporate Governance Report forming part of the Annual Report.

The Board of Directors appointed Mr. Manish Chokhani (DIN: 00204011) as an Independent Director of the Company for a period of five years with effect from June 20, 2025, on the basis of the recommendation of the Compensation, Nomination and Remuneration ('CNR') Committee at their respective meetings held on June 20, 2025. The Members of the Company approved the said appointment in the AGM held on August 8, 2025.

The Board of Directors at its meeting held on December 11, 2025, on the basis of the recommendation of the CNR Committee at its meeting held on December 10, 2025, appointed Mr. Shwetank Singh (DIN: 02976637) as the Managing Director and CEO for a

period of three years w.e.f February 1, 2026; and Dr. Sanjay Sethi (DIN: 00641243) as a Non-Executive Director with effect from February 1, 2026, post his retirement from the services of the Company as Managing Director and CEO of the Company on January 31, 2026. The said appointments were approved by the Members of the Company through Postal Ballot on January 30, 2026. The Board places on record its sincere gratitude for the time, effort, contribution and services provided by Dr. Sethi during his tenure as the Managing Director and CEO of the Company.

In accordance with the Act and the Articles of Association of the Company, Mr. Ravi Raheja (DIN: 00028044) is liable to retire by rotation and being eligible, has offered his candidature for re-appointment. Accordingly, the re-appointment of Mr. Ravi Raheja is being placed for approval of the Members at the ensuing AGM. The information pertaining to the Director being re-appointed as required pursuant to the Listing Regulations and Secretarial Standard-2, forms part of the Notice convening the AGM.

Except as stated above, there were no other changes in the Directors and Key Managerial Personnel of the Company during the year under review.

During the year under review, none of the Non-Executive Directors of the Company had any material pecuniary relationship or transactions with the Company, other than receipt of Sitting Fees towards attending meetings of Board of Directors and / or Committees thereof. Further, pursuant to the approval of the Members of the Company through Postal Ballot on January 30, 2026, the Independent Directors of the Company will be paid Commission for the Financial Year 2026.

ANNUAL RETURN

As provided under Sections 92(3) and 134(3)(a) of the Act, read with Rule 12 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the draft Annual Return of your Company in Form MGT-7 for the Financial Year 2026, is hosted on the website of your Company at www.chalehotels.com/annual-reports/.

NUMBER OF BOARD MEETINGS

During the Financial Year 2026, the Board of Directors met eight times. The details of the meetings held have been provided in Corporate Governance Report.

DIRECTORS' RESPONSIBILITY STATEMENT

On the basis of internal financial control framework and compliance systems in place and the work carried out by the Internal and Statutory Auditors, including audit of internal financial controls over financial reporting and internal reviews performed by the Management and the Audit Committee, the Board is of the opinion that your Company's internal financial controls were reasonable and adequate for the Financial Year 2026.

Accordingly, pursuant to Section 134(5) of the Act, the Board of Directors, to the best of their knowledge and ability, confirm that:

- (i) In the preparation of the accounts for the Financial Year ended March 31, 2026, the applicable Accounting Standards have been followed along with proper explanation relating to material departures;
- (ii) The Board of Directors have selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent in order to give a true and fair view of the state

BOARD'S REPORT (CONTD.)

of affairs of your Company at the end of the Financial Year and of the profit of your Company for the Financial Year ended March 31, 2026;

- (iii) The Board of Directors have taken proper and sufficient care to the best of their knowledge and ability for the maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding the assets of your Company and for preventing and detecting fraud and other irregularities;
- (iv) The Financial Statements for the Financial Year ended March 31, 2026 have been prepared on a 'going concern' basis;
- (v) The Board of Directors have laid down internal financial controls for your Company which it believes are adequate and are operating effectively; and
- (vi) The Board of Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems are adequate and are operating effectively.

GOING CONCERN

The Company continues to deliver strong performance backed by robust operational strategies, resulting in improving Key Performance Indicators such as occupancy rates, Average Daily Rate (ADR), and Revenue Per Available Room (RevPAR). Also, leasing of the Rental and Annuity premises has further reinforced the Company's revenues. The Company continues to adopt prudent cash flow management and implements various processes to tighten, control and manage costs and deliver improved margins. All monetary obligations for the Company were met out of cash generated from operations. Accordingly, the Financial Statements for the year under review have been prepared on a Going Concern basis. The nature of the Company's business and activities has not undergone any change during the year under review.

ACCOUNTING TREATMENT

The accounting treatment adopted by the Company is in line with applicable Indian Accounting Standards ('Ind AS') recommended by The Institute of Chartered Accountants of India and prescribed by the Central Government in accordance with Section 133 of the Act.

ADEQUACY OF INTERNAL FINANCIAL CONTROLS INCLUDING REFERENCE TO THE FINANCIAL STATEMENTS

The Internal Financial Control Systems including the Internal Audit and Internal Controls are commensurate with the size and scale of your Company's operational and commercial activities.

The managed hotels are operated through globally reputed hospitality companies which have their respective internal control systems in place. Your Company has provided an adequate system of internal control covering the franchise hotel, the Rental and Annuity business, residential business, projects under development as well as all corporate functions. The internal control systems provide assurance regarding the effectiveness and efficiency of operations, safeguarding of assets, reliability on financial controls and compliance with applicable laws.

No material frauds were detected by the Company during the year under review.

Based on the recommendation of the Audit Committee, the Board has approved the re-appointment of M/s. PriceWaterhouse Coopers Services LLP and appointment

of RSM Astute Consulting Private Limited as Internal Auditors of the Company for the Financial Year 2027. The Chief Internal Auditor who reports to the Audit Committee oversees the Internal Audit function of the Company. The reports by the Internal Auditors are placed before the Audit Committee for their review and improvements.

AUDITORS & AUDITORS' REPORT**Statutory Audit**

The Audit Committee and the Board of Directors at their respective meetings held on May 10, 2022 approved the re-appointment of M/s. B S R & Co. LLP, Chartered Accountants (Firm Registration No. 101248W/W-100022) as the Statutory Auditors of the Company for a second term of five years i.e. from the conclusion of the 37th AGM till the conclusion of the 42nd AGM, which was also approved by the Members at the 37th AGM of the Company held on September 14, 2022.

The Report of the Statutory Auditors along with its Annexures forms a part of this Annual Report. The Auditors' Report to the Members on Financial Statements for the year under review was issued with an unmodified opinion.

Explanation or Comments on Qualifications, Reservations, Adverse Remarks or Disclaimers made by the Auditors

There are no qualifications, reservations or adverse remarks or disclaimers made by Statutory Auditors in their report on the Financial Statements for the Financial Year 2026. However, the Statutory Auditors have drawn attention i.e. Emphasis of Matter with regard to Note 43(A)(c) of the Standalone Financial Statements, in their report, details of which are as follows:

"Emphasis of Matter

We draw attention to Note 43(A)(c) to the standalone financial statements that explains the ongoing litigation in respect of leasehold rights to land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited ('K Raheja'), on which the Company's hotel, Four Points by Sheraton has been built. As at 31 March 2026, the matter continues to be pending before the Supreme Court. Accordingly, there remains uncertainty regarding the imposition of any penalty on the Company and its quantum, if any. In earlier years, based on two public interest litigations, the Honourable High Court of Bombay ordered K Raheja to demolish the structure and hand back the land to City & Industrial Development Corporation ('CIDCO'). In response, K Raheja filed a special leave petition (SLP) against the order in the Honourable Supreme Court of India ('Supreme Court') which directed maintenance of status quo vide its order dated 21 January 2015 and ordered that the interim orders remain in force until further hearings. Pursuant to the Supreme Court's order dated 27 October 2025, the SLP filed by K Raheja was converted into Civil Appeals, and CIDCO was directed to file an affidavit on steps taken regarding regularisation. Subsequently, CIDCO, through Board Resolution No. 13178 dated 4 February 2026, approved regularisation of the allotment, subject to payment of differential premium, interest and taxes and placed the same on record before the Court vide affidavit dated 9 March 2026.

Pending the final outcome of proceedings and basis legal advice obtained, no adjustments have been made to the standalone financial statements as at 31 March 2026.

Our opinion is not modified in respect of this matter.

The Auditors have clarified that their opinion is not modified in respect of the above matter. Detailed explanation in respect of the matter has been provided under Note 43(A)(c) of the Standalone Financial Statements and are self-explanatory.

BOARD'S REPORT (CONTD.)**Secretarial Audit**

Pursuant to the provisions of Section 204 of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board of Directors had appointed M/s. KDA & Associates, Company Secretaries in Practice, to undertake Secretarial Audit for a term of five years from Financial Year 2026 to Financial Year 2030 and was approved by the Members of the Company in the AGM held on August 8, 2025. The Secretarial Audit Report issued by them is annexed herewith as Annexure IV. There are no qualifications, reservations, adverse remarks or disclaimers in the report.

Pursuant to Regulation 24A(1) of the Listing Regulations, the Secretarial Audit Report of Mahananda Spa and Resort Private Limited, the Company's material unlisted Indian subsidiary for Financial Year 2026, is annexed as Annexure V.

No other subsidiary of the Company meets the criteria for material unlisted subsidiaries as per the provisions of Regulation 24A of the Listing Regulations.

Cost Audit

Your Company has been maintaining cost accounting records as specified by the Central Government under Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014. Further, your Company was also required to conduct an audit of cost records as specified by the Central Government under Section 148 of the Act and the Rules framed thereunder for the Financial Year under review. The Board of Directors appointed M/s. Chirag Trilok Shah & Co., Practicing Cost Accountant (Membership Number 23277 and Firm Registration Number 004442) as the Cost Auditor for conducting the audit of cost records for the Financial Year 2026, at the remuneration approved by the Members at the previous AGM.

There are no qualifications, reservations, adverse remarks or disclaimers in the report.

During the year under review, none of these Auditors have reported any fraud and therefore no details are required to be disclosed under Section 134(3)(ca) of the Act.

BOARD EFFECTIVENESS AND BOARD EVALUATION

Pursuant to Section 134(3)(p) of the Act, as amended from time to time, and Regulations 17 and 25 of the Listing Regulations, the Board of Directors had carried out an annual evaluation of its own performance, individual directors and its committees for the Financial Year under review. A structured questionnaire was prepared after taking into consideration the Guidance Note issued by SEBI on Board Evaluation, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committees, Board culture, execution and performance of specific duties, obligations and governance. The feedback and suggestions received have been discussed by the Independent Directors, CNR Committee and the Board of Directors at their respective meetings. The Directors expressed their satisfaction with the evaluation process.

INDEPENDENT DIRECTORS

All the Independent Directors have confirmed that they meet the criteria of independence as laid down under the Act and Listing Regulations. They have declared that they do not suffer from any disqualifications specified under the Act and are not aware of any circumstances or situations which exist or may be reasonably anticipated that could impair or impact the ability to discharge their duties.

Based on such confirmations / declarations, in the opinion of the Board, the Independent Directors of your Company fulfill the conditions specified under the Act and the Listing Regulations and are independent of the management of your Company.

Further, all the Independent Directors have registered their names in the databank of Independent Directors maintained by the Indian Institute of Corporate Affairs and the Independent Director to whom online self-assessment proficiency test was applicable, has completed the same and in the opinion of the Board, these Independent Directors possess the requisite integrity, expertise and experience.

COMMITTEES

Your Company has constituted the following Committees of the Board as per the requirements of the Act and the Listing Regulations:

- Audit Committee;
- Compensation, Nomination and Remuneration Committee;
- Corporate Social Responsibility and ESG Committee;
- Stakeholders' Relationship Committee; and
- Risk Management Committee.

The details of constitution, meetings held, attendance of the members and terms of reference of the said Committees, have been enumerated in the Corporate Governance Report which forms a part of the Annual Report.

Policy on Compensation, Nomination and Remuneration

Your Company had in compliance with the provisions of Section 178 of the Act and Regulation 19 of the Listing Regulations, adopted a Policy for Appointment of Directors and Remuneration of Directors & Senior Management. The salient features of the said Policy are outlined in the Corporate Governance Report. The same is available on the website of your Company viz. <https://www.chalethotels.com/wordpress/wp-content/uploads/2025/02/Policy-for-Appointment-of-Directors-Remuneration-of-Director-and-Senior-Management-29012025-website.pdf>.

The CNR Committee of your Company, while formulating the above policy, has ensured that:

- the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate Directors/ employees of the quality required to run the Company successfully;
- relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
- remuneration to Directors, Key Managerial Personnel and Senior Management involves a balance between fixed and performance linked bonuses reflecting short and long term performance objectives appropriate to the working of the Company and its goals.

The remuneration / compensation / commission (including annual increments, if any) paid to Directors and Senior Management including KMP of the Company are determined by the CNR Committee and are as per the terms laid down in the said Policy. The Managing Director and CEO of your Company does not receive remuneration or commission from any of the subsidiaries of your Company.

BOARD'S REPORT (CONTD.)

Corporate Social Responsibility

Your Company had adopted a CSR Policy indicating the Company's broad philosophy and objectives, which is available on the website of your Company at www.cha lethotels.com/wordpress/wp-content/uploads/2021/09/CSR-Policy.pdf.

During the year under review, the Company has undertaken CSR activities in line with its philosophy and objectives and pursuant to the recommendation of the CSR and ESG Committee and approval of the Board.

The annual report on CSR activities and details about the composition of CSR and ESG Committee along with the initiatives undertaken by the Company on CSR activities during the year under review is annexed as **Annexure III** to this Report.

EMPLOYEE STOCK OPTION SCHEME (ESOP)

During the year under review, the Company had the following ESOP Schemes:

- CHL Employee Stock Option Plan 2022
- CHL Employee Stock Option Plan 2023

The applicable disclosures as stipulated under Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 have been made available on the website of the Company at www.cha lethotels.com/annual-reports/.

Further, a certificate from M/s. KDA & Associates, Secretarial Auditors of the Company, with respect to implementation of ESOP and confirming that the Schemes are in compliance with the relevant SEBI Regulations and the Members approval obtained; shall be available for inspection by Members of the Company and is also available on the website of the Company on www.cha lethotels.com/annual-reports/.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

In line with the requirements of the Act and in accordance with the Listing Regulations, your Company has formulated a policy on dealing with Related Party Transactions ('RPTs') which is available on the website of the Company at <https://www.cha lethotels.com/wordpress/wp-content/uploads/2025/02/CHL-Related-Party-Policy-29102025-website.pdf>.

During the year under review, the transactions / contracts / arrangements have been entered into by the Company with related party(ies) were in ordinary course of business and at arm's length upon seeking prior approval of the Audit Committee and the Board of Directors of the Company, as applicable in accordance with the provisions of the Act and the Rules made thereunder and the Listing Regulations. The disclosure in Form AOC-2 is not applicable to the Company for the Financial Year 2026 and hence does not form part of this Report.

Omnibus Approval is obtained for each financial year from the Audit Committee in respect of Related Party Transactions which are repetitive in nature or unforeseen, based on the criteria specified and approved by the Board upon recommendation of the said Committee. The Audit Committee and the Board review transactions with related parties on a quarterly basis.

Further, during the year under review, there were no transactions which were material in nature, considering the aforesaid policy. There were no related party transactions that may have potential conflict with the interest of your Company

at large or which warrants the approval of shareholders. Members may refer to Note 51 to the Standalone Financial Statement setting out the disclosures on related party transactions for the year under review.

RISK MANAGEMENT

Your Company is faced with risks of different types, each of which needs varying approaches for mitigation. The risk management framework defines the risk management approach across the enterprise. The risk framework which seeks to create transparency, minimize adverse impact on business objective and enhance your Company's competitive advantage, is reviewed by the Risk Management Committee periodically. An impact analysis of the identified risks including risk mitigation approach and risk mitigation status is also done at regular intervals taking into consideration the changing business environment and additional steps taken by the Company to further mitigate the risks.

Your Company has adopted a Risk Management Policy, pursuant to the provisions of Section 134 of the Act, to identify and evaluate business risks and opportunities for mitigation of the same on a continual basis, which is available on the Company's website at <https://www.cha lethotels.com/wordpress/wp-content/uploads/2021/12/Risk-Management-Policy-renamed-as-on-October-28-2021.pdf>.

Certain risks faced by your Company and measures for mitigation have been provided in the Integrated Report which is a part of the Annual Report.

VIGIL MECHANISM / WHISTLE BLOWER POLICY

Your Company has, in accordance with Section 177 of the Act and Regulation 22 of the Listing Regulations, formulated a Vigil Mechanism / Whistle Blower Policy for its Directors and Employees, to enable reporting of any wrongdoing within the Company / units that fall short of your Company's business principles on ethics and good business practices.

Your Company's Vigil Mechanism / Whistle Blower Policy provides a formal mechanism to the Directors, the employees and other stakeholders of the Company to report their concerns about unethical behavior, actual or suspected fraud or violation of the Company's Code of Conduct. The said policy is available on the Company's website at <https://www.cha lethotels.com/wordpress/wp-content/uploads/2024/08/Vigil-Mechanism-and-Whistle-Blower-Policy-Rev-July252024.pdf>.

The Policy provides adequate safeguards against victimization of people who avail of the mechanism and have also provided them direct access to the Chairperson of the Audit Committee. Matters reported under the Vigil Mechanism are informed to the Audit Committee from time to time. It is affirmed that no personnel of the Company has been denied access to the Chairperson of the Audit Committee.

PREVENTION OF SEXUAL HARASSMENT

Your Company has complied with provisions relating to the constitution of Internal Complaints Committee in compliance with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 and the Rules framed thereunder in respect of the Corporate Office and various units. The policy in this regard is available on the Company's website at <https://www.cha lethotels.com/wordpress/wp-content/uploads/2025/06/POSH-Policy-Rev-June-20-2025.pdf>.

BOARD'S REPORT (CONTD.)

During the year under review, two complaints on sexual harassment were received and four complaints have been resolved, including two complaints from the previous year. Appropriate actions were taken, wherever necessary. There were two complaints pending for resolution for more than 90 days during the Financial Year 2026 and no complaints were pending as on March 31, 2026. The Company also conducts workshops from time to time to promote awareness on the issue.

Your Company continues its strong stand against any kind of sexual harassment and has zero tolerance for sexual harassment at workplace.

DISCLOSURE OF MATERNITY BENEFIT COMPLIANCE

The Company has complied with the provisions relating to the Maternity Benefit Act, 1961.

HUMAN CAPITAL INITIATIVES AND PARTICULARS OF EMPLOYEES

Your Company focuses on building on its strength by developing the capability of its employees, through training and development and work life balance. During the year under review, your Company has undertaken various initiatives towards nurturing talent, keeping its people connected and taking various steps for maintaining the physical and emotional wellbeing of its employees.

Further, your Company has been listed as a Great Place to Work® Certified, for the seventh time in a row and certified in the 2025 list of 'India's Best Workplaces™' for Women 2024 – Mid-size (Top 50)'.

The Government of India with effect from November 21, 2025, consolidated 29 existing labour legislations into a unified framework comprising four labour codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 ('Codes'). In accordance with the Codes, the Company has currently estimated the incremental impact on retiral benefits and the impact of the Codes is recognised under Exceptional Items in the Financial Statements for the year ended March 31, 2026. Accordingly, adjustments have been recognised in respect of employee benefit expenses in the year under review.

The disclosures pertaining to remuneration and other details as required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is annexed to this Report as Annexure VI.

Further, in terms of the provisions of Section 197(12) of the Act, read with Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, a statement showing the names and other particulars of the employees drawing remuneration in excess of the limits set out in the said Rules forms part of this Report.

Having regard to the provisions of the second proviso to Section 136(1) of the Act, the Annual Report excluding the aforesaid information is being sent to the Members of the Company and others entitled thereto. Any Member interested in obtaining such information may write to the Company Secretary at companysecretary@chalethotels.com and the same will be furnished on request. The Annual Report including the aforesaid information is also available on the Company's website.

ENVIRONMENTAL INITIATIVES AND ENERGY MANAGEMENT

During the year, the Company introduced **Parivartan**, a holistic framework for sustainability and climate action that drives systemic transformation in the way we design, develop and operate. It is about creating enduring change by rethinking values, systems, processes and behaviours to nurture a thriving planet for present and future generations and symbolizes the conscious shift towards a more responsible, inclusive, and regenerative way of living and doing business.

The Company has committed to achieve Net Zero GHG Emissions by 2040 and has developed a roadmap towards achieving the same. During the year, the Company also made progress towards its commitments to Climate Group's RE100, EP100 and EV100 initiatives linked to renewable energy, energy productivity and electric mobility respectively. The Company has achieved its target of EV100 by providing EV charging infrastructure and converting its guest fleet to EVs.

The Company has also made significant progress in ESG rankings whereby Chalet ranked second globally with a score of 82, marking an improvement across all three dimensions of **ESG** in the Corporate Sustainability Assessment (CSA) 2025 by S&P Global under Hotels, Resorts, and Cruise Lines category.

The Company also discloses its initiatives on environment stewardship, employee and community well-being and responsible business practices through its Integrated Report section of this Annual Report and the Business Responsibility and Sustainability Report.

As required under Section 134 of the Act read with Rule 8 of Companies (Accounts) Rules, 2014, the information relating to conservation of energy is annexed as Annexure VII to this Report. The information relating to technology absorption is not given since the same is not applicable to the Company.

INTEGRATED REPORT

Your Company has provided Integrated Report for the financial year under review, which encompasses both financial and non-financial information and stakeholders' relationships to enable well informed decisions and a better understanding of the Company's value creation model. The Report also touches upon aspects such as organization's strategy, governance framework, performance and prospects of value creation based on the six forms of capital viz. financial, manufactured, intellectual, human, social & relationship and natural capitals. The Integrated Report also includes ESG parameters and Company's performance vis-à-vis these.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS, COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There were no significant and material orders passed by Regulators, Courts or Tribunals impacting the Going Concern status and Company's operations in future.

MATERIAL CHANGES AND COMMITMENTS

There have been no material changes and commitments affecting the financial position of your Company, which have occurred between the end of the Financial Year to which the Financial Statements relate and the date of this Report.

BOARD'S REPORT (CONTD.)

COMPLIANCE WITH SECRETARIAL STANDARDS

Your Company is in compliance with the applicable Secretarial Standards, issued by The Institute of Company Secretaries of India and approved by the Central Government under Section 118(10) of the Act.

GENERAL

Your Directors state that no disclosure or reporting is required in respect of the following matters as there were no transactions on these matters during the year under review:

- Issue of Equity Shares with differential rights as to dividend, voting or otherwise.
- Issue of shares (including sweat equity shares) to employees of the Company under any scheme save and except Employees' Stock Option Schemes referred to in this Report.

- Proceedings filed by or against the Company under the Insolvency and Bankruptcy Code, 2016.
- Onetime settlement with any Bank or Financial Institution.

ACKNOWLEDGEMENTS

Your Directors would like to express their deepest appreciation to the Members for their support received and their continued confidence in the Company's vision and endeavors. Your Directors extend their gratitude and sincerely appreciate the assistance and co-operation received from the Regulatory and Statutory Authorities, Government and its agencies, hotel operating partners, Stock Exchanges, Depositories, lenders, legal advisors, Registrar & Share Transfer Agent, Auditors, vendors and other key stakeholders.

We are also immensely grateful to our Company's employees at all levels whose hard work, expertise, and commitment are the driving force behind our success.

For and on behalf of the Board of Directors of
Chalet Hotels Limited

Place: Mumbai
Date: May 14, 2026

Hetal Gandhi
Chairperson and Independent Director
DIN: 00106895

ANNEXURE I

DIVIDEND DISTRIBUTION POLICY

Objective and Philosophy

- This Dividend Distribution Policy (“the Policy”) establishes the principles to ascertain amounts that can be distributed to Equity Shareholders as dividend by the Company as well as enable the Company to strike a balance between pay-out and retained earnings, in order to address future needs of the Company.
- The hospitality industry is a capital intensive industry and the hotels of the Company are owned by the Company which entails substantial capital outlays.
- The objective of this Policy is to reward its shareholders by returning a portion of its profits after retaining sufficient funds for growth of the Company thus maximising shareholders’ value.
- The Policy sets forth the broad principles for guiding the Board and the Management in matters concerning declaration and distribution of dividend, with a view to ensure fairness, transparency, sustainability and consistency in the decision for distributing profits to shareholders.
- The Company believes that driving growth creates maximum shareholder value. Thus, the Company would first utilise its profits inter-alia for working capital requirements, capital expenditure to meet expansion needs, reducing borrowings, earmarking reserves for growth opportunities and thereafter distributing the surplus profits in the form of dividend to the shareholders.
- The Policy shall broadly specify the external and internal factors including financial parameters that shall be considered while declaring dividend and the circumstances under which the shareholders of the Company may or may not expect dividend and how the retained earnings shall be utilised, etc.

Regulatory Framework

- The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, requires listed companies to formulate a Dividend Distribution Policy.
- The Company has framed this policy to comply with the aforesaid requirements which has been approved by their Board of Directors.
- This Policy shall be effective and applicable for dividend, if any, declared for the Financial Year 2018-19 and onwards.
- Dividends will generally be recommended by the Board once a year, after the announcement of the full year results and before the Annual General Meeting (AGM) of the shareholders, out of the profits of the Company for the current year or out of profits of the Company for any previous financial years or out of both, as may be permitted by the Companies Act, 2013 (‘the Act’).
- In the event of inadequacy or absence of profits in any year, the Board may recommend to declare dividend out of the accumulated profits earned by the Company in any previous financial years and transferred to free reserves, provided such declaration of dividend shall be

in accordance with the provisions of the Act and Rules framed thereunder.

- The Board may also declare interim dividends as may be permitted by the Act.
- Subject to the provisions of the applicable laws, the Company’s dividend pay-out will be determined based on available financial resources, investment and business requirements and taking into account optimal shareholder return.
- While determining the nature and quantum of the dividend pay-out, the Board would take into account the following factors:

a) Internal Factors:

- Cash flow position of the Company
- Profit after Tax during the financial year
- Working capital requirements
- Capital expenditure requirement
- Future cash requirements for Business expansion / organic growth and / or for inorganic growth
- Likelihood of crystallization of contingent liabilities, if any
- Upgradation of technology and physical infrastructure
- Debt levels and cost of borrowings
- Past dividend pay-out ratio / trends

b) External Factors:

- Business cycles
- Industry Outlook for the future
- Economic environment
- Capital markets
- Global conditions
- Changes in the government policies and regulatory provisions and guidelines

c) Circumstances under which the shareholders of the Company may or may not expect dividend

The shareholders of the Company may not expect dividend in the following circumstances, subject to discretion of the Board of Directors:

- Proposed expansion plans, renovations and up-gradations requiring higher capital allocation
- Decision to undertake any acquisitions, amalgamations, merger, joint ventures, new launches etc. which requires significant capital outflow
- Requirement of higher working capital for the purpose of business of the Company
- Debt obligations
- Proposal for buy-back of securities
- In the event of loss or inadequacy of profit

ANNEXURE I (CONTD.)

d) Utilization of Retained Earnings

The Board may retain its earnings in order to make better use of the available funds and increase the value of the stakeholders in the long run. The decision of utilization of the retained earnings of the Company shall be based on the following factors:

- Market expansion plans
- Organic and / or inorganic growth
- Diversification of business
- Long term strategic plans for growth

- Replacement of capital assets
- Such other criteria's as the Board may deem fit from time to time.

Disclosures

The Dividend Distribution Policy shall be disclosed in the Annual Report and on the website of the Company i.e. at www.cha lethotels.com/policies/.

Policy Review and Amendments

The Board may review the Policy from time to time or when changes may be required

FORM AOC-1

(Pursuant to first proviso to sub-section (3) of Section 129 of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries /associate companies

Part "A": Subsidiaries

Sl. No	Name of the subsidiary	Date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant FY in the case of foreign subsidiaries	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation	Proposed Dividend	% of share-holding
Rs. in Million															
1	Chalet Hotels & Properties (Kerala) Private Limited	December 22, 2006	April 1, 2025 to March 31, 2026	Indian Rupees	277.88	(338.61)	64.31	125.04	NIL	0	(9.09)	0.02	(9.11)	NIL	90%
2	Chalet Airport Hotel Private Limited	August 18, 2022	April 1, 2025 to March 31, 2026	Indian Rupees	1.00	(239.46)	1,698.57	1,937.03	NIL	0	(117.43)	0.04	(117.47)	NIL	100%
3	The Dukes Retreat Private Limited	March 23, 2023	April 1, 2025 to March 31, 2026	Indian Rupees	22.57	50.51	2,151.31	2,078.23	NIL	325.05	(158.50)	(39.35)	(119.15)	NIL	82.28%
4	Sonmil Industries Private Limited	March 23, 2023	April 1, 2025 to March 31, 2026	Indian Rupees	3.01	18.19	28.56	7.36	5.64	0.60	0.43	0.03	0.40	NIL	100%
5	Mahananda Spa and Resorts Private Limited	February 11, 2025	April 1, 2025 to March 31, 2026	Indian Rupees	4,064.92	100.60	4,623.75	458.23	NIL	938.69	158.60	38.09	120.51	NIL	100%
6	Ayushi and Poonam Estates LLP	February 29, 2024	April 1, 2025 to March 31, 2026	Indian Rupees	5.00	(281.13)*	2,821.48	3,097.61	NIL	738.97	(105.12)	(34.04)	(71.08)	NIL	99.80%

* Partners' current account

Notes:

Names of subsidiaries which are yet to commence operations: NIL

Names of subsidiaries which have been liquidated or sold during the year: NIL

ANNEXURE II (CONTD.)

Part "B": Associates

Name of Associates	Date on which the Associate or Joint Venture was associated or acquired	Latest audited Balance Sheet Date	Shares of Associate held by the company on the year end			Description of how there is significant influence	Reason why the associate is not consolidated	Net-worth attributable to Shareholding as per latest audited Balance Sheet	Net Profit or Loss for the year after tax	
			No.	Amount of Investment in Associates	Extent of Holding %				Considered in Consolidation	Not Considered in Consolidation
				(Rs. in Million)				(Rs.)	(Rs.)	(Rs.)
Krishna Valley Power Private Limited	January 8, 2019	March 31, 2025	748,750	15.07	25%	There is no significant influence.	Your Company has for securing the supply of renewable energy acquired the Equity Share Capital of the said Associates, being entities engaged in generation of hydro power and solar power. Your Company does not have the ability to participate and neither is involved in the operations and/or relevant activities of these companies/ entities and neither has exposure or rights to variable returns. The financials of the abovementioned entities have thus not been considered as Associate companies in the consolidation of Financial Statements.	N.A.	N.A.	N.A.
Sahyadri Renewable Energy Private Limited	November 5, 2017	March 31, 2025	1,044,500	31.46	26.1%			N.A.	N.A.	N.A.
TP Agastaya Limited	October 20, 2023	March 31, 2025	2,551,597	25.52	26%			N.A.	N.A.	N.A.
Vikramaditya Renewable Energy Private Limited	May 29, 2025	March 31, 2025	785,610	23.59	26.1%			N.A.	N.A.	N.A.
Pro-Zeal Green Power Fourteen Private Limited	December 10, 2025	March 31, 2025	2,600	0.03	26%			N.A.	N.A.	N.A.

Notes:

- Names of associates which are yet to commence operations - NIL
- Names of associate which have been liquidated or shares sold during the year – NIL

For and on behalf of the Board of Directors of Chalet Hotels Limited

Shwetank Singh

Managing Director and CEO (DIN: 02976637)

Neel C. Raheja

Non-Executive Director (DIN: 00029010)

Nitin Khanna

Chief Financial Officer
Membership No.: 106800

Christabelle Baptista

Company Secretary
Membership No.: ACS17817

Place: Mumbai

Date: May 14, 2026

[illegible]

ANNEXURE III (CONTD.)

Other than ongoing

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act	Local area (Yes/ No)	Location of the project		Amount spent for the project (in Rs.)	Mode of implementation - Direct (Yes/No)	Mode of implementation - Through implementing agency	
				State	District			Name	CSR registration number
Skill Development									
1	Training for F&B and Housekeeping (100 nos of youth)	Schedule VII – Clause ii – Promoting education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Yes	Northeast State		25,00,000	No	Tourism & Hospitality Skill Council	CSR00007424
Community Development									
1.	Contribution for developing Smart Classrooms in NV Chinmaya Vidyalaya	Schedule VII – Clause ii – Promoting education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Yes	Shegaon, Maharashtra		6,50,000	No	Central Chinmaya Mission Trust	CSR00008084
2	Strengthening of Urban Primary Health Centre (PHC) facilities		Yes	Maval Taluka, Lonavala, Pune		14,00,000	No	Concern India Foundation	CSR00000898
3.	Supporting experiential science learning & technology drive education (STEM Labs) in schools		Yes	Lonavala, Pune		9,85,000	No		
Ecosystem Enhancement									
1.	Tree Plantation, an urban forest initiative	Schedule VII – Clause (iv) ensuring environmental sustainability, ecological balance, protection of flora and fauna, animal welfare, agroforestry, conservation of natural resources and maintaining quality of soil, air and water	Yes	Lonavala, Pune		56,50,000	Yes	Green Yatra Trust	CSR00000236
	Total					₹ 1,11,85,000			

(b) Amount spent in Administrative Overheads: **Rs.60,000**(c) Amount spent on Impact Assessment, if applicable: **NIL**(d) Total amount spent for the Financial Year (6a+6b+6c): **Rs.1,12,45,000**

ANNEXURE III (CONTD.)

(e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per subsection (6) of section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
1,12,45,000	-	-	-	-	-

(f) Excess amount for set-off, if any:

Sl. No.	Particulars	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	2,78,91,092
(ii)	Total amount spent for the Financial Year*	2,81,82,230
(iii)	Excess amount spent for the financial year [(ii)-(i)]	2,91,138
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	2,91,138

7. Details of Unspent CSR amount for the preceding three financial years: **Not Applicable**

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.)	Balance Amount in Unspent CSR Account under section 135(6) (in Rs.)	Amount spent in the Financial Year (in Rs.)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any		Amount remaining to be spent in succeeding financial years (in Rs.)	Deficiency, if any
					Amount (in Rs)	Date of transfer		
1.								
Total								

8. Whether any capital assets have been created or acquired through CSR amount spent in the Financial Year
No

If Yes, enter the number of Capital assets created/ acquired: Not Applicable

Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

Sl. No.	Short particulars of the property or asset(s) [including complete address and location of the property]	Pincode of the property or asset(s)	Date of Creation	Amount of CSR amount spent	Details of entity/ Authority/ beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered address
Not Applicable							

9. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per Section 135(5).

Not Applicable

Shwetank Singh
Managing Director and CEO
DIN 02976637

Hetal Gandhi
Chairperson CSR Committee
DIN 00106895
Place: Mumbai
Date: May 14, 2026

ANNEXURE IV

Form No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members,

CHALET HOTELS LIMITED

Raheja Tower, Plot No. C-30, Block 'G',
Next to Bank of Baroda, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

We have conducted Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **CHALET HOTELS LIMITED** (hereinafter called "the Company"), incorporated on **January 06, 1986** having **CIN: L55101MH1986PLC038538** and having its Registered office at Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra(E), Mumbai - 400051. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on **March 31, 2026** ("audit period") complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanisms in place to the extent, in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company, for the Financial Year ended on **March 31, 2026**, according to the following provisions of (including any statutory modifications, amendments or re-enactment thereof for the time being in force):

- (i) The Companies Act, 2013 (the Act) and the Rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and the Bye-Laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the Rules and regulations made thereunder to the extent of Foreign Direct Investment and External Commercial Borrowings - **Not Applicable to the Company for the period under review in respect of Overseas Direct Investment;**
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

- c) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;
- d) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"); and
- e) The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018
- f) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- g) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018-**Not Applicable to the Company for the period under review**
- h) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; - **Not Applicable to the Company for the period under review;**
- i) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021- **Not Applicable to the Company for the period under review**
- j) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021

We have relied on the representation made by the Company and its officers for the systems and the mechanism formed by the Company for the Compliances under the applicable Acts and the regulations to the Company.

We have also examined compliance with the Secretarial Standards issued by The Institute of Company Secretaries of India.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines and Standards mentioned above.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Non-Independent Directors and Non-Executive Independent Directors and Woman Director. The changes in the Composition of the Board of Directors, Key Managerial Personnel and Senior Management that took place during the year under review were carried out in compliance with the provisions of the Act and Regulations.

Adequate notice is given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act, 2013 and the Rules made thereunder, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at

ANNEXURE IV (CONTD.)

the meeting including meetings held through video conference. All decisions have been approved with the unanimous consent of the Board of Directors and recorded as part of the minutes. There are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period, the following specific events took place which had a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc.:-

- i. Pursuant to the order of the Hon'ble National Company Law Tribunal, Mumbai Bench (NCLT), an Extra-Ordinary General Meeting was duly convened on May 13, 2025, wherein the Scheme of Arrangement and Amalgamation between Sonmil Industries Private Limited, The Dukes Retreat Private Limited, and Chalet Hotels Limited, along with their respective shareholders and creditors, was considered and duly approved in accordance with the provisions of Sections 230 to 232 and other applicable provisions of the Act. Further the matter was listed for final hearing on multiple occasions but was adjourned. The matter is now listed for final hearing on July 6, 2026.
- ii. The Board of Directors at its meeting held on May 12, 2025 approved entering into a binding Term Sheet with Lakeview Mercantile Company Private Limited ('Lakeview') and its shareholders in relation to proposed acquisition of Lakeview.
- iii. The Board of Directors, at its meeting held on June 20, 2025, appointed Mr. Manish Chokhani (DIN: 00204011) as an Additional Director and Independent Director of the Company for a term of five consecutive years, which was subsequently approved by the Members at the 40th Annual General Meeting held on August 08, 2025.
- iv. The Members of the Company, at the 40th Annual General Meeting held on August 08, 2025, approved raising of funds for an aggregate amount not exceeding Rs.1,000 Crore in the aggregate through issue of Debt securities on a Private Placement basis.
- v. Mahananda Spa and Resorts Private Limited, a material wholly owned (unlisted) subsidiary of the Company acquired land parcel admeasuring approximately 18,848 square metres at Narendra Nagar, Uttarakhand for a cash consideration of Rs.600 million.
- vi. During the year under review, pursuant to the approval of the Board of Directors, the Finance Committee approved the issuance of Listed, Rated, Taxable and Transferable Commercial Papers on two occasions as detailed below:
 - (i) **2,000 Commercial Papers aggregating to Rs.100 crore were allotted on September 23, 2025**, which were listed on the Wholesale Debt Market Segment of BSE Limited and matured on December 22, 2025.
 - (ii) **2,000 Commercial Papers aggregating to Rs.100 crore were allotted on December 17, 2025**, which were listed on the Wholesale Debt Market Segment of BSE Limited and matured on March 17, 2026.

- vii. During the period under review, the Company launched its premium lifestyle hospitality brand "ATHIVA".
- viii. During the year under review, the Company redeemed the following Non-Convertible Redeemable Preference Shares out of the profits of the Company available for distribution:
 - 4000, Series A 0.00% Non-Cumulative, Non-Convertible Redeemable Preference Shares ('NCRPS'), having a face value of Rs.1,00,000 each at par aggregating to Rs.400 million on June 10, 2025.
 - 6,000 Series A and 4,000 Series B - 0.00% Non-Cumulative, Non-Convertible Redeemable Preference Shares ('NCRPS') having a face value of Rs.1,00,000 each at par aggregating to Rs.1000 million on September 23, 2025.
 - 6,000, Series B - 0.00% Non-Cumulative, Non-Convertible Redeemable Preference Shares ('NCRPS') having a face value of Rs.1,00,000/- each at par aggregating to Rs.600 million on October 17, 2025.
- ix. During the Financial year 2025-26, the Board of Directors at its Meeting held on November 04, 2025, declared an Interim Dividend at the rate of R.1 per Equity Share i.e. 10% on the Face Value of Rs.10 each of the Company.
- x. During the year under review, the Company allotted an aggregate of 5,38,712 Equity Shares of the face value of Rs.10 each pursuant to exercise of stock options granted under the CHL Employee Stock Option Plan 2022 and CHL Employee Stock Option Plan 2023. The details of allotment made during the year are as follows:

Sr. No.	Name of ESOP Scheme	No. of Equity Shares Allotted	Date of Allotment
1.	CHL Employee Stock Option Plan 2022	35,000	April 28, 2025
2.	CHL Employee Stock Option Plan 2022	90,000	July 31, 2025
3.	CHL Employee Stock Option Plan 2022	1,05,000	August 12, 2025
4.	CHL Employee Stock Option Plan 2022	54,017	November 17, 2025
5.	CHL Employee Stock Option Plan 2022	14,000	December 10, 2025
6.	CHL Employee Stock Option Plan 2023	2,00,468	January 2, 2026
7.	CHL Employee Stock Option Plan 2022	30,227	February 16, 2026
8.	CHL Employee Stock Option Plan 2022	10,000	March 18, 2026

ANNEXURE IV (CONTD.)

xi. The Members of the Company, on January 31, 2026 approved the following special business by way of Postal Ballot:

- a. Appointment of Mr. Shwetank Singh (DIN: 02976637) as the Managing Director and CEO of the Company for a period of three years with effect from February 1, 2026 to January 31, 2029 and approval of his remuneration.
- b. Appointment of Dr. Sanjay Sethi (DIN: 00641243) as a Non-Independent Non-Executive Director of the Company.
- c. Approval for remuneration in the form of Commission to Non-Executive Directors of the Company.

xii. The Company during the audit period has made the following acquisitions

Sr. No.	Details	Date of Acquisition
1	Additional 14.31% of the Equity Shares of Vikramaditya Renewable Energy Private Limited, resulting it to be an Associate of the Company.	May 12, 2025
2	26% of the Equity Shares of Pro-zeal Green Power Fourteen Private Limited	December 10, 2025

For **KDA & Associates**
Practicing Company Secretaries

Kaushal Dalal

Partner

M. No: 7141 CP No: 7512

PR No.: 6748/2025

UDIN: F007141H000356776

Date: May 14, 2026

Place: Mumbai



ANNEXURE IV (CONTD.)

To,
The Members,
CHALET HOTELS LIMITED
Raheja Tower, Plot No.C-30, Block 'G',
Next to Bank of Baroda, Bandra Kurla Complex,
Bandra(E), Mumbai 400051

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test check basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Account of the Company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulation, standards is the responsibility of management. Our examination was limited to the verification of procedures on a test check basis.
6. The Secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **KDA & Associates**
Practicing Company Secretaries

Kaushal Dalal
Partner

M. No: 7141 CP No: 7512

PR No.: 6748/2025

UDIN: F007141H000356776

Date: May 14, 2026
Place: Mumbai



Form No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Mahananda Spa and Resorts Private Limited

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Mahananda Spa and Resorts Private Limited** (hereinafter called 'the Company'), having CIN: U55101UR2009PTC032889 for the financial year ended **31st March, 2026**.

The Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's statutory registers, books, papers, minute books, forms and returns filed and other records maintained by the Company and the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the Financial Year ended on **31st March, 2026** complied with the statutory provisions listed hereunder and also that the Company has followed proper Board-processes and has required compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the Financial Year ended on **31st March, 2026** according to the provisions of:

- (i) The Companies Act, 2013 ('the Act') and the Rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made thereunder - **Not Applicable to the Company**;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder for compliance to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings, **Not Applicable**;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') as amended from time to time: -
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 - **Not Applicable to the Company**;
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 - **Not Applicable to the Company**;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **Not Applicable to the Company**;

- (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 - **Not Applicable to the Company**;
- (e) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Companies Act and dealing with client - **Not Applicable to the Company**;
- (f) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **Not applicable to the Company**;
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **Not applicable to the Company**;
- (h) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **Not applicable to the Company**;
- (i) The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018 - **Not applicable to the Company**.
- (vi) The Company has complied with the provisions of the industry specific laws and other applicable general laws, rules, regulations and guidelines.

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards with regard to Meeting of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India; and
- (ii) SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 - **Not applicable to the Company**.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above and there are no material non-compliances that have come to our knowledge.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Director, Non-Executive Non-Independent Directors, Woman Director and Non-Executive Independent Director. The changes in the composition of the Board of Directors took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act and the Rules made thereunder, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for a meaningful participation at the meeting including meeting held through video conference.

All decisions have been approved with the unanimous consent of the Board of Directors and recorded as part of the minutes.



We further report that there are adequate systems and processes in the Company commensurate with its size and operations, to monitor and ensure compliance with applicable laws, rules, regulations and guidelines. As informed, the Company has responded appropriately to communication received from various statutory / regulatory authorities

including initiating actions for corrective measures, wherever found necessary.

We further report that during the audit period, no specific events/actions have taken place, having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines and standards.

Date: May 9, 2026
Place: Mumbai

For **ALWYN JAY & Co.**
Company Secretaries

Office Address :
Annex-103, Dimple Arcade,
Asha Nagar, Kandivali (East), Mumbai 400101.
Mumbai 400101.

Shweta More
Partner
FCS.9246
Certificate of Practice No.19063
UDIN: F009246H000318258

Note: This report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.



Annexure A

To
The Members,
Mahananda Spa and Resorts Private Limited

Our Secretarial Audit Report of even date is to be read along with this letter.

1. The compliance of provisions of all laws, rules, regulations, standards applicable to **Mahananda Spa and Resorts Private Limited** (hereinafter called 'the Company') is the responsibility of the management of the Company. Our examination was limited to the verification of records and procedures on test check basis for the purpose of issue of the Secretarial Audit Report.
2. Maintenance of secretarial and other records of applicable laws is the responsibility of the management of the Company. Our responsibility is to issue Secretarial Audit Report, based on the audit of the relevant records maintained and furnished to us by the Company, along with explanations where so required.
3. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial and other legal records, legal compliance mechanism and corporate conduct. Further part of the verification was done on the basis of electronic data provided to us by the Company and on test check basis to ensure that correct facts as reflected in secretarial and other records produced to us. We believe that the processes and practices we followed, provides a reasonable basis for our opinion for the purpose of issue of the Secretarial Audit Report.
4. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
5. Wherever required, we have obtained the management representation about list of applicable laws, compliance of laws, rules and regulations and major events during the audit period.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Date: May 9, 2026
Place: Mumbai

For **ALWYN JAY & Co.**
Company Secretaries

Office Address :
Annex-103, Dimple Arcade,
Asha Nagar, Kandivali (East), Mumbai 400101.
Mumbai 400101.

Shweta More
Partner
FCS.9246
Certificate of Practice No.19063
UDIN: F009246H000318258

ANNEXURE V

THE INFORMATION REQUIRED UNDER SECTION 197 OF THE COMPANIES ACT, 2013 READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014 ARE GIVEN BELOW.

I The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the Financial Year 2026:

Name of Directors	Designation	Ratio of Remuneration of each Director to median remuneration	Remuneration (Rs.)
Mr. Hetal Gandhi	Non-Executive Chairperson and Independent Director	7.7	26,00,000
Mr. Joseph Conrad D'Souza	Independent Director	8.1	27,25,000
Mr. Arthur DeHaast	Independent Director	10.1	34,00,000
Ms. Radhika Piramal	Independent Director	6.5	22,00,000
Mr. Manish Chokhani	Independent Director	1.9	6,50,000
Mr. Ravi C. Raheja	Non-Executive Director	3.3	11,00,000
Mr. Neel C. Raheja	Non-Executive Director	2.7	9,00,000
Dr. Sanjay Sethi	Non-Executive Director	187.4	6,30,04,287*
Mr. Shwetank Singh	Managing Director and CEO	115.0	3,86,78,938

*remuneration paid during his tenure as the Managing Director and CEO of the Company upto January 31, 2026 and Sitting Fees during his tenure as Non-Executive Director with effect from February 1, 2026.

II The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer,

Company Secretary in the Financial Year 2026 as compared to Financial Year 2025:

Name of Directors and KMPs	Designation	% increase / decrease in Remuneration
Mr. Hetal Gandhi	Non-Executive Chairperson and Independent Director	9.47
Mr. Joseph Conrad D'Souza	Independent Director	13.54
Mr. Arthur De Haast	Independent Director	10.57
Ms. Radhika Piramal	Independent Director	8.64
Mr. Manish Chokhani	Independent Director	N.A.
Mr. Ravi C. Raheja	Non-Executive Director	57.14
Mr. Neel C. Raheja	Non-Executive Director	12.50
Dr. Sanjay Sethi	Non-Executive Director	23.08
Mr. Shwetank Singh	Managing Director and CEO	187.72
Mr. Nitin Khanna	Chief Financial Officer	161.93
Ms. Christabelle Baptista	Company Secretary	10.30

NOTES:

1 The remuneration of Non-Executive Directors consists only of Sitting Fees. The Non-Executive Directors of the Company will be paid Commission for the Financial Year 2026 in Financial Year 2027.

III The percentage increase in the median remuneration of employees in the Financial Year 2026:

The percentage increase in the median remuneration of all employees in the Financial Year was (22.84)%.

IV The number of permanent employees on the rolls of Company as on March 31, 2026:

The number of permanent employees on the rolls of Company as on March 31, 2026 was 2,871.

V It is affirmed that the remuneration paid to the Directors, Key Managerial Personnel and Members of Senior Management team is as per the Appointment of Directors & Remuneration of Director and Senior Management Policy of the Company.

ANNEXURE VI

ENERGY CONSERVATION MEASURES UNDERTAKEN BY THE COMPANY DURING FINANCIAL YEAR 2025-26

The energy conservation measures undertaken during the financial year under review have been broadly categorized into two sections i.e. Projects and Operations:

A. Projects:

At Chalet Hotels, our projects design embodies future-focused passive and active design strategies while emphasizing sustainability and innovation. Our integrated design approach includes high performance building envelope such as walls, roofs with heat reflective surfaces and low emissivity glass for facades and maximising daylight and ventilation for regularly occupied spaces. We plan onsite as well as offsite renewable power to ensure lesser dependency on the grid supply. Energy efficient lighting, pumps, motors and air conditioning system. Use of occupancy and air flow monitoring sensors, daylight and CO₂ sensors. Ensuring efficiency in cooling towers through maximum Cycle of Concentration (COC) and drift eliminators to reduce the drift losses.

B. Operations:

Some of the ongoing measures that have been deployed are:

- Implemented Chiller Plant Room Optimizer featuring automated IP-based systems, high-efficiency chillers, variable in-line pumps, and low approach cooling towers.
- Replaced old chillers with new energy-efficient chillers featuring a high coefficient of Performance (COP) to improve cooling efficiency.
- Installed Variable Frequency Drives (VFDs) on chiller plant pumping systems to enhance control and energy efficiency.
- Introduced automatic condenser tube cleaning to maintain optimal heat transfer and reduce energy loss.
- Deployed pressure-independent balancing valves in AHUs and FCUs to optimize operation and improve air conditioning control.

- Installed water-to-water heat pumps for efficient hot water generation.
- Upgraded larger capacity air handling units with EC motors for improved operational control and energy efficiency.
- Incorporated heat recovery wheels to enhance ventilation system efficiency.
- Installed motion sensors to enable automated lighting control.
- Integrated guest room automation for combined lighting and HVAC control.
- Installed on-site solar panels to generate electricity for on-site consumption.
- Implemented carbon monoxide(co) sensors in car parks to maintain air quality.
- Adopted IoT automation leveraging artificial intelligence and machine learning for optimal equipment operation and control.
- Installed boiler flue gas recovery systems to capture energy from steam boiler exhaust gases.
- Applied adiabatic cooling in public areas and Variable Refrigerant Volume (VRV) Outdoor Unit systems to increase cooling efficiency.
- Replaced the master switch in the guest room with a key card holder to control lighting and air conditioning, thereby enhancing energy conservation during periods of non-occupancy.

Initiatives undertaken during the Financial Year under review:

- Installation of Heat pumps to achieve operational efficiency and energy savings.
- Retrofitting of AHUs with EC fans for energy efficiency.
- Replacement of Induction Hot plate for buffet set up to achieve operation efficiency.

MANAGEMENT DISCUSSION & ANALYSIS

GLOBAL ECONOMIC OVERVIEW & OUTLOOK

The global economy in FY 2025-26 went through a challenging phase, initially marked by escalating trade tensions and tariff actions, followed by the West Asia war, significantly heightening geopolitical uncertainty. These developments triggered volatility across oil and commodity markets, firmed up inflation expectations, currency movements, and tightened financial conditions, testing the resilience observed in the earlier part of the year.

The International Monetary Fund in April 2026 projected global growth at 3.1% for CY 2026 and 3.2% for CY 2027, under the assumption of a contained conflict scenario. These projections are modestly lower than recent outcomes and remain well below pre-pandemic averages, reflecting a structurally slower growth trajectory. Inflation, which was expected to ease steadily, is now anticipated to rise in CY 2026 before resuming its decline in CY 2027, driven largely by energy price volatility and supply-side disruptions, with pressures more pronounced across emerging markets and developing economies.

Geopolitics has re-emerged as a central macroeconomic variable, with disruptions around critical trade routes such as the Strait of Hormuz, thereby impacting energy markets and global supply chains. A prolonged escalation could further elevate input costs, disrupt trade flows, travel routes, and weigh on global growth.

While the global economic environment is likely to remain highly sensitive to geopolitical developments, demand dynamics along with policy support may offer some stability. On the other hand, growth is expected to be impacted by persistent supply-side risks, elevated energy prices, and tighter financial conditions. Businesses and investors will continue to operate amid heightened volatility, with a sharper focus on resilience, disciplined capital allocation, and supply chain diversification.

Indian Economic Overview & Outlook

In FY 2025-26, the Indian economy stood the test of a challenging global backdrop characterised by heightened geopolitical tensions, volatile oil and commodity markets, and tightening financial conditions. The economy remained resilient on the back of strong domestic fundamentals, prudent macroeconomic management, and sustained policy support, enabling India to navigate external headwinds more effectively than several peers. Consequently, India continued to be one of the fastest-growing major economies globally, with growth anchored in private consumption, public capital expenditure, and a robust services sector. Reflecting this relative strength, the International Monetary Fund reaffirmed confidence in India's outlook, projecting economic growth of ~6.5% in CY 2026, emphasising the strength of India's medium-term growth trajectory.

In addition to global headwinds, the domestic operating environment during FY 2025-26 was further impacted by Operation Sindoor and intermittent disruptions within the aviation ecosystem leading to short-term uncertainty in travel sentiment and temporary volatility in passenger movement across select routes. While the macroeconomic impact remained contained, mobility-linked sectors experienced periodic softness during affected periods. Swift normalisation and stronger domestic demand helped limit broader spill-over effects.

Against this backdrop, inflation remained well contained through the financial year, providing a key pillar of macroeconomic stability, supported by favourable food price dynamics, adequate agricultural output, and stable core inflation. While inflation is expected to firm modestly during the

FY 2026-27 due to base effects, underlying price pressures will likely remain muted. The Reserve Bank of India (RBI) identified energy price volatility, geopolitical developments, and climate-related disruptions as key upside risks to the inflation outlook.

India's Monetary Policy remained measured and vigilant. The Monetary Policy Committee maintained the key policy repo rate at 5.25% holding its neutral stance, emphasising flexibility amid evolving global developments. Domestic financial conditions remained supportive, characterised by healthy credit growth, strong banking sector balance sheets, and adequate system liquidity, thereby providing a conducive environment for investment and consumption.

Foreign Direct Investment (FDI) trends further reinforced confidence in India's economic fundamentals. During FY 2025-26, FDI equity inflows rose 17% year-on-year to US\$94.5 billion, despite persistent geopolitical disruptions, volatile commodity markets, and a prolonged period of elevated global interest rates. The broad-based nature of capital inflows, led by services, technology, and infrastructure-linked sectors, highlights India's continued appeal as a preferred destination for long-term investment amid global uncertainty.

From an external sector perspective, India's position remained comfortable, supported by robust services exports and foreign exchange reserves. However, RBI cautioned that prolonged geopolitical instability in West Asia, elevated crude oil prices, and volatile global capital flows could pose risks to growth and inflation dynamics. The central bank reiterated its commitment to a market-determined exchange rate, intervening only to manage excessive volatility.

India is well positioned to sustain its growth momentum, supported by strong domestic demand, ongoing infrastructure investment, and a favourable policy environment. While external headwinds, particularly geopolitical tensions, energy price volatility, and global financial tightening may pose near-term challenges, India's macroeconomic stability and structural growth drivers are expected to provide resilience. Continued policy focus on capital expenditure, supply-side reforms, and investment facilitation will be critical in sustaining medium-term growth and reinforcing India's position as a key driver of global economic expansion.

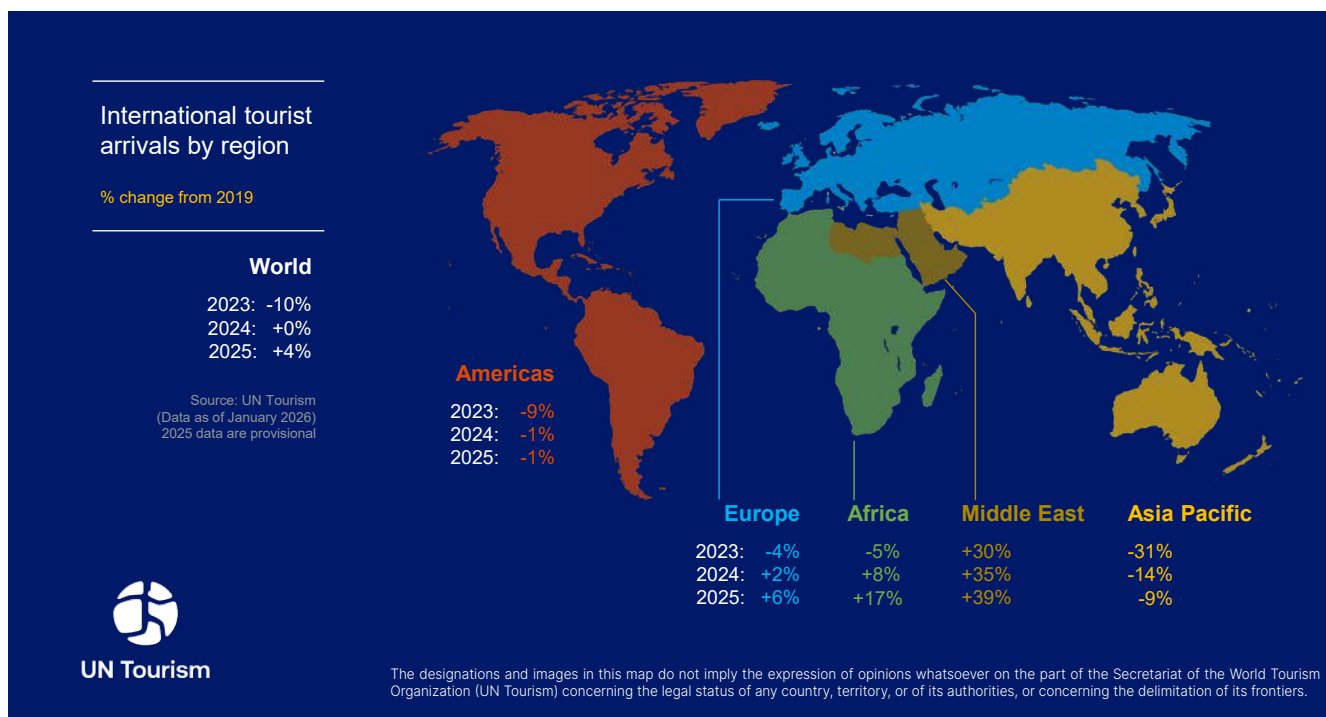
Global Hospitality Industry

The global hospitality industry outlook for CY 2026 remains cautiously positive, supported by sustained leisure demand, recovery in international travel, and a gradual improvement in business travel. However, the environment remains challenging, with continuing geopolitical uncertainties, elevated inflation, and tighter financial conditions potentially impacting discretionary spending.

According to UN Tourism's World Tourism Barometer (January 2026), international tourist arrivals reached a record 1.52 billion in CY 2025, a 4% year-on-year growth and confirming a return to pre-pandemic growth trajectories. Travel demand remained robust despite inflationary pressures and geopolitical uncertainty, supported by improved air connectivity, visa facilitation, and the recovery of large outbound markets.

Globally, tourism saw steady recovery and normalisation of international tourist arrivals over the post-pandemic period. Europe and the Middle East have surpassed or materially exceeded their pre-pandemic benchmarks, while Asia-Pacific continues its phased recovery, driven by the reopening of large source markets, improving air connectivity, and rising intra-regional travel.

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)



UN Tourism data suggests that Asia-Pacific recorded approximately 331 million international arrivals in CY 2025, growing 6% year-on-year and reaching approximately 91% of pre-pandemic levels. Key markets including Japan, Indonesia, Thailand, Vietnam, and India reported strengthening inbound travel, supported by expanding air capacity, regional mobility, and rising mid-income group demand. Asia-Pacific is also expected to lead global air passenger growth in 2026, with traffic projected to increase by over 7%, materially above the global average. This recovery could be affected by the West Asia geopolitical headwinds that begun in February 2026. March 2026 witnessed significantly lower air passenger traffic during the heightened turmoil. While the tension has started to ease-off in April 2026, complete normalcy might take longer.

Reflecting these demand trends, JLL's Global Hotel Investment Outlook 2026 highlights a clear inflection point in hospitality investment activity. Global hotel transaction volumes increased by 22% in CY 2025 relative to the CY 2023 trough, signalling the deepening of a new investment cycle. While performance remains uneven across regions, underlying fundamentals are increasingly constructive, particularly in markets with strong domestic and intra-regional travel flows.

Constrained supply growth continues to support global hotel performance, with development pipelines in major markets below historical averages, aiding occupancy and pricing resilience. However, amid elevated geopolitical uncertainty, RevPAR growth is likely to moderate, as pressure on global travel sentiment and pricing power tempers performance, despite support from domestic demand and asset quality differentiation.

Capital market conditions have also improved meaningfully with strengthening debt availability, record levels of undeployed equity capital, and renewed institutional appetite for hospitality assets as key drivers of continued transaction activity in CY 2026. Hotels accounted for approximately 8% of global commercial real estate investment volumes in CY 2025, exceedingly long-term averages and underlining the sector's regained strategic relevance.

Investor preferences globally and increasingly across Asia-Pacific are converging around high-quality assets in prime locations, including luxury and lifestyle-oriented hotels, well-located urban properties, and experience-led destinations. At the same time, increasing performance dispersion is reinforcing disciplined capital allocation, with emphasis on brand strength, operational efficiency, and asset-specific fundamentals.

While beginning of the CY 2026 witnessed short-term impact due to West Asia war, over the next 3-5 years, the global hospitality industry is expected to move into a stable, structurally driven growth phase, supported by rising travel demand, expanding mid-income group consumption, particularly in Asia-Pacific, and growth in premium, luxury and experiential segments. International travel is likely to exceed pre-pandemic levels, with disciplined supply supporting occupancy and pricing. Performance will increasingly hinge on asset quality, brand strength, and location, while cost pressures, labour constraints, and sustainability needs will keep the focus on operational efficiency and differentiated experiences.

Indian Hospitality Industry

The Indian hospitality industry is transitioning into a more stable, structurally aligned growth phase after several years of strong post-pandemic recovery. While momentum has moderated from recent highs, fundamentals remain supported by robust domestic demand, disciplined capacity addition, and improving connectivity. As per ICRA report, chain hotel demand is expected to grow at CAGR of 10.5% against supply CAGR of 9.1%, implying a sustained demand-supply gap.

Demand is underpinned by a broad mix of segments — business travel, leisure, MICE, weddings, pilgrimages, and government/corporate delegations — supported by a growing economy, expanding travel infrastructure, new convention centres, and wider airline connectivity. Structural demographic shifts are reinforcing this: urbanisation has risen from 28% (CY01) to 37% (CY24, est.), though still well below the US (84%), UK (85%), and China (67%). India's middle class is projected to

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

grow from 31% of population (FY21) to 61% by FY47, while a young population base (371 million aged 15-29 in CY21) is expected to sustain discretionary spending on travel and lifestyle through CY2055.

Domestic tourism remains the dominant growth engine, with visitors projected to reach ~5 billion by CY2030 and ~15 billion by CY2047. Recovery has been anchored by leisure, staycations, and wedding/MICE demand, lifting weekend and off-season occupancies. Expanding hotel supply into religious and emerging destinations, combined with improving connectivity, is widening the domestic catchment. The rupee's 15% depreciation against the USD over three years has also made domestic travel comparatively more cost-competitive than outbound trips.

Inbound tourism is still normalising. Per the Ministry of Tourism's *Annual Tourism Snapshot 2025 (Provisional)*, India recorded ~90.2 lakh Foreign Tourist Arrivals in CY2025 — a moderation over the prior year, though FTAs excluding Bangladesh rose ~4%. Recovery remains uneven across source markets, with FTAs still below pre-pandemic peaks and sensitive to global developments (e.g., the West Asia conflict's impact from March 2026). Rupee depreciation, however, continues to support domestic industry pricing power.

Corporate travel, aided by Global Capability Centres, remains a strong tailwind. NASSCOM estimates 3,728 GCC units employing ~2.4 million professionals, concentrated in Bengaluru, Hyderabad, Pune, and NCR. This drives sustained inter-city mobility, leadership visits, and events — with these three cities posting the highest RevPAR growth in FY26.

Structural under-penetration persists across Indian metros. Delhi NCR and Mumbai offer fewer than 1,400 hotel rooms per million population — materially below global peers. Given the hotel sector's high correlation with aviation, similar gaps appear there: Delhi Airport's ~79 million CY2025 passengers rival hubs like Singapore, yet room density per passenger remains less than half. Bengaluru, despite having the largest Grade-A office stock among 10 major Asian cities, has the lowest hotel-room density relative to that stock — while Delhi NCR and Mumbai's density is a third of peer Jakarta's, despite Jakarta having half their office stock. This points to sustained under-accommodation of core business travel demand.

Recent trends corroborate this outlook. ICRA's March 2026 sector update notes pan-India premium hotel occupancy is expected to hold at 72–74% through FY 2026–27, with RevPAR rising from ₹5,600–5,900 (FY 2024–25) to ₹5,900–6,300 (FY 2025–26) and further to ₹6,200–6,500 (FY 2026–27) — supported by major demand events such as the ICC Men's T20 World Cup and the AI Impact Summit, alongside continued lag in premium supply additions.

To summarise, while short-term shocks (geopolitical events, flight disruptions) will cause transitory volatility, medium-to-long-term demand drivers remain intact. Supply continues to be constrained by high development costs, land scarcity, and lengthy approvals. With demand outpacing new inventory, occupancy, ARR, and RevPAR should stay healthy over the next 2–3 years.

Accelerating Tourism Through Policy and Infrastructure / Policy-Led Infrastructure Development Supporting Tourism Expansion

Tourism growth in India continues to be supported by a coordinated policy framework and sustained infrastructure investment, aimed at improving destination readiness, connectivity, and visitor experience across regions. In

recent years, government initiatives have increasingly shifted from circuit-based tourism development toward a destination-centric and sustainability-led approach, with an emphasis on long-term capacity creation rather than short-term demand stimulation.

A key policy instrument in this transition is the revamped Swadesh Darshan 2.0 scheme, which focuses on developing sustainable and responsible tourism destinations through integrated planning and stakeholder participation. As of recent updates, projects have been sanctioned under Swadesh Darshan 2.0, Challenge-Based Destination Development (CBDD), and the Special Assistance to States for Capital Investment (SASCI), covering a wide range of themes including heritage, spiritual, coastal, eco-tourism, and wellness destinations. Collectively, these initiatives aim to strengthen core tourism infrastructure, enhance last-mile connectivity, and improve visitor amenities, particularly in emerging and under-penetrated destinations.

Infrastructure development has been further supported by investments in air and regional connectivity, which remain critical enablers for tourism dispersal. Under the UDAN (Ude Desh ka Aam Nagrik) scheme, tourism-focused regional routes have been introduced to improve access to key locations. Alongside this, continued capacity expansion across airports and improvements in aviation infrastructure are expected to support higher passenger throughput and facilitate travel to non-metro destinations.

The Union Budget presented in February 2026 further reinforced the policy emphasis on infrastructure-led tourism development. Budgetary measures continued to prioritise destination development in coordination with state governments, improvements in transport and logistics infrastructure, and an enabling framework for private sector participation across the tourism value chain. The policy thrust also reiterated support for tourism and accommodation-related infrastructure within harmonised frameworks, alongside targeted interventions aimed at improving destination readiness and visitor facilities. Also, the budget announced seven new high-speed rail ("bullet train") corridors aimed at enhancing inter-city connectivity and functioning as economic "growth connectors". These projects, highlighting India's focus on sustainable, rapid transit, prioritize major urban hubs across western, southern, and northern India. Together, these measures are intended to support capital formation, improve financing access, and facilitate more balanced and regionally diversified tourism development over the medium term.

Overall, the policy and infrastructure environment reflects a measured and long-term approach to tourism growth, focused on sustainability, connectivity, and destination quality. While the pace of impact from these initiatives is expected to vary across regions, continued public investment and policy support are likely to play an important role in shaping tourism demand patterns and supporting the hospitality sector over the medium term.

Risks and Challenges

The Company operates in a dynamic and evolving business environment involving multiple internal and external factors. The Management continuously identifies, evaluates and

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

monitors key risks and challenges and adopts a structured risk management approach, supported by robust internal controls and mitigation strategies.

- **Geopolitical and Macroeconomic Uncertainty:** Global geopolitical developments, trade disruptions, and economic volatility may impact travel sentiment, international mobility, and discretionary spending. These factors can influence both inbound tourism and corporate travel, leading to variability in demand across markets and time periods.
- **Cost Inflation and Margin Pressures:** The hospitality sector remains exposed to inflation in energy, food and beverage, manpower, and maintenance costs. While pricing discipline supports revenue stability, the ability to fully pass through cost increases may be constrained in competitive or demand-sensitive markets.
- **Localised Oversupply and Competition Risk:** The entry of new contemporary hotel formats and alternative accommodation offerings may lead to localized oversupply in certain markets, adversely impacting occupancy levels and room rates if demand growth does not keep pace. Industry analysis, including insights from Hotelivate, indicate that in several cities the projected supply growth rates materially exceed recent demand trends, threatening short-to-medium-term pressure on operating performance in those markets.
- **Sustainability and Regulatory Expectations:** The hotel sector operates at the high-stakes intersection of energy consumption, land use, and community interaction. Environmental, Social, and Governance (ESG) performance is a direct driver of asset value, regulatory compliance, and revenue resilience.

Chalet Hotels Limited: A leading hospitality player

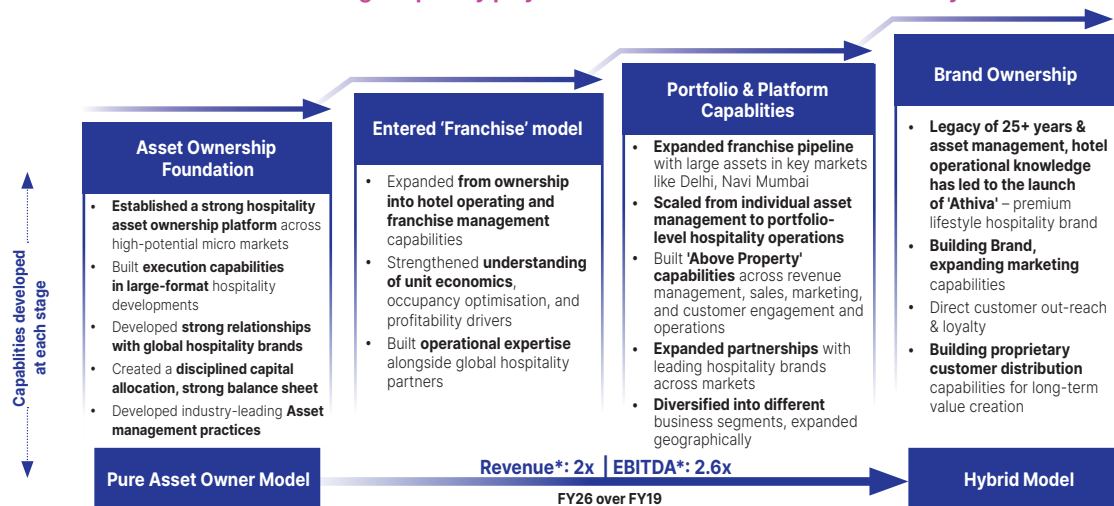
Chalet Hotels Limited (Chalet) is an owner, developer, asset manager and operator of high-end hotels and mixed-use assets in key cities and leisure locations in India. The Company has a strong parentage in form of K Raheja Group, a leading real estate developer in the country. Over the past 25+ years, the company has evolved from an asset owner to an operator and has also gained expertise in asset-management, sales and distribution. During FY 2025-26, the Company launched "Athiva", Chalet's own premium lifestyle hospitality brand – covering the entire spectrum of the hospitality value chain.

Hospitality business, focused on high-end properties

Chalet has 11 operating hospitality properties (3,389 operating keys) and a strong pipeline of 7 properties (~1,655 keys). Chalet's strong presence in hospitality is backed by:

1. Ability to identify growth markets, strong portfolio at strategic locations: Chalet has significant presence in strategic and fast growing markets in India like Mumbai – financial hub of the country with significant supply constraint; rapidly growing commercial centres like Hyderabad, Bengaluru & Pune (widespread growth in commercial office space driven by GCCs and other industries like IT, semi-conductors, automotive, pharma, BFSIs and start-ups); NCR – capital of the country; key leisure locations like Rishikesh, Khandala, Udaipur
2. Ability to own and develop premium hotels: Hospitality business, especially high-end properties, involve high capex and long gestation periods along with regulatory and execution complexities. Chalet over years has demonstrated capability of developing such high-end properties in efficient and cost-effective manner. This becomes one of the very critical strengths in hospitality sector.
3. Industry-leading asset-management practices to drive margins: Over years, Chalet has adopted efficient and focussed asset management practices with talent being sourced from best of the industry players and building internal processes and expertise. This helps build flexibility in the business and reduces response time to changing industry trends apart from driving high margins.
4. Capital allocation: Proven track-record of disciplined capital allocation across assets/ projects which maximises return on capital.
5. Focused approach towards Environment, Sustainability and Governance: More on this under "Sustainability Commitment" section of MD&A.
6. Experienced leadership: Chalet has strong and independent leaders at the Board and management level both. Moreover, the Company has been investing into various initiatives to attract and retain industry best talent.
7. Strong sponsor with real-estate development background aids in cost-effective project development, ability to develop or lease mixed-use assets.

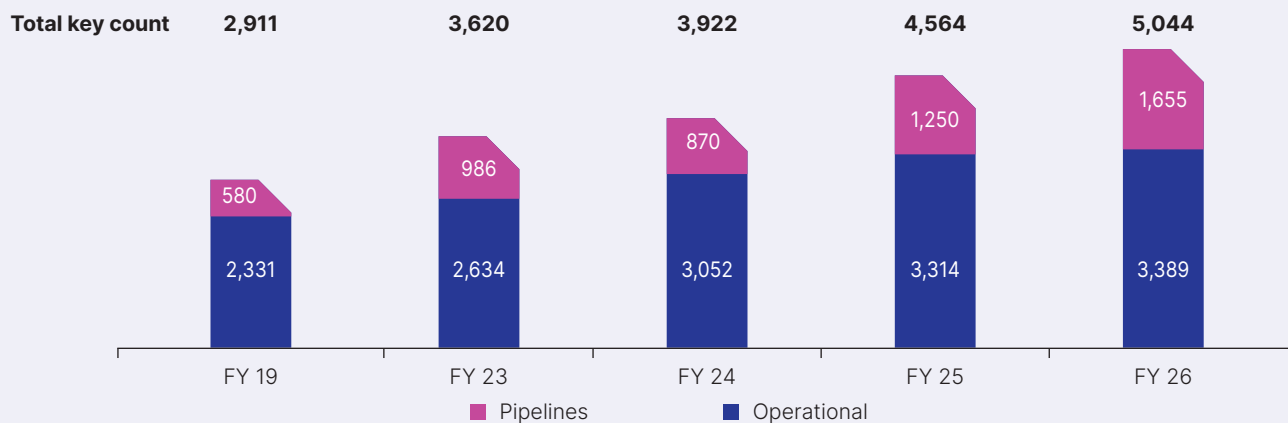
Chalet's evolution as leading hospitality player from "Pure Asset Owner Model" to "Hybrid Model"



MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

Evolution was supported by rapid growth of brand footprint, key count and financials

Expanding presence (Key count)



Rapid growth across parameters

Revenue

2x

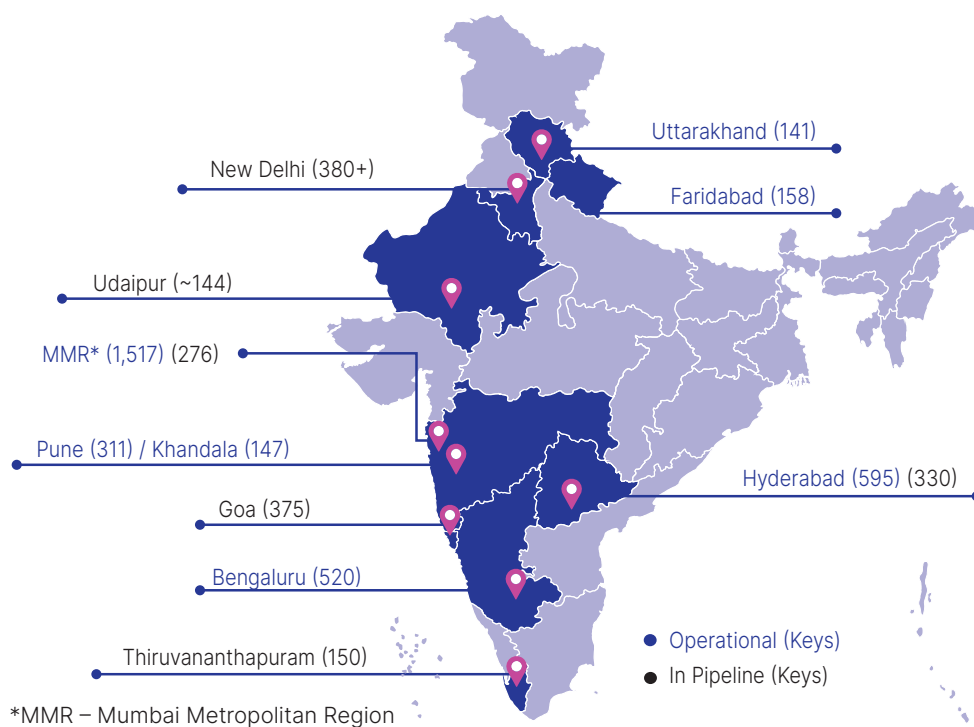
EBITDA

2.6x

Particulars	FY19	FY23	FY24	FY25	FY26
RevPAR (Rs)	6,283	6,605	7,776	8,778	9,226
ADR (Rs)	8,218	9,169	10,718	12,094	13,727
Revenue* (Rs mn)	10,348	11,780	14,370	17,541	20,741
EBITDA* (Rs mn)	3,668	5,174	6,185	7,926	9,573

Note: *Excludes Residential business.

Chalet: 5,000+ Keys across strategic locations



"Disclaimer: This map is a generalized illustration only for the ease of the reader to understand the locations, and it is not intended to be used for reference purposes. The representation of political boundaries and the names of geographical features/states do not necessarily reflect the actual position. The Company or any of its directors, officers or employees, cannot be held responsible for any misuse or misinterpretation of any information or design thereof. The Company does not warrant or represent any kind of connection to its accuracy or completeness."

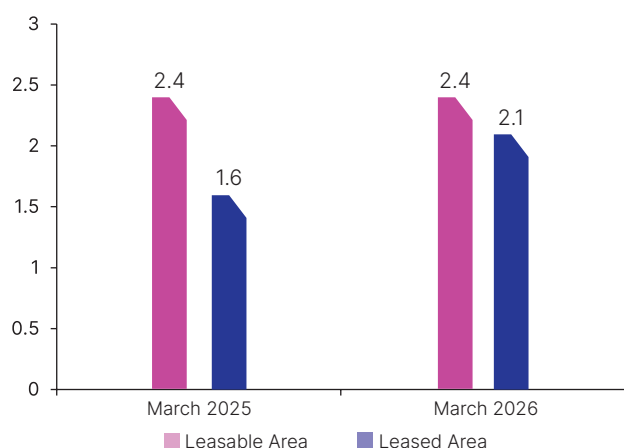
MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

Commercial Real Estate business enables asset sweating and provides stable annuity income

The Company has strategically diversified into related asset class of Commercial Real Estate – building Grade A commercial real estate. Chalet had significant extra FSI available at Powai and Sahar in Mumbai and Whitefield in Bengaluru. The Company has capitalised these to build Commercial Real Estate segment.

The company currently has 2.4 million sq. ft. (msf) of grade A commercial real estate in the central business districts of Mumbai and Bengaluru with another 0.9 msf under development in Mumbai and 0.16 msf in Bengaluru. As of 31st March 2026, the company had occupancy level of 88% (including area committed).

The segment generates stable and significant cash flow with high EBITDA margins – monthly run rate of revenue for the month of March 2026 was ~Rs. 280 mn. For the year 2025-26, the business reported revenue of Rs. 3,061 million with a growth of 55% YoY and EBITDA of Rs. 2,544 million with growth of 65% and margins of 83.1%.

Leasing Status: Q4 FY26 vs Q4 FY25 (msf)**Residential Business – Vivarea, Koramangala, Bengaluru**

The Company's residential real estate portfolio comprises a single project located in Koramangala, Bengaluru with total 321 units. Phase 1 of the project, consisting of nine residential towers (153 units), has been completed. Phase 2, currently under construction, includes two residential towers comprising 168 apartments and is expected to be completed in FY 2026-27. In addition, the project includes a commercial unit with leasable area of ~160,000 sq. ft. which is intended to be leased out.

During the year, the Company handed over 152 units in Phase 1, with only one unit pending handover. Cumulatively, Phase 1 generated revenue of ₹7,383 million, with an EBITDA of ₹2,728 million, translating into an EBITDA margin of 36.9%. The Company has collected ₹12.1 billion from this project and total receivables (excluding the commercial area) stand at ₹1.5 billion as of 31st Mar'26.

Residential			Commercial	
Phase-1	Phase-2		~160,000 sq.ft.	
Completed 153 apartments	Under construction 168 apartments		Leasable area	
Phase	(msf.)	Units	Pending handover	Avg. Sale Price (₹ psf)
Residential – I	0.55	153	1	13,235
Residential – II	0.31	168	168	19,833
Commercial	0.16	-	-	To be leased



MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

Chalet has strong pipeline of projects with focus on rapid growth:**Hospitality:**

- Taj at Delhi International Airport (380 rooms) is under active construction and is progressing as planned, with 70 rooms targeted to be commissioned by Q4 FY27 and the balance in the subsequent quarter.
- Athiva Resort & Spa at Varca, South Goa (205 rooms) awaits local approvals and is expected to be completed by FY 2027-28
- Construction work for Ritz Carlton at Madhapur Mindspace, Hyderabad (330 rooms) has begun and is progressing through development milestones. Chalet will receive the project on warm shell basis from one of the SPVs of Mindspace Business Parks REIT by Q4 FY28 and will complete the interiors and fit-out. The launch is targeted for Q4 FY29
- The Hyatt Regency hotel at Airoli, Navi Mumbai (276 rooms) has received the requisite environmental clearance during the year. Chalet will receive the project on warm shell (from one of the SPVs of Mindspace Business Parks REIT) basis and will complete interiors and fit-out; excavation work has started for the project. The launch is targeted for Q4 FY29.
- The Athiva Resort & Spa at Bambolim, North Goa (170 rooms) is in the planning stage, with development timelines estimated at ~36 months post approvals which shall be attained post closure of the acquisition.
- The Athiva Resort & Convention Centre at Kerala (150 rooms) is under planning and evaluation, with timelines to be firmed up as approvals and project structuring progress.
- The newly acquired resort at Udaipur will undergo upgrades and shall be repositioned as upper upscale resort. The Company is evaluating expansion potential; the project is currently under design and approval stage.

Commercial Real Estate:

- CIGNUS Powai® Tower II (0.9 msf) is under construction and is progressing as scheduled, with completion expected by Q4 FY27.
- Phase II of the Koramangala, Bangalore commercial development (0.2 msf) is under construction as part of the Company's expansion of annuity office assets.

Under construction	New Rooms/Leasable area	Location	Progress update
CIGNUS Powai® Tower II	0.9 msf	Mumbai	Q4 FY27
Taj at Delhi International Airport	380 rooms	New Delhi	Q4 FY27*
Athiva Resort & Spa at Varca, South Goa	205 rooms	Goa	FY28
Ritz Carlton at Hyderabad	330 rooms	Hyderabad	Q4 FY29
Hyatt Regency at Airoli, Navi Mumbai	276 rooms	Mumbai	Q4 FY29**
Total Under Construction	~1,190 rooms 0.9 msf		

** Excavation started by Mindspace Business Parks REIT post the project receiving Environment Clearance

In planning	New Rooms	Location	Progress update
Premium Resort at Udaipur	~144# rooms	Udaipur	To be updated#
Athiva Resort & Spa at Bambolim, North Goa	~170 rooms	Goa	~36 months post approval^
Athiva Resort & Convention Centre, Thiruvananthapuram	~150 rooms	Kerala	-
Total In-planning	~464 rooms		
Grand Total	~1,655 rooms 0.9 msf		

* 70-rooms to be operational by Q4 FY27; balance in Q1 FY28; # Exploring expansion potential; ^ Approvals to be attained post closure of the acquisition

Growth philosophy:

- Strategic locations – “Big Boxes” in key cities for Business segment, “Within Drivable Distance from Airports” for Leisure segment: Chalet focuses on “big boxes” in key cities and commercial hubs for business hotels and destinations with comfortable drivable distance of key airports. These locations provide deep market with long-term growth potential driven by the economic growth, changing consumer preferences, growing MICE and wedding markets and more. Also, supply constraints are greater in such markets owing to scarcity of land/property, capex requirements, regulatory hurdles etc.
- Return on Capital Employed: While Chalet does evaluate every prospective investment on financial matrices like RoCE, pay-back etc. and has set internal criteria for

each financial matrix, it also focuses on best utilisation of management time to ensure better efficiency. Thus, smaller assets or remote locations do not qualify the investment criteria. This ensures quick turnaround, better asset management control and thus higher margins.

- Asset Sweating: Chalet focuses on optimal usage of real estate within the hotels. Hotels are carefully designed to ensure maximum usage internal and external areas and maximise revenue. Regular remodelling helps in adding additional revenue generation like new F&B outlets. Some of the F&B additions during the year include Nox at The Westin Mumbai Powai Lake, El Bar at JW Marriott Mumbai Sahar and Souk at Novotel Pune Nagar Road. Also, the Company has strategically monetised additional FSI available at hotel locations to ensure full asset sweating and extracting maximum value from the assets.

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

4. Strategic diversification: In FY 2000, Chalet began its journey with business hotels in Mumbai. Over the next 10 years, its operations remained focussed on business hotels and Mumbai. Between FY 2008-09 and FY 2019-20 it expanded its geographic presence to Hyderabad, Bengaluru and Pune, but remained business hotel focussed. Post COVID, the company forayed into leisure segment and has built a portfolio of 3 assets/ 446 keys across Khandala (near Mumbai), Faridabad (NCR) and Rishikesh, Uttarakhand. The company has also acquired a resort at Udaipur (transaction completed in May 2026) with 144-keys which will be upgraded and repositioned as a premium property. With execution of current announced pipeline, Chalet will have around two-third of keys outside Mumbai and 20%+ keys in leisure segment – a well-diversified portfolio across geography and formats.

Beginning of a new chapter with launch of "Athiva"

A key milestone during the year was the launch of ATHIVA Hotels & Resorts, the Company's own premium lifestyle hospitality brand. Athiva represents a strategic progression in Chalet's operating model, from owning, managing, and operating assets to building a proprietary brand that enhances customer engagement and long-term portfolio value.

Derived from the Sanskrit word for "abundance" and "to a great extent", ATHIVA is built on the ethos of joy, sustainability, and wellness, delivering the assurance of the expected, and the joy of the unexpected.

Designed for the rising demand for experiential, wellness led and destination driven travel from Gen Z and Millennial cohorts, the brand provides a scalable platform for growth across leisure and select urban business destinations.

Athiva made its debut with the repositioning and relaunch of The Dukes Retreat as Athiva Resort & Spa, Khandala following the operationalisation of new rooms and banquet facilities during the year. The launch leverages Chalet's established capabilities across asset operations, sales and distribution, and brand stewardship.

Over the medium term, the Company plans to strengthen the brand with more hotels being launched or rebranded under Athiva Hotels & Resorts, creating a distinct growth vertical through a combination of destination resorts and standalone branded assets.

Chalet Hotels Limited: Performance and Strategic Initiatives for FY 2025-26**Strategy driven growth:**

Chalet has expanded its Khandala resort from 80-keys to 147-keys and re-positioned it in the premium upper upscale segment as the resort got re-branded under Chalet's own brand "Athiva Resort & Spa, Khandala". The upgraded resort has been well-received by the target audience as reflected in positive guest feedback, increased ADRs and rising occupancy.

Chalet also upgraded and rebranded its Faridabad resort from "Courtyard by Marriott Aravali Resort" to "Aravali Marriott Resort & Spa, NCR". The resort has undergone upgrades in form of an addition of a pool bar, a club house along with a refresh of rooms and public areas.

Chalet has also undertaken renovation of its 152-keys business hotel at Vashi, Navi Mumbai. The hotel has been operational since FY 2008-09 under a franchise agreement as "Four Points By Sheraton". The hotel is proposed to be rebranded under Chalet's own brand "Athiva Hotels & Resorts". This will be the second operational Athiva hotel and the first business hotel – marking another milestone in the Athiva journey.

Also, during the year, 8 suites were added to Bengaluru Marriott Hotel taking the total key count to 520, including 121-keys added in FY 2024-25. While the incremental inventory would require a stabilisation phase, the expansion enhances Chalet's ability to capture sustained demand over time, supported by improving pricing trends and the Company's proven execution and operating track record.

In another strategic initiative during the year, Chalet entered into an arrangement to acquire a company which owns a premium land parcel in Bambolim, North Goa. This will be second asset in Goa for Chalet after one land parcel acquired at Varca, South Goa during FY 2024-25. The transaction is under due diligence stage and is expected to be completed during FY 2026-27. A luxury resort with ~170-keys is proposed to be built on this land parcel.

The Company has also announced a greenfield project in Hyderabad. This 330-key ultra luxury hotel would operate under the brand "Ritz Carlton". The project is strategically located within the Madhapur Mindspace Business Park and offers high demand for luxury segment. Moreover, the Company's existing operational assets within the close vicinity provides additional positioning benefits.

In May 2026, the Company acquired a 144-key resort in Udaipur, Rajasthan – a leisure destination with well-established and growing market. With this, Chalet forays into Rajasthan and strengthens its leisure portfolio. The resort has significant scope for upgrades and is being repositioned as a premium upper-upscale property – a segment with limited supply in Udaipur.

These initiatives reflect Chalet's integrated growth framework-combining asset ownership in prime locations, industry-leading asset management and operations, selective brand creation, and measured expansion, positioning the Company to sustainably pursue long-term growth opportunities in India's evolving hospitality landscape.

FY 2025-26 operating performance:

FY 2025-26 was a mixed bag for operating environment as the demand was impacted by multiple extreme one-offs. FTA was impacted by Operation Sindoor at the onset of the year which was followed by intermittent disruptions within the aviation ecosystem and extreme monsoon conditions. The year ended with geopolitical unrest in West Asia which led to disruption in global energy flows as well as significant fall in overall business travel. These developments led to short-term uncertainty in travel sentiment and temporary volatility in passenger movement across some key routes.

Despite the challenges, Chalet delivered a formidable performance during the year reflecting the underlying resilient business model and disciplined execution. During FY 2025-26, Chalet advanced its growth strategy through a calibrated blend of brand development and disciplined capacity

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

expansion, reinforcing its long-term positioning in the upscale and luxury hospitality segment. The Company's approach is anchored in ownership of high-quality assets, backed by deep operating capabilities, prudent capital allocation, and a strong balance sheet, enabling sustained value creation across cycles.

Table: Rapid growth in KPIs as Resorts stabilise

	FY 2025-26	FY 2024-25	FY 2023-24
Average Daily Rate (₹)			
- Business	13,370	11,972	10,751
- Resorts	17,777	14,761	9,342
Combined Portfolio	13,727	12,094	10,718
Occupancy (%)			
- Business	70.8%	74.8%	73.0%
- Resorts	42.9%	44.4%	64.0%
Combined Portfolio	67.2%	72.6%	73.0%
RevPAR (₹)			
- Business	9,459	8,950	7,826
- Resorts	7,620	6,561	5,930
Combined Portfolio	9,226	8,778	7,776

FY 2025-26 operating performance – Key highlights:

- Strategic portfolio expansion, prudent capacity additions, and sustained operational efficiencies have contributed meaningfully to performance while enhancing long-term value creation.
- The Company's upscale and luxury hotel assets, located in high-demand business districts, continued to benefit from the strong resurgence in travel activity across both domestic and international segments.
- The Company has recently forayed into the leisure segment and currently has three resorts with 446 keys (Rishikesh, NCR, Khandala). Given all three properties are in initial phase of lifecycle they are yet to reach stabilisation. However, the business is picking up well in line with the expectations and shall be an important driver for overall Chalet's performance in coming years.
- For FY 2025-26, Chalet achieved a total income of ₹ 28.1 billion, marking a 60% increase compared to ₹ 17.5 billion in FY 2024-25. Consequently, EBITDA was reported at ₹ 12.3 billion with a 59% growth and 43.7% margins. Excluding Residential business, total income for FY 2025-26 stood at ₹ 20.7 billion, up by 18% over FY 2024-25. EBITDA stood at ₹ 9.6 billion with a 21% growth over previous year and 46.1% margins. This performance was led by strong hospitality and leasing performance for the company.

Hospitality

Revenue (₹ mn)	EBITDA (₹ mn)	EBITDA Margin (%)
▲ 17,311 14% YoY	▲ 7,603 12% YoY	▼ 43.9% 81 bps

Commercial Real Estate

Revenue (₹ mn)	EBITDA (₹ mn)	EBITDA Margin (%)
▲ 3,061 55% YoY	▲ 2,544 65% YoY	▲ 83.1% 495 bps

Consol (excluding Residential)

Revenue (₹ mn)	EBITDA (₹ mn)	EBITDA Margin (%)
▲ 20,741 18% YoY	▲ 9,573 21% YoY	▲ 46.2% 97 bps

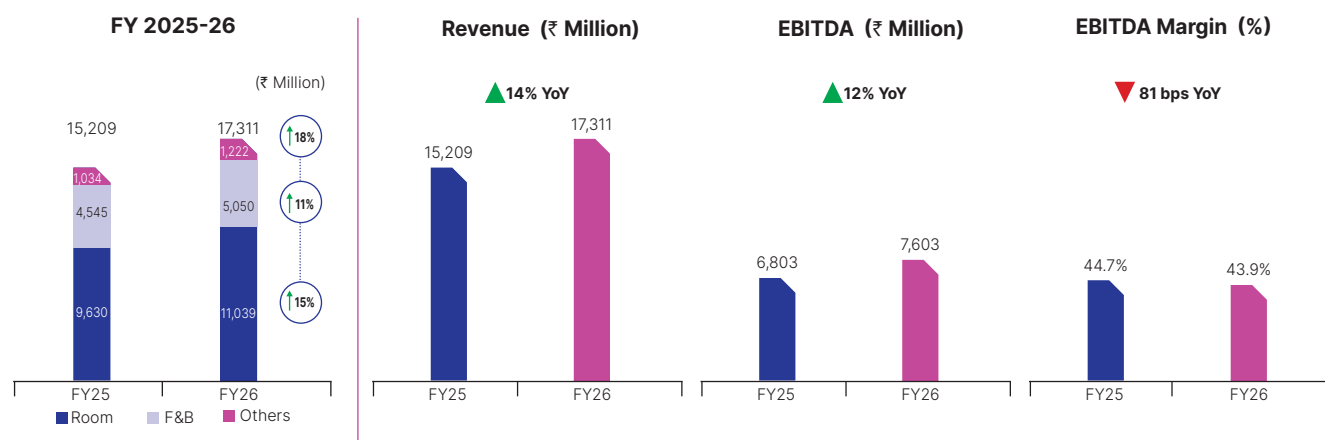
Consolidated

Revenue (₹ mn)	EBITDA (₹ mn)	EBITDA Margin (%)
▲ 28,124 60% YoY	▲ 12,301 59% YoY	▼ 43.7% 28 bps

Hospitality Business:

Despite several external challenges, the Hospitality segment's performance was robust during the year. The annual revenue crossed the ₹17.3 billion led by robust rate growth in markets like Bengaluru, Hyderabad and Pune. EBITDA climbed to ₹7.6 billion, with EBITDA margins at 43.9%

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

**Capital Structure:**

The business closed the year with a Net Debt outstanding of ₹19 billion, despite significant capex and repayment of Preference Capital ₹ 2bn to the Promoters which were availed for the Residential project at Koramangala.

During the year, the credit rating of the Company provided by ICRA has improved from A+/A1 (Positive outlook) to AA-/A1+ (Stable outlook), while that provided by CRISIL & India Ratings continued to be at AA-/A1+ (Stable outlook). Further, the cost of borrowing has reduced by 92 bps over the year and stands at 7.48% as on March 31, 2026.

Particulars (₹ millions)	FY26	FY25	FY24	FY23	FY19
Allocable to operating assets	10,947	13,109*	11,486*	11,768*	13,572*
Allocable to under-construction/ to be operationalized assets	~8,258	~6,800	~13,600	~12,600	~900
Net Debt	19,206	19,909	25,086	24,368	14,472
Net Worth	36,972	30,457	18,509	15,415	13,410
Strategic Investments#	4,393	11,409	6,596	5,985	656
EBITDA (ex-Resi)	9,573	7,926	6,185	5,174	3,668
Interest Rate	7.5%	8.4%	8.9%	8.8%	9.4%

Note: *Net debt does not include preference shares; # Includes capital expenditure and strategic acquisitions

ESG Performance and Strategic Outlook:

ESG continues to be a core pillar of Chalet Hotels' long-term value creation strategy, embedded across development and operations portfolio. During FY 2025-26, the Company further strengthened its ESG growth story by introducing **'Parivartan by Chalet: A Holistic Framework for Sustainability and Climate Action'** built on five pillars, keeping guests, communities and employees at the core, standing for the transition toward circular, equitable, innovative, and future-ready solutions that harmonize environmental stewardship, social well-being, and economic prosperity.

Chalet was ranked **2nd globally** in the Hotels, Resorts & Cruise Lines sector under the S&P Global Corporate Sustainability Assessment (CSA) with a score of 82. The Company **achieved its EV100 goal** (as part of the Climate Group initiative) by transitioning guest fleet into EVs and installing EV charging infrastructure across its operational portfolio ahead of schedule. The Company stayed focused on its commitment towards the community on promoting education and employment, infrastructure upgradation and environmental stewardship to enable inclusive growth and resilient communities. So far, the program has successfully helped in training and transforming **500+ Youth** (including PWDs, women) creating a sustained social impact and continued its efforts towards its Urban forest initiative by planting **19,000+ Saplings** in Lonavala.

Chalet has now embarked on a Decarbonisation journey by committing to **Net Zero by 2040** propelled by Renewable Energy integration, operational efficiency, supply chain engagements and low carbon initiatives to promote long-term value creation for stakeholders and sustainable growth.

Internal Control Systems and its adequacy: Your Company has well-established policies and procedures for internal control of operations and activities. On a consistent basis, your Company strives to integrate all functions across the organization, ranging from strategic support functions to core operational activities. In line with this objective, Chalet follows established standards that enable the robust implementation of internal financial controls throughout the organization. The findings and recommendations of the statutory and internal auditors are periodically reviewed by the Board, who thereon suggest corrective actions, as and when required. The Audit Committee proactively checks and balances the relevance and reliability of the internal control systems and suggests improvement to strengthen the same.

Threats & Risks: Details have been enumerated in the "Integrated Reporting" section. For further details, please refer to page no. 85

Human Resources: Details of human resources have been enumerated in the "Human Capital" section. For further details, please refer to page no. 56-57

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

RESULT OF OPERATIONS FOR THE YEAR ENDED MARCH 31, 2026

The Company's Consolidated financial performance for the year ended March 31, 2026

(₹ in million)

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
Revenue from Operations	27,697.53	17,178.25	61.2%
Other Income	426.72	362.97	17.6%
Total Income	28,124.25	17,541.22	60.3%
Total Expenses	15,823.49	9,819.33	61.1%
EBITDA	12,300.76	7,721.89	59.3%
Depreciation and amortisation expenses	2,299.52	1,787.96	28.6%
Finance costs	1,804.50	1,590.82	13.4%
Profit/(Loss) before exceptional items and tax	8,196.74	4,343.11	88.7%
Exceptional items	10.21	-	-
Profit/(Loss) before income tax	8,186.53	4,343.11	88.5%
Tax Expense	1,736.36	2,918.17	-40.5%
Profit/(Loss) for the period/year	6,450.17	1,424.94	352.7%

Particulars	Q4FY26	Q3FY26	Q2FY26	Q1FY26
Revenue from Operations	5,582.17	5,816.76	7,353.09	8,945.51
Other Income	128.38	75.35	85.12	137.87
Total Income	5,710.55	5,892.11	7,438.21	9,083.38
Total Expenses	2,924.23	3,165.78	4,360.75	5,372.73
EBITDA	2,786.32	2,726.33	3,077.46	3,710.65
Depreciation and amortisation expenses	601.72	584.61	574.10	539.09
Finance costs	406.00	459.15	453.91	485.44
Profit/(Loss) before exceptional items and tax	1,778.60	1,682.57	2,049.45	2,686.12
Exceptional items	-	10.21	-	-
Profit/(Loss) before income tax	1,778.60	1,672.36	2,049.45	2,686.12
Tax Expense	148.58	431.68	501.26	654.84
Profit/(Loss) for the period/year	1,630.02	1,240.68	1,548.19	2,031.28

SEGMENT REVENUE BREAK UP

(₹ in million)

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
Hospitality	17,311.31	15,208.62	13.8%
Room Revenue	11,038.82	9,626.17	14.7%
Food & Beverage Revenue	5,050.41	4,545.60	11.1%
Other Revenue	1,222.08	1,036.70	17.9%
Rental & Annuity	3,060.86	1,969.78	55.4%
Lease Rent	2,602.83	1,675.26	55.4%
Maintenance and other recoveries	418.82	276.81	51.3%
Revenue from other services	39.21	17.71	121.4%
Real Estate	7,383.12	-	-
Sale of residential flats	7,374.89	-	-
Facility maintenance income	8.23	-	-
Other Income	368.96	362.97	1.7%
Total Income	28,124.25	17,541.22	60.3%

MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

HOSPITALITY FY26 PERFORMANCE

- Hospitality revenue increased by 13.8% compared to the previous year, accounting for 62% of the consolidated revenues
- Room revenue increased by 14.7% against the previous year, and 14% increase in Average Daily Rates for the year.
- Food and Beverages revenue increased by 11.1% to 5,050.41 million
- Other Revenue increased by 17.9% over the previous year

Hospitality KPI

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
ADR (₹)			
MMR*	12,693	12,032	6%
Other Cities	14,724	12,163	21%
Combined	13,727	12,094	14%
Occupancy %			
MMR*	74.5%	76.8%	-2.3%
Other Cities	61.4%	68.4%	-7.0%
Combined	67.2%	72.6%	-5.4%
RevPAR			
MMR*	9,453	9,239	2%
Other Cities	9,045	8,324	9%
Combined	9,226	8,778	5%

*MMR represents Mumbai Metropolitan Region

Rental and Annuity

Revenue from rental and annuity grew by 55.4% to ₹ 3060.86 million against ₹ 1969.78 million in previous year led primarily by the leasing of new commercial spaces.

Real Estate

As of 31st March 2026, 320 units have been sold with only one unit remaining to be sold. During the year 2025-26, 152 units were handed over and the corresponding revenue of ₹ 7,383.12 million was recognised. The project has 169 units pending handover which shall be done in the FY 2026-27.

Operating Expenses

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
Real estate development cost	736.96	84.82	768.9%
Changes in inventories of finished goods and construction work in progress	3,630.51	-	
Food and beverages consumed	1,297.79	1,168.09	11.1%
Operating supplies consumed	436.23	425.09	2.6%
Employee benefits expense	2,878.50	2,344.78	22.8%
Power and fuel	943.49	840.53	12.2%
Other expenses	5,900.01	4,956.02	19.0%
Total Expenses	15,823.49	9,819.33	61.1%

Note:

- Real Estate development cost pertaining to the residential project increased by ~770% as compared to last year
- Food and beverages consumed for the period were higher by 11% aligning with the growth in Food and Beverages revenue
- Employee benefit expenses increased by 23% over last year. Employee cost constituted 10% of revenue from operations for the year.



MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

EBITDA

Due to various cost control measures, EBITDA increased by 59% to ₹ 12,300.76 million from ₹7,721.89 million last year.

Depreciation and amortization expenses were ₹ 2,299.52 million for the year as compared to ₹ 1,787.96 million

Finance costs amounted to ₹ 1,804.50 million, which represents an increase of ₹213.68 million from the previous year. Cost of debt has reduced from 8.4% as of Mar'25 to 7.48% as of Mar'26.

Equity & Debt

Particulars	For the year ended	
	March 31, 2026	March 31, 2025
Equity share capital	2,189.94	2,184.55
Other equity	34,787.99	28,277.92
Non - Controlling interests	-6.37	-5.45
Total equity	36,971.56	30,457.02
Gross Debt (Excl Pref Capital)	23,239.48	23,573.93
Debt / Equity	0.63	0.77

The capital expenditure for FY 2025-26 was ₹ 4,393.12 million towards ongoing project.

Equity

Total Equity increased by ₹ 6,514.54 million, largely driven by net profit for the year.

Working Capital movement

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
Debtors Turnover ¹	37.55	25.76	46%
Inventory Turnover ²	7.51	8.04	-7%
Current Ratio ³	0.70	0.53	33%
Interest Coverage Ratio ⁴	6.82	4.85	40%

¹ Revenue from operations/ Average Trade Receivables

² Cost of goods sold (Excluding Residential Segment) / Average inventory of Hotel Units

³ Current Assets/ Current Liabilities

⁴ Earnings before interest, depreciation, amortization, and tax (EBITDA)/ Interest Cost of the Period

Cashflow

Particulars	For the year ended	
	March 31, 2026	March 31, 2025
Net Cash from Operating Activities	10,668.63	9,503.85
Net Cash from Investing Activities	-5,753.59	-13,853.78
Net Cash from Financing Activities	-4,664.97	4,955.91
Net Change in Cash and Cash Equivalent	250.07	605.98



MANAGEMENT DISCUSSION & ANALYSIS (CONTD.)

Standalone Financials

Revenue from operations comprises 97% of the Company's Total Income on a Standalone basis

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
Revenue from Operations	25,701.91	16,265.65	58.0%
Other Income	691.83	551.51	25.4%
Total Income	26,393.74	16,817.16	56.9%
Total Expenses	14,547.49	9,174.68	58.6%
EBITDA	11,846.25	7,642.48	55.0%
Depreciation and amortisation expenses	1,818.83	1,571.46	15.7%
Finance costs	1,590.60	1,371.23	16.0%
Profit/(Loss) before exceptional items and tax	8,436.82	4,699.79	79.5%
Exceptional items	10.03	-	
Profit/(Loss) before income tax	8,426.79	4,699.79	79.3%
Tax Expense	1,772.72	2,984.08	-40.6%
Profit/(Loss) for the period/year	6,654.07	1,715.71	287.8%

The standalone Revenue from operations for the year increased by 58.0% to ₹25,701.91 million compared to the previous year, driven by a 7.2% growth in the Hospitality segment and a 55.4% increase in the Rental & Annuity segment along with the sale of residential flat amounting to ₹ 7,383.12 million.

EBITDA reached ₹ 11,846.25 million with a 44.9% margin this year, similar the last year.

The annual profit was ₹ 6,654.07 million, up from ₹ 1,715.71 million the previous year. The increase is driven by higher business volumes in Hospitality and Commer Real-estate businesses as well as recognition of revenue from the Residential business.

EXHIBIT 1

Key ratios (basis Consolidated Financial Statement)

Particulars	For the year ended		
	March 31, 2026	March 31, 2025	Change %
Operating Profit Margin (%)	36%	34%	2pp
Net profit Margin (%)	23%	8%	15pp
Return on Net Worth (%)	17%	5%	13pp

Note:

pp: percentage points

1. Operating Margin (%) = Earnings Before Interest & Taxes/ Total Income
2. Net Profit Margin (%) = Net Profit/ Total Income
3. Return on Net Worth (%) = Profit after Tax/Net Worth

REPORT ON CORPORATE GOVERNANCE

Pursuant to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and forming a part of the report of the Board of Directors as per the provisions of the Companies Act, 2013

PHILOSOPHY ON CODE OF CORPORATE GOVERNANCE

Chalet Hotels Limited (Chalet) is committed to creating sustainable long-term value for all stakeholders while upholding the highest standards of integrity, governance, regulatory compliance, and social responsibility. The Company believes that enduring profitability must be achieved in harmony with ethical conduct, stakeholder trust, and sustainable development. Its core Values viz. Integrity, Customer Centricity, Efficiency, Collaboration, Sustainable Development, and Respect continue to guide decision-making across all areas of operations.

While the Company remains steadfast in its commitment to values and ethics, it also recognizes the importance of adapting to the evolving regulatory and business environment. Chalet believes that effective compliance and governance extend beyond adherence to letter of the law and must reflect its true spirit and intent.

Through the collective efforts of its Board of Directors, Management and Employees, the Company remains consistently committed to adopting and strengthening best-in-class corporate governance practices. A robust framework of policies and codes has been established to embed the Company's values into its culture, operations, and business practices. The Board periodically reviews these policies to ensure alignment with changing statutory requirements and emerging governance standards. In addition, the Company proactively engages external experts and advisors, wherever necessary, to support efficient, transparent and compliant business operations.

BOARD OF DIRECTORS

Composition and Category of Directors:

As on March 31, 2026, the Board of Chalet comprises of nine Directors, of which five are Independent Directors including one Woman Independent Director, two Non-Executive Promoter Directors, one Non-Executive Director and one Managing Director and CEO. The Chairperson of the Board is an Independent Director.

The Board's composition is in compliance with the requirements of Regulation 17(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') read with Section 149 of the Companies Act, 2013 ('Act'). Members of the Board of Directors of the Company possess experience in diverse fields including hospitality, real estate, retail, banking, finance, capital markets and consumer

goods. The Board comprises of distinguished professionals of proven integrity and competence, who provide strategic direction, guidance and leadership, which is of immense value to the Company.

The Board reviews and approves the Company's strategic direction and oversees its execution and outcomes to ensure achievement of its long-term objective of enhancing stakeholder value.

The Board comprises of Independent Directors as defined under Section 149(6) of the Act along with Rules framed thereunder and Regulation 16(1)(b) of the Listing Regulations. All the Independent Directors have confirmed that they meet the criteria of independence as laid down under the Act and the Listing Regulations and they are not aware of any circumstances or situations which exist or may be reasonably anticipated that could impair or impact their ability to discharge their duties. Except to the extent of Sitting Fees and Commission, none of the Independent Directors have any other material pecuniary relationship or transaction with the Company, its Promoters or Directors which, in their judgment, would affect their independence. Further, all the Independent Directors have also registered/renewed their names in the databank maintained by the Indian Institute of Corporate Affairs (IICA) and the Independent Director to whom online self-assessment proficiency test was applicable, has completed the same.

Further, based on the declarations received from the Independent Directors, in the opinion of the Board, the Independent Directors fulfil the conditions specified in the Listing Regulations and are independent of the management.

Details of the Directors seeking appointment / re-appointment at the Annual General Meeting (AGM) have been mentioned in the Notice convening the AGM.

During the year under review, the Company convened various meetings of the Board and its Committees from time to time. Board / Committee Meetings are convened by giving appropriate notice well in advance of the meetings as per the applicable laws. The meetings are held as per agreed schedule which is decided at the beginning of the year in consultation with Board of Directors. The Directors / Members of the Committee are provided with appropriate information in the form of a detailed agenda including relevant information in a timely manner, to enable them to deliberate on each agenda item and make informed decisions and provide appropriate directions to the Management in this regard. Additionally, the Directors are provided with any information that may be requested for by them.

The detailed composition of the Board and synopsis of attendance of the Directors at the meetings of the Board and Committees held during the Financial Year under review is given below:

Name of the Director and DIN	Category of Director	Attendance at Meetings						
		Board Meetings	Audit Committee Meetings	CNR Committee Meetings	Stakeholders' Relationship Committee Meetings	CSR and ESG Committee Meetings	Risk Management Committee Meetings	Previous Annual General Meeting (August 08, 2025)
No. of Meetings held in FY 2025-26		8	5	4	1	1	2	1
Independent Directors								
Mr. Hetal Gandhi (DIN: 00106895)	Chairperson & Independent Director	8	5	-	-	1	-	1

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Name of the Director and DIN	Category of Director	Attendance at Meetings						
		Board Meetings	Audit Committee Meetings	CNR Committee Meetings	Stakeholders' Relationship Committee Meetings	CSR and ESG Committee Meetings	Risk Management Committee Meetings	Previous Annual General Meeting (August 08, 2025)
Mr. Joseph Conrad D'Souza (DIN: 00010576)	Independent Director	8	5	4	1	-	2	1
Mr. Arthur DeHaast (DIN: 07893738)	Independent Director	8	5	4	-	-	2	1
Ms. Radhika Piramal (DIN: 02105221)	Independent Director	6	-	3	-	1	-	1
Mr. Manish Chokhani (DIN: 00204011)	Independent Director	6	-	1	-	-	1	1
Non-Executive Directors								
Mr. Ravi C. Raheja (DIN: 00028044)	Promoter, Non – Executive Director	8	5	-	1	-	-	1
Mr. Neel C. Raheja (DIN: 00029010)	Promoter, Non – Executive Director	7	-	3	1	1	2	1
Dr. Sanjay Sethi* (DIN: 00641243)	Non-Executive Director	7	-	-	1	1	2	1
Executive Director								
Mr. Shwetank Singh** (DIN: 02976637)	Managing Director and CEO	8	-	-	-	-	2	1

* Dr. Sanjay Sethi retired as Managing Director and CEO with effect from January 31, 2026 and was appointed as a Non-Executive Director with effect from February 1, 2026

** Mr. Shwetank Singh who was Executive Director was appointed as Managing Director and CEO with effect from February 1, 2026.

CNR: Compensation, Nomination and Remuneration

CSR: Corporate Social Responsibility

ESG: Environmental, Social and Governance

Video Conferencing facility is made available at the Board/ Committee Meetings upon request from any Director who is unable to attend in person but wishes to participate in the meetings through electronic mode.

Requisite quorum was present through the meetings of the Members, the Board and its Committees held during the year. As required under Secretarial Standard - 1 issued by The Institute of Company Secretaries of India (ICSI), certain Unpublished Price Sensitive Information (UPSI) such as Unaudited / Audited Financial Results with presentations thereon were circulated/presented at a shorter notice as per consent given by the Directors at the first Board Meeting held during the Financial Year. Further, fresh consent is sought upon any change in the composition of the Board.

During the Financial Year under review, the following meetings of the Board and its Committees were held:

	Board Meetings	Audit Committee Meetings	CNR Committee Meetings	Stakeholders' Relationship Committee Meetings	CSR and ESG Committee Meetings	Risk Management Committee Meetings
No. of Meetings held in FY 2026	8	5	4	1	1	2
Dates of the meeting	May 12, 2025	May 12, 2025	April 11, 2025	May 12, 2025	May 12, 2025	May 12, 2025
	June 20, 2025	July 31, 2025	June 20, 2025			November 4, 2025
	July 31, 2025	November 4, 2025	July 31, 2025			
	November 4, 2025	February 2, 2026	December 10, 2025			
	November 25, 2025	February 23, 2026				
	December 11, 2025					
	February 2, 2026					
	February 23, 2026					

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Directors' Details

The Directors do not hold directorships in more than 20 Indian Companies or 10 Public Limited Companies as provided under Section 165 of the Act. Further, none of the Directors on the Board is a member of more than 10 Board Committees or Chairperson of more than 5 Board Committees across all public companies.

The Company's Directors are not appointed as Directors of more than seven listed companies and are not Whole-time Director of any other listed company. The Managing Director of the Company does not serve as an Independent Director of any listed entity.

All the Directors have made necessary disclosures regarding Committee positions occupied by them in other companies. Board Committees for this purpose include the Audit Committee and the Stakeholders' Relationship Committee in accordance with Regulation 26(1)(b) of the Listing Regulations.

The details of directorships and committee positions along with the remuneration paid to the Directors and Equity Shares held by them are given below:

Name of the Director	Date of Appointment in the current term	No. of Directorships in listed entities including this listed entity and name of the other listed entity	No. of memberships in Audit / Stakeholders' Relationship Committee(s) including this listed entity	No. of post of Chairperson in Audit / Stakeholders' Relationship Committee held in listed entities including this listed entity	Salary & Perks for FY 2026 (in Rs.)	ESOPs	Sitting Fees and Commission (in Rs.)	No. of Equity Shares held
Independent Directors								
Mr. Hetal Gandhi (DIN:00106895)	5 years w.e.f. June 12, 2023	6	5	2	N.A.	--	26,00,000	0
Mr. Joseph Conrad D'Souza (DIN:00010576)	4 years w.e.f. June 12, 2023	5	10	5	N.A.	--	27,25,000	689
Mr. Arthur DeHaast (DIN:07893738)	4 years w.e.f. June 12, 2023	1	1	0	N.A.	--	34,00,000	0
Ms. Radhika Piramal (DIN: 02105221)	5 years w.e.f. June 12, 2023	2	1	1	N.A.	--	22,00,000	0
Mr. Manish Chokhani (DIN: 00204011)	5 years w.e.f. June 20, 2025	4	3	1	N.A.	--	6,50,000	0
Non-Executive Directors								
Mr. Ravi C. Raheja (DIN: 00028044)	September 04, 1995	3	5	1	N.A.	--	11,00,000	51,79,159
Mr. Neel C. Raheja (DIN: 00029010)	December 12, 1996	3	8	1	N.A.	--	9,00,000	1,03,42,318
Dr. Sanjay Sethi (DIN: 00641243)	February 1, 2026	1	0	0	6,28,04,287*	--	2,00,000	2,64,504
Executive Director								
Mr. Shwetank Singh (DIN: 02976637)	February 1, 2026	1	1	0	3,86,78,938	Outstanding: 1,03,270 Options under ESOP 2023 Scheme^	N.A.	1,00,800

* As Managing Director and CEO upto January 31, 2026.

^ ESOP 2023 Scheme refers to CHL Employee Stock Option Plan 2023

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Notes:

1. Mr. Hetal Gandhi is an Independent Director of Acutaas Chemicals Limited, Shilpa Medicare Limited, Syrma SGS Technology Limited, Allcargo Logistics Limited, Allcargo Global Limited and a Non-Executive Director in Singer India Limited.
2. Mr. Joseph Conrad D'Souza is an Independent Director of Camlin Fine Sciences Limited, Prism Johnson Limited, Bharat Bijlee Limited and Motilal Oswal Financial Services Limited.
3. Ms. Radhika Piramal is an Independent Director of Metro Brands Limited.
4. Mr. Manish Chokhani is an Independent Director of Laxmi Organic Industries Limited, Landmark Cars Limited and Welspun Corp Limited.
5. Mr. Ravi C. Raheja is a Non-Executive Director of Shoppers Stop Limited and a Non-Executive Director of the Governing Board of K Raheja Corp Investment Managers Private Limited (Managers of Mindspace Business Parks REIT).
6. Mr. Neel C. Raheja is a Non-Executive Director of Shoppers Stop Limited and a Non-Executive Director of the Governing Board of K Raheja Corp Investment Managers Private Limited (Managers of Mindspace Business Parks REIT).
7. All the Non-Independent Directors are liable to retire by rotation.
8. Commission paid to Independent Directors pertains to FY2025 which is paid in FY2026.
9. The Company has not issued any Convertible Instruments.

Except, Mr. Ravi C. Raheja and Mr. Neel C. Raheja who are brothers, none of the other Directors are related to each other.

Familiarisation Program

The Policy on Familiarisation Programmes for Independent Directors and details of such programs held during the Financial Year under review have been uploaded on the website of the Company and is accessible on <https://www.chalet-hotels.com/familiarisation-programs/>.

The Company's familiarisation programs provide insight to the Independent Directors on industry, business strategy, operations and changes in regulatory requirements. The presentations and discussions at the Board and Committee meetings include updates on local and global markets, economic trends, competition, strategy, risk management, changes in the relevant laws / regulations and the impact vis-à-vis the Company from time to time, etc. The management also presents the Board with available opportunities for Business Development, the emerging scenarios, industry-wide best practices and note-worthy initiatives by the Company.

Profile & Core Competencies

Brief profile of the Board of Directors of the Company is provided below:

Name	Educational Qualification	Brief Profile
Mr. Hetal Gandhi	- Bachelor of Commerce, University of Mumbai - Chartered Accountant	Mr. Hetal Gandhi is the co-founder and Managing Director of Tano India Advisors Private Limited. He was previously associated with a diversified financial services company as Head - Financial Services and with ORIX Auto and Business Solutions Limited as Chief Executive Officer. He has over three decades of experience in the financial services industry spanning private equity, investment banking and asset financing. Mr. Gandhi is appointed as a Member of the Board of Governors of IIM, Mumbai
Mr. Joseph Conrad D'Souza	- Masters of Commerce, University of Mumbai - Diploma in Financial Management, University of Mumbai - Master's Degree in Business Administration from South Gujarat University - Graduate of the Senior Executive Program from the London Business School	Mr. Joseph Conrad D'Souza had been associated with Housing Development Finance Corporation Limited (HDFC), as a member of their Executive Management & Chief Investor Relations Officer, where he was primarily involved with corporate planning and budgeting, corporate finance and investor relations. He was also the Treasurer of HDFC. He has also been a consultant in mortgage finance to multilateral institutions in Asia, Africa and Eastern Europe.
Mr. Arthur DeHaast	- Bachelor's Degree in Hotel Management, University of Strathclyde	Mr. Arthur DeHaast has more than four decades of experience in Hospitality and Real Estate sector and has led many transactional and advisory assignments. He was associated with Jones Lang LaSalle (JLL) incorporated since August 1987 in a variety of senior roles, including the Global Chief Executive Officer and then Chairman of its hotels and hospitality group. He was also the Chairman of JLL's Global Capital Markets Advisory Council, which provides advice on long term strategic matters that could influence the business and undertakes specific projects related to the ongoing growth of Capital Markets. Mr. DeHaast is a Member on the Board of InterContinental Hotels Group PLC. He has also been elected as a Life Fellow of the Institute of Hospitality and a member of the Advisory Board of Scottish Business School, University of Strathclyde, Glasgow and has been past Chairman of the Institute of Hospitality.



REPORT ON CORPORATE GOVERNANCE (CONTD.)

Name	Educational Qualification	Brief Profile
Ms. Radhika PIRAMAL	- Bachelor's Degree in Arts, Brasenose College, University of Oxford - Master's in Business Administration, Harvard Business School.	Ms. Radhika PIRAMAL served on the Board of V.I.P. Industries Limited, one of India's leading luggage companies, as Managing Director from 2010 to 2017 and thereafter as Executive Vice Chairperson from April 2017 to September 2025. Prior to this role, she worked in various sales and marketing roles at V.I.P Industries from 2000 to 2004. Ms. PIRAMAL's leadership played an integral role in revitalising V.I.P. Industries' profitable growth. She also worked as a management consultant with Bain & Company in New York from 2006 to 2008.
Mr. Manish CHOKHANI	- Bachelor of Commerce, University of Mumbai - Chartered Accountant - MBA from London Business School (LBS).	Mr. Manish CHOKHANI is one of India's respected financial market experts having built, led or advised multiple institutions. He is best known for his role as CEO of Enam Securities, an iconic home-grown investment bank that was regarded as the trusted "house banker" to some of India's best known business groups. Mr. CHOKHANI had led Enam's merger with Axis Bank to create Axis Capital Ltd (ACL) which he led as MD and CEO until November 2013. Mr. CHOKHANI had co-founded Enam AMC that manages the equity portfolios of some of India's leading business families and manages offshore institutional funds, including sovereign wealth funds. He has served on the International Alumni Board and scholarship panels of LBS. He has been a visiting faculty member at IIM-K and enjoys building thinkers, leaders and entrepreneurs.
Mr. Ravi C. RAHEJA	- Bachelor of Commerce, University of Mumbai - Masters of Business Administration from London Business School	Mr. Ravi RAHEJA is Group President at K. RAHEJA Corp where he has been actively involved in directing and managing the business including finance, corporate strategy and planning, growing the business from a family-run Company to one of India's largest business conglomerates, with diversification to hospitality, retail and malls. His foresight steered the business towards building a robust portfolio of rentable assets. He guided the business to the build-and-hold model and has been the force behind building a well-diversified Group portfolio including commercial space under the brand names of 'MindSpace' and 'Commerzone'; and a strong residential portfolio. The successful retail formats of Shoppers Stop and Inorbit Malls; thriving luxury hospitality brands listed under our Company's portfolio, have each been carefully curated under his able leadership. An open-minded leader, Ravi is agile to modify strategies to capture emerging opportunities or tackle unexpected challenges. He has 28 years of experience across the real estate, hotel and retail industry.
Mr. Neel C. RAHEJA	- Bachelor of Law, University of Mumbai - Masters of Commerce, University of Mumbai - Owner/President Management Program from Harvard Business School	Mr. Neel C. RAHEJA is the Group President at K. RAHEJA Corp Group, where he has been at the fore-front of driving change and innovation. He has more than two decades of experience across the real estate, hospitality and retail industry. He ushered in the now much familiar Malls which used to be a small percentage of the retail landscape through Shoppers Stop and Inorbit Malls. He perceived the need for intelligent workspaces with 'MindSpace' and 'Commerzone', IT Parks across India. He also plays an active role in the Group's philanthropic initiatives through K RAHEJA Corp Foundation, Sadhana Education Society and S. L. RAHEJA Hospital. He has also driven several green initiatives for the Group. He chairs some of the most important committees that shape key industry developments.
Dr. Sanjay SETHI	- Diploma in Hotel Management, Catering and Nutrition, IHM Pusa - Certified Hotel Administrator (CHA) from American Hotel and Lodging Educational Institute - General Management Course in Business Excellence from IIM Bangalore	Dr. Sanjay SETHI has over 36 years of experience in the hospitality industry. Dr. SETHI founded Berggruen Hotels Private Limited in 2006 along with Berggruen Holdings, New York. He has briefly worked with ITC Limited as Chief Operating Officer for their Hotels Division and had a fourteen year stint with the Taj Group of Hotels. Dr. SETHI is actively associated with many industry forums in bringing about reforms for the Hospitality sector and championed the cause of getting Industry status for Hotels in Maharashtra. He is an Executive Committee Member of Hotel Association of India (HAI) and a special invitee to the Executive Committee of Hotel and Restaurant Association of Western India (HRAWI). He is also a member of CII's National Tourism Committee. He



REPORT ON CORPORATE GOVERNANCE (CONTD.)

Name	Educational Qualification	Brief Profile
		was honoured with the esteemed Honoris Causa during the Convocation Ceremony 2024 by Manav Rachna Educational Institutions (MREI) for his outstanding contributions to the hospitality and real estate sectors, highlighting his leadership in fostering sustainable growth and innovation. Dr. Sethi retired as Managing Director and CEO of the Company on January 31, 2026 and is appointed as Non-Executive Director with effect from February 1, 2026.
Mr. Shwetank Singh	- B.Tech, Indian Institute of Technology (IIT) - Masters of Business Administration in Finance and Marketing from Faculty of Management Studies	Mr. Singh has 25 years of experience with expertise in hospitality, real estate, strategy management and business operations. He was appointed as the Chief Growth and Strategy Officer of the Company on August 2, 2023 and was elevated as the Executive Director with effect from October 24, 2024. Thereafter, Mr. Singh was appointed as the Managing Director and CEO of the Company on February 1, 2026. Prior to joining Chalet, Mr. Singh held key leadership positions at globally recognized organizations, such as Golden Sands LLC in Dubai, where he was responsible for overseeing the asset management of esteemed hospitality brands such as Hilton, Marriott and Taj. He has also worked with Interglobe Hotels as the Vice President of Development & Asset Management. Earlier in his career, he gained valuable experience with distinguished companies, including Tata Steel, Citi Financial, IIDC and Premier Inn.

Key Skills, Expertise and Competencies of the Board

The Board comprises of eminent members who bring in required skills, competencies and expertise which enable effective and efficient decision making by the Board of Directors and its Committees. These Directors are nominated based on their experience, area of expertise and the Company's Policy for Appointment of Directors & Remuneration of Directors and Senior Management. The CNR Committee considers, inter-alia, key skills, qualifications, expertise and competencies whilst recommending to the Board the candidature for appointment of a Director. The Board of Directors have, based on the recommendations of the CNR Committee, identified the following core key skills / expertise / competencies of Directors as required in the context of business of the Company for its effective functioning which are currently possessed by and mapped against each of the Directors:

Particulars	Hetal Gandhi	Joseph Conrad D'Souza	Arthur DeHaast	Radhika Piramal	Manish Chokhani	Ravi C. Raheja	Neel C. Raheja	Sanjay Sethi	Shwetank Singh
1 Industry Knowledge / Expertise		✓	✓	✓	✓	✓	✓	✓	✓
2 Operational Knowledge / Expertise			✓			✓		✓	✓
3 Leadership Attributes	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 Strategic Planning	✓	✓	✓	✓	✓	✓	✓	✓	✓
5 Risk Management	✓	✓	✓		✓		✓	✓	✓
6 Financial Acumen	✓	✓	✓	✓	✓	✓	✓	✓	✓
7 Stakeholder Engagement	✓	✓		✓	✓			✓	
8 Legal / Regulatory Expertise		✓				✓	✓		
9 M & A / Business Development	✓		✓	✓	✓	✓	✓	✓	✓

Remuneration and ESOPs:**- Mr. Shwetank Singh**

Mr. Shwetank Singh who was Executive Director, was appointed as Managing Director and CEO with effect from February 1, 2026, and the same was approved by the Members through Special Resolution by way of Postal Ballot on January 30, 2026. The details of remuneration paid to Mr. Singh during the year under review is as follows:

Particulars	Amount in Rs.
Salary	3,36,74,940
Perquisites	-
Superannuation	-
Bonus (Statutory and Performance)	50,03,998
Total	3,86,78,938
Number of outstanding stock options granted	1,03,270 Options under ESOP 2023 Scheme equivalent to same number of Equity Shares
Stock Options (expense)	1,51,64,485

REPORT ON CORPORATE GOVERNANCE (CONTD.)

During the Financial Year under review, 1,00,234 stock options were vested and Mr. Singh has exercised 2,00,468 Stock Options on January 2, 2026 under ESOP 2023 Scheme.

- **Dr. Sanjay Sethi**

Dr. Sanjay Sethi was the Managing Director and CEO of the Company till January 31, 2026. Details of remuneration paid to Dr. Sethi during his tenure as Managing Director and CEO from April 1, 2025 to January 31, 2026 is as follows:

Particulars	Amount in Rs.
Salary	4,26,89,697
Perquisites	-
Superannuation	-
Bonus (Statutory and Performance)	2,01,14,590
Total	6,28,04,287
Number of outstanding stock options granted	No Stock Options outstanding as on March 31, 2026
Stock Options (expense)	32,98,389

Dr. Sethi was vested with 2,44,017 stock options during his tenure as the Managing Director and CEO of the Company for FY2026. Details of options exercised during the Financial Year under review are as follows:

Scheme	Date of CNR Committee	Number of Options exercised and allotted
ESOP 2022	July 31, 2025	90,000
ESOP 2022	August 12, 2025	1,00,000
ESOP 2022	November 17, 2025	54,017

Remuneration and ESOPs to Non-Executive Directors:

No stock options have been granted to any of the Non-Executive Directors.

The Non-Executive Directors of the Company are paid sitting fees for the meetings of the Board and its Committees.

Service Contract, Notice Period and Severance Fee

Pursuant to the approval of the Members of the Company vide Special Resolution dated January 30, 2026, the contract of the Managing Director is valid upto January 31, 2029. The contract of Managing Director is terminable by giving 90 days' notice from either side and subject to retirement by rotation, in accordance with the provisions of the Act. There is no separate provision for payment of severance fees to the Managing Director.

Criteria for making payments to Non-Executive Directors

The Company pays sitting fees of Rs.100,000/- for attending each Board Meeting, Rs.50,000/- for attending each Audit Committee Meeting and Rs.25,000/- for attending each meeting of the Compensation, Nomination & Remuneration Committee, Corporate Social Responsibility & ESG Committee, Stakeholders' Relationship Committee, Risk Management Committee and Finance Committee. Commission, as approved by the Board is paid on an annual basis. The details of Commission to be paid to the Independent Directors and Dr. Sanjay Sethi, Non-Executive Director for Financial Year 2026 (to be paid in Financial Year 2027) are as mentioned below:

Name of the Director	Commission (Amount in Rs.)
Mr. Hetal Gandhi	25,00,000
Mr. Joseph Conrad D'Souza	25,00,000
Mr. Arthur DeHaast	32,00,000
Ms. Radhika Piramal	25,00,000
Mr. Manish Chokhani	19,52,055*
Dr. Sanjay Sethi	4,04,110*

*pro-rata

The Non-Executive Directors are not paid any remuneration other than the sitting fees and commission mentioned above, and the Company is in compliance with Section 197 of the Act.

Meeting of Independent Directors

During the year under review, one meeting of the Independent Directors was held on February 23, 2026 and all the Independent Directors were present at the meeting. At the said meeting, the Independent Directors deliberated on the performance of the Board and the measures/steps for improvement of Board performance. The policies adopted and the procedures followed by the Company were also discussed at the said meeting. The Independent Directors reviewed the performance of Non-Independent Directors, the Board as a whole, Chairperson of the Company, the quality, quantity and timeliness of flow of information between the Company's management and the Board which is necessary for the Board to effectively and reasonably perform their duties, and also delved into various aspects of Board/Management practices.

Code of Conduct

The Company is committed to comply with all laws and regulations that apply to it, with the spirit and intent of high business ethics, honesty and integrity. To this end, the Company requires all Directors and its Senior Management to respect and embrace the principles set forth in the 'Code of Conduct for the Board of Directors and Senior Management'.

The Directors and Senior Management of the Company have affirmed their adherence to this Code of Conduct for the Financial Year 2026. Mr. Shwetank Singh, Managing Director & CEO of the Company, has signed a declaration stating that the Board of Directors and Senior Management personnel of the Company have affirmed compliance with this Code of Conduct, which is annexed to this Report as an Annexure.

Additionally, all Directors and Senior Management adhere to the 'CHL Code of Conduct' and 'Code for Fair Disclosure of Unpublished Price Sensitive Information' pursuant to Regulations 8(1) and 9(1) respectively of the SEBI (Prohibition of Insider Trading) Regulations, 2015.

REPORT ON CORPORATE GOVERNANCE (CONTD.)

The above codes are also displayed on the Company's website at <https://www.chalet-hotels.com/wordpress/wp-content/uploads/2025/11/CHL-Code-of-Conduct-under-Insider-Trading-Regulations.pdf> and <https://www.chalet-hotels.com/wordpress/wp-content/uploads/2025/11/Code-for-fair-disclosure-of-Unpublished-Price-Sensitive-Information.pdf>.

Performance Evaluation Criteria for Independent Directors

Pursuant to the provisions of the Act and Listing Regulations, the Board has carried out an annual evaluation of its own performance including its Committees and Directors individually, for the Financial Year under review. For the aforesaid purpose, a structured questionnaire was prepared after taking into consideration the Guidance Note issued by SEBI on Board Evaluation, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committees, Board culture, execution and performance of specific duties, obligations and governance.

The performance evaluation of the Independent Directors was carried out by the entire Board (excluding the Director being evaluated). The Directors expressed their satisfaction with the evaluation process.

COMPOSITION OF COMMITTEES OF THE BOARD OF DIRECTORS AND ATTENDANCE AT THE MEETINGS

Details in respect of the Board's Committees are as follows:

Audit Committee

The Company's Audit Committee comprises of Mr. Joseph Conrad D'Souza, Chairperson & Independent Director, Mr. Hetal Gandhi, Independent Director, Mr. Arthur DeHaast, Independent Director and Mr. Ravi C. Raheja, Non-Executive Director. The members of the Committee have relevant experience in their respective fields of hospitality, real estate, finance, banking and accounting. The Chief Internal Auditor who reports to the Audit Committee oversees the Internal Audit function of the Company. Ms. Christabelle Baptista, Company Secretary, acts as the secretary to the Audit Committee. The Committee has the following terms of reference:

1. oversight of the Company's financial reporting process, examination of the financial statement and auditor's report thereon and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
 2. recommendation for appointment, re-appointment, replacement, remuneration and terms of appointment of auditors of the Company;
 3. reviewing the financial statement with respect to its subsidiaries, in particular investments made by the unlisted subsidiaries;
 4. approval of payment to the Company's Statutory Auditors for any other services rendered by the Statutory Auditors;
 5. reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
 - a. matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;
 - b. changes, if any, in accounting policies and practices and reasons for the same;
 - c. major accounting entries involving estimates based on the exercise of judgment by management of the Company;
 - d. significant adjustments made in the financial statements arising out of audit findings;
 - e. compliance with listing and other legal requirements relating to financial statements;
 - f. disclosure of any Related Party Transactions; and
 - g. modified opinion(s) in the draft audit report.
6. reviewing, with the management, the quarterly financial statements before submission to the Board for approval;
 7. reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue or preferential issue or qualified institutions placement, and making appropriate recommendations to the Board to take up steps in this matter;
 8. reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;
 9. approval of any subsequent modification of transactions of the Company with Related Parties and Omnibus Approval for Related Party Transactions proposed to be entered into by the Company, subject to the conditions as may be prescribed;

Explanation: The term 'Related Party Transaction' shall have the same meaning as provided in Clause 2(zc) of the SEBI Listing Regulations and / or the applicable Accounting Standards and / or the Companies Act.
 10. scrutiny of inter-corporate loans and investments;
 11. valuation of undertakings or assets of the Company, wherever it is necessary;
 12. evaluation of internal financial controls and risk management systems;
 13. formulating a policy on Related Party Transactions, which shall include the materiality of Related Party Transactions;
 14. reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
 15. reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
 16. discussion with internal auditors of any significant findings and follow up there on;
 17. reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
 18. discussion with Statutory Auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

REPORT ON CORPORATE GOVERNANCE (CONTD.)

19. looking into the reasons for substantial defaults in the payment to depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
20. reviewing the functioning of the whistle blower mechanism;
21. overseeing the vigil mechanism established by the Company, with the Chairman;
22. approval of appointment of Chief Financial Officer (i.e., the Whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
23. reviewing the utilization of loans and / or advances from / investment by the holding company in the subsidiary exceeding Rs.100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision;
24. considering and commenting on rationale, cost-benefits and impact of schemes of arrangement, on the Company and its shareholders;
25. any other function as is mentioned in the terms of reference of the Audit Committee as per the Listing Regulations; and

26. performing such other activities as may be delegated by the Board of Directors and/or are statutorily prescribed under any law to be performed by the Audit Committee.

The Audit Committee acts as a link between the statutory and internal auditors and the Board of Directors. It assists the Board in fulfilling its responsibilities of monitoring financial reporting processes, reviewing the Company's established systems and processes for internal financial controls, governance and review of statutory and internal audit scope and activities. Majority of the members on the Committee, including the Chairperson are Independent Directors. The Committee is governed by a charter that is in line with the regulatory requirements mandated by the Act and Listing Regulations.

The Committee also reviews compliance under the Code of Conduct for SEBI (Prohibition of Insider Trading) Regulations, 2015 and the Vigil Mechanism under the Whistle Blower Policy and also monitors and reviews the whistle blower complaints received, if any.

Meetings of the Audit Committee are also attended by Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Chief Internal Auditor, Company Secretary, Statutory Auditors and Internal Auditors.

The attendance at the meetings of the Committee during the year under review is as follows:

Name of the Chairperson/ Member	Category	Date of Meeting				
		May 12, 2025	July 31, 2025	November 4, 2025	February 2, 2026	February 23, 2026
Mr. Joseph Conrad D'Souza	Chairperson and Independent Director	Yes	Yes	Yes	Yes	Yes
Mr. Hetal Gandhi	Member and Independent Director	Yes	Yes	Yes	Yes	Yes
Mr. Arthur DeHaast	Member and Independent Director	Yes	Yes	Yes	Yes	Yes
Mr. Ravi C. Raheja	Member and Non-Executive Director	Yes	Yes	Yes	Yes	Yes

Compensation, Nomination and Remuneration Committee

The Company's Compensation, Nomination and Remuneration Committee comprises of Ms. Radhika Piramal, Chairperson & Independent Director, Mr. Joseph Conrad D'Souza, Independent Director, Mr. Arthur DeHaast, Independent Director, Mr. Manish Chokhani, Independent Director and Mr. Neel C. Raheja, Non-Executive Director. During the year under review, Mr. Manish Chokhani was appointed as the Member of the Committee with effect from July 31, 2025. The Committee has the following terms of reference:

1. formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy relating to the remuneration of the directors, key management personnel and other employees;
2. The Compensation, Nomination and Remuneration Committee, while formulating the above policy, should ensure that
 - i. the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Company successfully;
 - ii. relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and

- iii. remuneration to directors, key management personnel and senior management involves a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the Company and its goals.

3. formulation of criteria for evaluation of performance of Independent Directors and the Board;
4. devising a policy on diversity of Board of Directors;
5. identifying persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal and shall carry out evaluation of every Director's performance (including Independent Director);
6. whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent directors;
7. frame suitable policies, procedures and systems to ensure that there is no violation of securities laws, as amended from time to time, including:
 - i. the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; and

REPORT ON CORPORATE GOVERNANCE (CONTD.)

- ii. the Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices Relating to the Securities Market) Regulations, 2003, by the trust, the Company and its employees, as applicable.
8. perform such other activities as may be delegated by the Board or specified / provided under the Companies Act, 2013 to the extent notified and effective, as amended or by the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or by any other applicable law or regulatory authority; and
9. recommend to the board, all remuneration, in whatever form, payable to senior management.

The attendance at the meetings of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting			
		April 11, 2025	June 20, 2025	July 31, 2025	December 10, 2025
Ms. Radhika Piramal	Chairperson and Independent Director	Yes	Yes	No	Yes
Mr. Joseph Conrad D'Souza	Member and Independent Director	Yes	Yes	Yes	Yes
Mr. Arthur DeHaast	Member and Independent Director	Yes	Yes	Yes	Yes
Mr. Manish Chokhani	Member and Independent Director	N.A.	N.A.	N.A.	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes	No	Yes	Yes

Stakeholders' Relationship Committee

The Company's Stakeholders' Relationship Committee comprises of Mr. Neel C. Raheja, Chairperson and Non-Executive Director, Mr. Manish Chokhani, Independent Director, Mr. Ravi C. Raheja, Non-Executive Director and Mr. Shwetank Singh, Managing Director & Chief Executive Officer. During the year under review, the following changes took place in the composition of the Committee:

- Mr. Manish Chokhani was appointed as a Member of the Committee with effect from July 31, 2025
- Mr. Shwetank Singh was appointed as a Member of the Committee with effect from July 31, 2025
- Dr. Sanjay Sethi ceased to be a Member of the Committee with effect from January 31, 2026.

Further, Mr. Joseph Conrad D'Souza ceased to be the Member of the Committee with effect from April 28, 2026, after the end of the Financial Year under review.

The Committee has the following terms of reference:

1. considering and resolving grievances of shareholders', debenture holders and other security holders;
2. redressal of grievances of the security holders of the Company, including complaints in respect of allotment of Equity Shares, transfer/transmission of Equity Shares, non-receipt of declared dividends, annual reports, balance sheets of the Company, issue of new/duplicate certificates, general meetings etc.;
3. allotment of Equity Shares, approval of transfer or transmission of Equity Shares, debentures or any other securities;
4. issue of duplicate certificates and new certificates on split/consolidation/renewal, etc.;
5. review of measures taken for effective exercise of voting rights by shareholders;
6. review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent;
7. review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company; and
8. resolving grievances of debenture holders related to creation of charge, payment of interest/principal, maintenance of security cover and any other covenants;
9. carrying out any other functions required to be undertaken by the Stakeholders' Relationship Committee under applicable law.

The attendance at the meeting of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting
		May 12, 2025
Mr. Neel C. Raheja	Chairperson and Non-Executive Director	Yes
Mr. Joseph Conrad D'Souza*	Member and Independent Director	Yes
Mr. Manish Chokhani	Member and Independent Director	N.A.
Mr. Ravi C. Raheja	Member and Non-Executive Director	Yes
Mr. Shwetank Singh	Member and Managing Director & Chief Executive Officer	N.A.
Dr. Sanjay Sethi**	Member and Non-Executive Director	Yes

*upto April 28, 2026

** upto January 31, 2026

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Corporate Social Responsibility and ESG Committee (CSR and ESG Committee)

The Company's CSR and ESG Committee comprises of Mr. Hetal Gandhi, Chairperson & Independent Director, Ms. Radhika Piramal, Independent Director, Mr. Neel C. Raheja, Non-Executive Director, Dr. Sanjay Sethi, Non-Executive Director, Mr. Shwetank Singh, Managing Director & Chief Executive Officer. During the year under review, Mr. Shwetank Singh was appointed as the Member of the Committee with effect from February 1, 2026. The Company Secretary acts as the Secretary of the Committee. The Committee has the following terms of reference:

CSR

1. formulate and recommend to the Board, a 'Corporate Social Responsibility Policy' which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Companies Act, 2013;
2. review and recommend the amount of expenditure to be incurred on the activities referred to in clause(1);
3. monitor the Corporate Social Responsibility policy of the Company and its implementation from time to time; and
4. any other matter as the CSR and ESG Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time.

ESG

1. formulate an 'ESG Policy' and 'Environment Policy' for the Company, covering all the areas of ESG initiatives and engagements;
2. ensure that the Company monitors and reviews current and emerging ESG trends as per the applicable regulatory requirements, identify the impact on the strategy, operations and reputation of the Company and incorporate the same into the Company's ESG policies and objectives;
3. set appropriate strategic goals / KPIs / associated targets related to ESG and oversee the development and performance against those goals, KPIs and targets;
4. ensure that the Company provides appropriate information and is transparent in its reporting relating to ESG; and
5. any other matter as the CSR & ESG Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time.

The Committee also focuses and oversees the sustainability initiatives of the Company and provides guidance to the management with respect to the same.

The attendance at the meetings of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting
		May 12, 2025
Mr. Hetal Gandhi	Chairperson & Independent Director	Yes
Ms. Radhika Piramal	Member & Independent Director	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes
Dr. Sanjay Sethi	Member and Non-Executive Director	Yes
Mr. Shwetank Singh	Member and Managing Director & Chief Executive Officer	N.A.

Risk Management Committee

The Company's Risk Management Committee currently comprises of Mr. Arthur DeHaast, Chairperson & Independent Director, Mr. Joseph Conrad D'Souza, Independent Director, Mr. Manish Chokhani, Independent Director, Mr. Neel C. Raheja, Non-Executive Director, Dr. Sanjay Sethi, Non-Executive Director, Mr. Shwetank Singh, Managing Director & CEO, Mr. Nitin Khanna, Chief Financial Officer, Mr. Gaurav Singh, Chief Operating Officer and Mr. Salil Khare, Chief Projects Officer. During the year under review, the changes in the composition of the Committee were as follows:

- Mr. Gaurav Singh was appointed as a Member of the Committee w.e.f. May 12, 2025
- Mr. Salil Khare was appointed as a Member of the Committee w.e.f. May 12, 2025
- Mr. Manish Chokhani was appointed as a Member of the Committee w.e.f. July 31, 2025.

The Committee has the following terms of reference:

1. To formulate a detailed risk management policy which shall include:
 - a. A framework (risk management plan) for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
 - b. Measures for risk mitigation including systems and processes for internal control of identified risks.
 - c. Business Continuity Plan;
2. To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
3. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;
4. To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;
5. To keep the Board of Directors informed about the nature and content of its discussions, recommendations and actions to be taken w.r.t. risk assessment and minimisation;
6. The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee;

REPORT ON CORPORATE GOVERNANCE (CONTD.)

7. The Risk Management Committee shall coordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the Board of Directors;
8. All other matters as may be delegated by the Board of Directors of the Company from time to time.

The attendance at the meeting of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting	
		May 12, 2025	November 4, 2025
Mr. Arthur DeHaast	Chairperson and Independent Director	Yes	Yes
Mr. Joseph Conrad D'Souza	Member and Independent Director	Yes	Yes
Mr. Manish Chokhani	Member and Independent Director	N.A.	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes	Yes
Dr. Sanjay Sethi	Member and Non-Executive Director	Yes	Yes
Mr. Shwetank Singh	Member and Managing Director & Chief Executive Officer	Yes	Yes
Mr. Nitin Khanna	Member and Chief Financial Officer	Yes	Yes
Mr. Gaurav Singh	Member and Chief Operating Officer	N.A.	Yes
Mr. Salil Khare	Member and Chief Projects Officer	N.A.	Yes

SENIOR MANAGEMENT

As per the provisions of the Listing Regulations, senior management means the officers and personnel of the listed entity who are members of its core management team, excluding the Board of Directors, and shall also comprise all the members of the management one level below the Chief Executive Officer or Managing Director or Whole Time Director or Manager (including Chief Executive Officer and Manager, in case they are not part of the Board of Directors) and shall specifically include the functional heads, by whatever name called and the persons identified and designated as key managerial personnel, other than the board of directors, by the listed entity. Accordingly, the list of the senior management personnel of the Company as on March 31, 2026 is mentioned below:

Name of the Senior Management Personnel	Designation
Mr. Nitin Khanna	Chief Financial Officer
Mr. Gaurav Singh	Chief Operating Officer
Mr. Salil Khare	Chief Projects Officer
Mr. Rachit Gupta	Head - Marketing
Ms. Christabelle Baptista	Company Secretary and Compliance Officer
Ms. Asha Nair	AVP - Internal Audit
Ms. Mugdha Mahambrey	Head - People and Culture
Ms. Janhavi Parab	Head ESG - Hotels & Group Special Projects

Further, the details of changes in the Senior Management since the close of the previous financial year are mentioned below:

Name of the Senior Management Personnel	Designation	Date of Appointment/ Resignation or Change in Designation
Mr. Salil Khare	Chief Projects Officer	Appointed w.e.f. May 5, 2025
Ms. Ruchi Rudra	GM - Investor Relations and Business Strategy	Resigned w.e.f. October 31, 2025

Name and Designation of Compliance Officer:

Ms. Christabelle Baptista

Company Secretary & Compliance Officer

Address: Raheja Tower, Plot No. C-30, Block 'G',
Next to Bank of Baroda, Bandra Kurla Complex,
Bandra (East), Mumbai, Maharashtra - 400051.

Phone: 022-26565496

Fax: 022-26565451

E-mail: companysecretary@chalethotels.com

GENERAL BODY MEETINGS

During the Financial Year under review, the Company conducted the meetings of the shareholders through Video Conferencing pursuant to and in accordance with the Circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India from time to time, and the proceedings thereof were seamless.

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Given below are the details of AGMs for the previous three financial years:

Year	Particulars of Meeting	Location	Number and Nature of Special Resolutions passed, if any
2025-26	Friday, August 08, 2025 at 4:00 p.m.	Two way Video Conferencing Deemed Venue: Raheja Tower, Bandra Kurla Complex, Mumbai 400 051 (Registered Office).	Two Special Resolutions - To consider and approve the appointment of Mr. Manish Chokhani (DIN: 00204011) as an Independent Director of the Company - To consider and approve raising of funds through issue of Debt securities on a Private Placement basis
2024-25	Thursday, August 08, 2024 at 3:00 p.m.	Two way Video Conferencing Deemed Venue: Raheja Tower, Bandra Kurla Complex, Mumbai 400 051 (Registered Office).	None of the businesses transacted at the AGM required passing of a Special Resolution.
2023-24	Thursday, August 10, 2023 at 3:00 p.m.	Two way Video Conferencing Deemed Venue: Raheja Tower, Bandra Kurla Complex, Mumbai 400 051 (Registered Office).	Six Special Resolutions - To approve remuneration payable to Non-Executive Directors of the Company by way of Commission - Re-appointment of Mr. Sanjay Sethi (DIN: 00641243) as Managing Director & CEO of the Company for a period upto January 31, 2026 and approval of his remuneration - Variation in the tenure of redemption of 0.001% Non-Cumulative Redeemable Preference Shares and consequential amendment in the Articles of Association of the Company - Raising of funds through issue of Debt securities on a Private Placement basis - To raise funds from the Promoters by way of Unsecured Loans or Inter Corporate Deposits or any combination thereof - Approval of the CHL Employee Stock Option Plan 2023

Extra-ordinary General Meeting:

A meeting of the Equity Shareholders was held on May 13, 2025 pursuant to the Order of Hon'ble National Company Law Tribunal dated March 18, 2025, to consider and approve the Scheme of Arrangement and Amalgamation between Sonmil Industries Private Limited and The Dukes Retreat Private Limited with the Company.

POSTAL BALLOT**Details of Special Resolutions passed in FY 2025-26 through Postal Ballot:**

The Company had sought approval of the Shareholders by way of Special Resolutions through Notice of Postal Ballot dated December 11, 2025 for the following proposals:

- Appointment of Mr. Shwetank Singh (DIN: 02976637) as the Managing Director and CEO of the Company for a period of three years with effect from February 1, 2026 to January 31, 2029 and approval of his remuneration
- Appointment of Dr. Sanjay Sethi (DIN: 00641243) as a Non-Independent Non-Executive Director of the Company
- Approval for remuneration in the form of Commission to Non-Executive Directors of the Company.

The said resolutions were approved by the Members of the Company on January 30, 2026.

The person who conducted the Postal Ballot exercise:

Mr. Saurabh Agarwal (Membership Number: F9290), Partner of M/s. MMJB & Associates LLP, Company Secretaries, Mumbai, was appointed as the Scrutinizer to scrutinize the Postal Ballot process in a fair and transparent manner.

Details of the voting pattern:**Resolution Item No. 1: Special Resolution: Appointment of Mr. Shwetank Singh (DIN: 02976637) as the Managing Director and CEO of the Company for a period of three years with effect from February 1, 2026 to January 31, 2029 and approval of his remuneration**

Category	No. of shares held	No. of votes polled	No. of Votes - in favour	No. of Votes- Against	% of Votes in favour on votes polled	% of Votes against on votes polled
Promoter & Promoter Group	14,72,94,680	14,72,94,680	14,72,94,680	0	100.00	0.00
Public Institutions	6,35,83,497	6,20,66,589	6,11,24,557	9,42,032	98.48	1.52
Public Non- Institutions	78,75,255	15,52,937	15,52,856	81	99.99	0.01
Total	21,87,53,432	21,09,14,206	20,99,72,093	9,42,113	99.55	0.45

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Resolution Item No. 2: Special Resolution: Appointment of Dr. Sanjay Sethi (DIN: 00641243) as a Non-Independent Non-Executive Director of the Company

Category	No. of shares held	No. of votes polled	No. of Votes - in favour	No. of Votes- Against	% of Votes in favour on votes polled	% of Votes against on votes polled
Promoter & Promoter Group	14,72,94,680	14,72,94,680	14,72,94,680	0	100.00	0.00
Public Institutions	6,35,83,497	6,20,66,589	5,84,11,129	36,55,460	94.11	5.89
Public Non- Institutions	78,75,255	15,52,937	15,52,880	57	99.99	0.00
Total	21,87,53,432	21,09,14,206	20,72,58,689	36,55,517	98.27	1.73

Resolution Item No. 3: Special Resolution: Approval for remuneration in the form of Commission to Non-Executive Directors of the Company

Category	No. of shares held	No. of votes polled	No. of Votes - in favour	No. of Votes- Against	% of Votes in favour on votes polled	% of Votes against on votes polled
Promoter & Promoter Group	14,72,94,680	14,72,94,680	14,72,94,680	0	100.00	0.00
Public Institutions	6,35,83,497	6,20,63,841	6,20,63,841	0	100.00	0.00
Public Non- Institutions	78,75,255	15,52,937	15,52,670	267	99.98	0.02
Total	21,87,53,432	21,09,11,458	21,09,11,191	267	99.99	0.01

Details of Special Resolutions proposed to be conducted through Postal Ballot:

None of the businesses proposed to be transacted at the ensuing AGM requires passing of a Special Resolution through Postal Ballot.

Procedure of Postal Ballot:

Postal Ballot was conducted through remote e-voting process pursuant to and in compliance with the provisions of Sections 108 and 110 of the Act, Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014, read with General Circular No. 14/2020 dated April 08, 2020, No. 17/2020 dated April 13, 2020 and No. 03/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs, respectively, Regulation 44 of the Listing Regulations, Secretarial Standard on General Meetings issued by The Institute of Company Secretaries of India. The Notice was sent through email to all the Members who have registered their email addresses with the Company or Depository / Depository Participants. The Company also published newspaper advertisements in one English and one vernacular language newspaper having district wide circulation stating therein the details of the resolutions proposed and the e-voting for the same. The Remote E-voting commenced on Thursday, January 1, 2026 at 9.00 a.m. (IST) and concluded on Friday, January 30, 2026 at 5.00 p.m. (IST). The Scrutinizer submitted their report and the results along with the Scrutinizer's Report were made available on the website of the Company viz. www.chalethotels.com/disclosure/ and on the website of KFin Technologies Limited viz. <https://evoting.kfintech.com> and were also communicated to National Stock Exchange of India Limited and BSE Limited.

MEANS OF COMMUNICATION:

The Company, on a timely basis, disseminates information to the Stock Exchanges, viz. National Stock Exchange of

India Limited and BSE Limited, where the securities of the Company are listed. The same is also published on its website 'www.chalethotels.com'. The Company interacts on a regular basis with stakeholders through announcements, investor meetings, investor calls, annual report, results, press releases, media interactions & interviews and the Company's website. Operational updates are also posted on social media, such as LinkedIn, Facebook and Instagram from time to time.

The financial results of the Company are generally published in Financial Express (English) Newspaper circulating in substantially whole of India and Navshakti (Marathi) vernacular newspaper, on a quarterly basis. The same are also available on the website of the Company www.chalethotels.com/financials/.

The website of the Company also displays news releases by the Company.

Presentations made to institutional investors/analysts are also displayed on the Company's website.

Green Initiative:

In line with the 'Green Initiative' undertaken by the Ministry of Corporate Affairs and the Company's ESG initiatives, the Company will be sending this year's Annual Report (including notices and communications, as permissible) through email to the shareholders who have registered their email address with the Depository / Depository Participant / Registrar & Share Transfer Agent. Further, in line with the amendment to the Listing Regulations, the Company would be sending communication providing the web-link, including the exact path, where complete details of the Annual Report are available to those shareholders whose email addresses are not available with their respective Depository Participant. The Annual Reports of the Company are available in the Investor Relations section of the Company's website www.chalethotels.com/annual-reports/.

REPORT ON CORPORATE GOVERNANCE (CONTD.)

GENERAL SHAREHOLDER INFORMATION:

Annual General Meeting:

Date:	Monday, September 21, 2026
Time:	4.00 p.m.
Venue:	The Company is conducting the AGM through two way Video Conferencing pursuant to the MCA Circulars. As such there is no requirement of a venue for the AGM. The venue of the AGM shall be deemed to be the Registered Office of the Company.
Financial Year	April 1, 2025 to March 31, 2026
Dividend Payment Date	Interim Dividend for Financial Year 2026 was paid on November 24, 2025 Final Dividend for Financial Year 2026 will be paid within 30 days of the AGM
Listing Information	National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051. Scrip Code: CHALET (Equity Shares) BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001. Scrip Code: 542399 (Equity Shares) 976529 (Non-Convertible Debentures) 731582 (Commercial Paper) Listing Fees are paid within due dates to both the Stock Exchanges where the securities of the Company are listed. Corporate Identification Number (CIN): L55101MH1986PLC038538

No securities of the Company have been suspended from trading on the Stock Exchanges.

Registrar and Transfer Agent:

KFin Technologies Limited

Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad 500 032.

Website: <https://www.kfintech.com/>

Email: einward.ris@kfintech.com

Contact Person: Mr. Anandan Nair

(Unit: Chalet Hotels Limited)

Toll-free No.: 1800-3454-001

SEBI Registration No.: INR000000221

Debenture Trustee for Non-Convertible Debentures:

IDBI Trusteeship Services Limited

Ground Floor, Universal Insurance Building,
Sir Phirozshah Mehta Road,
Fort, Bazargate, Mumbai,
Maharashtra 400001.

Website: <https://idbitrustee.com/>

Email: itsl@idbitrustee.com

Contact Person: Mr. Subrat Udgata (Sr. Vice President)

Phone No.: 022 40807000

Share Transfer System:

In terms of Regulation 40(1) of the Listing Regulations, as amended, securities can be transferred only in dematerialised form w.e.f. April 1, 2019.

The shares of the Company are traded on the Stock Exchanges through the Depository System. 100% of the Equity Shares of the Company are in dematerialised form. The ISIN allotted to the Equity Shares of Rs.10/- each of the Company is INE427F01016. All requests received by the Company / RTA are disposed of expeditiously.

Distribution of Shareholding:

Shareholding of Nominal Value Rs.	As on March 31, 2026				As on March 31, 2025			
	Number of Share-holders	% to Total Number of Shareholders	Amount in Rs.	% to Total Amount	Number of Share-holders	% to Total Number of Shareholders	Amount in Rs.	% to Total Amount
upto 5,000	52,276	99.53	31,56,412	1.44	65,923	99.61	31,78,633	1.46
5,001 - 10,000	81	0.15	5,63,494	0.26	84	0.13	5,99,424	0.27
10,001 - 20,000	42	0.08	6,00,002	0.27	40	0.06	5,77,858	0.26
20,001 - 30,000	18	0.03	4,27,639	0.20	20	0.03	4,77,327	0.22
30,001 - 40,000	6	0.01	2,12,714	0.10	7	0.01	2,40,288	0.11
40,001 - 50,000	6	0.01	2,76,892	0.13	12	0.02	5,39,177	0.25
50,001 - 1,00,000	25	0.05	18,78,092	0.86	18	0.03	12,82,448	0.59
1,00,001 & Above	68	0.13	21,18,78,882	96.75	77	0.12	21,15,60,260	96.84
Total	52,522	100.00	21,89,94,127	100.00	66,181	100.00	21,84,55,415	100.00

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Investor Complaints

No. of complaints pending at the beginning of the Financial Year	No. of complaints received during the Financial Year	No. of complaints not solved to the satisfaction of the shareholders	No. of complaints pending at the end of the Financial Year
0	1	1	0

Dematerialisation of shares and liquidity

Trading in Company's Equity Shares is compulsorily in dematerialised mode for all investors, as prescribed by the Securities and Exchange Board of India. As on the date of this Report, entire share capital of the Company is available in dematerialised mode. The shares of the Company are regularly traded at both the Stock Exchanges where they are listed, which ensure the necessary liquidity to shareholders.

Outstanding ADRs / GDRs

The Company has not issued any ADRs or GDRs or warrants or any convertible instruments and accordingly there is no likely impact on the Equity Share Capital.

Commodity price risk or foreign exchange risk and hedging activities

The Company did not have any exposure to forward cover during the Financial Year under review.

Unit locations:

Hospitality Portfolio:

JW Marriott Mumbai, Sahar

IA Project Road, Chhatrapati Shivaji Maharaj International Airport, Andheri East, Mumbai 400099.

The Westin Mumbai Powai Lake, Lakeside Chalet, Marriott Executive Apartments, Mumbai

2&3B, Near Chinmayanand Ashram, Powai, Mumbai 400087.

Four Points By Sheraton Navi Mumbai, Vashi

Plot No - 39/1, 6 to 15, Sector - 30A, Vashi, Navi Mumbai 400701.

The Westin Hyderabad Mindspace

Raheja IT Park, HITEC City, Madhapur, Hyderabad 500081.

The Westin Hyderabad HITEC City

Mindspace Raheja IT Park HITEC City, Madhapur, Hyderabad 500081.

Bengaluru Marriott Hotel Whitefield

Plot No 75, EPIP Area, Whitefield, Bengaluru 560 066.

Novotel Pune Nagar Road

Weikfield IT City Infopark, Viman Nagar, Pune 411014.

Hospitality Portfolio of Subsidiaries:

(The Dukes Retreat Private Limited)

Athiva Resort & Spa, Khandala

Old Mumbai - Pune Road, Khandala 410301.

(Mahananda Spa and Resorts Private Limited)

The Westin Resort & Spa, Himalayas

Khasra No 605 Narendra Nagar, Tehri Garhwal, Uttarakhand 249175.

Hospitality Portfolio of LLP:

(Ayushi and Poonam Estates LLP)

Aravali Marriott Resort & Spa, Delhi NCR

1, Village Pakhal, Faridabad, Haryana 121001.

Rental & Annuity Portfolio:

CIGNUS Whitefield Bangalore ®

Plot No. 75, EPIP Area, Whitefield, Bengaluru 560 066.

The Orb ® Sahar, Mumbai

IA Project Road, Chhatrapati Shivaji Maharaj International Airport, Andheri East, Mumbai 400099.

CIGNUS Powai ®

Plot No. 71A, Paspoli, Powai, Mumbai 400087.

Investor Correspondence

For any queries, investors are requested to get in touch with the Company Secretary & Compliance Officer of the Company. Details are as below:

Ms. Christabelle Baptista

Company Secretary and Compliance Officer

Address: Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra - 400051.

Phone: 022-26565496

Fax: 022-26565451

E-mail: companysecretary@chalet-hotels.com

Credit Ratings

During the year under review, the Company has received the following credit ratings:

Credit Rating Agency	Type	Rating at the beginning of the year under review	Revised Rating
India Ratings & Research Private Limited	Term Loans, Non-Convertible Debentures* and Fund Based Working Capital limits	IND AA- / Stable	IND AA- / Stable
	Non-Fund based Working Capital limits	IND A1+	IND A1+
ICRA Limited	Term Loans, Long-Term Fund Based limits	[ICRA] A+ (Positive)	[ICRA] AA- / Stable
	Short Term Non-Fund based limits	[ICRA] A1	[ICRA] A1+
	Non-Convertible Debentures	-	[ICRA] AA- / Stable
CRISIL Ratings Limited	Term Loan limits (Long Term)	CRISIL AA- / Stable	CRISIL AA- / Stable
	Overdraft Facility limits (Short Term)	CRISIL A1+	CRISIL A1+
	Non-Convertible Debentures	CRISIL AA- / Stable	CRISIL AA- / Stable
	Commercial Paper	CRISIL A1+	CRISIL A1+

REPORT ON CORPORATE GOVERNANCE (CONTD.)

OTHER DISCLOSURES**Materially Significant Transactions with Related Parties**

During the year under review, there were no related party transactions that may have potential conflict with the interests of listed entity at large. Furthermore, there were no materially significant transactions with related parties during the year under review.

Details of Compliance

There have been no instances of non-compliance by the Company, imposition of penalties and strictures by the Stock Exchanges, SEBI or any statutory authority, on any matter related to the capital markets, during the last three years.

Vigil Mechanism / Whistle Blower Policy

Pursuant to Section 177(9) and (10) of the Act and Regulation 22 of the Listing Regulations, the Company has formulated a Vigil Mechanism / Whistle Blower Policy for vigil mechanism of Directors and employees to report to the management about unethical behavior, fraud or violation of Company's Code of Conduct. The mechanism provides for adequate safeguards against victimization of employees and Directors who use such mechanism and provides for direct access to the Chairperson of the Audit Committee in exceptional cases. None of the personnel of the Company have been denied access to the Chairperson of the Audit Committee. The Whistle Blower Policy is displayed on the Company's website viz. <https://www.chalethotels.com/wordpress/wp-content/uploads/2024/08/Vigil-Mechanism-and-Whistle-Blower-Policy-Rev-July252024.pdf>

Policy for determining 'material' subsidiaries

The Board of Directors of the Company has adopted a Policy for Determination of Material Subsidiaries and the same is published on the website viz. <https://www.chalethotels.com/wordpress/wp-content/uploads/2025/02/Policy-for-Determination-of-Material-Subsidiaries-29012025-website.pdf>.

Pursuant to the Listing Regulations, Mahananda Spa and Resorts Private Limited ('Mahananda'), wholly owned subsidiary of the Company is a Material Subsidiary of the Company. The requirements prescribed under Regulation 24 and Regulation 24A of Listing Regulations have been complied with by the Company and accordingly the Board of the Company has nominated Mr. Joseph Conrad D'Souza, Independent Director of the Company on the Board of Mahananda as an Independent Director. Mahananda was incorporated on July 22, 2009 in the state of Uttarakhand. M/s. S N Dhawan & Co. LLP were appointed as the Statutory Auditors of Mahananda on August 16, 2023 for conducting the statutory audit from Financial Year 2024 to Financial Year 2029.

Policy for determining Related Party Transactions

The Board of Directors of the Company has adopted a Policy for dealing with Related Party Transactions and the same is published on the website viz. <https://www.chalethotels.com/wordpress/wp-content/uploads/2025/02/CHL-Related-Party-Policy-29102025-website.pdf>

Disqualification of Directors

M/s. KDA & Associates, Company Secretaries in Practice, have certified that as on March 31, 2026, none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such statutory authority. The said Certificate of Non-Disqualification of Directors is enclosed herewith as Annexure – C.

Recommendations of Committees

All recommendations of the committees from time to time have been considered by the Board of Directors, while arriving at any decision, and there has been no instance during the year under review, where any such recommendation which is mandatory in nature has not been abided with.

CEO and CFO Certificate

As required under Regulation 17(8) of the Listing Regulations, the Chief Executive Officer and the Chief Financial Officer of the Company have certified to the Board regarding the Financial Statements for the year ended March 31, 2026.

Total fees for services paid to Statutory Auditors and its affiliates

Total fees of Rs. 31 million for Financial Year 2026, for all services, were paid by the Company and its subsidiaries, on a consolidated basis, to M/s. B S R & Co. LLP, Chartered Accountants, Statutory Auditors and all entities in the network firm/network entity of which the Statutory Auditors are a part.

Details relating to the fees paid to the Statutory Auditors are given in Note 45 to the Standalone Financial Statements and Note 43 to the Consolidated Financial Statements.

Disclosures in relation to the Sexual Harassment of Women at Workplace

Your Company has constituted Internal Complaints Committee (ICC) to consider and resolve all sexual harassment complaints. The constitution of ICC is as per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Committee includes an external member with relevant experience.

The complaints filed and resolved during the Financial Year are as follows:

Number of complaints filed during the Financial Year	Number of complaints disposed of during the Financial Year	Number of complaints pending as on end of the Financial Year
2	4*	0

*Two complaints received in the previous year were resolved during the year.

Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount:

Name of Entities	Amount as on March 31, 2026 (in million)
Chalet Hotels and Properties (Kerala) Private Limited	90.50
Chalet Airport Hotel Private Limited	1755.50
The Dukes Retreat Private Limited	999.00
Ayushi and Poonam Estates LLP	894.40
Mahananda Spa and Resorts Private Limited	240.00

REPORT ON CORPORATE GOVERNANCE (CONTD.)

Compliance with Discretionary Requirements

The status concerning compliance by the Company with discretionary requirements as listed out in Part E of Schedule II of the Listing Regulations is as follows:

- **The Board:** The Company has a Non-Executive & Independent Director as Chairperson. Currently no reimbursement towards his expenses for performance of his duties (other than payment of Sitting Fees and Commission) and maintenance of Chairpersons Office is being done.
- **Shareholders' Rights:** Quarterly and half yearly financial results of the Company are furnished to the Stock Exchanges and are also published in the newspapers and uploaded on website of the Company. Significant events are also posted on the Company's website under the Investor Relations section. Hence, the Company does not send half yearly results and significant events to the Shareholders.
- **Modified opinion(s) in audit report:** During the year under review, the Statutory Auditors have given an unmodified audit opinion on the Company's financial statements. The Company continues to adopt best practices to ensure a track record of financial statements with unmodified audit opinion.
- **Separate posts of Chairperson and Managing Director & CEO:** The positions of Chairperson and Managing Director & CEO are separately held and the Chairperson is not in any way related to the Managing Director & CEO of the Company in terms of Section 2(77) of the Act.
- **Reporting of Internal Auditor:** The Internal Auditors are invited to the meetings of Audit Committee to present their observations during the course of Internal Audit. Further, the Company has appointed a Chief Internal

Auditor of the Company to look after the in-house Internal Audit function who reports to the Audit Committee.

- **Independent Directors:** During the year under review, one meeting of the Independent Directors was held on February 23, 2026 and all the Independent Directors were present at the meeting. Going forward, the Company will endeavour to hold atleast two meetings of Independent Directors in a financial year, without the presence of Non-Independent Directors.

Compliance with Corporate Governance Requirements

The Company is in compliance with Corporate Governance requirements specified in Regulations 17 to 27 and clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V of the Listing Regulations.

Details of Preferential Allotment or Qualified Institutions Placement as specified under Regulation 32(7A) of the Listing Regulations

The Company has not raised funds through Preferential Allotment or Qualified Institutions Placement ('QIP') during the year under review.

Declaration by Chief Executive Officer

Declaration signed by Mr. Shwetank Singh, Managing Director & Chief Executive Officer of the Company, stating that the Board of Directors and Senior Management Personnel have affirmed compliance with the 'Code of Conduct of Board of Directors and Senior Management' is annexed to this Report at Annexure - A.

Compliance Certificate from Practising Company Secretary regarding compliance of conditions of Corporate Governance

A certificate from Practising Company Secretary regarding compliance of conditions of Corporate Governance is attached as Annexure - B to this Report.



REPORT ON CORPORATE GOVERNANCE (CONTD.)

Annexure - A

DECLARATION ON ADHERENCE TO THE CODE OF CONDUCT

To,
The Members of Chalet Hotels Limited

I hereby declare that the Directors and Senior Managerial Personnel of the Company have affirmed in writing, their compliance with the Company's Code of Conduct for the Board of Directors and Senior Management Personnel, during the year ended March 31, 2026.

For **Chalet Hotels Limited**

Shwetank Singh
Managing Director & CEO
DIN: 02976637

Date: May 14, 2026
Place: Mumbai

Annexure - B

CERTIFICATE ON COMPLIANCE WITH THE CORPORATE GOVERNANCE REQUIREMENTS UNDER SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

To,
The Members of
Chalet Hotels Limited
Raheja Tower, Plot No.C-30,
Block 'G', Next to Bank of Baroda,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

We have examined all relevant records of Chalet Hotels Limited (the Company) for the purpose of certifying compliance of the disclosure requirements and Corporate Governance norms as specified for the Listed Companies as prescribed in Regulations 17 to 27, Clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V of Chapter IV of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('LODR'), for the Financial Year ended March 31, 2026. We have obtained all the information and explanations to the best of our knowledge and belief, which were necessary for the purpose of this certification.

We state that the compliance of conditions of Corporate Governance is the responsibility of the management, and our examination was limited to procedures and implementation thereof adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the Financial Statements of the Company.

In our opinion, and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as specified for listed company.

We state that in respect of investor's grievance received during the year ended March 31, 2026, the Registrar and Transfer Agent of the Company has certified that as at March 31, 2026, there were no investors' grievances remaining unattended/ pending to the satisfaction of the investor.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **KDA & Associates**
Practicing Company Secretaries

Kaushal Dalal
Partner
M. No: 7141 CP No: 7512
PR No.: 6748/2025
UDIN: F007141H000356743

Date: May 14, 2026
Place: Mumbai



REPORT ON CORPORATE GOVERNANCE (CONTD.)

Annexure – C

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C Clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
CHALET HOTELS LIMITED
Raheja Tower, Plot No.C-30,
Block 'G', Next to Bank of Baroda,
Bandra Kurla Complex, Bandra (E),
Mumbai – 400051.

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **CHALET HOTELS LIMITED** (hereinafter called “the Company”) having **CIN: L55101MH1986PLC038538** and registered office at **Raheja Tower, Plot No.C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai - 400051**, produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Sub clause 10(i) of Para-C of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in as considered necessary and explanations furnished to us by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on **March 31, 2026** have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authorities:

Sr. No.	Name of Director	DIN	Date of appointment in Company	Date of re-appointment in Company
1	Hetal Madhukant Gandhi	00106895	12/06/2018	12/06/2023
2	Joseph Conrad Agnelo D'Souza	00010576	12/06/2018	12/06/2023
3	Arthur William DeHaast	07893738	12/06/2018	12/06/2023
4	Radhika Dilip Piramal	02105221	12/06/2018	12/06/2023
5	Manish Chokhani	00204011	20/06/2025	-
6	Ravi Chandru Raheja	00028044	04/09/1995	-
7	Neel Chandru Raheja	00029010	12/12/1996	-
8	^Sanjay Sethi	00641243	01/02/2026	-
9	*Shwetank Singh	02976637	01/02/2026	-

^ Mr. Sanjay Sethi retired from the position of Managing Director and CEO with effect from January 31, 2026, and was subsequently appointed as a Non-Independent, Non-Executive Director of the Company with effect from February 1, 2026.

* Mr. Shwetank Singh was appointed as the Managing Director and CEO of the Company with effect from February 1, 2026.

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **KDA & Associates**
Practicing Company Secretaries

Kaushal Dalal
Partner
M. No: 7141 CP No: 7512
PR No.: 6748/2025
UDIN: F007141H000356677

Date: May 14, 2026
Place: Mumbai

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26

SECTION A: GENERAL DISCLOSURE



I. Details of the Listed Entity

1	Corporate Identity Number (CIN) of the Listed Entity	L55101MH1986PLC038538																					
2	Name of the Listed Entity	Chalet Hotels Limited																					
3	Year of incorporation	1986																					
4	Registered Office Address	Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai 400051																					
5	Corporate Address	Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai 400051																					
6	E-mail	companysecretary@chalethotels.com																					
7	Telephone	022 26564000																					
8	Website	www.chalethotels.com																					
9	Financial year for which reporting is being done	April 01, 2025 to March 31, 2026																					
10	Name of the Stock Exchange(s) where shares are listed	National Stock Exchange of India Limited BSE Limited																					
11	Paid-up Capital	₹ 2,18,99,41,270																					
12	Contact Person																						
	Name of the Person	Christabelle Baptista																					
	Telephone	022 26565496																					
	Email address	christabelle.baptista@chalethotels.com																					
13	Reporting Boundary	Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together)																					
	Type of Reporting	Consolidated																					
		<table> <tr> <th>Sr.</th><th>Name of the Subsidiaries / JVs / Associate Companies</th><th>CIN / LLPIN</th></tr> <tr> <td>1.</td><td>The Dukes Retreat Private Limited</td><td>U55200MH1968PTC013933</td></tr> <tr> <td>2.</td><td>Sonmil Industries Private Limited</td><td>U68100MH1976PTC018883</td></tr> <tr> <td>3.</td><td>Chalet Hotels & Properties (Kerala) Private Limited</td><td>U55101KL2006PTC020125</td></tr> <tr> <td>4.</td><td>Chalet Airport Hotel Private Limited</td><td>U55101MH2022PTC388704</td></tr> <tr> <td>5.</td><td>Mahananda Spa and Resorts Private Limited</td><td>U55101UR2009PTC032889</td></tr> <tr> <td>6.</td><td>Ayushi and Poonam Estates LLP</td><td>AAG-8538</td></tr> </table>	Sr.	Name of the Subsidiaries / JVs / Associate Companies	CIN / LLPIN	1.	The Dukes Retreat Private Limited	U55200MH1968PTC013933	2.	Sonmil Industries Private Limited	U68100MH1976PTC018883	3.	Chalet Hotels & Properties (Kerala) Private Limited	U55101KL2006PTC020125	4.	Chalet Airport Hotel Private Limited	U55101MH2022PTC388704	5.	Mahananda Spa and Resorts Private Limited	U55101UR2009PTC032889	6.	Ayushi and Poonam Estates LLP	AAG-8538
Sr.	Name of the Subsidiaries / JVs / Associate Companies	CIN / LLPIN																					
1.	The Dukes Retreat Private Limited	U55200MH1968PTC013933																					
2.	Sonmil Industries Private Limited	U68100MH1976PTC018883																					
3.	Chalet Hotels & Properties (Kerala) Private Limited	U55101KL2006PTC020125																					
4.	Chalet Airport Hotel Private Limited	U55101MH2022PTC388704																					
5.	Mahananda Spa and Resorts Private Limited	U55101UR2009PTC032889																					
6.	Ayushi and Poonam Estates LLP	AAG-8538																					
14	Name of Assessment or Assurance provider	TUV India Private Limited																					
15	Type of Assessment or Assurance obtained	1. Reasonable Assurance for BRSR Core indicators 2. Limited Assurance for ESG and BRSR Non-Core indicators																					

Note:

The Company has associates for securing the supply of Renewable Energy. The Company does not have the ability to participate and neither is involved in the operations or the relevant activities of these companies and nor has exposure or rights to variable returns. The financials of these associates have not been considered in the consolidation of the financial statements.

II. Product/Services

16 Details of business activities

Sr.	Description of Main Activity	Description of Business Activity	% Turnover of the Entity
1.	Accommodation and Food Service	Accommodation services provided by Hotel, Inns, Resorts, holiday homes, hostel, etc.	62%
2.	Real Estate	Real estate activities with own or leased property	38%

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

17 Products/Services sold by the entity

Sr.	Product/Service	NIC Code	% of Total Turnover contributed
1.	Accommodation and Food Service	551	62%
2.	Real Estate	701	38%

III. Operations

18 Number of locations where plants and/or operations/offices of the entity are situated:

Location	Number of plants (Hotels)	No. of Offices	Total
National	11	1	12
International	0	0	0

19 Market served by the entity

	Locations	Numbers
a. No. of Locations	National (No. of States)	5
	International (No. of Countries)	0
b. What is the contribution of exports as a percentage of the total turnover of the entity?	Not Applicable. The Company does not engage in any exports.	
c. A brief on types of customers	Customers for the Company comprises of brand owners, guests staying at the hotels, customers at the restaurants, crews and tenants at the rented commercial spaces.	

IV. Employees

20 Details as at the end of Financial Year:

a. Employees and workers (including differently abled)

Sr.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
Employees						
1	Permanent Employees (A)*	1,535	1,186	77%	349	23%
2	Other than Permanent Employees (B)**	0	0	0%	0	0%
3	Total Employees (A+B)	1,535	1,186	77%	349	23%
Workers						
4	Permanent Workers (C)*	1,497	1,191	80%	306	20%
5	Other than Permanent Workers (D)**	468	298	64%	170	36%
6	Total Workers (C+D)	1,965	1,489	76%	476	24%

Note:

*On-roll in Supervisor and above category including Senior Management, Middle Management and Junior Management

**Other than Permanent Employees have been included in workers category

*On-roll in Line Staff or Rank and file category

**Fixed Term Contract (FTC) and outsourced contract in Line staff or Rank and file category

b. Differently abled employees and workers

Sr.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
Employees						
1	Permanent Employees (E)	13	13	100%	0	0%
2	Other than Permanent Employees (F)	0	0	0%	0	0%
3	Total Differently abled Employees (E+F)	13	13	100%	0	0%
Workers						
4	Permanent Workers (G)	35	26	74%	9	26%
5	Other than Permanent Workers (H)	6	6	100%	0	0%
6	Total Differently abled Workers (G+H)	41	32	78%	9	22%

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

21. Participation/Inclusion/Representation of women

Sr.	Category	Total (A)	No. and % of females	
			No. (B)	% (B/A)
1.	Board of Directors	9	1	11.11%
2.	Key Management Personnel	2	1	50%

Note:

- The Company considers Mr. Shwetank Singh - Managing Director (MD) and Chief Executive Officer (CEO) as a member of the Board of Directors.
- The Company considers Mr. Nitin Khanna - Chief Financial Officer (CFO) and Ms. Christabelle Baptista - Associate Vice President - Legal, Company Secretary & Compliance Officer as Key Management Personnel.

22. Turnover rate for permanent employees and workers (Disclose trends for the past 3 years)

Category	2025-26			2024-25			2023-24		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent Employees	41.41%	51.86%	43.82%	45.84%	49.65%	46.66%	37.65%	52.73%	40.72%
Permanent Workers	29.36%	59.51%	36.74%	32.01%	57.94%	37.20%	35.74%	64.16%	41.29%

Note: Turnover Rate in Current and Previous FY includes Total Employees (Permanent + Other than Permanent) and Total Workers (Permanent + Other than Permanent)

V. Holding, Subsidiary and Associate Companies (including joint ventures)

23. (a) Names of holding / subsidiary / associate companies / joint ventures

Sr.	Name of the holding / subsidiary / associate companies / joint ventures	Indicate whether it is a holding / Subsidiary / Associate / Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1.	Chalet Airport Hotel Private Limited	Subsidiary	100%	Yes
2.	Sonmil Industries Private Limited	Subsidiary	100%	No
3.	Mahananda Spa and Resorts Private Limited	Subsidiary	100%	No
4.	Ayushi and Poonam Estates LLP	Subsidiary	100%	Yes
5.	Chalet Hotels & Properties (Kerala) Private Limited	Subsidiary	90%	No
6.	The Dukes Retreat Private Limited	Subsidiary	82.3%	Yes
7.	Sahyadri Renewable Energy Private Limited	Associate	26.1%	No
8.	Vikramaditya Renewable Energy Private Limited	Associate	26.1%	No
9.	TP Agastaya Limited	Associate	26%	No
10.	Pro-Zeal Green Power Fourteen Private Limited	Associate	26%	No
11.	Krishna Valley Power Private Limited	Associate	25%	No

VI. CSR Details

24	i. Whether CSR is applicable as per section 135 of Companies Act, 2013:	Yes
	ii. Turnover (in Million ₹)	28,124.25
	iii. Net worth (in Million ₹)	36,971.56

VII. Transparency and Disclosures Compliances

25. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in place (Yes/No)	If Yes, then provide web-link for grievance redressal policy	2025-26			2024-25		
			Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Communities	No	NA	0	0	NA	0	0	NA
Investors (other than shareholders)	Yes	Investors Contact	0	0	NA	0	0	NA

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in place (Yes/No)	If Yes, then provide web-link for grievance redressal policy	2025-26			2024-25		
			Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Shareholders	Yes	Vigil Mechanism / Whistle Blower Policy	1	0	NA	0	0	NA
Employees and workers	Yes		0	0	NA	2	0	1 disposed from the previous financial year
Customers	Yes		0	0	NA	0	0	NA
Value Chain Partners	Yes		2	0	NA	1	0	NA

NA - Not Applicable

26. Overview of the entity's material responsible business conduct issues

Please indicate material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to your business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications, as per the following format:

The Company revisited materiality based on the impact on strategic business priorities, financial implications, stakeholder value creation and impacts on ESG parameters. Out of identified universe of issues, 15 material issues have been identified as high priority.



Positive



Negative

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
Environmental						
1.	Climate Strategy	Risk	The nature of the business requires the Company to carefully evaluate the environmental impact of its activities. External stakeholders expect and emphasize the Company to adopt environmentally friendly business practices. Business operations are highly dependent on the availability of energy. The Company recognizes climate change as one of the key emerging risks and is undertaking measures to implement an effective management system. The Company focuses on enhancing the energy productivity of its operations and efficiently managing operational emissions.	Towards Net Zero commitment, the Company has undertaken a comprehensive climate risk and opportunity assessment in line with the scenarios outlined in the IPCC Sixth Assessment Report and the International Energy Agency's Nationally Determined Contributions (IEA NDCs). This included a baseline assessment based on historical evidence of climate- and water-related events occurred across all hotel properties. The Company implements a robust Climate Risk Assessment Methodology that includes identification of climate-related risks, understanding of the causes, understanding of the impacts, preparation of mitigation measures and development of long-term strategies. The Company's climate risk and opportunity assessment is monitored by the Management-level CSR and ESG Steering Committee (Read More) and periodically reviewed by MD & CEO (Read More) of the Company.		 Natural Capital

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/ opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
				The Company engages in climate-related advocacy through dedicated policies, decarbonization commitments, climate resilient framework supported by a robust governance structure with clear accountabilities, periodic monitoring, review and reporting process at all management levels including executive level. The Company aims to shape climate-related policy discussions, advocate for sustainable solutions, and foster collaboration with relevant stakeholders to drive meaningful climate action.		
2.	Green Buildings	Opportunity	The Company's aim is to transform its existing structures and design new projects to feature elements of Green Buildings for integration of sustainability in business operations.	The Company strives to imbibe environmental considerations into design aspects and ensure sustainable usage and resource conservation with minimal impacts on the surroundings. The same will be demonstrated through third-party verification systems which provide certifications and accreditations to such sustainable structures.	+	 Manufactured Capital
3.	Electric Vehicles (Green Mobility)	Opportunity	The Hospitality sector has a history of building environmental awareness amongst guests. Hoteliers are in a unique position to stand out in an untapped market of EVs by allowing guests to experience and potentially convert them. Hoteliers have invested in environmentally friendly business practices that benefit the environment, resonate with customers, and impact the bottom line. Electric car charging stations, like solar technology, help in achieving this goal while responding to evolving consumer demands.	The Company is a signatory to the EV100 initiative. The Company has become the first hospitality brand to achieve the Climate Group's EV100 commitment, marking a significant milestone in its sustainability journey. By transitioning its fleet to 100% electric vehicles and installing comprehensive EV charging infrastructure across all its properties, the Company has not only fulfilled its 2021 pledge but has done so well ahead of the 2025 target year. Read More .	+	 Natural Capital
Social						
4.	Human Capital Development	Opportunity	The Company's aim is to implement measures to identify and provide managerial, functional or inter-personal skill training, learning and education opportunities for all the employees to develop a competent workforce which is capable of supporting the Company to meet its goals effectively.	The Company's learning and development focus combines training sessions, engagement activities, and career development programmes. The Company ensures that its training programmes are curated to equip employees with the skills needed to thrive in a technology-enabled world. Leadership Programs are intensive leadership development programs, specially designed to upgrade professional skills and apply the knowledge gained to function efficiently on a day-to-day basis. The Programs are designed to develop and cultivate	+	 Human Capital

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/ opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
				a deep pool of potential leaders of high performers to grow and take on various leadership roles in the future. The Executive Development Programs are aimed to help fast-track hand-picked associates with a promising track record into leadership positions. These Programs emphasize the Company's core values and behavioural aspects, skills and knowledge.		
5.	Diversity, Equity and Inclusion (DE&I)	Opportunity	The Company's aim is to implement measures to recognize and value the differences within the backgrounds and skills of employees.	As an equal opportunity employer, the Company promotes equal access to employment opportunities without any discrimination based on race, color, age, gender, ethnicity, nationality, religion, disability, sexual orientation, marital/ civil partnership status or pregnancy and assess all potential employees based on solely on their individual capability, merit, job-related skills and competencies. In collaboration with IFC, the Company has established the 'Diversity & Inclusion Committee' (Read More) and adopted a 'Gender Action Plan to strengthen its policies, DEI initiatives, work life balance, parity in compensation, introducing non-traditional roles. The Company's publicly accessible Policy for Appointment of Directors & Remuneration of Director and Senior Management ensures that a transparent Board nomination process is in place that encourages diversity of thought, experience, skills, knowledge, age, nationality, gender, cultural and educational background. The Company's publicly accessible Prevention of Sexual Harassment (POSH) Policy promotes a workplace with 'zero-tolerance' towards sexual harassment and any form of discrimination.	⊕	 Human Capital
6.	Occupational Health & Safety (OHS)	Risk	Identifying relevant areas of work to provide information on hazards, necessary safety equipment, appropriate usage of equipment and procedures is critical for the well-being of all.	The Company follows health and safety protocols as required by regulatory authorities at its offices, construction sites and facilitates the same at its properties managed by operator brands. The Company conducts regular audits / inspections of all the existing projects under operation, new projects under construction along with the supplier/ vendor premises to ensure there are no safety violations in order to safeguard health and safety, effectively endorsing a culture of zero workplace incidents.	⊖	 Human Capital

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/ opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
7.	Brand & Reputation	Opportunity	Ensuring service quality through partnerships with globally renowned brands is core to the Company's value proposition. The Company partners with the best to deliver the best to its end-consumer.	As part of one of the topmost real estate developer concerns in the country, the Company takes pride in its parentage as well as its partnerships with global hospitality brands. The Company's expertise in asset management continues to help forge increasingly beneficial partnerships with brands that enjoy global renown.	+	 Social and Relationship Capital
8.	Sustainable Food Safety and Quality	Opportunity	The Company generates revenue through food and beverage sales and hence prioritizes guest satisfaction by ensuring seamless check-in and check-out processes, personalized services that ensures comfortable and enjoyable stays with memorable food and beverage experiences.	The Company has established rigorous quality control measures and conduct regular audits to maintain high standards across all areas of the hotel operations, including cleanliness, food safety, compliance with regulations, and adherence to brand standards.	+	 Social and Relationship Capital
9.	Supply Chain Management	Risk	Any disruption in the supply chain can have a significant impact on operations and customer service. The Company's supply chain partners, including vendors and service providers, play a key role in enhancing guest experience across all properties. The Company aspires to transform its value chain and relationships with value chain partners including customers, suppliers and vendors. The Company relies heavily on its value chain partners to meet daily operations. The Company ensures that its suppliers, vendors and other value chain partners are collaboratively aligned with the Company's ESG commitments and sustainability goals as a part of its sustainability journey.	The Company endorses a Sustainable Supply Chain Framework with a structured approach to supplier and vendor engagement. The program incorporates pre-qualification/screening process, compliance with Supplier Code of Conduct, supplier and vendor assessments and ESG development program. ESG expectations are communicated to all key suppliers and vendors through training programmes. Physical site-based visit(s) are conducted to comprehensively assess their efforts in sustainability. These assessments ensure ground implementation and identify non-compliances/violations, if any. Further, all suppliers are required to acknowledge and adhere to the Company's publicly accessible Supplier Code of Conduct . The Company maintains records of all onboarded or prospect suppliers/vendors who are adhering to the Supplier Code of Conduct periodically. The Company has also adopted sustainable sourcing practices such as promoting preferential local sourcing, defining and diversifying supplier base etc. The Company has initiated supplier and vendor assessments/screening through desk-based assessments and site visits	-	 Social and Relationship Capital

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/ opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
				with systematic verification of evidence that includes ESG parameters such as environmental initiatives, performance and certifications (e.g., ISO 14001), social considerations such as human rights, employee welfare initiatives and governance parameters of Anti-Corruption, Regulatory Compliances etc. The Program is overseen by senior executives who form part of the Board. The Company is in the process to develop Supplier Capacity Building Program, which incorporates trainings/ workshops, awareness sessions to monitor and improve individual supplier ESG performance.		
10.	Customer Delight	Opportunity	Extensive experience and expertise in the hospitality industry, portfolio of world class properties, strong partnerships with the leading brands and value chain partners provide the company with a unique competitive advantage which helps in exceeding customer expectations and providing delightful experiences.	The Company focuses on its ability to deliver customer delight through managing properties and partnering with operator brands who enjoy global reput while bringing years of expertise in the delivery of hospitality services. The Company supports them by providing properties built to facilitate world-class delivery and excellence in hospitality they are known for. Customers can request support, raise complaints and give feedback through online channels like AI-based chatbot, dedicated email, dedicated phone line, online reviews, surveys, social media, feedback submission forms etc. and offline platforms like face-to-face interactions with hotel staff and management. The Company provides confirmation to its customers that their complaints have been received and ensures that all customer complaints are resolved in timely and transparent manner. Additionally, the Company's Customer Relationship Management (CRM) process utilizes online channels to incorporate customer feedback and improve service delivery. The Company conducts customer satisfaction assessment (through brand partners) to facilitate long-term customer relationship and continuously engages with its customers through periodic surveys to understand their evolving preferences, experiences, and satisfaction levels, fostering deeper relationships with its brand partners.	+	 Social and Relationship Capital

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/ opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
Governance						
11.	Risk Management	Opportunity	The comprehensive risk management framework integrated with both emerging and transient risks helps the company to be future ready. While reaping benefit of present situation, the Company is all prepared to meet the unforeseen situations and harness the potential opportunities.	The Company has established a comprehensive risk mitigation framework led by members of the Board. A Board-level Risk Management Committee oversees the Company's risk assessment processes and mitigation approach and regularly reviews business performance. The Company's senior leadership is responsible for implementing the risk management and mitigation strategies recommended by the Committee. All instances of identified risks are duly reported to the Committees along with the ongoing status of resolution. Familiarization programs are annually updated to promote awareness and regular training on the Company's risk management principles to all personnel including non-executive directors along with focused training throughout the organization on risk management principles. The Risk Management Committee has formulated a detailed Risk Management Policy which includes a risk management plan for identification of internal and external risks, measures for risk mitigation that includes mechanisms and procedures to ensure internal control of all identified risks. The Company's senior executives' KRAs and associated compensation are linked to risk management processes including environmental and OHS risks. Enforcing risk management protocols and guaranteeing adherence to risk-related protocols are integral responsibilities within the KRAs for top-level management personnel and ensuring compliance to risk procedures are part of the KRA of each employee.		 Intellectual Capital  Financial Capital
12.	Disaster Resilience and Business Continuity	Risk	The Company strives to implement various measures towards risk mitigation to ensure business continuity and stability in operations.	The Company has a Business Continuity Plan to address uncertainty in financial markets, market conditions, threats from project failures (at any phase in design, development and operations), legal liabilities, credit risks, accidents, natural causes and disasters as well deliberate attacks from an adversary or events of uncertain or unpredictable root cause.		 Intellectual Capital  Financial Capital

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/ opportunity	Our Management Approach (In case of risk, approach to adapt or mitigate)	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
13.	Corporate Governance	Opportunity	The Company's robust governance framework emphasizes anti-corruption and anti-bribery and ensures that it stays accountable and transparent in its business practices and follows an ethical decision-making process. It strengthens the Company's risk management approach and protects and enhances its reputation and credibility with stakeholders.	The Company has adopted a zero-tolerance Anti-Corruption Policy to conduct its business and activities with honesty, integrity and the highest possible ethical standards in line with the Company's vision and values and to enforce its business practice of not engaging in Bribery or Corruption. The Company has a robust Corporate Governance strategy and mechanisms in place to ensure proactive risk management and sound policy-making that helps the Company achieve its shared value creation goals. An empowered Board of Directors comprising industry leaders from diverse academic and domain expertise, each with unique areas of specialization, oversee the implementation of the Company's governance framework. An Independent Chairperson leads the Board, which has a balanced mix of Independent and Non-Independent Directors. The Company's goals and progress on initiatives are overseen by the Board and Board-level Committees covering its end-to-end strategic and operational lifecycle.		 Intellectual Capital  Financial Capital
14.	Sustainable Profitability & Return on Investment	Opportunity	The Company focuses on driving industry leading business efficiency. The proven business model gives a niche platform to leverage the maximum and aspire for sustainable value creation with better return on investment.	The Company has focused on strategies to maintain a healthy balance sheet and collaborated with its operators to keep its operating costs optimally low. This has helped maintain the strength of its financial capital, enabling the Company to invest in growth when opportunities open up.		 Financial Capital
15.	Data Privacy, Confidentiality and Cybersecurity	Risk	The Company's systems and proprietary data is stored electronically, including guests' sensitive personal and financial information, which may be vulnerable to computer viruses, cybercrime, computer hacking and similar disruptions from unauthorized tampering. Such technology systems may also be vulnerable to ransomware attacks, which may block or restrict access to these systems and impair their functionality.	The Company has adopted the Information Security Policy which provides guidance to ensure that the Company's information systems comply with relevant laws and regulations, industry leading practices and recognized international standards on information security management system. To ensure adherence to data security practices, the Company mandates all employees to undergo trainings related to Information Security and Data Privacy. The Company is continuously ramping up its digital capabilities which helps in ensuring security of data and systems through cutting-edge technology and strong protocols to detect and respond to breaches, if any.		 Intellectual Capital

Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
Policy and Management Processes										
1	a. Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Has the policy been approved by the Board? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		The Policies have been approved either by the Board or the Corporate Social Responsibility & ESG Committee of the Company. Policies mandated under the Companies Act, 2013 ('the Act') and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') are approved by the Board/Committee and circulated amongst relevant stakeholders. Other operational policies are approved by the Managing Director/functional heads of the Company as deemed appropriate from time-to-time.								
	c. Web Link of the Policies, if available	Refer to Note 1								
2	Whether the entity has translated the policy into procedures. (Yes / No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Do the enlisted policies extend to your value chain partners? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Name of the national and international codes/ certifications/labels/ standards (e.g., Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustee) standards (e.g., SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	The Company has adopted Environmental and Social Management System (ESMS) in alignment with IFC Performance Standards and Integrated Management System (IMS) that incorporates ISO 9001: 2015 Quality Management System (QMS), ISO 14001:2015 Environmental Management System (EMS) and ISO 45001: 2018 Occupational Health and Safety Management System (OHSAS), in accordance with K Raheja Corp. Group initiative. The Company conducts internal and external audits by third-party on an annual basis, with the coverage of internal audit/verification as 67% (EMS Audits – 22%, OHSMS + QMS Audits – 45%) and third-party verification (ESG Data) as 33%. The Company is ISO 27001:2013 certified and has adopted its assets and projects under development in accordance with international and national green building standards such as LEED by US Green Building Council (USGBC) and Indian Green Building Council (IGBC).								
5	Specific commitments, goals and targets set by the entity with defined timelines, if any.	The Company has the following commitments with respect to the Climate Group Initiatives of RE100, EP100 and EV100: RE100 (Renewable Energy): Move to 100% renewable energy by 2030. EP100 (Energy Productivity): Double energy productivity (revenue per unit of electricity consumed) by 2028 compared to the baseline of 2016. EV100 (Electric Vehicles): Move entire fleet to EVs for guest transportation by 2025.								
6	Performance of the entity against the specific commitments, goals and targets along with reasons in case the same are not met.	Performance of the Company against the specific commitments with respect to the Climate Group Initiatives of RE100, EP100 and EV100 are as follows: RE100 (Renewable Energy): The Company sourced 61% of its electricity from renewable sources to facilitate the commitment of moving to 100% renewable energy by 2030. EP100 (Energy Productivity): The Company is strategically investing in technology and IoT-enabled solutions such as Digital check-ins, Mobile key, Building Management System, and IoT system for HVAC to address reduction in energy consumption. The Company achieved 82% improvement in energy productivity to facilitate the commitment of doubling its energy productivity (revenue per unit of electricity consumed) by 2028 compared to the baseline of 2016.								

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9																		
		EV100 (Electric Vehicles): The Company has become the first hospitality brand to achieve the Climate Group's EV100 commitment, marking a significant milestone in its sustainability journey. By transitioning its fleet to 100% electric vehicles and installing comprehensive EV charging infrastructure across all its properties, the Company has not only fulfilled its 2021 pledge but has done so well ahead of the 2025 target year. Read More.																										
Governance, Leadership and Oversight																												
7	Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements Please refer to Page No.22-23 of the Company's Integrated Annual Report FY 2025-26.																											
8	Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies).	The Company's Corporate Social Responsibility & ESG Committee is the highest authority responsible for implementation and oversight of the Business Responsibility Policy comprising of the following Committee Members: <table><tr><th>Sr.</th><th>Name of the Committee Member</th><th>Category</th></tr><tr><td>1.</td><td>Mr. Hetal Madhukant Gandhi</td><td>Chairperson and Independent Director</td></tr><tr><td>2.</td><td>Ms. Radhika Dilip Piramal</td><td>Independent Director</td></tr><tr><td>3.</td><td>Mr. Neel Chandru Raheja</td><td>Non-Executive - Non-Independent Director</td></tr><tr><td>4.</td><td>Dr. Sanjay Sethi</td><td>Non-Executive - Non-Independent Director</td></tr><tr><td>5.</td><td>Mr. Shwetank Singh</td><td>Executive Director (MD and CEO)</td></tr></table> The Company Secretary acts as the Secretary to the Committee. Read More.									Sr.	Name of the Committee Member	Category	1.	Mr. Hetal Madhukant Gandhi	Chairperson and Independent Director	2.	Ms. Radhika Dilip Piramal	Independent Director	3.	Mr. Neel Chandru Raheja	Non-Executive - Non-Independent Director	4.	Dr. Sanjay Sethi	Non-Executive - Non-Independent Director	5.	Mr. Shwetank Singh	Executive Director (MD and CEO)
Sr.	Name of the Committee Member	Category																										
1.	Mr. Hetal Madhukant Gandhi	Chairperson and Independent Director																										
2.	Ms. Radhika Dilip Piramal	Independent Director																										
3.	Mr. Neel Chandru Raheja	Non-Executive - Non-Independent Director																										
4.	Dr. Sanjay Sethi	Non-Executive - Non-Independent Director																										
5.	Mr. Shwetank Singh	Executive Director (MD and CEO)																										
9	Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes																		
		The Company's Corporate Social Responsibility & ESG Committee is responsible for decision making on sustainability related issues. The Committee is tasked with the following: - Formulate 'ESG Policy' and 'Environment Policy' for the Company, covering all the areas of ESG initiatives and engagements - Ensure that the Company monitors and reviews current and emerging ESG trends as per the applicable regulatory requirements, identify the impact on the strategy, operations and reputation of the Company and incorporate the same into the Company's ESG policies and objectives - Set appropriate strategic goals / KPIs / associated targets related to ESG and oversee the development and performance against those goals, KPIs and targets - Ensure that the Company provides appropriate information and is transparent in its reporting relating to ESG - Any other matter, as the Corporate Social Responsibility & ESG Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time.																										
10.	Details of Review of NGRBCs by the company:	P1	P2	P3	P4	P5	P6	P7	P8	P9																		
	Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee																											
	Performance against above policies and follow up action	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes																		
		The Company's Board-level Corporate Social Responsibility & ESG Committee monitors performance against policies, identifies impacts on the business strategy, operations and reputation of the Company and incorporates the same into the Company's ESG policies and objectives.																										
	Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes																		
		The Company's Board-level Corporate Social Responsibility & ESG Committee reviews current and emerging ESG trends as per all applicable laws and regulations to ensure compliance with statutory requirements relevant to the NGRBC Principles.																										
	Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)																											
	Performance against above policies and follow up action	All the policies are reviewed periodically or as the need may arise.																										
	Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances	Compliances are reviewed on an on-going basis and action, if any, are taken.																										



BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

	P1	P2	P3	P4	P5	P6	P7	P8	P9
11. Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	TUV India Private Limited provided assurance on non-financial sustainability disclosures based on GRI standards for FY 2025-26 as follows: 1. Reasonable Assurance for BRSR Core indicators 2. Limited Assurance for ESG and BRSR Non-Core indicators								

12. If answer to question (1) above is "No" i.e. not all Principles are covered by a policy, reasons to be stated:

Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
The entity does not consider the Principles material to its business (Yes/No)	Not Applicable								
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity does not have the financial or/ human and technical resources available for the task (Yes/No)									
Any other reason (please specify)									

Note 1:

NGRBC Principle	Applicable Policies	Link for Policies
Principle 1: Businesses should conduct and govern themselves with Integrity, and in a manner that is Ethical, Transparent and Accountable	- Business Responsibility Policy - Policy for Appointment of Directors & Remuneration of Director and Senior Management - Anti-Corruption Policy - Code of Conduct for Board and Senior Management Policy - Employee's Code of Conduct - Supplier Code of Conduct - ESG Policy	Policies - (chalehotels.com)
Principle 2: Businesses should provide goods and services in a manner that is sustainable and safe	- Business Responsibility Policy - Environment Policy - Supplier Code of Conduct - ESG Policy	
Principle 3: Businesses should respect and promote the well-being of all employees, including those in their value chains	- Business Responsibility Policy - Code of Conduct for Board and Senior Management Policy - Employee's Code of Conduct - Supplier Code of Conduct - ESG Policy	
Principle 4: Businesses should respect the interests of and be responsive to all its stakeholders	- Business Responsibility Policy - ESG Policy	
Principle 5: Businesses should respect and promote human rights	- Business Responsibility Policy - Policy for Appointment of Directors & Remuneration of Director and Senior Management - Human Rights Policy - Code of Conduct for Board and Senior Management Policy - Employee's Code of Conduct - Supplier Code of Conduct - Vigil Mechanism and Whistle Blower Policy - POSH Policy - ESG Policy	



BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

NGRBC Principle	Applicable Policies	Link for Policies
Principle 6: Businesses should respect and make efforts to protect and restore the environment	- Business Responsibility Policy - Environment Policy - ESG Policy	
Principle 7: Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent	Business Responsibility Policy	
Principle 8: Businesses should promote inclusive growth and equitable development	- Business Responsibility Policy - CSR Policy - ESG Policy	
Principle 9: Businesses should engage with and provide value to their consumers in a responsible manner	- Business Responsibility Policy - Information Security Policy - ESG Policy	

Section C: Principle-wise Performance Disclosure

PRINCIPLE 1: Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.



ESSENTIAL INDICATORS

1. Percentage coverage by training and awareness programmes on any of the NGRBC Principles during the financial year:

Segment	Total number of training & awareness programmes held	Topics/principles covered under the training and its impact	%age of persons in respective category covered by the awareness programmes
Board of Directors*	4	Anti-Corruption, Information Security, Risk Management, ESG, Diversity & Inclusion, Climate Strategy	100%
Key Management Personnel	4	Anti-Corruption, Information Security, ESG, Ethics, CSR, Compliance, Code of Conduct, Anti-Bribery, Social Media usage, GDPR Learning, Business Courtesies and Gifting Policy, Greetings and Grooming, Fire Safety, Security, Sensitization on Diversity & Inclusion, POSH, HR Guidelines, ERT	100%
Employees other than BODs and KMPs	2,893		100%
Workers	1,911		100%

*Participation of individual members of the Board has been considered.

2. Details of fines / penalties / punishment / award / compounding fees / settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year, in the following format.

a. Monetary

Type	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (in ₹)	Brief of the case	Has an appeal been preferred? (Yes/No)
Penalty/ Fine	Nil	Nil	Nil	Nil	Nil
Settlement	Nil	Nil	Nil	Nil	Nil
Compounding fee	Nil	Nil	Nil	Nil	Nil

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

b. Non-Monetary

Type	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Brief of the case	Has an appeal been preferred? (Yes/No)
Imprisonment	Nil	Nil	Nil	Nil
Punishment	Nil	Nil	Nil	Nil

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Not Applicable.

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a weblink to the policy.

Yes. The Company has adopted a zero-tolerance [Anti-Corruption Policy](#) to conduct its business and activities with honesty, integrity and the highest possible ethical standards in line with the Company's vision and values and to enforce its business practice of not engaging in Bribery or Corruption. The Company is in alignment with the Prevention of Corruption Act, 1988, and any applicable legislation in its jurisdiction and ensures that giving bribes to governmental officials and agents, whether directly or indirectly, remains strictly prohibited. As a law-abiding Member of the Company, one will not directly or indirectly pay any bribe to any other Members, Governmental officials, business associates, contractors, vendors, agents, etc.

Additionally, the Company addresses ethics, corruption and bribery through a comprehensive policy framework that includes:

- Business Responsibility Policy
- Supplier Code of Conduct
- Employee's Code of Conduct
- Code of Conduct for Board and Senior Management Policy
- Vigil Mechanism and Whistle Blower Policy

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/corruption/money laundering/insider trading:

Category	2025-26	2024-25
Directors	Nil	Nil
KMPs	Nil	Nil
Employees	Nil	Nil
Workers	Nil	Nil

6. Details of complaints with regard to conflict of interest:

Topic	2025-26		2024-25	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of Conflict of Interest of the Directors	Nil	NA	Nil	NA
Number of complaints received in relation to issues of Conflict of Interest of KMPs	Nil	NA	Nil	NA

NA - Not Applicable

7. Provide details of any corrective action taken or underway on breaches/issues related to fines/penalties/action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of bribery/corruption/money laundering/insider trading and conflicts of interest.

Not Applicable. There were no cases of bribery/corruption/money laundering/insider trading and conflicts of interest reported during the reporting period.

8. Number of days of accounts payables ((Accounts payable *365) / Cost of goods/services procured) in the following format:

Category	2025-26	2024-25
Number of days of accounts payables	71	85

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

9. Open-ness of business

Provide details of concentration of purchases and sales with trading houses, dealers, and related parties along with loans and advances & investments, with related parties, in the following format:

Parameter	Metrics	2025-26	2024-25
Concentration of Purchases	a. Purchases from trading houses as % of total purchases	Not Applicable	
	b. Number of trading houses where purchases are made from		
	c. Purchases from top 10 trading houses as % of total purchases from trading houses		
Concentration of Sales	a. Sales to dealers / distributors as % of total sales	Not Applicable	
	b. Number of dealers / distributors to whom sales are made		
	c. Sales to top 10 dealers / distributors as % of total sales to dealers / distributors		
Share of RPTs in	a. Purchases (Purchases with related parties) as % of Total Purchases	7.33%	7.92%
	b. Sales (Sales to related parties) as % of Total Sales	0.12%	0.11%
	c. Loans & Advances (Loans & Advances given to related parties) as % of Total Loans & Advances	0%	0%
	d. Investments (Investments in related parties) as % of Total Investments made)	0%	0%

LEADERSHIP INDICATORS

1. Awareness programmes conducted for value chain partners on any of the NGRBC Principles during the financial year:

Total number of training and awareness programmes held	Topics/principles covered under the training and its impact	Percentage of persons in value chain covered by the awareness programmes
12*	Supplier Code of Conduct, Human Rights, preferential ESG criteria of sourcing	25%

Note: *Common training awareness programmes conducted during site/factory visits for key vendors and contractors

2. Does the entity have processes in place to avoid/manage conflict of interests involving members of the Board? (Yes/No) If Yes, provide details of the same.

Yes. The Company's Code of Conduct for the Board and Senior Management states the following: 'Directors on the Board of the Company and the Senior Management shall not engage in any business, relationship or activity, which may be in conflict with the interest of the Company or the group. A conflict of interest exists where the interest or benefits of one person or entity conflict with the interest or potential benefits of the Company. No employee including key managerial personnel or director or promoter of the Company shall enter into any agreement for himself or on behalf of any other person, with any shareholder or any other third party with regard to compensation or profit sharing in connection with dealings in the securities of the Company, in terms of provisions of Listing Regulations.'

PRINCIPLE 2: Businesses should provide goods and services in a manner that is sustainable and safe



ESSENTIAL INDICATORS

1. Percentage of R&D and Capital Expenditure (CAPEX) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.

Type	2025-26	2024-25	Details of improvement in social and environmental aspects
Research & Development (R&D)	₹ 231.7 million	₹ 80.2 million	Reduction in resource (energy, water, waste) consumption
Capital Expenditure (CAPEX)	₹ 5,488 million	₹ 6,101 million	

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

Yes. The Company has developed a Sustainable Sourcing Policy to promote its value chain to reduce their carbon emissions in line with the Company's Net Zero Commitment, operate beyond environmental compliances, encourage circular economy, drive positive supplier relationships, and consider their operations' impacts on the nearby communities. Through this policy, the Company seeks to partner with its suppliers to work towards an efficient procurement process, ethical business conduct, resource (energy, water, waste) efficiency, innovative solutions that meet global sustainability performance standards, and joint initiatives to empower local communities. The same will be made publicly available.

In addition, the Company encourages suppliers and sub-contractors to accept and agree with the terms and conditions of its [Supplier Code of Conduct](#). The Company expects suppliers and vendors to adopt sound labor practices and treat their workers fairly by following local laws.

b. If yes, what percentage of inputs were sourced sustainably?

Unit of reporting (i.e. by Quantity or by Value – please specify)	Total No. of Inputs sourced (in million ₹)	No. of Inputs that were sourced sustainably (in million ₹)	Percentage of inputs that were sourced sustainably
Value	4,394	4,381	99.7%

Note: Inputs sourced sustainably are within India.

3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.

Product	Process to safely reclaim the product
a. Plastics (including packaging)	The Company recycles plastics and e-waste generated in its operations through third-party authorised recyclers.
b. E-Waste	
c. Hazardous Waste	
d. Other Waste	

4. Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.

Not Applicable.

LEADERSHIP INDICATORS

1. Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?

Yes. The Company continues to undertake lifecycle assessments (LCAs) through external agencies in alignment with Green Building certifications (GBCI-LEED and IGBC). No new assessments were undertaken during the reporting year.

Name of Product/Service	% of total Turnover contributed	Boundary for which the Life Cycle Perspective/Assessment was conducted	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No) If Yes, provide web-link

Refer [Integrated Annual Report 2024-25](#) (pg. 152) for the LCAs conducted till FY 2024-25.

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

No. There were no significant social or environmental concerns and/or risks arising from the Company's operations, as identified in the life cycle assessments undertaken so far.

Sr.	Name of the product	Description of the risk	Action Taken
Nil			

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

Not Applicable.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format:

	2025-26			2024-25		
	Reused	Recycled	Safely Disposed	Reused	Recycled	Safely Disposed
Plastics (including packaging)	Not Applicable. The Company is in the hospitality business (services industry).					
E-waste						
Hazardous waste						
Other waste						

5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category.
Not Applicable.

PRINCIPLE 3: Businesses should respect and promote the well-being of all employees, including those in their value chains



ESSENTIAL INDICATORS

1. a. Details of measures for the well-being of employees:

Category	% of employees covered by										
	Total (A)	Health Insurance		Accident Insurance		Maternity Benefits		Paternity Benefits		Day Care Facilities	
		No. (B)	% (B/A)	No. (C)	% (C/A)	No. (D)	% (D/A)	No. (E)	% (E/A)	No. (F)	% (F/A)
Permanent Employees											
Male	1,186	1,186	100%	1,186	100%	NA	NA	1,186	100%	471	40%
Female	349	349	100%	349	100%	349	100%	NA	NA	311	89%
Total	1,535	1,535	100%	1,535	100%	349	23%	1,186	77%	782	51%
Other than Permanent Employees											
Male	0	0	0%	0	0%	NA	NA	0	0%	0	0%
Female	0	0	0%	0	0%	0	0%	NA	NA	0	0%
Total	0	0	0%	0	0%	0	0%	0	0%	0	0%

NA - Not Applicable

- b. Details of measures for the well-being of workers:

Category	% of workers covered by										
	Total (A)	Health Insurance		Accident Insurance		Maternity Benefits		Paternity Benefits		Day Care Facilities	
		No. (B)	% (B/A)	No. (C)	% (C/A)	No. (D)	% (D/A)	No. (E)	% (E/A)	No. (F)	% (F/A)
Permanent Workers											
Male	1,191	1,191	100%	1,191	100%	NA	NA	1,191	100%	128	11%
Female	306	306	100%	306	100%	306	100%	NA	NA	259	85%
Total	1,497	1,497	100%	1,497	100%	306	20%	1,191	80%	387	26%
Other than Permanent Workers											
Male	298	298	100%	298	100%	NA	NA	298	100%	92	31%
Female	170	170	100%	170	100%	170	100%	NA	NA	116	68%
Total	468	468	100%	468	100%	170	36%	298	64%	208	44%

NA - Not Applicable

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

c. **Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format:**

Category	2025-26	2024-25
Cost incurred on well-being measures as a % of total revenue of the company	1.19%	1.42%

Note: The Cost incurred towards well-being of employees is part of overall staff welfare expenses.

2. **Details of retirement benefits, for Current FY and Previous Financial Year:**

Sr.	Benefits	2025-26			2024-25		
		No. of employees covered as a % of total employees	No. of workers covered as a % of total worker	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total worker	Deducted and deposited with the authority (Y/N/N.A.)
1	PF	100%	100%	Yes	100%	100%	Yes
2	Gratuity	100%	100%	Yes	100%	100%	Yes
3	ESI	100%	100%	Yes	100%	100%	Yes

3. **Accessibility of workplaces: Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.**

Yes, the premises / offices of the Company are accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016.

4. **Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.**

Yes. As an Equal Opportunity Employer, the Company ensures an Equal Opportunity Workplace by providing and maintaining equal opportunities at the time of recruitment as well as during the course of employment.

The Company is committed to building a work environment of mutual trust, where all members are treated with dignity and respect. Members will be recruited, selected, developed, transferred, and advanced basis its principle of meritocracy – requirements of the role and business.

The Company's commitment further extends to the treatment of all other Members of the Company with dignity, courtesy, respect and with equality irrespective of race, color, religion, gender identity, age, national origin, sexual orientation, marital status, physical disability, etc. The Company does not abuse its position and influence other Member(s) for committing any type of offence.

The Company addresses equal opportunity through a comprehensive policy structure which can be accessed by all stakeholders and includes the following policies:

- Employee's Code of Conduct
- Human Rights Policy
- ESG Policy
- Business Responsibility Policy

5. **Return to work and Retention rates of permanent employees and workers that took parental leave.**

Gender	Permanent Employees		Permanent Workers	
	Return to work rate	Retention Rate	Return to work rate	Retention Rate
Male	100%	100%	100%	100%
Female	100%	100%	100%	100%
Total	100%	100%	100%	100%

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

6. Is there a mechanism available to receive and redress grievances for the following categories of employees and workers? If yes, give details of the mechanism in brief.

Category	Yes/No	Details of the mechanism in brief
Permanent Workers	Yes	The Company's Corporate addresses grievances through their Vigil Mechanism and Whistle Blower Policy wherein all complaints are referred to the Vigil Mechanism / Whistle Blower Committee with representatives from Human Resource, Loss Prevention and Executive Committees to address employee grievances together with the results of investigations, being reported to the Audit Committee on a quarterly basis. Complaints are filed through an associate's designated email ID, disclosing details and evidence of the matter to the extent possible. Any complaints against any of the member of the Committee are addressed to the Compliance Officer at companysecretary@chalethotels.com who in turn informs the Audit Committee Chairman. All employees and workers receive refresher classroom training sessions to raise awareness on grievance redressal. Investigation is carried out in a fair manner and without presumption of guilt. All complaints reported under this Policy is thoroughly investigated and all information disclosed during the course of the investigation remains confidential, except as necessary to conduct the investigation and take any remedial action. Feedback with regard to outcome of the investigation is given to the complainant within 7 working days of completion of the investigation. The exact nature of any disciplinary action taken against any person remains confidential. The Company addresses grievances related to POSH Act 2013 through an Internal Complaints Committee (ICC) to whom concerns are raised regarding any form of sexual harassment. Marriott[#] offers a direct line to the General Manager and a comprehensive complaint resolution system known as the Guarantee for Fair Treatment (GFT) wherein complaints are passed through successive stages in Marriott's hierarchy, starting with the immediate superior, depending on the nature of employee satisfaction with the redress response given at each stage. Additionally, Accor[#] addresses grievances through an Accor Whistleblowing Hotline, 'Accor Integrity Platform (https://www.accor-integrity.com/)', a third-party based portal which enables employees to whistle blow about any ethical or procedural wrongdoings at the property and ensures 100% protection with non-disclosure of the complainant's identity.
Other than Permanent Workers	Yes	
Permanent Employees	Yes	
Other than Permanent Employees	No*	

*Not Applicable as there are no other than permanent employees in the reporting year.

[#]Hotel Operators

7. Membership of employees and workers in association(s) or Unions recognized by the listed entity:

Category	2025-26			2024-25		
	Total employees / workers in respective category (A)	No. of employees / workers in respective category, who are part of association(s) or Union (B)	% (B/A)	Total employees / workers in respective category (C)	No. of employees / workers in respective category, who are part of association(s) or Union (D)	% (D/C)
Permanent Employees						
Male	1,186	Nil	Nil	1,026	Nil	Nil
Female	349	Nil	Nil	283	Nil	Nil
Total	1,535	Nil	Nil	1,309	Nil	Nil
Permanent Workers						
Male	1,191	650	55%	842	623	74%
Female	306	92	30%	173	74	43%
Total	1,497	742	50%	1,015	697	69%

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

8. Details of training given to employees and workers:

Category	2025-26					2024-25				
	Total (A)	On Health and safety measures		On Skill upgradation		Total (A)	On Health and safety measures		On Skill upgradation	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (B)	% (B/A)	No. (C)	% (C/A)
Employees										
Male	1,186	1,186	100%	1,186	100%	1,229	1,229	100%	1,229	100%
Female	349	349	100%	349	100%	376	376	100%	376	100%
Total	1,535	1,535	100%	1,535	100%	1,605	1,605	100%	1,605	100%
Workers										
Male	1,489	1,489	100%	1,489	100%	1,154	1,154	100%	1,154	100%
Female	476	476	100%	476	100%	381	381	100%	381	100%
Total	1,965	1,965	100%	1,965	100%	1,535	1,535	100%	1,535	100%

9. Details of performance and career development reviews of employees and workers:

Category	2025-26			2024-25		
	Total employees/ workers in respective category (A)	No. of employees/ workers in respective category, who had a career review (B)	% (B/A)	Total employees/ workers in respective category (C)	No. of employees/ workers in respective category, who had a career review (D)	% (D/C)
Employees						
Male	1,186	1,028	87%	1,229	1,032	84%
Female	349	315	90%	376	324	86%
Others	0	0	0	0	0	0
Total	1,535	1,343	88%	1,605	1,356	85%
Workers						
Male	1,489	1,364	92%	1,154	982	85%
Female	476	402	84%	381	281	74%
Others	0	0	0	0	0	0
Total	1,965	1,766	90%	1,535	1,263	82%

10. Health and safety management system:

a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/No) If yes, what is the coverage of such system?

Yes. The Company provides care and assistance under its program to address employee health and safety: EWAP (Employee Well-being Assistance Program).

The Employee Well-being Assistance Program (EWAP) includes:

- Group Mediclaim Insurance
- Personal Accident Insurance
- Term Life Insurance
- Access to EWAP 24*7 Helpline number
- Regular health and dental check-up camps
- Enhanced cleaning and sanitation protocols
- Displaying proper signage and providing safety information and holding host safety training for all employees

b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?

The Company implements measures to identify relevant areas of work to provide information on hazards, necessary safety equipment requirements, appropriate usage of equipment and procedures to ensure well-being of all and complies with all the statutory provisions on health and safety.

During the construction period, the Company ensures that there is a designated Safety Officer on site to facilitate safe work practices. Furthermore, when the Company hires vendors for construction, they also have their safety practices and

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

procedures.

c. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks. (Yes/No)

The Company conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations and endorse the culture of zero workplace incidents.

d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No)

Yes. The Company organizes training sessions on mental health and well-being and health camps such as eye check-ups, dental checks etc. Additionally, the Company also educates and helps associates to avail government schemes and provisions.

11. Details of safety related incidents, in the following format:

Safety Incident/Number	Category	2025-26	2024-25
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	4.02	4.57
	Workers	0.36	0.23
Total recordable work-related injuries	Employees	16	19
	Workers	2	1
No. of fatalities	Employees	0	0
	Workers	0	0
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	0	0

Note:

Total hours worked: Employees – 9 hours 24 days a month and Workers – 9 hours 6 days a week.

Recordable work-related injuries are workers joining the work beyond 48 hours.

12. Describe the measures taken by the entity to ensure a safe and healthy workplace.

The Company implements measures to identify relevant areas of work to provide information on hazards, necessary safety equipment requirements, appropriate usage of equipment and procedures to ensure well-being of all. To support this endeavor, the Company commits to comply with all the statutory provisions on health and safety and conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations and endorse the culture of zero workplace incidents.

The Company ensures that its suppliers provide their employees with a safe and healthy working environment to prevent accidents and injuries arising out of, linked with, or occurring in the course of work or resulting from supplier operations, with all suppliers doing the following:

- Providing occupational health and safety training to their employees
- Having a system in place for injury and illness reporting
- Worker exposure to physically demanding tasks, including manual material handling and heavy lifting, prolonged standing and highly repetitive or forceful assembly tasks being identified, evaluated and controlled
- Providing medical treatment and/or compensation as per applicable laws to injured/ill workers arising as a result of working for the Supplier
- Worker exposure to chemical, biological, and physical agents being identified, evaluated and controlled. When hazardous processes cannot be adequately controlled by engineering and administrative means, workers are provided with appropriate personal protective equipment and adequate safeguards are maintained.
- Machine safeguarding and other protective measures to prevent injuries/illnesses to workers
- Workers are provided clean and safe facilities including clean toilet facilities, access to potable water and sanitary food preparation and storage facilities.
- Worker dormitories provided by the suppliers are clean, safe, and provide emergency egress, adequate heat and ventilation and reasonable personal space.

13. Number of Complaints on the following made by employees and workers:

Topic	2025-26			2024-25		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working Conditions	Nil	Nil	NA	Nil	Nil	NA
Health and Safety	Nil	Nil	NA	Nil	Nil	NA

NA is Not applicable

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

The Company received no complaints from employees and workers during the current and previous financial years on Working Conditions and Health & Safety.

14. Assessments for the year:

Topic	Percentage of plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and Safety Practices	100%
Working Conditions	100%

15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.

The Company complies with all the statutory provisions on health and safety and conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations, endorsing the culture of zero workplace incidents.

LEADERSHIP INDICATORS**1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).**

a. **Employees (Yes/No):** Yes

b. **Workers (Yes/No):** Yes

The Company offers a Group Term Life (GTL) Insurance in which a sum of ₹ 10,00,000 or 4 times of CTC (whichever is higher) is assured, subject to a maximum of ₹ 3 crores in an event of death of an employee. For Corporate, the Company offers the same in which a sum of ₹ 10,00,000 or 1 CTC (whichever is higher) is assured, subject to a maximum of ₹ 3 crores in an event of death of an employee. The Company's Group Mediclaim Policy takes care of any medical difficulties that may arise for employees and their families. This policy covers employees and 3 additional members of his / her family i.e. spouse, children, dependent parents, and dependent in-laws. After an employee joins, this policy becomes applicable from the 11th day of the subsequent month.

2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners

The Company has a dedicated Internal Compliance Team for auditing & managing contractor compliance against the statutory dues and labor compliance.

3. Provide the number of employees / workers having suffered high consequence work related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:

Category	Total no. of affected employees/ workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	2025-26	2024-25	2025-26	2024-25
Employees	Nil	Nil	Nil	Nil
Workers	Nil	Nil	Nil	Nil

4. Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No).

Not Applicable. Currently, the Company does not provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment.

5. Details on assessment of value chain partners:

Topic	% of value chain partners that were assessed (by value of business done with such partners)*
Health and Safety Practices	25%
Working Conditions	25%

*The Company has developed an assessment criterion and shall be undertaking performance assessments for the vendors year-on-year. Additionally, the contractors undergo assessments on Health and Safety practices as part of ISO 45001.

6. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.

The Company complies with all the statutory provisions on health and safety and conducts regular audits/inspections for all

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

operational assets, projects under development and supplier/vendor premises to ensure there are no safety violations, endorsing the culture of zero workplace incidents.

PRINCIPLE 4: Businesses should respect the interests of and be responsive to all its stakeholders**ESSENTIAL INDICATORS****1. Describe the processes for identifying key stakeholder groups of the entity:**

The Company's process of stakeholder engagement encompasses identification of key stakeholders, engaging with them across their preferred modes and channels and communicating the feedback thus obtained to the relevant people within the organization, including the senior leadership and the Board, to facilitate strategy and decision making accordingly. The stakeholder engagement process is stakeholder-led, with key focus on understanding their expectations from its brands and the Company's performance as an organization.

The Company identifies and prioritizes stakeholders considering factors such as inclusivity, dependence, influence and diverse perspectives, enabling all identified stakeholders to participate in and/or influence sustainability topics, including the Company's strategic response to them. The stakeholders are responsible for their own behaviour and practices, and their expectations significantly impact the Company's approach to sustainability and responses to their needs and concerns.

2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group:

The Company considers all identified stakeholders as persons or groups of persons, such as investors and promoters, customers, employees, communities, suppliers, hotel operators and regulators, who are directly or indirectly affected by the Company's business operations, as well as those who may have interests or abilities to influence the outcomes of a business operation.

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Emails, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly /others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Investors and Promoters	No	Emails, SMS, Newspaper Advertisements, Meetings, Notices, Stock Exchanges and Company Website, Press Releases, Annual Report, Investor Presentations, Conferences and Correspondence surveys	Quarterly results, quarterly earnings conference calls and meeting, as and when required	Engagement Significance: - Building investor confidence - Sustainable profitability Key Topics Discussed: - Greater focus on governance - Regulatory compliance - Greater transparency and disclosures - Healthy EBITDA margin among hotels - Shareholder confidence
Customers	No	Industry conferences Survey and customer satisfaction assessment (through brand partners)	Ongoing	Engagement Significance: - Long-term customer relationship - Understanding customer requirements Key Topics Discussed: - Customer satisfaction - Brand tenets with respective associated hotels managed by the Company - Customer service, hotel facilities, room quality, food and beverage options, activities and events, sustainability efforts
Hotel Operators	No	Business meetings, surveys and web portals	Ongoing	Engagement Significance: - Closely partner to support the goals of the Company and its operating partners Key Topics Discussed: - Operational performance - Guest experience - Staff retention and development - Sustainability initiatives



BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Emails, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly /others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Employees	No	Emails, Townhall, Meetings, Notices, Company Website, Annual Report, Personal / Group interactions, Skill Trainings, Surveys	Regular and ongoing	Engagement Significance: - Enhanced employee engagement - Enhanced employee satisfaction - Enhanced employee motivation Key Topics Discussed: - Working conditions - Training and development - Career opportunities, performance feedback - Sustainability initiatives
Suppliers	No	Business meetings, emails, personal interactions, web-based sourcing platforms, and on-site/remote assessments	Ongoing	Engagement Significance: - Long-term association, strengthened supplier relationship - Risk and opportunity identification in supply chain Key Topics Discussed: - Quality of products and services - Sustainability efforts - Responsible procurement - Supply chain transparency
Regulatory Authorities	No	Emails, Responses to Notices, Stock Exchange filings, Company Website, Press Releases, Annual Report, Industry representations, Correspondence meetings	As mandated by the regulatory authority	Engagement Significance: - Ethical business conduct going beyond regulatory requirements Key Topics Discussed: - Compliance with laws and regulations, safety and security standards, - Sustainability initiatives, - Community engagement
Communities	Yes	CSR activities, Employee volunteering, meetings, newsletters, surveys, public consultations and events	Ongoing	Engagement Significance: - Community development, awareness and upliftment - Social impact and value created - Ecosystem enhancement Key Topics Discussed: - Local community needs and concerns - Environmental and social impact - Community development - Social responsibility initiatives

LEADERSHIP INDICATORS

1. Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.

The Company engages with all of its stakeholders (including local communities, marginalized and vulnerable groups - if any are identified) through the following methods:

- Informing and educating all stakeholders through annual general meetings, conferences, personal/group interactions, web portals, newsletters, local community outreach, capacity building programs, internal messages, social media and other publications.
- Gaining information from all stakeholders through local community needs and impact assessments, regular feedback surveys, public consultations etc. as per the applicable laws and Company commitments



BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

- Establishing clear communication channels to identify, monitor, record and resolve anonymous complaints/grievances from all stakeholders

The Company ensures that feedback from such consultations is periodically provided to the Board of Directors through the Board-level Stakeholders' Relationship Committee.

2. Whether stakeholder consultation is used to support the identification and management of environmental and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.

Yes. The Company had conducted double materiality assessment in the previous reporting year, taking into account impacts on strategic business priorities, financial implications, and ESG factors, based on stakeholder interactions and inputs that were systematically analyzed and considered. The detailed process is available on Page 34-35 of the Company's Integrated Annual Report 2025-26.

3. Provide details of instances of engagement with, and actions taken to address the concerns of vulnerable/marginalized stakeholder groups.

No specific instances of engagement with vulnerable/marginalized stakeholder groups. However, the Company engages with non-governmental organizations (NGOs) to understand the concerns of the underserved communities and take appropriate actions through its CSR initiatives.

PRINCIPLE 5: Businesses should respect and promote human rights



ESSENTIAL INDICATORS

1. Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

Category	2025-26			2024-25		
	Total (A)	No. of employees / workers covered (B)	% (B / A)	Total (C)	No. of employees / workers covered (D)	% (D / C)
Employees						
Permanent	1,535	1,535	100%	1,309	1,309	100%
Other than permanent	0	0	0%	296	296	100%
Total Employees	1,535	1,535	100%	1,605	1,605	100%
Workers						
Permanent	1,497	1,497	100%	1,015	1,015	100%
Other than permanent	468	468	100%	520	520	100%
Total Workers	1,965	1,965	100%	1,535	1,535	100%

Note: Few of the Company's assets cover human rights aspects partially as part of their training programs

2. Details of minimum wages paid to employees and workers, in the following format:

Category	2025-26					2024-25				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Employees										
Permanent										
Male	1,186	Nil	Nil	1,186	100%	1,026	Nil	Nil	1,026	100%
Female	349	Nil	Nil	349	100%	283	Nil	Nil	283	100%
Other than Permanent										
Male	0	Nil	Nil	Nil	Nil	203	Nil	Nil	203	100%
Female	0	Nil	Nil	Nil	Nil	93	Nil	Nil	93	100%

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Category	2025-26					2024-25				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Workers										
Permanent										
Male	1,191	Nil	Nil	1,191	100%	842	Nil	Nil	842	100%
Female	306	Nil	Nil	306	100%	173	Nil	Nil	173	100%
Other than Permanent										
Male	298	Nil	Nil	298	100%	312	Nil	Nil	312	100%
Female	170	Nil	Nil	170	100%	208	Nil	Nil	208	100%

3. Details of remuneration/salary/wages, in the following format:

a. Median remuneration / wages:

	Male		Female	
	Number	Median remuneration	Number	Median remuneration
Board of Directors (BoD)	8	24,00,000	1	20,25,000
Key Managerial Personnel	1	2,50,00,000	1	56,50,600
Employees other than BoD and KMP	1,184	4,88,888	348	5,93,972
Workers	1,489	3,06,492	476	2,43,780

Note:

- The Company considers Mr. Shwetank Singh - Managing Director (MD) and Chief Executive Officer (CEO) as a member of the Board of Directors.
- The Company considers Mr. Nitin Khanna - Chief Financial Officer (CFO) and Ms. Christabelle Baptista - Associate Vice President - Legal, Company Secretary & Compliance Officer as Key Management Personnel.

b. Gross wages paid to females as % of total wages paid by the entity, in the following format:

Category	2025-26	2024-25
Gross wages paid to females as % of total wages	20%	19%

4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes. As per the Company's Policy on Prevention of Sexual Harassment (POSH Policy), the Internal Complaints Committee (ICC) is the dedicated committee responsible for addressing human rights impacts or issues caused or contributed to by the business. The Internal Complaints Committee (ICC) comprises of appropriate members as required under the 'The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 has been formed by the respective Hotels. The Committees at the Hotels submit reports in the format prescribed to the Company's Committee on a quarterly basis.

Additionally, the Company's Human Rights Policy enables any grievances related to violations of human rights to be reported at appropriate levels and encourages reporting of observed violations by maintaining confidentiality to the extent reasonably possible within the objectives of the policy.

5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

The Company has a dedicated Human Rights Policy that incorporates a grievance redressal mechanism with respect to human rights issues with all relevant stakeholders being consulted on an annual basis (or as needed) to seek feedback. To encourage reporting of observed violations of this policy, confidentiality to the extent reasonably possible within the objectives of this policy is maintained. The Company does not discharge, demote, suspend, threaten, harass or in any other manner discriminate against, such an officer or employee in the terms and conditions of his or her employment. Any person who participates in any such retaliation is subjected to disciplinary action, including termination.

The Company addresses grievances related to POSH Act 2013 through an Internal Complaints Committee (ICC) to whom concerns are raised regarding any form of sexual harassment.

Additionally, Accor addresses grievances through an Accor Whistleblowing Hotline, 'ACCOR Integrity Platform (accor-integrity.com)', a third-party based portal which enables employees to whistle blow about any ethical or procedural wrongdoings at the property and ensures 100% protection with non-disclosure of the complainant's identity.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

6. Number of Complaints on the following made by employees and workers:

Human Rights related Issue	2025-26			2024-25		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual Harassment	2	0	2 complaints pending from the previous financial year were duly addressed and closed with necessary action being taken.	8	2	The complaints were duly addressed and closed with necessary action being taken.
Discrimination at workplace	0	0	NA	0	0	NA
Child Labor	0	0	NA	0	0	NA
Forced Labor/ Involuntary Labor	0	0	NA	0	0	NA
Minimum and Living Wages	0	0	NA	0	0	NA
Other human rights related issues	0	0	NA	0	0	NA

NA - Not Applicable.

7. Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:

Category	2025-26	2024-25
Total Complaints reported under Sexual Harassment on of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	2	8
Complaints on POSH as a % of female employees / workers	0.25%	1.1%
Complaints on POSH upheld	0	8

8. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.

The Company has a dedicated Policy on Prevention of Sexual Harassment (POSH Policy) with the following mechanism to prevent adverse consequences to the complainant in cases of discrimination and harassment:

- Employees who feel being sexually harassed directly or indirectly submit a complaint of the alleged incident to any member of the Internal Complaints Committee (ICC) in writing with his/her signature within 10 days of occurrence of incident.
- The Committee holds a meeting with the Complainant within a week of the receipt of the complaint.
- The person against whom complaint is made may be called for a deposition before the Committee and an opportunity would be given to him / her to give an explanation, where after, an "Enquiry" shall be conducted and concluded.
- The Committee then immediately proceeds with the Enquiry and communicates the same to the Complainant and person against whom complaint is made.
- The Committee completes the Enquiry within a period of 3 months from the date of commencement of Enquiry. Feedback is provided with regard to outcome of the Enquiry within 10 working days of completion of the Enquiry. The exact nature of any disciplinary action taken against any person remains confidential.
- The exact nature of disciplinary action to be taken is decided by the Managing Director of the Company.
- The Company maintains confidentiality in relation to such complaints and the resultant enquiry.

9. Do human rights requirements form part of your business agreements and contracts? (Yes/No)

Yes. All relevant business agreements and contracts contain affirmation on compliance with the Company's Human Rights Policy and Supplier Code of Conduct.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

10. Details on Human Rights Assessments of plants and offices for the year:

Human Rights related Issue	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child Labor	100%
Forced/Involuntary Labor	100%
Sexual Harassment	100%
Discrimination at workplace	100%
Minimum and Living Wages	100%
Others – Human Trafficking	100%
Others – Freedom of Association	100%
Others – Right to Collective Bargaining	100%

11. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 9 above.

Not Applicable.

LEADERSHIP INDICATORS**1. Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints.**

Not Applicable. No business processes are being modified / introduced by the Company as a result of addressing human rights grievances/complaints.

2. Details of the scope and coverage of any Human Rights Due Diligence conducted.

The Company prioritizes human rights as a material topic and views Human Rights Due Diligence (HRDD) as a risk management strategy that assists in identifying, responding to, mitigating, and preventing adverse human rights impacts in its operations and supplier chains. The Company conducts on-site assessments every year at select properties, based on its Human Rights Policy and comprehensive evaluation criteria aligned with international human rights frameworks such as UDHR, UNGPs, NGRBC, UNGC Principles, OECD Due Diligence Guidance, and ILO Declaration.

Through such HRDD Assessments, human rights compliance has been assessed across a wide array of issues such as human trafficking, forced/compulsory/involuntary labor, modern slavery, child labor, freedom of association, union participation, right to collective bargaining, union participation, minimum and living wages, gender pay parity, equal remuneration, community development and well-being, data privacy, information confidentiality and cybersecurity, protection from discrimination and all kinds of harassment including sexual harassment, psychological harassment, verbal harassment etc., freedom of opinion and expression, impacts on indigenous peoples, minorities, vulnerable and marginalized communities, inclusion of persons with disabilities (PwDs), grievance redressal procedures and mechanism, Occupational Health and Safety (OHS), skill development, training and career development, working conditions, employee benefits, labor welfare and work-life balance. The HRDD Assessments have incorporated proactive stakeholder engagement with senior management, male and female employees across departments (such as housekeeping, chefs and kitchen personnel, security personnel), persons with disabilities (PwDs), local communities (including indigenous peoples, minorities, vulnerable and marginalized communities – if any identified), suppliers/vendors, contractors, subcontractors, and their workers (including contractual labor, migrant labor at labor camps and women, children at creche facilities).

No human rights violations were identified during the HRDD Assessments so far.

3. Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?

Yes. The Company ensures that all hotel premises have the required facilities to accommodate differently abled visitors as per the requirements of the Rights of Persons with Disabilities Act, 2016.

4. Details on Human Rights Assessments of value chain partners for the year:

Human Rights-related Issue	% of your value chain partners that were assessed (by value of business done with such partners)*
Child Labor	25%
Forced/Involuntary Labor	25%
Sexual Harassment	Nil
Discrimination at workplace	Nil
Minimum and Living Wages	25%
Others – Human Trafficking	25%
Others – Freedom of Association	25%
Others – Right to Collective Bargaining	25%

*The contractors carrying out construction activities for projects are getting assessed on Health and Safety practices as part of ISO 45001.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

In addition to above, self-declarations have been obtained from 100% of the critical value chain partners.

5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

Not Applicable

PRINCIPLE 6: Businesses should respect and make efforts to protect and restore the environment



ESSENTIAL INDICATORS

1. Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format:

Parameter	2025-26	2024-25
From renewable sources		
Total Electricity Consumption (A) (GJ)	1,38,761.57	1,18,751.68
Total Fuel Consumption (B) (GJ)	-	-
Energy Consumption through other sources (C) (GJ)	-	-
Total Energy Consumption from renewable sources (A+B+C) (GJ)	1,38,761.57	1,18,751.68
From non-renewable sources		
Total Electricity Consumption (D) (GJ)	88,368.62	75,360.42
Total Fuel Consumption (E) (GJ)	74,830.86	78,048.24
Energy Consumption through other sources (F) (GJ)	-	-
Total Energy Consumption from non-renewable sources (D+E+F) (GJ)	1,63,199.48	1,56,408.67
Total Energy Consumption (A+B+C+D+E+F) (GJ)	3,01,961.05[#]	2,72,160.35
Energy Intensity per rupee of turnover (Total energy consumption / Revenue from operations in rupees) (GJ per million ₹)	10.74	15.84
Energy Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)[*] (Total energy consumption / Revenue from operations adjusted for PPP) (GJ per adjusted million ₹)	218.38	327.32
Energy Intensity in terms of physical output[*]	89.10	85.24
Energy Intensity^{**} (optional) – the relevant metric may be selected by the entity	0.24	0.23

^{*}Source: International Monetary Fund (IMF) PPP Conversion factor

^{*}No. of Keys is considered as physical output

^{**}No. of Room Nights Available is considered as optional metric

[#]Represents hospitality portfolio, additionally the Company recorded 43,169 GJ energy consumption for its rental portfolio.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.

Not Applicable, as none of the Company's assets have been identified as a designated consumer (DC) under PAT cycles 7 & 8 of the performance, Achieve and Trade (PAT) Scheme of the Government of India.

3. Provide details of the following disclosures related to water, in the following format:

Parameter	2025-26	2024-25
Water withdrawal by source (in kilolitres)		
(i) Surface water	Nil	Nil
(ii) Groundwater	2,17,191.00	2,32,621.00

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Parameter	2025-26	2024-25
(iii) Third party water	4,70,969.00	4,19,426.37
(iv) Seawater / desalinated water	Nil	Nil
(v) Others (Rainwater storage)	Nil	Nil
Total volume of Water Withdrawal (in kilolitres) (i + ii + iii + iv + v)	6,88,160.00	6,52,047.37
Total volume of Water Consumption (in kilolitres)	6,88,160.00[#]	6,52,047.37
Water Intensity per rupee of turnover (Water consumed / Revenue from operations) (kl per million ₹)	24.47	37.96
Water Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)[*] (Total water consumption / Revenue from operations adjusted for PPP) (GJ per adjusted million ₹)	497.69	784.21
Water Intensity in terms of physical output[*]	203.06	204.21
Water Intensity^{**} (optional) – the relevant metric may be selected by the entity	0.56	0.56

^{*}Source: International Monetary Fund (IMF) PPP Conversion factor

^{*}No. of Keys is considered as physical output

^{**}No. of Room Nights Available is considered as optional metric

[#]Represents hospitality portfolio, additionally the Company recorded 67,262.60 kilolitres of water consumption for its rental portfolio.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

4. Provide the following details related to water discharged:

The Company ensures zero water discharge with 100% of water recycling mechanism for all operational properties through Sewage Treatment Plants (STPs), Effluent Treatment Plants and Ultra Filtration Plants.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

5. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.

Yes. The Company ensures zero water discharge with 100% of water recycling mechanism for all operational properties through Sewage Treatment Plants (STPs), Effluent Treatment Plants and Ultra Filtration Plants. Wastewater generated is effectively treated with appropriate processes and mechanism. The treated water is used for horticulture, flushing, housekeeping, and cooling tower needs.

6. Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:

Parameter	Please specify unit	2025-26	2024-25
NOx	tonnes	0.166	0.115
SOx	tonnes	0.032	0.048
Particulate matter (PM)	tonnes	0.301	0.330
Persistent organic pollutants (POP)	Not Applicable		
Volatile organic compounds (VOC)			
Hazardous air pollutants (HAP)			
Others – CO	Kg	Within permissible Limit	

Note: As a part of regular monitoring process, the Company measures other air emissions periodically by authorised environmental agencies as mandated by State Pollution Control Board. As per the reports received during the reporting year, the emissions are within the permissible limits.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

7. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format:

Parameter	Unit	2025-26	2024-25
Total Scope 1 Emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	tCO ₂ e	4,933.32	5,051.56
Total Scope 2 Emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	tCO ₂ e	17,420.57	15,228.93
Total Scope 1 and Scope 2 Emissions	tCO ₂ e	22,353.89[#]	20,280.49
Total Scope 1 and Scope 2 Emissions Intensity per rupee of turnover (Total Scope 1 and Scope 2 GHG Emissions / Revenue from operations)	tCO ₂ e / million ₹	0.79	1.18
Total Scope 1 and Scope 2 Emissions Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)[*] (Total Scope 1 and Scope 2 GHG Emissions / Revenue from operations adjusted for PPP)	tCO ₂ e / adjusted million ₹	16.17	24.39
Total Scope 1 and Scope 2 Emissions Intensity in terms of physical output[*]	tCO ₂ e/Keys	6.60	6.35
Total Scope 1 and Scope 2 Emissions Intensity^{**} (optional) – the relevant metric may be selected by the entity	tCO ₂ e/Room Nights	0.02	0.02

^{*}Source: International Monetary Fund (IMF) PPP Conversion factor

^{*}No. of Keys is considered as physical output

^{**}No. of Room Nights Available is considered as optional metric

[#]Represents hospitality portfolio, additionally the Company recorded 6,556 tCO₂e of Scope 1 and 2 GHG Emissions for its rental portfolio.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

8. Does the entity have any project related to reducing Green House Gas emission? If Yes, then provide details

To reduce Green House Gas (GHG) emissions, the Company has the following initiatives to address its commitments with respect to the Climate Group Initiatives of RE100, EP100 and EV100:

- **RE100 (Renewable Energy):** The Company sourced 61% of its electricity from renewable sources to facilitate the commitment of moving to 100% renewable energy by 2030.
- **EP100 (Energy Productivity):** The Company is strategically investing in technology and IoT-enabled solutions such as Digital check-ins, Mobile key, Building Management System, and IoT system for HVAC to address reduction in energy consumption to facilitate the commitment of doubling its energy productivity (revenue per unit of electricity consumed) by 2028.
- **EV100 (Electric Vehicles):** The Company has become the first hospitality brand to achieve the Climate Group's EV100 commitment, marking a significant milestone in its sustainability journey. By transitioning its fleet to 100% electric vehicles and installing comprehensive EV charging infrastructure across all its properties, the Company has not only fulfilled its 2021 pledge but has done so well ahead of the 2025 target year. [Read More.](#)

9. Provide details related to waste management by the entity, in the following format:

Parameter	2025-26	2024-25
Total Waste generated (in metric tonnes)		
Plastic waste (A)	81.99	86.08
E-waste (B)	10.98	10.39
Bio-medical waste (C)	NA	NA
Construction and demolition waste ^{##} (D)	6,500.05	29,789.51
Battery waste (E)	0.70	0.92
Radioactive waste (F)	-	-
Other Hazardous waste. Please specify, if any. (G)	7.18	3.28
Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e. by materials relevant to the sector)	1,917.06	1,724.49
Total (A+B + C + D + E + F + G+ H)	8,517.96[#]	31,614.67

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

Parameter	2025-26	2024-25
Waste Intensity per rupee of turnover (Total waste generated / Revenue from operations) (MT per million ₹)	0.30	1.84
Waste Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)^ (Total waste generated / Revenue from operations adjusted for PPP) (MT per adjusted million ₹)	6.16	38.02
Waste Intensity in terms of physical output*	2.51	9.90
Waste Intensity** (optional) – the relevant metric may be selected by the entity	0.0069	0.0271

##Includes Construction and demolition waste from projects under development

*Source: International Monetary Fund (IMF) PPP Conversion factor

*No. of Keys is considered as physical output

**No. of Room Nights Available is considered as optional metric

#Represents hospitality portfolio, additionally the Company recorded 209 metric tonnes of waste generation for its rental portfolio

For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)

Category of waste		
(i) Recycled	648.12	491.75
(ii) Re-used	-	-
(iii) Other recovery operations (Composting)	1,369.78	1,333.41
Total	2,017.90	1,825.16

For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)

Category of waste		
(i) Incineration	-	-
(ii) Landfilling	6,500.05	29,789.51
(iii) Other disposal operations	-	-
Total	6,500.05	29,789.51

Indicate if any independent assessment/evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

- 10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such waste.**

The Company has installed bottling plants to minimize single-use plastic consumption by replacing plastic water bottles to glass bottles, other initiatives minimizing Single-use Plastic consumption are wooden stirrers, paper straws, cloth laundry bags, and bathroom amenities with dispensers. The Company is also recycling 100% of its wet waste through Organic Waste Converter (OWC) and converts organic wet waste into manure which is being used for horticultural purposes. The Company also recycles its Biomedical waste, E-Waste & other Hazardous waste through authorised waste recyclers.

- 11. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:**

Not Applicable, as the Company does not have operations around ecologically sensitive areas.

- 12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:**

Not Applicable, as no Environmental Impact Assessment was undertaken during the reporting period.

- 13. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:**

Yes. The Company ensures that all its properties and projects under development are compliant with the applicable environmental laws, regulations and guidelines in India (such as the Central and State Pollution Control Boards).

Sr.	Specify the law / regulation / guidelines which was not complied with	Provide details of non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective action taken, if any

Nil

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

LEADERSHIP INDICATORS

1. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):

For each facility / plant located in areas of water stress, provide the following information:

- (i) Name of the area: Not Applicable
- (ii) Nature of operations: Not Applicable
- (iii) Water withdrawal, consumption, and discharge in the following format: Not Applicable as the Company does not have operations in water stressed areas

Note: Indicate if any independent assessment/evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Not Applicable.

2. Please provide details of total Scope 3 emissions & its intensity, in the following format

Parameter	Unit	2025-26	2024-25
Total Scope 3 Emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	tCO ₂ e	1,52,151.75 [#]	1,06,399.28
Total Scope 3 Emissions Intensity per rupee of turnover (Total Scope 3 GHG Emissions / Revenue from operations)	tCO ₂ e / million ₹	5.41	6.19
Total Scope 3 Emissions Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)[^] (Total Scope 3 GHG Emissions / Revenue from operations adjusted for PPP)	tCO ₂ e / adjusted million ₹	110.04	127.97
Total Scope 3 Emissions Intensity in terms of physical output[*]	-	44.90	33.32
Total Scope 3 Emissions Intensity^{**} (optional) – the relevant metric may be selected by the entity	-	0.12	0.09

Note: Relevant categories for Scope 3 emissions calculations include:

- Category 1: Purchased Goods and Services (1,39,717 tCO₂e)
- Category 2: Capital Goods (981 tCO₂e)
- Category 3: Fuel and Energy-related Activities (5,573 tCO₂e)
- Category 4: Upstream Transportation and Distribution (1,418 tCO₂e)
- Category 5: Waste Generated in Operations (24 tCO₂e)
- Category 6: Business Travel (185 tCO₂e)
- Category 7: Employee Commute (1,710 tCO₂e)
- Category 13: Downstream Leased Assets (2,544 tCO₂e)

[^]Source: International Monetary Fund (IMF) PPP Conversion factor

^{*}No. of Keys is considered as physical output

^{**}No. of Room Nights Available is considered as optional metric

[#]Represents hospitality portfolio, additionally the Company recorded 8,757 tCO₂e of Scope 3 GHG Emissions for its rental portfolio

Indicate if any independent assessment/evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

3. With respect to the ecologically sensitive areas reported at Question 10 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

Not Applicable, as the Company does not have operations around ecologically sensitive areas.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

4. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:

Sr.	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along with summary)	Outcome of the initiative
1	Chiller Plant Optimization	The Company has replaced old chillers with new energy-efficient High COP chillers.	Improved energy efficiency
2	Pressure Independent Balancing Control Valves (PIBCV)	The Company has replaced FCU chilled water control valves with pressure-independent balancing control valves (PIBCV).	Improved energy efficiency
3	Boiler flue gas recovery systems	The Company has installed boiler flue gas recovery systems to harness energy from steam boiler exhaust flue gases.	Alternate source of energy
4	Non-chemical water treatment	The Company has introduced non-chemical treatment of cooling tower water at select hotels to eliminate chemical usage and safeguard the environment.	Chemical-free water treatment
5	Dewatering Shredders	The Company has installed dewatering shredders to pretreat wet waste before recycling through Organic Waste Converters at all properties. This has enhanced the quality of manure produced.	Manure that is used for horticultural purposes

For more details, refer to Annexure VI: Energy Conservation Measures undertaken by the Company during Financial Year 2025-26 (pg. 112)

5. Does the entity have a business continuity and disaster management plan? Give details in 100 words/web link.

Yes. The Company takes various measures towards risk mitigation to ensure business continuity and stability in operations. The Company's Risk Management Committee has formulated a detailed Risk Management Policy which includes a risk management plan for identification of internal and external risks, measures for risk mitigation including systems and processes for internal control of identified risks and a Business Continuity Plan to address uncertainty in financial markets, market conditions, threats from project failures (at any phase in design, development and operations), legal liabilities, credit risks, accidents, natural causes and disasters as well deliberate attacks from an adversary or events of uncertain or unpredictable root cause.

6. Disclose any significant adverse impact to the environment arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard?

No, there are no significant adverse impacts to the environment arising from the Company's value chain. The Company sensitizes its value chain on environmental impacts through various policies and procedures such as Supplier Code of Conduct, Sustainable Sourcing Policy, structured assessments and continuous development initiatives. The Company encourages its value chain to uphold environmental and social commitments as part of their operations.

7. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impact

Nil, as there were no adverse environmental impacts identified. However, the Company continues to assess its value chain partners covering 25% by procurement value as a standard practice.

8. How many Green Credits have been generated or procured

- a. By the listed entity

Nil.

- b. By the top ten value chain partners (in terms of value of purchase and sales, respectively)

The Company shall disclose this information in the subsequent years post assessment of the value chain partners as applicable (as per SEBI Circular: SEBI/HO/CFD/CFD-PoD-1/P/CIR/2025/42 dated 28 March 2025).

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

PRINCIPLE 7: Businesses when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent**ESSENTIAL INDICATORS****1. a) Number of affiliations with trade and industry chambers/ associations.**

The Company has 6 affiliations with trade and industry chambers/ associations.

b) List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

Sr.	Name of the trade and industry chambers/ associations	Reach of trade and industry chambers / associations (State/National)
1.	Confederation of Indian Industry (CII)	National
2.	Hotel Association of India (HAI)	National
3.	Hotel and Restaurant Association (Western India) (HRAWI)	State
4.	Federation of Indian Chambers of Commerce and Industry (FICCI)	National
5.	The Economic Times India Leadership Council	National
6.	The Federation of Hotels & Restaurant Associations of India (FHRAI)	National

2. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities

Name of Authority	Brief of the case	Corrective action taken
Not Applicable		

During the year, there were no instances of non-compliance reported, and the Company received no notices for anti-competitive, antitrust, conflict of interest, or monopolistic practices from regulatory authorities. Hence, no corrective action was required to be taken.

The Company is committed to free enterprise and fair competition, respecting social responsibilities and ensures that business must be conducted solely based on merit and open competition. The Company hires suppliers, agents or other intermediaries only by fair assessment and is legally bound to make business decisions in the best interest of the Company without engaging in anti-competitive activities such as developing understandings or agreements with a competitor which may have a negative impact on a competitive market.

PRINCIPLE 8: Businesses should promote inclusive growth and equitable development.**ESSENTIAL INDICATORS****1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.**

Name and brief details of project	SIA notification no.	Date of notification	Whether conducted by independent external agency (Yes / No)	Resulted communicated in public domain	Relevant Web Link
Not Applicable for the Financial Year under review in pursuance of sub-rule (3) of rule 8 of The Companies (Corporate Social Responsibility Policy) Rules, 2014.					

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity:

Sr.	Name of project for which R&R is ongoing	State	District	No of Project Affected Families	% of PAF covered by RAR	Amount Paid to PAFs in the FY (in ₹)
Not Applicable						

3. Describe the mechanisms to receive and redress grievances of the community

The Company has a dedicated email ID (whistleblower@chalet-hotels.com) for receiving grievances from all the stakeholders including the community. The Company also has a dedicated webpage which contains contact information.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

4. Percentage of input material (inputs to total inputs by value) sourced from local or small-scale suppliers:

	2025-26	2024-25
Directly sourced from MSMEs/ Small producers	60%	60%
Directly from within India	99.7%	99.7%

5. Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost

Location	2025-26	2024-25
Rural	14%	15%
Semi-urban	29%	35%
Urban	Not Applicable	Not Applicable
Metropolitan	57%	50%

(Place to be categorized as per RBI Classification System - rural / semi-urban / urban / metropolitan)

LEADERSHIP INDICATORS

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Not Applicable for the Financial Year under review in pursuance of sub-rule (3) of rule 8 of The Companies (Corporate Social Responsibility Policy) Rules, 2014.

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

Sr.	State	Aspirational District	Amount Spent (in ₹)
The Company has not undertaken any CSR projects in designated aspirational districts as identified by government bodies			

3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)

No. However, the Company has Supplier Code of Conduct and sustainable sourcing practices that enables preferential procurement from the suppliers from marginalized / vulnerable groups.

(b) From which marginalized /vulnerable groups do you procure?

Nil

(c) What percentage of total procurement (by value) does it constitute?

Unit of reporting (i.e by Quantity or by Value – please specify)	Total No. of Inputs sourced from all suppliers	No. of Inputs sourced from marginalized / vulnerable groups	Percentage of Inputs sourced from marginalized / vulnerable groups
Value	4,394*	0	0

Note: *in Million INR

4. Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge.

Not Applicable

5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.

Not Applicable, as there were no disputes related to usage of traditional knowledge.

6. Details of beneficiaries of CSR Projects.

Sr.	CSR Project	No. of persons benefited from CSR Projects	% of beneficiaries from vulnerable and marginalized group
1	Skill Development for Youth (F&B and Housekeeping)	100	100%
2	Infrastructure upgradation of Urban Primary Health Centre (UPHC) and Municipal schools (Digital, STEM labs) at Lonavala	750+	100%
3	TATA Mumbai Marathon 2025 donation utilized for developing Smart Classes in NV Chinmaya Vidyalaya at Shegaon, Maharashtra	300+	100%
4	Planted 9,000+ Saplings as part of Urban Forest/ plantation drive	Nearby Community	100%

Note: The beneficiaries are from underprivileged background

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

PRINCIPLE 9: Businesses should engage with and provide value to their consumers in responsible manner**ESSENTIAL INDICATORS****1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.**

Customer satisfaction is of high importance for the Company. Customers can request support, raise complaints and give feedback through online channels like AI-based chatbot, dedicated email, dedicated phone line, online reviews, surveys, social media, feedback submission forms etc. and offline platforms like face-to-face interactions with hotel staff and management. The Company provides confirmation to its customers that their complaints have been received and ensures that all customer complaints are resolved in timely and transparent manner. Additionally, the Company utilizes its online channels to incorporate customer feedback and improve service delivery.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information.

Type	As a percentage to total turnover
Environmental and Social parameters relevant to product	Not Applicable
Safe and responsible usage	
Recycling and/or safe disposal	

3. Number of consumer complaints

	2025-26			2024-25		
	Received during the year	Pending resolution at the end of year	Remarks	Received during the year	Pending resolution at the end of year	Remarks
Data privacy	0	0	NA	0	0	NA
Advertising	0	0	NA	0	0	NA
Cyber-security	0	0	NA	0	0	NA
Delivery of essential services	0	0	NA	0	0	NA
Restrictive Trade Practices	0	0	NA	0	0	NA
Unfair Trade Practices	0	0	NA	0	0	NA
Others	0	0	NA	0	0	NA

NA – Not Applicable.

No consumer complaints were received during current and previous financial years regarding data privacy, advertising, cyber security, delivery of essential services, restrictive trade practices and unfair trade practices.

4. Details of instances of product recalls on account of safety issues

	Number	Reason for recall
Voluntary recalls	Not Applicable as the Company operates in the service industry.	
Forced recalls		

5. Does the entity have a framework/policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.

Yes. The Company's [Information Security Policy](#) provides guidance to ensure that its information systems comply with relevant laws and regulations, industry leading practices and recognized international standards on information security management system.

To ensure adherence to data security practices, the Company mandates all employees to undergo trainings related to Information Security and Data Privacy. The Company is ISO 27001:2013 certified and has a robust structure for monitoring and implementation of the Information Security Management Systems (ISMS) framework.



BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT FY 2025-26 (CONTD.)

6. Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.

Sr.	Topic	Corrective Actions
1.	Advertising	NA
2.	Delivery of essential services	NA
3.	Cybersecurity & Data Privacy	NA
4.	Product Recalls	NA
5.	Product safety/Services	NA

NA - Not Applicable

During the reporting period, no issues were raised related to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services hence no corrective action was required to be taken.

7. Provide the following information relating to data breaches:

a. Number of instances of data breaches

Nil. There were no data breaches for the reporting year.

b. Percentage of data breaches involving personally identifiable information of customers

Nil. There were no data breaches for the reporting year.

c. Impact, if any, of the data breaches

Not Applicable.

LEADERSHIP INDICATORS

1. Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).

All information on the services provided by the Company can be accessed on the Company's [website](#).

2. Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.

The Company informs and sensitizes its guests about safe and responsible usage of its services through various initiatives such as tent cards that display information about saving natural resources (electricity, water, waste) and avoidance of single-use plastics.

3. Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.

The Company has standard operating procedures, emergency helplines etc. in place, in case of disruption or discontinuation of its services to the guests.

4. Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable)? If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)

Not Applicable.

The Company has an online mechanism to collect feedback on the services rendered to its guests at all operating assets.



INDEPENDENT AUDITOR'S REPORT

To the Members of **Chalet Hotels Limited** **Report on the Audit of the Standalone Financial Statements**

OPINION

We have audited the standalone financial statements of Chalet Hotels Limited (the "Company") which comprise the standalone balance sheet as at 31 March 2026, and the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its profit and other comprehensive income, 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 SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

EMPHASIS OF MATTER

We draw attention to Note 43(A)(c) to the standalone financial statements that explains the ongoing litigation in respect of leasehold rights to land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited ('K Raheja'), on which the Company's hotel, Four Points by Sheraton has been built. As at 31 March 2026, the matter continues to be pending before the Supreme Court. Accordingly, there remains uncertainty regarding the imposition of any penalty on the Company and its quantum, if any.

In earlier years, based on two public interest litigations, the Honourable High Court of Bombay ordered K Raheja to demolish the structure and hand back the land to City & Industrial Development Corporation ('CIDCO'). In response, K Raheja filed a special leave petition (SLP) against the order in the Honourable Supreme Court of India ('Supreme Court') which directed maintenance of status quo vide its order dated 21 January 2015 and ordered that the interim orders remain in force until further hearings.

Pursuant to the Supreme Court's order dated 27 October 2025, the SLP filed by K Raheja was converted into Civil Appeals, and CIDCO was directed to file an affidavit on steps taken regarding regularisation. Subsequently, CIDCO, through Board Resolution No. 13178 dated 4 February 2026, approved regularisation of the allotment, subject to payment of differential premium, interest and taxes and placed the same on record before the Court vide affidavit dated 9 March 2026.

Pending the final outcome of proceedings and basis legal advice obtained, no adjustments have been made to the standalone financial statements as at 31 March 2026.

Our opinion is not modified in respect of this matter.

KEY AUDIT MATTER

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

Revenue Recognition

See Note 29 to standalone financial statements

The key audit matter	How the matter was addressed in our audit
The Company is principally engaged as a hotel owner and property owner. Its revenue comprises hotel revenue (including hotel room revenue, food and beverage revenue and other hotel-related revenue) and rental income from investment properties. The accounting policies for the different revenue streams are set out in Note 1.3 B to the Standalone financial statements. Revenue is a key performance indicator of the Company and there is risk of overstatement of revenue at a point in time due to fraud resulting from pressure to achieve targets and earnings expectations. Based on the above we have identified revenue recognition at period end from hotel revenue as a Key Audit Matter.	Our audit procedures included: - Tested the Company's revenue recognition accounting policies and its compliance with Ind AS 115; - Tested design, implementation and operating effectiveness of the controls, assisted by IT specialists, of the revenue recognition process; - Tested the general information technology controls and key application controls surrounding revenue recognition; - Tested on a sample basis revenue recognized in the correct financial period by tracing it to invoices, receipts, etc; - Tested the adequacy of disclosures relating to the Revenue recognition in the financial statements; - Tested the details of unbilled revenue and its compliance with Ind AS 115;

OTHER INFORMATION

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Annual report, but does not include the financial statements and auditor's report(s) thereon. The Company's Annual report is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

When we read the Company's Annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

MANAGEMENT'S AND BOARD OF DIRECTORS' RESPONSIBILITIES FOR THE STANDALONE FINANCIAL STATEMENTS

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

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

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

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of standalone financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

- 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, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- A. As required by Section 143(3) of the Act, we report that:
 - We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books, except for the matter stated in the paragraph 2(B)(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 and that the back-up of certain units which form part of the 'books of account and other relevant books and papers in electronic mode' have not been maintained on the servers physically located in India.
 - c. The standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors as on 01 April 2026 and 02 April 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. the modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2A(b) above on reporting under Section 143(3)(b) of the Act and paragraph [2B(f)] below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- B. 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:
- a. The Company has disclosed the impact of pending litigations as at 31 March 2026 on its financial position in its standalone financial statements - Refer Note 43(A) to the standalone financial statements.
 - b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - d. (i) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 64(i) to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall 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.
 - (ii) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the Note 64(ii) to the standalone financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (iii) 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 (i) and (ii) above, contain any material misstatement.
 - e. The interim dividend declared and paid by the Company during the year and until the date of this audit report is in compliance accordance with Section 123 of the Act.
As stated in Note 68 to the standalone financial statements, the Board of Directors of the Company has proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.
 - f. Based on our examination which included test checks, except for the instances mentioned below, the Company has used accounting software for maintaining of books of account, which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective softwares:
 - i. The feature of audit trail was not enabled in the application layer of the accounting softwares used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, general ledger.
 - ii. The feature of audit trail was not enabled in the database layer to log any direct data changes for the accounting softwares used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, general ledger.
 - iii. The feature of audit trail was not enabled in the database layer to log any direct data changes for the on-premise accounting softwares used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, general ledger.



INDEPENDENT AUDITOR'S REPORT (CONTD.)

- iv. Based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of revenue, inventory, general ledger, accounts payable, accounts receivable, payroll, general ledger which are operated by a third-party software service provider, we are unable to comment whether audit trail feature for the said software was enabled at the application layer for the period from 1 January 2026 to 31 March 2026 for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with. The feature of audit trail was not enabled in the database layer to log any direct data changes for the period from 01 April 2025 to 31 March 2026.
- v. Based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of inventory, general ledger, accounts payable, accounts receivable, general ledger which are operated by a third-party software service provider, we are unable to comment whether audit trail feature for the said software was enabled at the database

layer for the period from 1 March, 2026 to 31 March, 2026 for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with.

For the periods where audit trail (edit log) facility was enabled and operated for the respective accounting software, we did not come across any instance of the audit trail feature being tampered with.

Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention except for the periods where audit trail was not enabled for the respective software in the prior year.

- C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Suhas Pai

Partner

Place: Mumbai

Date: May 14, 2026

Membership No.: 119057

ICAI UDIN: 26119057UGEQGD856



ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

(REFERRED TO IN PARAGRAPH 1 UNDER 'REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS' SECTION OF OUR REPORT OF EVEN DATE)

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment, Right of Use assets and Investment Properties.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment and right of use assets are verified in a phased manner over a period of three years. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. The discrepancies noticed on verification were not material and have been properly dealt with in books of account.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee) disclosed in the standalone financial statements are held in the name of the Company, except for the following which are not held in the name of the Company:

Description of property	Gross carrying value (Rs. in million)	Held in the name of	Whether promoter, director or their relative or employee	Period held- indicate range, where appropriate	Reason for not being held in the name of the Company. Also indicate if in dispute
Freehold Land	900.00	Belaire Hotels Private Limited	NA	2007-08	Properties are in the name of Belaire Hotels Private Limited which got merged into Chalet
Building	2,099.01	Belaire Hotels Private Limited	NA	2013-14	Properties are in the name of Belaire Hotels Private Limited which got merged into Chalet

- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The inventory, has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks on the basis of security of current assets. In our opinion as per the sanction letter and the requirements of the Bank, quarterly returns or statements are not required to be filed by the Company with such bank.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not provided any guarantee or security to companies, firms, limited liability partnership or any other parties during the year. The Company has made investments in Companies and other parties. Further, the Company has provided loans to Companies and limited liability partnership in respect of which the requisite information is as below. The Company has not provided loans to firms or any other parties. The Company has not invested in firms or limited liability partnership.
- (a) Based on the audit procedures carried on by us and as per the information and explanations given to us the Company has not provided guarantee, security or granted advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnership or any other parties during the year. The Company has provided loans to the companies and limited liability partnership. The Company has not provided loans to firms or any other parties. Details are as below:

Amount Rs. in million

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount during the year			2,151.15	
Subsidiaries*				
Joint ventures*				
Associates*				
Others				
Balance outstanding as at balance sheet date		2,000	4,245.05	
Subsidiaries*				
Joint ventures*				
Associates*				
Others*				

*As per the Companies Act, 2013

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT (CONTD.)

- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made and loans granted during the year are prima facie, not prejudicial to the interest of the Company. The Company has not provided any security, guarantee or granted any advances in the nature of loans during the year.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of loans given, in our opinion the repayment of principal and payment of interest has been stipulated and the repayments or receipts have been regular except for the following cases where there is no stipulation of schedule of repayment of principal and payment of interest and the repayments or receipts are repayable on demand. As informed to us, for the parties where the principal amount and interest were demanded, the same were repaid on time. Thus, there has been no default on the part of the party to whom the money has been lent.

Amount Rs. in million

Name of the entity	Amount	Remarks
Chalet Hotels & Properties (Kerala) Private Limited	1,873.05	There is no stipulation of schedule of repayment of principal or payment of interest
Chalet Airport Hotel Private Limited	96.99	There is no stipulation of schedule of repayment of principal or payment of interest
Mahananda SPA and Resorts Private Limited	254.81	There is no stipulation of schedule of repayment of principal or payment of interest

Further, the Company has not given any advance in the nature of loan to any party during the year.

- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days in respect of loans given. Further, the Company has not given any advances in the nature of loans to any party during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties.
- (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment except for the following loans or advances in the nature of loans to its related parties as defined in Clause (76) of Section 2 of the Companies Act, 2013 ("the Act"):

	All Parties	Promoters	Related Parties
Aggregate of loans/ advances in nature of loan	2,224.85	-	2,224.85
- Repayable on demand (A)			
- Agreement does not specify any terms or period of Repayment (B)			
Total (A+B)	2,224.85	-	2,224.85
Percentage of loans/ advances in nature of loan to the total loans	52.41%	-	52.41%

- (iv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has complied with the provision of Section 185 of the Act. According to the information and explanation given to us, the provisions of Section 186 of the Act in respect of the loans given, guarantees given and security provided are not applicable to the Company, since the Company is engaged in infrastructural facilities, "infrastructural facilities" means the facilities specified in Schedule VI of the Act. In respect of the investments made by the Company, in our opinion the provisions of Section 186 of the Act have been complied with.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Act in respect of services provided by it and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the records with a view to determine whether these are accurate or complete.
- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues have generally been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues were in arrears as at 31 March 2026 for a period of more than six months from the date they became payable.

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT (CONTD.)

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues which have not been deposited on account of any dispute are as follows:

Name of the statute	Nature of the dues	Amount (Rs. in million)	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
Finance Act, 1994	Denial of CENVAT credit of service tax paid on Marriott fees paid	70.91	2004-05 to 2010-11	Assessing Officer, Mumbai	None
Finance Act, 1994	Demand for service tax on Telephone services and Laundry wet cleaning service as accommodation services	5.31	May 2011 to Jun 2012	Commissioner (appeals), Hyderabad	None
CGST Act, 2017	GST Audit - FY 2017-18 (Investigation)	26.11	2017-18	Appeal filed before Commissioner Appeal I	None
CGST Act, 2017	GST Audit - FY 2017-18 (Order under section 73 of CGST/MGST Act 2017 dated December 27, 2023. The Company has filed an appeal before Commissioner Appeal and is awaiting order) - MAH Units	19.85	2017-18	Appeal filed before Commissioner Appeal VI	includes Rs 7.84 million paid under protest
CGST Act, 2017	GST Audit - FY 2018-19 - TEL units	3.84	2018-19	In process of filing appeal before GSTAT	None
CGST Act, 2017	GST Audit - FY 2018-19 - MAH units (Order under section 74 of CGST/MGST Act 2017 dated December 31, 2025)	160.03	2018-19	Appeal filed before Commissioner Appeal I	None
CGST Act, 2017	GST Audit - FY 2018-19 - MAH units	1.88	2018-19	Assessing Officer, Mumbai	None
CGST Act, 2017	GST Audit - FY 2019-20 - MAH units	42.45	2019-20	In process of filing appeal	None
CGST Act, 2017	GST Audit - FY 2019-20 - KAR units	3.62	2019-20	Appeal filed before Commissioner Appeal I	None
CGST Act, 2017	GST Audit - FY 2019-20 - MAH units	107.02	2019-20	In process of filing Appeal/Rectification	None
CGST Act, 2017	GST Audit - FY 2019-20 - MAH units	133.45	2021-22	Appeal filed before Commissioner Appeal I	None
MVAT Act, 2002	Joint Commissioner has included Service Tax in the Gross Turnover and charged VAT on the same. Demand is not included in the Demand Notice as the same is covered under section 23 (8) of MVAT Act	9.35	2012-13	Joint Commissioner Appeals LTU-2	None
TVAT Act, 2002	VAT demand on Sale of cocktail	1.59	FY 2010-11 to 2012-13	Deputy Commissioner, Hyderabad	None
TVAT Act, 2002	VAT demand on sale of cocktail and others	1.76	FY 2013-14 to FY 15-16	Deputy Commissioner, Hyderabad	None
TVAT Act, 2002	Disallowed claimed exemptions in returns.	0.38	FY 2016-17 to 2017 -18	Deputy Commissioner, Hyderabad	None
Foreign Trade Policy (Duty of Customs)	Recovery of SFIS benefits granted to foreign brands	5.74	FY 2017	Karnataka High Court	None
Income Tax Act, 1961	Deemed rental income on house property	6.02	FY 2013-14 FY 2015-16 FY 2016-17	Assessing Officer	None

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT (CONTD.)

- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing 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 examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that no funds raised on short-term basis have 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 standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures as defined under the Act.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) During the course of our examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the year.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of our audit procedures.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has not incurred cash losses in the current and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT (CONTD.)

based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Suhas Pai

Partner

Place: Mumbai

Membership No.: 119057

Date: May 14, 2026

ICAI UDIN: 26119057UGEQGD856



ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT

REPORT ON THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE AFORESAID STANDALONE FINANCIAL STATEMENTS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE ACT

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

Opinion

We have audited the internal financial controls with reference to financial statements of Chalet Hotels Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

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

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to 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 judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements 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 controls with reference to financial statements include 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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 with Reference to Financial Statements

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

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Suhas Pai

Partner

Place: Mumbai

Membership No.: 119057

Date: May 14, 2026

ICAI UDIN: 26119057UGEQGD856



STANDALONE BALANCE SHEET

AS AT MARCH 31, 2026

₹ in million

	Note	As at March 31, 2026	As at March 31, 2025
ASSETS			
Non-current assets			
Property, plant and equipment	2	22,130.99	21,381.07
Right of Use assets	42	329.88	394.75
Capital work-in-progress	3	761.60	1,273.16
Investment property	4	22,641.45	19,982.96
Goodwill	5	226.11	226.11
Other intangible assets	6	19.48	21.73
Financial assets			
(i) Investments in subsidiaries	7	7,650.77	7,650.78
(i) Other investments	8	134.56	91.99
(ii) Others	9	1,146.87	1,197.49
Non-current tax assets (net)		2,363.88	1,427.32
Other non-current assets	10	525.70	1,054.16
Total non-current assets		57,931.29	54,701.52
Current assets			
Inventories	11	2,657.56	6,298.67
Financial assets			
(i) Investments	12	146.06	987.84
(ii) Trade receivables	13	655.58	713.10
(iii) Cash and cash equivalents	14 A	1,290.91	756.51
(iv) Bank balances other than (iii) above	14 B	1,200.93	485.17
(v) Loans	15	4,245.05	2,520.68
(vi) Others	16	797.36	296.22
Other current assets	17	1,588.98	1,428.67
Total current assets		12,582.43	13,486.86
TOTAL ASSETS		70,513.72	68,188.38
EQUITY AND LIABILITIES			
Equity			
Equity share capital	18	2,189.94	2,184.55
Other equity	19	35,352.48	28,641.39
Total equity		37,542.42	30,825.94
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	20	16,622.38	13,106.16
(ii) Lease liabilities	42	372.14	437.30
(iii) Others	21	934.53	745.10
Provisions	22	180.78	150.44
Deferred tax liabilities (net)	38	2,143.68	839.13
Other non-current liabilities	23	541.88	414.22
Total non-current liabilities		20,795.39	15,692.35
Current liabilities			
Financial liabilities			
(i) Borrowings	24	3,990.34	9,771.25
(ii) Lease liabilities	42	65.16	60.12
(iii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises and	25	357.87	126.56
(b) Total outstanding dues to creditors other than micro enterprises and	25	1,158.76	1,479.84
small enterprises			
(iv) Other financial liabilities	26	1,290.94	1,149.83
Other current liabilities	27	5,219.79	9,000.78
Provisions	28	93.05	81.71
Total current liabilities		12,175.91	21,670.09
TOTAL EQUITY AND LIABILITIES		70,513.72	68,188.38

Material Accounting Policies**Notes to the Standalone Financial Statements**1
2 - 68

The notes referred to above form an integral part of the Standalone financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai

May 14, 2026



STANDALONE STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2026

₹ in million

	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
INCOME			
Revenue			
Revenue from operations	29	25,701.91	16,265.65
Other income	30	691.83	551.51
Total income (A)		26,393.74	16,817.16
EXPENSES			
Cost of materials consumed - real estate	31	736.96	84.82
Changes in inventories of finished good and construction work in progress	32	3,630.51	-
Food and beverages consumed	33	1,118.73	1,069.07
Operating supplies consumed	34	374.60	380.24
Employee benefits expense	35	2,504.30	2,151.40
Other expenses	37	6,182.39	5,489.15
Total expenses (B)		14,547.49	9,174.68
Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items (C) (A-B)		11,846.25	7,642.48
Depreciation and amortisation expenses	2,4,6,42	1,818.83	1,571.46
Finance costs	36	1,590.60	1,371.23
Profit before exceptional items and tax (D)		8,436.82	4,699.79
Exceptional items (E)		(10.03)	-
Employee benefits (expense)	67	(10.03)	-
Profit before income tax from (F) (D+E)		8,426.79	4,699.79
Tax expense (G)		1,772.72	2,984.08
Current tax	38	1,484.67	837.18
MAT credit entitlement		(1,015.73)	(799.27)
Deferred tax expenses	38	1,303.78	2,946.17
Profit for the year from (H) (F-G)		6,654.07	1,715.71
Other comprehensive (expense)			
<u>Items that will not be reclassified to profit or loss</u>			
Remeasurements of the defined benefit plans		2.29	(7.60)
Income tax Credit on above		(0.76)	2.58
Other comprehensive income/(expense) for the year, net of tax (I)		1.53	(5.02)
Total comprehensive income for the year (J) (H+I)		6,655.60	1,710.69
Earnings per equity share (Face value of ₹10 each)			
Basic	39	30.43	7.86
Diluted	39	30.38	7.85

Material Accounting Policies

1

Notes to the Standalone Financial Statements

2 - 68

The notes referred to above form an integral part of the Standalone financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai
May 14, 2026



STANDALONE STATEMENT OF CHANGES IN EQUITY

AS AT MARCH 31, 2026

(A) EQUITY SHARE CAPITAL

₹ in million

	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	2,184.55	2,054.74
Shares issued during the year	5.39	129.81
Balance at the end of the year	2,189.94	2,184.55

(B) OTHER EQUITY

₹ in million

	Attributable to the owners of the Company							
	Equity Component of Compound Instrument (refer note 19)	Other Equity - Reserve and Surplus (refer note 19)						Total Equity
		Employee stock option reserve	Capital Reserve	Securities Premium	Capital redemption reserve	General reserve	Retained earnings*	
Balance as at March 31, 2025	458.40	146.11	84.99	20,173.51	160.00	1,071.96	6,546.42	28,641.39
Profit for the year	-	-	-	-	-	-	6,654.07	6,654.07
Other comprehensive (expense)	-	-	-	-	-	-	1.53	1.53
Total comprehensive income for the year	-	-	-	-	-	-	6,655.60	6,655.60
Equity component of compound instrument								-
Employee stock option reserve	-	74.95	-	-	-	-	-	74.95
Securities premium	-	-	-	199.23	-	-	-	199.23
Transferred to retained earnings	(458.40)	(106.69)	-	-	2,000.00	-	(1,434.91)	-
Interim dividend	-	-	-	-	-	-	(218.69)	(218.69)
	(458.40)	(31.74)	-	199.23	2,000.00	-	(1,653.60)	55.49
Balance as at March 31, 2026	-	114.37	84.99	20,372.74	2,160.00	1,071.96	11,548.42	35,352.48
Balance as at March 31, 2024	550.82	134.41	84.99	10,399.88	-	1,071.96	4,293.62	16,535.68
Profit for the year	-	-	-	-	-	-	1,715.71	1,715.71
Other comprehensive (expense)	-	-	-	-	-	-	(5.02)	(5.02)
Total comprehensive income for the year	-	-	-	-	-	-	1,710.69	1,710.69
Equity component of compound instrument							92.42	92.42
Employee stock option reserve	-	67.77					56.07	123.84
Securities premium				9,973.89				9,973.89
Capital redemption reserve					-		(160.00)	(160.00)
Transferred to retained earnings	(92.42)	(56.07)			160.00			11.51
Transferred to capital redemption reserve						-		-
Share issue expenses (refer note 57)				(200.26)				(200.26)
Reversal of deferred tax on fair value of land (refer note 38)							553.62	553.62
	(92.42)	11.70	-	9,773.63	160.00	-	542.11	10,395.02
Balance as at March 31, 2025	458.40	146.11	84.99	20,173.51	160.00	1,071.96	6,546.42	28,641.39

*Includes impact of fair valuation of land on transition to Ind AS (net of related tax impact) ₹ 4,263.67 million (March 31, 2025 ₹ 4,263.67 million)

The notes referred to above form an integral part of the Standalone financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No:101248W/W-100022

Suhas Pai
Partner
Membership No. 119057

Shwetank Singh
Managing Director & CEO
(DIN. 02976637)

Nitin Khanna
Chief Financial Officer
(Membership No: 106800)

For and on behalf of the Board of Directors of
Chalet Hotels Limited
(CIN No. L55101MH1986PLC038538)

Neel C. Raheja
Director
(DIN. 00029010)

Christabelle Baptista
Company Secretary
(Membership No: A17817)

Mumbai
May 14, 2026

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2026

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	8,426.79	4,699.79
Adjustments for :		
Interest income from instruments measured at amortized cost	(476.22)	(316.04)
Reversal of doubtful debts	(14.69)	
Depreciation and amortisation expenses	1,818.83	1,571.46
Finance costs	1,590.60	1,371.23
Unrealized exchange loss	31.07	18.93
Loss/ (Profit) on sale of property, plant and equipment (net)	1.02	(0.84)
Property, plants and equipment written off	14.11	9.47
Profit on sale of investment	(39.72)	(86.58)
Fair valuation gain on investment valued through Fair Value through Profit and Loss ('FVTPL')	1.83	(3.48)
Provision for doubtful debts, advances and bad debt written off	-	3.89
Employee stock option expense	74.95	67.77
Export benefits and entitlements	(33.69)	(40.43)
Share of loss in Limited Liability Partnership Firm	70.94	95.19
Total	3,039.03	2,690.57
Operating Profit before working capital changes	11,465.82	7,390.36
Adjustments		
(Increase) in trade receivables and current and non-current assets	(476.53)	(194.29)
Decrease /(Increase) in inventories	3,641.11	(885.20)
(Decrease) / Increase in trade payables and current and non-current liabilities	(3,300.51)	4,251.15
Total	(135.93)	3,171.66
Income Taxes (net of refund)	(1,405.52)	(859.03)
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)	9,924.37	9,702.99
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment, Right of Use assets (including capital work in progress, capital creditors and capital advances)	(1,379.77)	(3,037.81)
Proceeds from sale of property, plants and equipments and investment property	8.29	51.73
Purchase of investments (including investment property and investment property under construction)	(2,112.24)	(3,819.52)
Investments in acquisition of subsidiaries	-	(5,631.68)
Loans given (refer note 51)	(2,151.15)	(1,365.84)
Loans received (refer note 51)	459.39	621.13
Interest income received	360.79	80.84
Fixed deposits matured / (placed) (net)	(0.53)	13.20
Margin money matured / (placed) (net)	(715.72)	(411.54)
NET CASH (USED IN) FROM INVESTING ACTIVITIES (B)	(5,530.94)	(13,499.49)

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2026 (CONTD.)

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
C. CASH FLOW FROM FINANCING ACTIVITIES		
Issue of equity shares	204.62	9,903.44
Issue of Non Convertible Debenture (NCD)	-	750.00
Issue of commercial paper	1,969.89	-
Repayment of commercial paper	(1,969.89)	-
Proceeds from long-term borrowings	14,307.47	6,116.52
Repayment of long-term borrowings	(14,891.66)	(9,895.58)
Redemption of preference share	(2,000.00)	(160.00)
Interim dividend	(217.45)	-
Intercompany Deposit repaid	-	(700.00)
Payment of lease liability	(97.54)	(93.10)
Interest and finance charges paid	(1,453.47)	(1,180.45)
NET CASH (USED IN) / GENERATED FROM FINANCING ACTIVITIES (C)	(4,148.03)	4,740.83
NET INCREASE IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	245.40	944.33
CASH AND CASH EQUIVALENTS - OPENING BALANCE	691.74	(252.59)
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	937.14	691.74

1 Cash And Cash Equivalents And Bank Balances Includes Balances In Escrow Account Which Shall Be Used Only For Specified Purposes As Defined Under Real Estate (Regulation And Development) Act, 2016.

2 Reconciliation of cash and cash equivalents with the balance sheet

	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents (refer note 14 A)*	1,290.91	756.51
Less: Over draft accounts from banks (refer note 24)*	(353.77)	(64.77)
Cash and cash equivalents as per standalone statement of cash flows	937.14	691.74

3 The movement of borrowings as per Ind AS 7 is as follows:

	For the year ended March 31, 2026	For the year ended March 31, 2025
Opening borrowings	22,812.64	26,557.43
Proceeds from long-term borrowings	14,307.47	6,866.52
Repayment of long-term borrowings	(14,891.66)	(10,595.58)
Proceeds from short-term borrowings	1,969.89	-
Repayment of short-term borrowings	(3,969.89)	-
Non-cash adjustments	30.50	(15.73)
	20,258.95	22,812.64

* Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management.

4 The above standalone statement of cash flow include ₹11.25 million spent during the year (March 31, 2025 ₹16.94) towards Corporate Social Responsibility (CSR) (refer note 46)

The notes referred to above form an integral part of the standalone financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai
May 14, 2026

NOTES TO THE STANDALONE FINANCIAL STATEMENTS

1.1 COMPANY BACKGROUND

Chalet Hotels Limited (the Company) is a public limited company, which is domiciled and incorporated in the Republic of India with its registered office situated at Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai 400 051. The Company was incorporated under the Companies Act, 1956 on 6 January 1986 and has been converted into a public company with effect from June 06, 2018. The Company is registered with the Ministry of Corporate Affairs under Corporate Identification Number (CIN No. L55101MH1986PLC038538)

The Company is primarily engaged in the business of hospitality (hotels), rental and annuity business and real estate development. As at March 31, 2026, the Company has, (a) seven hotels (and one service apartment building) operating at Powai and Sahar (Mumbai), Vashi (Navi Mumbai), Pune, Bengaluru and Hyderabad, (c) commercial property at Bengaluru and Mumbai and (d) is engaged in construction and development of a residential property at Bengaluru.

1.2 BASIS OF PREPARATION OF STANDALONE FINANCIAL STATEMENTS

Compliance with Indian Accounting Standard (Ind AS)

These standalone financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standard) Rules, 2015 as amended, and other accounting principles generally accepted in India, as a going concern on accrual basis. These Standalone Financial Statements of the Company for the year ended March 31, 2026 are approved by the Company's Audit Committee and by the Board of Directors on May 14, 2026.

(i) Basis of measurement

The Standalone Financial Statements has been prepared on a historical cost basis, except for the following:

- certain financial assets and liabilities (including derivative instruments) that are measured at fair value (refer- Accounting policy regarding financial instruments);
- Net defined benefit (asset) / liability – plan assets measured at fair value less present value of defined benefit obligation; and
- land at fair value on transition date

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

(ii) Functional and presentation currency

The standalone financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All the financial information has been presented in

Indian Rupees (INR) and all amounts have been rounded off to the nearest millions, except for share data and as otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentage may not precisely reflect the absolute figures.

(iii) Use of estimates and judgements

While preparing the Standalone Financial Statements in conformity with Ind AS, the management has made certain estimates and assumptions that require subjective and complex judgements. These judgements affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities at the Standalone Balance Sheet date and the reported amount of income and expenses for the reporting period. Future events rarely develop exactly as forecasted and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

(a) Assumptions and estimation uncertainties are required in particular for:

Information about assumption and estimation uncertainties at the reporting date that have significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year is included in the following note

- Determination of the estimated useful lives (refer note 2, 4 & 6)

Useful lives of property, plant and equipment and investment property are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II and in case of intangible assets, they are estimated by management based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

- Recognition and measurement of defined benefit obligations (refer note 41)

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive to changes in these assumptions. All assumptions are reviewed at each reporting period.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

- **Recognition of deferred tax assets (refer note 38)**

Deferred tax assets and liabilities are recognised for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilised business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognised to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilised.

- **Recognition and measurement of other provisions (refer note 22 & 28)**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the closing date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

- **Discounting of long-term financial assets / liabilities (refer note 47)**

All financial assets / liabilities are required to be measured at fair value on initial recognition. In case of financial liabilities/assets which are required to be subsequently measured at amortised cost, interest is accrued using the effective interest method.

- **Impairment of investments (refer note 7)**

The Company reviews its carrying value of investments carried at cost or amortised cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

- **Litigation (refer note 43)**

From time to time, the Company is subject to legal proceedings, the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavourable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

- **Impairment testing (refer note 2 & 4)**

Property, plant and equipment, Right-of-Use assets and intangible assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's or cash generating unit's carrying amount exceeds its recoverable amount. Recoverable amount is higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life. Assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period. In case of such reversal, the carrying amount of the asset is increased so as not to exceed the carrying amount that would have been determined had there been no impairment loss.

Impairment losses recognised in prior years are reversed when there is an indicator that the impairment losses recognised no longer exist or have decreased. Such reversals are recognised as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised in previous years.

- **Determining whether an arrangement contains a lease (refer note 42)**

At inception of an arrangement, the Company determines whether the arrangement is or contains a lease.

At inception or on reassessment of an arrangement that contains a lease, the Company separates payments and other consideration required by the arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Company concludes for a finance lease that it is impracticable to separate the payments reliably, then an asset and a liability are recognised at an amount equal to the fair value of the underlying asset; subsequently, the liability is reduced as payments are made and an imputed finance cost on the liability is recognised using the Company's incremental borrowing rate. And in case of operating lease, treat all payments under the arrangement as lease payments.

- **Expected Credit losses (ECL) (refer note 13)**

Measurement of ECL allowance for trade receivable: Key assumptions underlying recoverable amounts and weighted-average loss rate



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements is included in the following note

(b) Judgements

Critical Judgments in determining the lease term: Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and there by assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to Company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

Critical judgements in determining the discount rate: The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

- Fair value of financial instruments

Derivatives are carried at fair value. Derivatives includes foreign currency forward contracts. Fair value of foreign currency forward contracts are determined using the fair value reports provided by respective bankers.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note G, H, I, J & K – impairment test of non-financial assets: key assumptions underlying recoverable amounts; and Note N-1(c) – Impairment of financial assets

(v) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for, both financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management assesses the evidence obtained from the third parties to

support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are recognised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- **Level 1:** hierarchy includes financial instruments measured using quoted prices in an active market. This includes listed equity instruments, traded debentures and mutual funds that have quoted price/ declared NAV. The fair value of all equity instruments (including debentures) which are traded in the stock exchanges is valued using the closing price as at the reporting period.
- **Level 2:** hierarchy includes financial instruments that are not traded in an active market (for example, traded bonds/ debentures, over the counter derivatives). The fair value in this hierarchy is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- **Level 3:** If one or more of the significant Inputs is not based on observable market data, the instrument is included in level 3. Fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. Financial instruments such as unlisted equity shares, loans are included in this hierarchy.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is recognised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

- Note 2 – Property, plant and equipment (Freehold land)
- Note 4 – Investment property
- Note 47 – Financial instruments
- Note 52 – Employee Stock Option Scheme

(vi) Current and non-current classification

Based on the time involved 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 for determining current and non-current classification of assets and liabilities in the balance sheet.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

1.3 MATERIAL ACCOUNTING POLICIES

A. Business combination

Transaction costs are expensed as incurred, except to the extent related to the issue of debt or equity securities. The consideration transferred does not include amounts related to the settlement of pre-existing relationships with the acquiree. Such amounts are recognised in the Standalone Statement of Profit and Loss.

Common control

Business combinations involving entities that are ultimately controlled by the same parties before and after the business combination are considered as Common control entities. Common control transactions are accounted using pooling of interest method. The financial statements in respect of prior periods have been restated from the period that the Transferor Company became a subsidiary of the Transferee Company where the assets and liabilities of the transferee are recorded at their existing carrying values, the identity of reserves of the transferee Company is preserved.

B. Revenue recognition

(I) Revenue from operations:

i. Hospitality business

Revenue is measured based on the consideration specified in a contract with a customer. The Company recognises revenue when it transfers control over a good or service to a customer. Revenue from sales of goods or rendering of services is net of Indirect taxes, returns and variable consideration on account of discounts and schemes offered by the Company as part of the contract.

Revenue from operations

Rooms, Food and Beverage and banquet services: Revenue is recognised at the transaction price that is allocated to the performance obligation. Revenue includes room revenue, food and beverage sale and banquet services which is recognised once the rooms are occupied, food and beverages are sold and banquet services have been provided as per the contract with the customer.

Rental income

Revenue is recognised upon rendering of the service, provided pervasive evidence of an arrangement exists, tariff / rates are fixed or are determinable and collectability is reasonably certain.

Revenue recognised is net of indirect taxes, returns and discounts.

ii. Real estate development and sale

The Company derives revenues from sale of properties comprising of residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time i.e. Completed contract method of accounting as per IND AS 115. Company recognise revenue when all the below conditions get satisfied: (a) Occupancy certificate for the project is received by the Company; (b) Possession is either taken by the customer or offer letter for possession along with invoice for the full amount of

consideration is issued to the customer; (c) substantial consideration has been received and the Company is reasonable certain that the remaining consideration will flow to the entity; (d) No significant uncertainty exists regarding the amount of consideration. The revenue is measured in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

iii. Rental income

Revenues from property leased out under an operating lease are recognised over the tenure of the lease / service agreement on a straight line basis over the term of the lease and except where there is uncertainty of ultimate collection.

Income from other services

Maintenance income is recognised as and when related expenses are incurred.

Income from ancillary services are recognised as and when the services are rendered.

(II) Other Income:

i. Dividend income

Dividend income is recognised only when the right to receive the same is established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount of dividend can be measured reliably.

ii. Interest income

For all financial instruments measured at amortised cost, interest income is recorded using the effective interest rate (EIR), which is the rate that discounts the estimated future cash payments or receipts through the expected life of the financial instruments or a shorter period, where appropriate, to the net carrying amount of the financial assets on initial recognition. Interest income is included in other income in the Standalone Statement of Profit or Loss.

iii. Share in profit/loss of Limited Liability Partnership (LLP)

Share of profit/loss from LLP is recognised based on the financial information/ statements provided and which is recorded under Partner's Current account

C. Foreign currency

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in Standalone Statement of Profit or Loss.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the Standalone Statement of Profit and Loss, within finance costs. All other foreign exchange gains and losses are presented in the Standalone Statement of Profit and Loss on a net basis within other gains / (losses).

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

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 transactions. Non-monetary items that are measured at fair value in a foreign currency shall be translated using the exchange rates at the date when the fair value was measured.

D. Employee benefits

i. Short-term employee benefits

All employee benefits payable wholly within twelve months of rendering services are classified as short-term employee benefits. Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Short-term benefits such as salaries, wages, short-term compensation absences, etc., are determined on an undiscounted basis and recognised in the period in which the employee renders the related service.

ii. Post-employment benefits

Defined contribution plans

The defined contribution plans i.e. provident fund (administered through Regional Provident Fund Office) and employee state insurance corporation are post-employment benefit plans under which a Company pays fixed contributions and will have no legal and constructive obligation to pay further amounts. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in the Statement of Profit and Loss when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The following post – employment benefit plans are covered under the defined benefit plans:

• **Gratuity**

The Company follows unfunded gratuity except for one of its Hotel division (Westin, Hyderabad) where fund is maintained with Life Insurance Corporation of India. The Company provides for gratuity, a defined benefit retirement plan covering eligible employees. The Gratuity Plan provides a lump-sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment with the Company. The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. The retirement benefit obligation recognised in the balance sheet represents the actual deficit or surplus of the Company's defined benefit plans.

When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in the Statement of Profit and Loss.

When benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Statement of profit and loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit (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.

i. **Terminal Benefits:**

All terminal benefits are recognised as an expense in the period in which they are incurred.

ii. **Other employee benefits-compensated absences**

The Company provides for encashment of leave or leave with pay subject to certain rules. The employees are entitled to accumulate leave subject to certain limits for future encashment / availment. The Company makes a provision for compensated absences based on an independent actuarial valuation carried out at the end of the year. Actuarial gains and losses are recognised in the Statement of Profit and Loss

iii. **Employee stock option expense**

The grant date fair value of equity settled share-based payment awards granted to employees is recognised as an employee expense, with a corresponding increase in equity, over the period that the employees unconditionally become entitled to the awards. The amount recognised as expense is based on the estimate of the number of awards for which the related service and non-market vesting conditions are expected to be met, such that the amount ultimately recognised as an expense is based on the number of awards that do meet the related service and non-market vesting conditions at the vesting date. When the terms of an equity-settled award are modified, the minimum expense recognised is the expense had the terms had not been

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

modified, if the original terms of the award are met. An additional expense is recognised for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee as measured at the date of modification. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through the Restated Consolidated Statement of Profit and Loss. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

E. Income-tax

Income-tax expense comprises current and deferred tax. It is recognised in net profit in the Standalone Statement of Profit or Loss except to the extent that it relates to items recognised directly in equity or in the Other Comprehensive Income (OCI).

i. Current tax

Current tax is the amount of tax payable (recoverable) in respect of the taxable profit / (tax loss) for the year determined in accordance with the provisions of the Income-tax Act, 1961.

Taxable profit differs from 'profit before tax' as reported in the Standalone Statement of Profit and Loss because of items of income or expenses that are taxable or deductible in other years & items that are never taxable or deductible. Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using tax rates and tax laws that have been enacted or substantively enacted at the reporting date. Provision for tax liabilities require judgements on the interpretation of tax legislation, developments in case laws and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets and therefore the tax charge in the Statement of Profit and Loss.

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.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

ii. Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that (i) affects neither accounting nor taxable profit or loss;

and (ii) does not give rise to equal taxable and deductible temporary differences.

- temporary differences related to investments in subsidiaries and associates to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

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. Taxes relating to items recognised directly in equity or OCI is recognised in equity or OCI and not in the Standalone Statement of Profit and Loss.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the entity has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Minimum Alternative Tax ("MAT") credit forming part of deferred tax asset is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a reasonable certainty to the effect that the Company will pay normal income tax during the specified period.

A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/ conditions defined in the said section.

F. Inventories

Hospitality

Stocks of stores, food and beverages are carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

of business less the estimated costs of completion and selling expenses. Cost of inventories comprises of all costs of purchase and other costs incurred in bringing the inventories to their present condition and location. Cost is arrived at by the weighted average cost method.

Stocks of stores and spares and operating supplies (viz. crockery, cutlery, glassware and linen) once issued to the operating departments are considered as consumed and expensed to the Standalone Statement of Profit and Loss. Unserviceable/damaged/discarded stocks and shortages are charged to the Standalone Statement of Profit and Loss.

Real Estate Development (Residential Flats)

Property is valued at lower of cost and net realisable value. Cost comprises of land, development rights, materials, services, and other expenses attributable to the projects. Costs of construction / development (including cost of land) incurred is charged to the Standalone Statement of Profit and Loss proportionate to area sold and the balance cost is carried over under inventories as part of property under development.

Cost of construction material (including unutilised project materials) at site is computed by the weighted moving average method and carried at lower of cost and Net Realisable value.

G. Property, plant and equipment

i. Recognition and measurement

The cost of an item of property, plant and equipment shall be recognised as an assets if, and only if it is probable that future economic benefits associated with the item will flow to the Company and the cost of the items can be measured reliably

Property, plant and equipment are stated at cost less accumulated depreciation / amortisation and impairment losses, if any except for freehold land which is not depreciated. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted and depreciated for as separate items (major components) of property, plant and equipment. Any gain or loss on disposal of an item of property, plant and equipment is recognised in the Standalone Statement of Profit and Loss.

Properties in the course of construction for production, supply or administration purposes are carried at cost, less any impairment loss recognised. Cost includes professional fees and, for qualifying assets borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of Property, Plant & Equipment when completed and are ready for intended use. Depreciation on these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

On transition to Ind AS, the carrying values of all the property, plant and equipment (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Company has chosen to reflect the fair value of all freehold land as their respective deemed cost.

ii. Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably.

iii. Depreciation

Depreciation is charged to the Standalone Statement of Profit and Loss so as to expense the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight line method, as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of the following categories of assets in whose case the life of the assets had been re-assessed as under based on technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support, etc. :

Asset Type	Useful Life	
	March 2026	Schedule II
Buildings (Interior and Accessories)	14 Years	NA
Plant and Machinery	5-15 Years	15 Years
Electrical installations	10-14 Years	10 Years
Office Equipments	2 – 5 Years	5 Years
Vehicles	5 Years	6 Years
Furniture and fixtures	1-10 Years	10 Years

Building interiors and accessories comprise of the interiors of the Hotel building which will undergo renovation, are depreciated on a SLM basis over a period of 10 years, which in management's view, represents the useful life of such assets.

Building constructed on leasehold land are amortised from the date of commencement of commercial operations over the balance lease period.

Leasehold Improvements are depreciated over the primary period of lease.

Temporary structures and assets costing ₹ 5,000/- or less are depreciated at 100% in the year of capitalisation.

Freehold land is measured at fair value as per Ind AS 113 with the resultant impact being accounted for in the reserves. The fair value of the Company's freehold land parcels as at April 01, 2016 have been arrived at on the basis of a valuation carried out by an independent registered appraiser not related to the Company with appropriate qualifications and relevant experience in the valuation of properties at relevant locations. The fair value was determined based on a combination of Discounted Cash Flow method and Residual method.

The assets' useful lives and residual values are reviewed at the Balance Sheet date and the effect of any changes in estimates are accounted for on a prospective basis.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

H. Intangible assets

i. Recognition and measurement

Intangible assets comprises of trademarks and computer software and are measured at cost less accumulated amortisation and accumulated impairment loss, if any.

On transition to Ind AS, the carrying values of all the Intangible Assets under the previous GAAP have been considered to be the deemed cost under Ind AS.

ii. Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates and the cost of the item can be measured reliably.

iii. Amortisation

Amortisation is calculated over the cost of the asset, or other amount substituted for cost, less its residual value. Amortisation is recognised in the Standalone Statement of Profit or Loss on a straight-line basis over the estimated useful lives of intangible assets, from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Intangible assets are amortised on straight-line method over estimated useful life of 4 years, which in management's view represents the economic useful life of these assets.

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

Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate prospectively.

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Standalone Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

I. Goodwill

Measurement

Goodwill arising on the acquisition of subsidiaries is measured at cost less accumulated impairment losses. Goodwill on business combination is not amortised but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or

may have decreased, such reversal of impairment loss is recognised in the Standalone Statement of Profit and Loss, to the extent the amount was previously charged to the Standalone Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.

J. Investment property and investment property under construction

(a) Recognition and measurement

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Investment property is derecognised either when it has been disposed of or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss.

On transition to Ind AS, the carrying values of all the Investment Property (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Company has chosen to reflect the fair value of all freehold land as their Investment property and investment property under construction represents the cost incurred in respect of areas retail block and commercial office space. Property under construction is accounted for as investment property under construction until construction or development is complete.

Direct expenses like cost of land, including related transaction costs, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of the project.

Investment properties are carried individually at cost less accumulated depreciation and impairment, if any. Investment properties under construction are carried individually at cost less impairment, if any. Impairment of investment property is determined in accordance with the policy stated for impairment of assets.

(b) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the entity and the cost of the item can be measured reliably.

(c) Depreciation

Depreciation on investment property has been provided pro rata for the period of use by the Straight Line Method. The useful lives of Investment Property is estimated by management and the same is as prescribed in Schedule II to the Act, except in respect of the following categories of assets, where the life of these assets differs from Schedule II.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

Any gain or loss on disposal of an investment property is recognised in Standalone Statement of Profit and Loss.

The fair values of investment property are disclosed in the notes. Fair values are determined by an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Asset Type	Useful Life	
	March 2026	Schedule II
Buildings (Interior and Accessories)	14 Years	NA
Plant and Machinery		
- DG set, HVAC system, Elevators and Firefighting system	15 years	15 years
- Others	14 Years	
Electrical installations	14 Years	10 Years
Office Equipment's	4 Years	5 Years

Investment properties are tested for impairment periodically including when events occur or changes in circumstances indicate that the recoverable amount of the cash generating unit is less than its carrying value. The recoverable amount of cash generating units is higher of value-in-use and fair value less cost to sell.

K. Investments

The Company reviews its carrying value of investments carried at cost or amortised cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

L. Borrowing costs

General and specific borrowing costs directly attributable to the acquisition or construction of qualifying assets that necessarily takes substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs that are not directly attributable to a qualifying asset are recognised in the Standalone Statement of Profit and Loss using the effective interest method.

M. Segment reporting

As per IND AS 108 Operating Segments, if a financial report contains both the Consolidated financial statements of a parent that is within the scope of IND AS 108 as well as the parent's Standalone financial statements, segment information is required only in the Consolidated financial statements. Accordingly, information required to be presented under IND AS 108 Operating Segments has been given in the consolidated financial statements.

N. Financial Instruments

1. Financial assets

(a) Recognition and initial measurement

Financial assets are recognised when, and only when, the Company becomes a party to the contractual provisions of the financial instrument. The Company determines the classification of its financial assets at initial recognition.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss directly attributable transaction costs. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Statement of Profit and Loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Classification and subsequent measurement

The Company classifies its financial assets into a) financial assets measured at amortised cost, and b) financial assets measured at fair value through profit or loss (FVTPL). Management determines the classification of its financial assets at the time of initial recognition or, where applicable, at the time of reclassification.

(i) Financial assets measured at amortised costs

A financial asset is classified at amortised costs if it is held within a business model whose objective is to a) hold financial asset in order to collect contractual cash flows and b) the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortised cost using effective interest rate method (EIR). Amortised cost is arrived at after taking into consideration any discount on fees or costs that are an integral part of the EIR. The amortisation of such interests forms part of finance income in the Standalone Statement of Profit and Loss. Any impairment loss arising from these assets are recognised in the Standalone Statement of Profit and Loss.

(ii) Financial assets measured at fair value through profit and loss (FVTPL)

This is a residual category for classification. Any asset which do not meet the criteria for classification as at amortised cost, is classified as FVTPL. Financial assets at fair value through profit or loss are measured at fair value, and changes therein are recognised in the Standalone Statement of Profit or Loss.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

(iii) Financial assets measured at fair value through other comprehensive income (FVOCI)

- **Debt investments at FVOCI:** These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in Standalone Statement of Profit and Loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to Standalone Statement of Profit and Loss.
- **Equity investments at FVOCI:** These assets are subsequently measured at fair value. Dividends are recognised as income in Standalone Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to Standalone Statement of Profit and Loss.

(b) Derecognition

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset and associated liability for any amounts it may have to pay.

(c) Impairment of financial assets

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

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables- The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables which do not contain a significant financing component. 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.

2. Financial liabilities

(a) Recognition, measurement and classification

Financial liabilities are classified as either held at a) fair value through profit or loss, or b)

at amortised cost. Management determines the classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification. The classification is done in accordance with the substance of the contractual arrangement and the definition of a financial liability and an equity instruments. 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 at amortised cost includes loan and borrowings, interest free security deposit, interest accrued but not due on borrowings, Retention money payable, trade and other payables. Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. Subsequent to initial recognition these financial liabilities are measured at amortised cost using the effective interest method.

The Company's financial liabilities at fair value through profit or loss includes derivative financial instruments.

(a) Financial guarantee contracts

The Company on a case to case basis elects to account for financial guarantee contracts as a financial instruments or as an insurance contracts as specified in Ind AS 109 on Financial Instruments and Ind AS 104 on Insurance contracts. The Company has regarded all its financial guarantee contracts as insurance contracts. At the end of each reporting period, the Company performs a liability adequacy test, (i.e. it assesses the likelihood of a pay-out based on current undiscounted estimates of future cash flows), and any deficiency is recognised in Standalone Statement of Profit and Loss.

Derecognition

The Company derecognises financial liabilities when its contractual obligations are discharged or cancelled or have expired.

3. Offsetting of financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount presented in the Standalone statement of financial position when, and only when, the Company has legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

4. Derivative financial instruments

The Company uses derivative financial instruments, such as foreign exchange forward contracts, interest rate swaps and currency options to manage its exposure to interest rate and foreign exchange risks. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently re-measured to their fair value. The resulting gain/loss is recognised in Standalone Statement of Profit and Loss immediately at the end of each reporting period. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative. The Company does not designate the derivative instrument as a hedging instrument.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

O. Provisions, contingent liabilities and contingent assets

Provisions are recognised when there is 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. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows specific to the liability. The unwinding of the discount is recognised as finance cost.

A present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.

Claims against the Company where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets where it is probable that future economic benefits will flow to the Company are not recognised but disclosed in the financial statements. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

P. Leases

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

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Company has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

a. Company as a lessor

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. Payments received under operating leases are recognised in the Standalone Statement of Profit and Loss on a straight-line basis over the lease term. The Company is not required to make any adjustments on transition to Ind AS 116 for leases in which it acts as a lessor. The Company accounted for its leases in accordance with Ind AS 116 from the date of initial application.

b. Company as a lessee

The Company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straightline method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of use assets are determined on the same basis as those of property, plant and equipment. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the statement of profit and loss.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The Company recognises the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the re-measurement in statement of profit and loss.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value.

The lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

Q. Litigation

From time to time, the Company is subject to legal proceedings the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavourable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

R. Government Grants

Government grants are not recognised until there is reasonable assurance that the Company will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in Standalone Statement of Profit and Loss on a systematic basis over the periods in which the Company recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Company should purchase, construct or otherwise acquire non-current assets are recognised as deferred revenue in the Standalone Balance Sheet and transferred to Standalone Statement of Profit and Loss on a systematic and rational basis over the useful lives of the related assets.

S. Cash and cash equivalents

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

T. Cash flow statement

Cash flows are reported using indirect method, whereby net profits before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from regular revenue generating (operating activities), investing and financing activities of the Company are segregated.

For the purpose of presentation in the statement of Cash Flows, cash and cash equivalents includes cash in hand, cash at bank and other deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

U. Earnings Per Share ("EPS")

The basic Earnings Per Share ("EPS") is computed by dividing the net profit / (loss) after tax for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, net profit/(loss) after tax for the year attributable to the

equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

V. Share Capital - Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares are recognised as a deduction from equity.

W. Exceptional items

The Company discloses certain financial information both including and excluding exceptional items. The presentation of information excluding exceptional items allows a better understanding of the underlying operating performance of the Company and provides consistency with the Company's internal management reporting. Exceptional items are identified by virtue of either their size or nature so as to facilitate comparison with prior periods and to assess underlying trends in the financial performance of the Company.

X. Earnings before interest and depreciation and amortisation ("EBITDA")

The Company has elected to present earnings before interest, tax, depreciation and amortisation (EBITDA), as a separate line item on the face of the Standalone Statement of Profit and Loss. The Company measures EBITDA, on the basis of profit / (loss) from continuing operations including other income. In its measurement, the Company does not include depreciation and amortisation expense, finance costs, share of profit/(loss) from associate and tax expense.

Accordingly, the Company presents adjusted EBITDA in the Standalone Statement of Profit and Loss; this is not specifically required by Ind AS 1. The terms adjusted EBITDA are not defined in Ind AS. Ind AS complaint Schedule III allows companies to present line items, sub-line items and sub-totals shall be presented as an addition or substitution on the face of the financial statements when such presentation is relevant to an understanding of the Company's financial position or performance or to cater to industry/sector-specific disclosure requirements or when required for compliance with the amendments to the Companies Act or under the Indian Accounting Standards.

Y. Standards / Specific amendments issued but not yet effective

Ind AS 1 - Presentation of Financial Statements

For accounting periods beginning on or after 1 April 2026, when an entity breaches any covenant of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand, it classifies the liability as current, even if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach. An entity classifies the liability as current because, at the end of the reporting period, it does not have the right to defer its settlement for at least 12 months after that date. However, an entity classifies the liability as non-current if the lender agreed by the end of the reporting period to provide a period of grace ending at least 12 months after the reporting period, within which the entity can rectify the breach and during which the lender cannot demand immediate repayment.

This amendment is to be applied retrospectively for annual reporting periods beginning on or after April 01, 2026, in accordance with Ind AS 8, Accounting Policies, accounting Estimates and Errors.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 2 PROPERTY, PLANT AND EQUIPMENT RECONCILIATION OF CARRYING AMOUNT

As at March 31, 2026

₹ in million

	Gross block				Accumulated depreciation/ amortisation				Net block
	Opening balance as at April 01, 2025	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the year	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Freehold land	9,340.79	-	-	9,340.79	-	-	-	-	9,340.79
Buildings	15,569.01	1,061.79	157.31	16,473.49	5,783.42	569.32	144.14	6,208.60	10,264.89
Plant and machinery	5,316.34	379.99	114.29	5,582.04	3,844.31	302.27	105.42	4,041.16	1,540.88
Data processing equipments	338.70	79.66	55.26	363.10	270.89	52.26	55.23	267.92	95.18
Electrical installations	1,948.46	144.26	62.18	2,030.54	1,506.19	95.79	61.04	1,540.94	489.60
Furniture and fixtures	2,180.77	237.24	40.78	2,377.23	1,919.81	116.95	40.57	1,996.19	381.04
Vehicles	61.30	-	-	61.30	59.11	-	-	59.11	2.19
Office equipments	93.23	14.13	0.17	107.19	83.80	7.28	0.17	90.91	16.28
Total	34,848.60	1,917.07	429.99	36,335.68	13,467.53	1,143.87	406.57	14,204.83	22,130.99

As at March 31, 2025

₹ in million

	Gross block				Accumulated depreciation/ amortisation				Net block
	Opening balance as at April 01, 2024	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the year	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Freehold land	7,836.68	1,504.11	-	9,340.79	-	-	-	-	9,340.79
Buildings	15,578.09	56.68	65.76	15,569.01	5,285.26	532.21	34.05	5,783.42	9,785.59
Plant and machinery	5,199.55	233.86	117.07	5,316.34	3,652.48	283.67	91.84	3,844.31	1,472.03
Data processing equipments	287.78	55.51	4.59	338.70	250.52	24.76	4.39	270.89	67.81
Electrical installations	1,958.84	8.88	19.26	1,948.46	1,437.44	89.11	20.36	1,506.19	442.27
Furniture and fixtures	2,185.49	37.61	42.33	2,180.77	1,851.57	106.21	37.97	1,919.81	260.96
Vehicles	66.97	-	5.67	61.30	64.76	0.02	5.67	59.11	2.19
Office equipments	93.05	3.08	2.90	93.23	83.00	3.73	2.93	83.80	9.43
Total	33,206.45	1,899.73	257.58	34,848.60	12,625.03	1,039.71	197.21	13,467.53	21,381.07

Notes:

- 1) Refer note 20 and Note 24 for information on Property, plant and equipment pledged as security by the Company.
- 2) Refer note 43 (B) for contractual commitments with respect to property, plant and equipments.
- 3) The carrying value of property, plant and equipment in respect of Four Points by Sheraton Hotel comprising the hotel building, apartments and a demarcated portion of leasehold land at Vashi, Navi Mumbai, purchased from K. Raheja Corp Private Limited ("KRCPL"), amounts to ₹604.60 million as at March 31, 2026 (March 31, 2025: ₹ 347.22 million) (refer note 43B)
- 4) On transition to Ind AS, the carrying values of all the property, plant and equipment (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Company has chosen to reflect the fair value of all freehold land as their respective deemed cost.
- 5) Title deeds of immovable properties not held in name of the Company:
The title deeds of all immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee) as disclosed in the Note 2 and Note 4.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 2 PROPERTY, PLANT AND EQUIPMENT RECONCILIATION OF CARRYING AMOUNT (CONTD.)

Details as on March 31, 2026

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since	Reason for not being held in the name of the Company
Freehold land	900.00	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the Company on account of merger and is in name of erstwhile Company.
Buildings	2,120.62	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the Company on account of merger and is in name of erstwhile Company.

Details as on March 31, 2025

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since	Reason for not being held in the name of the Company
Freehold land	900.00	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the Company on account of merger and is in name of erstwhile Company.
Buildings	2,099.01	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the Company on account of merger and is in name of erstwhile Company.

- 6) The Company has provided one of its hotel unit as security towards the issue of listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures ('NCDs'). The total issue aggregated to ₹750 million. (refer note 20)
- 7) During the previous year, the Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹2,000 million.

NOTE 3 CAPITAL WORK-IN-PROGRESS

Borrowing cost aggregating to ₹ 7.75 million (March 31, 2025 ₹ 3.39 million) are capitalised under investment property under construction. The average capitalization rate of 8.74% p.a. is used to determine the amount of borrowing costs eligible for capitalization.

1) Details of capital work-in-progress

₹ in million

	March 31, 2026	March 31, 2025
Opening balance	1,273.16	142.38
Add: Additions during the year	1,413.31	2,653.61
Less: Capitalised/adjusted during the year	(1,924.87)	(1,522.83)
Closing Balance	761.60	1,273.16
Net balance	761.60	1,273.16

2) Expenses (net) capitalised to capital work-in-progress during the year:

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
Legal and professional charges	87.23	118.21
Employee costs	22.54	25.81
Rates, taxes and license fees	49.96	10.87
Interest and other finance costs	7.75	3.39
Other incidental direct cost	-	8.67
Total	167.48	166.95

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 3 CAPITAL WORK-IN-PROGRESS (CONTD.)

3) Capital work in progress (CWIP) Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Capital work in progress ageing schedule as at March 31, 2026				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	595.51	162.00	4.09	-	761.60
Projects temporarily suspended	-	-	-	-	-
Total	595.51	162.00	4.09	-	761.60

As at March 31, 2025

₹ in million

Particulars	Capital work in progress ageing schedule as at March 31, 2025				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	1,166.06	107.10	-	-	1,273.16
Projects temporarily suspended	-	-	-	-	-
Total	1,166.06	107.10	-	-	1,273.16

Details of capital work in progress whose completion is overdue or has exceeded its cost as compared to its original plan:

As at March 31, 2026

₹ in million

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Projects temporarily suspended	-	-	-	-
Total	-	-	-	-

As at March 31, 2025

₹ in million

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Projects temporarily suspended	-	-	-	-
Total	-	-	-	-

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY

A. Reconciliation of carrying amount

As at March 31, 2026

₹ in million

Particulars	Gross block				Accumulated depreciation / amortisation				Net block
	Opening balance as at April 01, 2025	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the year	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Cignus Whitefield I Bangalore	3,209.38	14.27	-	3,223.65	212.67	108.88	-	321.55	2,902.10
Commercial Block II Sahar, Mumbai	1,243.46	4.17	-	1,247.63	334.12	42.96	-	377.08	870.55
Commercial Block I Sahar, Mumbai.	3,203.82	-	-	3,203.82	601.61	85.61	-	687.22	2,516.60
Cignus Whitefield II Bangalore	2,209.06	12.57	-	2,221.63	800.94	82.50	-	883.44	1,338.19
Cignus Powai I, Mumbai	10,149.16	439.15	-	10,588.31	154.16	280.08	-	434.24	10,154.07
Total (A)	20,014.88	470.16	-	20,485.04	2,103.50	600.03	-	2,703.53	17,781.51
Investment property under construction									
Business centers and offices, Sahar, Mumbai	-	-	-	-	-	-	-	-	2.08
Cignus Powai I, Mumbai	-	-	-	-	-	-	-	-	50.17
Cignus Powai II, Mumbai	-	-	-	-	-	-	-	-	3,857.96
Cignus Whitefield I Bangalore	-	-	-	-	-	-	-	-	46.54
Cignus Whitefield II Bangalore	-	-	-	-	-	-	-	-	68.73
Koramangala Commercial, Bangalore (refer note)	-	-	-	-	-	-	-	-	834.46
Total (B)	-	-	-	-	-	-	-	-	4,859.94
Total (A+B)	20,014.88	470.16	-	20,485.04	2,103.50	600.03	-	2,703.53	22,641.45

Note : The reclassification was made on account of a change in the intended use of the asset from sale of commercial property to leasing out the same.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

As at March 31, 2025

₹ in million

Particulars	Gross block				Accumulated depreciation / amortisation				Net block
	Opening balance as at April 01, 2024	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the year	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Cignus Whitefield I Bangalore	3,181.06	28.32	-	3,209.38	108.95	103.72	-	212.67	2,996.71
Commercial Block II Sahar, Mumbai	1,243.46	-	-	1,243.46	291.32	42.80	-	334.12	909.34
Commercial Block I Sahar, Mumbai.	3,203.82	-	-	3,203.82	515.92	85.69	-	601.61	2,602.21
Cignus Whitefield II Bangalore	1,725.15	483.96	0.05	2,209.06	729.07	71.92	0.05	800.94	1,408.12
Cignus Powai I, Mumbai	18.76	10,130.40	-	10,149.16	-	154.16	-	154.16	9,995.00
Total (A)	9,372.25	10,642.68	0.05	20,014.88	1,645.26	458.29	0.05	2,103.50	17,911.38
Investment property under construction									
Business centers and offices, Sahar, Mumbai	-	-	-	-	-	-	-	-	2.08
Cignus Powai I, Mumbai	-	-	-	-	-	-	-	-	130.19
Cignus Powai II, Mumbai	-	-	-	-	-	-	-	-	1,896.32
Cignus Whitefield I Bangalore	-	-	-	-	-	-	-	-	41.37
Cignus Whitefield II Bangalore	-	-	-	-	-	-	-	-	1.62
Total (B)	-	-	-	-	-	-	-	-	2,071.58
Total (A+B)	-	-	-	-	-	-	-	-	19,982.96

Note : On transition to Ind AS, the carrying values of all the Investment Property (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Company has chosen to reflect the fair value of all freehold land as their respective deemed cost.

Notes:

- 1) The Company's investment properties consist of commercial properties in India. The management has determined that the investment properties consist of two classes - office and retail based on the nature, characteristics and risk of each property.
- 2) Refer note 20 and Note 24 for information on Investment property pledged as security by the Company.
- 3) Borrowing cost aggregating to ₹ 221.78 million (March 31, 2025 ₹ 416.56 million) are capitalised under investment property under construction. The average capitalization rate of 8.74% p.a. is used to determine the amount of borrowing costs eligible for capitalization.
- 4) Details of investment property under construction:

₹ in million

Particulars	March 31, 2026	March 31, 2025
Opening Balance	2,071.58	10,719.70
Add: Additions during the year	3,258.52	1,744.35
Less: Capitalised during the year	(470.16)	(10,392.47)
Closing Balance	4,859.94	2,071.58

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

- 5) Expenses (net) capitalised to investment property under construction during the year:

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Legal and professional charges	34.10	40.15
Employee costs	79.31	71.76
Rates, taxes and license fees	72.70	15.82
Interest and other finance costs	221.78	416.56
Other incidental direct cost	-	63.61
Total	407.90	607.90

B. Fair value measurement

i. Fair value hierarchy

The fair value of investment property and investment property under construction was determined by external, independent property valuers, having appropriate recognized professional qualification and experience.

The fair value measurement for all of the investment property and investment property under construction has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

₹ in million

Investment properties*	Fair Value as on March 31, 2026	Fair Value as on March 31, 2025
Commercial Block I, Sahar, Mumbai	8,246.00	8,187.00
Commercial Block II Sahar, Mumbai	2,227.00	2,171.00
Cignus Whitefield I Bangalore	5,328.00	5,326.00
Cignus Whitefield II Bangalore	2,374.00	1,906.00
Cignus Powai I, Mumbai	14,755.00	12,271.00

₹ in million

Investment property under construction*	Fair Value as on March 31, 2026	Fair Value as on March 31, 2025
Cignus Powai II, Mumbai	5,052.00	2,721.00
Koramangala Commercial, Bangalore**	986.95	-

*The independent valuer are registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017

**During the year, the Group has reclassified the construction of a commercial building located at Koramangala from Inventory to Investment Property under construction. This reclassification was made on account of a change in the intended use of the asset from sale of commercial property to leasing out the same.

ii. Valuation technique and significant unobservable inputs

Valuation technique

The fair value of investment property has been determined by external, independent property valuers / management, having appropriate recognized professional qualifications and recent experience in the location and category of the property being valued.

The fair value measurement for all of the investment property and investment property under construction has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

The Company follows discounted cash flows technique. The valuation model considers the present value of net cash flows to be generated from the property, taking into account the expected rental growth rate, vacant years, occupancy rate, lease incentive costs such as rent-free years and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms. The valuation of Retail block, Sahar, Mumbai considers change in end use to commercial purpose.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

Description of valuation techniques used and key inputs to valuation on investment properties and investment property under construction:

Investment properties	Valuation technique	Significant unobservable Inputs	Range	
			March 31, 2026	March 31, 2025
Commercial Block I Sahar, Mumbai.	DCF Method	Occupancy Range	96%	96%
		Carpet area (Sq Ft)	2,56,599	2,56,599
		Base Rent (₹)	197	197
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.09%
		Growth Rate	4.25%	4.25%
Commercial Block II Sahar, Mumbai	DCF Method	Occupancy Range	94.00%	96% to 100%
		Leasable Area (Sq ft)	1,33,329	1,34,244
		Base Rent (₹)	109 for Retailers 130 for Commercials	120 for Retailers 130 for Commercials
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	11.74%
		Growth Rate	4.25%	4.25%
Cignus Whitefield I Bangalore	DCF Method	Occupancy Range	96%	97% to 100%
		Leasable Area (Sq ft)	6,50,953	6,50,953
		Base Rent (₹)	60.00 - 70.00	60.00 - 70.00
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.09%
		Growth Rate	4.25%	4.25%
Cignus Whitefield II Bangalore	DCF Method	Occupancy Range	96%	96% to 100%
		Leasable Area (Sq ft)	3,02,124	3,02,124
		Base Rent (₹)	66.00 - 69.00	66.00 - 69.00
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.09%
		Growth Rate	4.25%	4.25%
Cignus Powai I, Mumbai	DCF Method	Occupancy Range	95%	98% to 100%
		Leasable Area (Sq ft)	6,20,889	6,00,209
		Base Rent (₹)	114.00 - 150.00	114.00 - 129.00
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.85%
		Growth Rate	4.25%	4.25%
Cignus Powai II, Mumbai	DCF Method	Occupancy Range	94%	98% to 100%
		Leasable Area (Sq ft)	8,68,616	8,68,610
		Base Rent (₹)	145-160	145-160
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	13.59%	13.32%
		Growth Rate	4.25%	4.25%
Koramangala Commercial, Bangalore	DCF Method	Occupancy Range	95%	NA
		Leasable Area (Sq ft)	1,17,330	
		Base Rent (₹)	200-220	
		Escalation %	4.75% p.a.	
		WAAC	13.79%	
		Growth Rate	4.25%	



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

C. Information regarding income and expenditure of investment property

₹ in million

Particulars	March 31, 2026	March 31, 2025
Rental income derived from investment properties	2,545.49	1,672.41
Direct operating expenditure (including repairs and maintenance) generating rental income	282.66	291.34
Profit arising from investment properties before depreciation and indirect expenses	2,262.83	1,381.07
Depreciation	600.03	458.29
Profit arising from investment properties before indirect expenses	1,662.80	922.78

- D. The Company has no restrictions on the realizability of investment property or the remittance of income and proceeds of disposal.

E. Investment properties under construction (IPUC) Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	2,678.33	903.06	111.27	1,167.28	4,859.94
Projects temporarily suspended	-	-	-	-	-
Total	2,678.33	903.06	111.27	1,167.28	4,859.94

As at March 31, 2025

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	792.63	111.27	129.18	1,038.50	2,071.58
Projects temporarily suspended	-	-	-	-	-
Total	792.63	111.27	129.18	1,038.50	2,071.58

F. Details of investment property whose completion is overdue or has exceeded its cost as compared to its original plan:

As at March 31, 2025

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress				
Cignus Powai II, Mumbai	3,857.96	-	-	-
Total	3,857.96	-	-	-

As at March 31, 2025

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress				
Cignus Powai II, Mumbai	-	-	-	1,896.32
Total	-	-	-	1,896.32

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

G. Asset wise breakup of investment property is as follows:

As at March 31, 2026

₹ in million

Particulars	Gross block				Accumulated depreciation/amortisation				Net block
	Opening balance as at April 01, 2025	Additions	Deductions	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the year	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Tangible assets									
Freehold land	1,640.96	-	-	1,640.96	-	-	-	-	1,640.96
Buildings	15,055.63	367.44	-	15,423.07	1,178.89	388.54	-	1,567.43	13,855.64
Plant and machinery	2,439.26	61.95	-	2,501.21	641.66	153.79	-	795.45	1,705.76
Computers	3.51	0.58	-	4.09	2.70	0.59	-	3.29	0.80
Electrical installations	820.29	37.14	-	857.43	249.70	54.13	-	303.83	553.60
Furniture and fixtures	53.01	3.05	-	56.06	28.41	2.98	-	31.39	24.67
Office equipments	1.68	-	-	1.68	1.60	-	-	1.60	0.08
	20,014.34	470.16	-	20,484.50	2,102.96	600.03	-	2,702.99	17,781.51
Intangible assets									
Software	0.54	-	-	0.54	0.54	-	-	0.54	-
	0.54	-	-	0.54	0.54	-	-	0.54	-
Total	20,014.88	470.16	-	20,485.04	2,103.50	600.03	-	2,703.53	17,781.51

As at March 31, 2025

₹ in million

Particulars	Gross block				Accumulated depreciation/amortisation				Net block
	Opening balance as at April 01, 2024	Additions	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the year	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Tangible assets									
Freehold land	913.33	727.63	-	1,640.96	-	-	-	-	1,640.96
Buildings	6,479.13	8,576.50	-	15,055.63	893.72	285.17	-	1,178.89	13,876.74
Plant and machinery	1,479.52	959.74	-	2,439.26	514.22	127.44	-	641.66	1,797.60
Computers	3.36	0.20	0.05	3.51	2.33	0.42	0.05	2.70	0.81
Electrical installations	460.32	359.97	-	820.29	206.44	43.26	-	249.70	570.59
Furniture and fixtures	34.37	18.64	-	53.01	26.48	1.93	-	28.41	24.60
Office equipments	1.68	-	-	1.68	1.55	0.05	-	1.60	0.08
	9,371.71	10,642.68	0.05	20,014.34	1,644.74	458.27	0.05	2,102.96	17,911.38
Intangible assets									
Software	0.54	-	-	0.54	0.52	0.02	-	0.54	-
	0.54	-	-	0.54	0.52	0.02	-	0.54	-
Total	9,372.25	10,642.68	0.05	20,014.88	1,645.26	458.29	0.05	2,103.50	17,911.38

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 5 IMPAIRMENT TESTING FOR CASH GENERATING UNIT (CGU) CONTAINING GOODWILL

For the purpose of impairment testing, goodwill is allocated to the Company's operating segments which represent the lowest level within the Company at which goodwill is monitored for internal management purposes. The aggregate carrying amounts of goodwill allocated to each unit are as follows:

₹ in million

Particulars	March 31, 2026	March 31, 2025
Hotel at Bengaluru	200.62	200.62
Commercial complex at Bangalore	25.49	25.49
Total	226.11	226.11

The recoverable amount is based on a value-in-use calculation using the discounted cash flow method.

Value in use has been determined by discounting the future cash flows generated from the continuing use of the unit.

The calculation of the value in use is based on the following key assumptions:

The table below shows the key assumptions used in the value in use calculations of :

A. Hotel at Bengaluru

Particulars (in %)	March 31, 2026	March 31, 2025
Discount rate	12.24%	13.25%
Growth rate	4.50%	4.00%
Terminal value multiple	13.00 times	13.50 times

B. Cignus Whitefield II Bangalore

Particulars (in %)	March 31, 2026	March 31, 2025
Discount rate	12.67%	12.09%
Growth rate	4.25%	4.25%
Terminal value multiple	12.50 times	12.50 times

Discount rate

The discount rate is a pre tax measure based on the rate of 10 year government bonds issued by the Government of India, adjusted for a risk premium to reflect both the increased risk of investing in equities generally and the systematic risk of the specific CGU.

Terminal value growth rate

Terminal value growth rate used for the purpose of calculation of terminal value has been determined based on the long-term compound annual growth rate in EBITDA.

The above assumptions are reviewed annually as part of management's budgeting and strategic planning cycles. These estimates may differ from actual results. The values assigned to each of the key assumptions reflect the Management's past experience as their assessment of 5 year projection plan, and are consistent with external / internal sources of information.

Based on the above assumptions and analysis, no impairment was identified for any of the CGU as at March 31, 2026 and March 31, 2025 as the recoverable value of the CGU exceeded the carrying value.

With regard to the assessment of value in use, no reasonably possible change in any of the above key assumptions would cause the carrying amount of the CGUs to exceed their recoverable amount.

NOTE 6 OTHER INTANGIBLE ASSETS

As at March 31, 2026

₹ in million

Particulars	Gross block				Accumulated amortisation				Net block
	Opening balance as at April 01, 2025	Additions	Deductions	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	Charged for the year	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Trade marks	0.04			0.04	0.04			0.04	-
Computer software	139.67	7.80	11.88	135.59	117.94	10.05	11.88	116.11	19.48
Total	139.71	7.80	11.88	135.63	117.98	10.05	11.88	116.15	19.48

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 6 OTHER INTANGIBLE ASSETS (CONTD.)

As at March 31, 2025

₹ in million

Particulars	Gross block				Accumulated amortisation				Net block
	Opening balance as at April 01, 2024	Additions	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	Charged for the year	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Trade marks	0.04	-	-	0.04	0.04	-	-	0.04	-
Computer software	132.45	7.30	0.08	139.67	109.44	8.59	0.09	117.94	21.73
Total	132.49	7.30	0.08	139.71	109.48	8.59	0.09	117.98	21.73

Note:

On transition to Ind AS, the carrying values of all the Intangible Assets under the previous GAAP have been considered to be the deemed cost under Ind AS.

NOTE 7 INVESTMENT IN SUBSIDIARIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Investments in equity shares (non-trade, unquoted)		
In subsidiary companies (equity shares of ₹10/- each fully paid)		
25,009,000 (March 31, 2025: 25,009,000) shares of Chalet Hotels and Properties (Kerala) Private Limited #	250.09	250.09
Less: Provision for Impairment	(250.09)	(250.09)
	-	-
100,000 (March 31, 2025: 100,000) shares of Chalet Airport Hotel Private Limited*	6.50	6.50
18,573 (March 31, 2025: 18,573) shares of The Dukes Retreat Private Limited	829.11	829.11
30,082 (March 31, 2025: 30,082) shares of Sonmil Industries Private Limited	756.46	756.46
21,655,999 (March 31, 2025: 21,655,999) shares of Mahananda Spa and Resorts Private Limited	305.89	305.89
(b) Investments in 0.01% Optionally Convertible Non-Cumulative Redeemable Preference shares (non-trade, unquoted)		
384,836,135 (March 31, 2025: 384,836,135) shares of Mahananda Spa and Resorts Private Limited	5,325.79	5,325.79
(c) Investments in Limited Liability Partnership Firms ('LLP') (unquoted), carried at cost		
Ayushi and Poonam Estates LLP (refer note 59)	427.02	427.02
	7,650.77	7,650.78
Aggregate amount of unquoted securities	7,650.77	7,650.78
Aggregate amount of quoted securities	-	-
Market value of quoted securities	-	-
Aggregate amount of impairment in the value of investments	250.09	250.09

*Includes adjustments of ₹5.50 million on account of interest free loan given.

Includes shares held by nominee shareholders

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 8 OTHER INVESTMENTS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Measured at amortized cost		
Unquoted, fully paid up:		
Investments in equity shares (non-trade, unquoted)		
In other companies (equity shares of ₹10/- each fully paid)		
1,000 (March 31, 2025: 1,000) shares of Stargaze Properties Private Limited	0.01	0.01
20,500 (March 31, 2025: 16,500) shares of Renew Wind Power Energy (AP) Limited	3.44	2.58
748,750 (March 31, 2025: 991,345) shares of Krishna Valley Power Private Limited#	15.07	19.91
1,044,550 (March 31, 2025: 1,044,550) shares of Sahyadri Renewable Energy Private Limited#	31.46	31.46
785,610 (March 31, 2025: 355,000) shares of Vikramaditya Renewable Energy Private Limited#	23.59	10.67
2,551,597 (March 31, 2025: 2,551,597) shares of TP Agastaya Limited#	25.52	25.52
171,600 (March 31, 2025: 171,600) shares of Solarcraft Power India 26 Private Limited	1.72	1.72
2,600 (March 31, 2025: Nil) shares of Pro zeal Green Power Private Limited#	0.03	
Investments in compulsory convertible debentures (non-trade, unquoted)		
In other companies (equity shares of ₹10/- each fully paid)		
156,000 (March 31, 2025: Nil) Debenture units of Solarcraft Power India 26 Private Limited	29.48	-
4,120 (March 31, 2025: Nil) Debenture units of Pro zeal Green Power Private Limited	4.12	-
Measured at amortized cost		
National Saving Certificates	0.12	0.13
	134.56	92.00
Aggregate amount of unquoted securities	134.56	92.00
Aggregate amount of quoted securities	-	-
Market value of quoted securities	-	-
Aggregate amount of impairment in the value of investments	-	-

#The Company holds more than 20% stake in the entities. These investments are solely to obtain captive solar power supply for its hotel units. The Company neither has exposure nor rights to variable returns

NOTE 9 OTHER NON-CURRENT FINANCIAL ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
<i>(Unsecured, considered good)</i>		
To related parties		
Security deposits	28.53	26.14
To other than related parties		
Deposits with banks with more than 12 months maturity	657.39	654.46
Finance Lease	293.71	367.59
Deposits		
Security deposits - Others	167.24	149.30
	1,146.87	1,197.49

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 10 OTHER NON-CURRENT ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Secured, unsecured, considered good)		
To other than related parties		
(Unsecured, considered good)		
Capital advances	213.31	606.87
Prepayments (refer footnote)	312.39	447.29
	525.70	1,054.16

The balance of prepaid lease rental in respect of Four Points by Sheraton Hotel comprising the hotel building, apartments and a demarcated portion of leasehold land at Vashi, Navi Mumbai, purchased from K. Raheja Corp Private Limited ("KRCPL"), amounts to ₹ 44.95 million as at March 31, 2026 (March 31, 2025: ₹ 46.14 million) (refer note 43A)

NOTE 11 INVENTORIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(valued at lower of cost and net realizable value)		
Hospitality: (a)		
Food, beverages and smokes	146.41	125.18
Stores and spares	1.55	1.44
Property development :		
Finished Goods	33.07	-
Construction Work in Progress (refer note 50)	2,386.94	6,313.81
Less: Provision for impairment	-	(263.29)
Property under Development : (b)	2,420.01	6,050.52
Materials at site	83.93	134.39
Less: Provision for impairment	-	(16.24)
Material at site : (c)	83.93	118.15
Retail:		
Material at site : (d)	5.66	3.38
Total : (a)+(b)+(c)+(d)	2,657.56	6,298.67

NOTE 12 CURRENT INVESTMENTS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Measured at fair value through profit and loss (Unquoted)		
Investments in Mutual Funds		
Mutual Fund Axis Overnight Fund Direct Growth (ONDGG)	64.66	5.06
Mutual Fund ICICI Overnight Fund DP Growth	60.25	4.34
Mutual Fund ICICI Liquid Fund DP Growth	10.27	3.92
Mutual Fund Axis Money Market Fund Direct Growth (MMDGG)	8.61	472.49
Mutual Fund ICICI Money Market Fund DP Growth	2.27	502.03
	146.06	987.84
Aggregate amount of quoted securities	146.06	987.84
Market value of quoted securities	146.06	987.84
Aggregate amount of impairment in the value of investments		

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 13 TRADE RECEIVABLES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good, unless otherwise stated)		
Trade receivables	525.24	605.44
Less: Allowance for doubtful trade receivables	(3.55)	(16.79)
Considered good	521.69	588.65
Trade receivables	-	-
Less: Allowance for doubtful trade receivables	-	-
Trade Receivables which have significant increase in Credit Risk	-	-
Trade receivables	-	-
Less: Allowance for doubtful trade receivables	-	-
Credit Impaired	-	-
Unbilled revenue	133.89	126.04
Less: Provision for impairment	-	(1.59)
	133.89	124.45
	655.58	713.10

Above balances of trade receivables include balances with related parties (refer note 51)

Trade receivables Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	133.89	519.77	4.34	1.13	-	-	659.13
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables – considered good	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	133.89	519.77	4.34	1.13	-	-	659.13

Above balances of trade receivables are excluding the provision amounts

As at March 31, 2025

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	126.04	590.06	14.79	0.59	-	-	731.48
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables – considered good	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	126.04	590.06	14.79	0.59	-	-	731.48

Above balances of trade receivables are excluding the provision amounts



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 14A CASH AND CASH EQUIVALENTS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Balance with banks		
- Current accounts	1,268.32	707.18
Cheques on hand	16.00	41.17
Cash on hand	6.59	8.16
	1,290.91	756.51

Cash and cash equivalents includes balances in escrow account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

NOTE 14B OTHER BANK BALANCES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Earmarked balances with banks		
Unpaid dividend	1.24	-
In term deposit accounts (balances held as margin money)	1,199.69	485.17
	1,200.93	485.17

Term deposit includes accrued interest of ₹ 10.78 in million (March 31, 2025: ₹ 4.87 in million)

NOTE 15 LOANS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good)		
Deposits		
Loans to related parties (refer footnote and Note 51)	4,245.05	2,520.68
	4,245.05	2,520.68

Type of Borrower

₹ in million

Loan to Related parties	Amount of loan or advance in the nature of loan outstanding	% of total Loans and Advances in the nature of loans
March 31, 2026		
- Chalet Hotels & Properties (Kerela) Private Limited (Subsidiary)	96.99	2.28%
- Chalet Airport Hotel Private Limited (Wholly owned subsidiary)	1,873.05	44.12%
- Ayushi and Poonam Estates LLP (Subsidiary)	966.06	22.76%
- The Dukes Retreat Private Limited (Subsidiary)	1,054.14	24.83%
- Mahananda Spa & Resorts Private Limited (Wholly owned subsidiary)	254.81	6.00%
Total	4,245.05	100.00%



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 15 LOANS (CONTD.)

₹ in million

Loan to Related parties	Amount of loan or advance in the nature of loan outstanding	% of total Loans and Advances in the nature of loans
March 31, 2025		
- Chalet Hotels & Properties (Kerela) Private Limited (Subsidiary)	68.30	3%
- Chalet Airport Hotel Private Limited (Wholly owned subsidiary)	1,204.79	48%
- Ayushi and Poonam Estates LLP (Subsidiary)	1,003.01	40%
- The Dukes Retreat Private Limited (Subsidiary)	244.58	10%
Total	2,520.68	100%

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Considered good – Secured	4,245.05	2,520.68
Considered good – Unsecured	-	-
Loan Receivables which have significant increase in credit risk	-	-
Loan Receivables – credit impaired	-	-
Less: Loss allowance	-	-
Total	4,245.05	2,520.68

NOTE 16 OTHER CURRENT FINANCIAL ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good)		
To related parties		
Security deposits - related parties (refer note 51)	67.11	66.25
Others	14.06	109.74
To other than related parties		
Security deposits - others	524.20	13.98
Finance Lease	73.87	63.79
Others	118.12	42.46
	797.36	296.22

NOTE 17 OTHER CURRENT ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good)		
To other than related parties		
Advance to suppliers	162.45	153.53
Less: Provision for doubtful advances	(10.74)	(10.74)
	151.71	142.79
Indirect tax balances/receivable credits	35.09	31.49
Unbilled revenue	1,190.71	1,010.11
Prepayment	199.58	218.20
Capital Advances	-	14.33
Others	11.89	11.75
	1,588.98	1,428.67

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 18 SHARE CAPITAL

(a) Details of the authorised, issued, subscribed and fully paid-up share capital as below:

₹ in million

Particulars	March 31, 2026	March 31, 2025
(i) Authorised		
382,100,000 (March 31, 2025: 382,100,000) equity shares of the par value of ₹ 10 each	3,821.00	3,821.00
(ii) Issued, subscribed and paid-up		
218,994,127 (March 31, 2025: 218,455,415) equity shares of the par value of ₹ 10 each	2,189.94	2,184.55
Total	2,189.94	2,184.55

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	Number	Amount	Number	Amount
Equity shares				
Number of equity shares outstanding at the beginning of the year	21,84,55,415	2,184.55	20,54,74,008	2,054.74
Fresh issue of equity shares (refer note 52 and 57)	5,38,712	5.39	1,29,81,407	129.81
Number of equity shares outstanding at the end of the year	21,89,94,127	2,189.94	21,84,55,415	2,184.55

(c) Registered shareholder holding more than 5% equity shares in the Group is set out below:

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Casa Maria Properties LLP	1,64,96,280	7.53%	1,64,96,280	7.55%
Capstan Trading LLP	1,64,95,680	7.53%	1,64,95,680	7.55%
Raghukool Estate Development LLP	1,64,95,680	7.53%	1,64,95,680	7.55%
Touchstone Properties and Hotels Private Limited	1,45,00,000	6.62%	1,45,00,000	6.64%
Anbee Construction LLP	1,31,51,180	6.01%	1,31,16,180	6.00%
Cape Trading LLP	1,31,51,180	6.01%	1,31,16,180	6.00%
K Raheja Private Limited	1,24,00,000	5.66%	1,24,00,000	5.68%
	10,26,90,000	46.89%	10,26,20,000	46.97%

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 18 SHARE CAPITAL (CONTD.)

(d) Details of shares held by promoters

As at March 31, 2026

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully paid	Neel Chandru Raheja	1,03,26,318	16,000	1,03,42,318	4.72%	0%
	Ravi Chandru Raheja	51,63,159	16,000	51,79,159	2.36%	0%
	Jyoti Chandru Raheja	77,80,300	-	77,80,300	3.55%	0%
	Sumati Ravi Raheja	51,63,159	-	51,63,159	2.36%	0%
	Ivory Properties And Hotels Private Limited	35,71,533	-	35,71,533	1.63%	0%
	K Raheja Private Limited	1,24,00,000	-	1,24,00,000	5.66%	0%
	K Raheja Corp Private Limited	37,85,824	-	37,85,824	1.73%	0%
	Touchstone Properties And Hotels Private Limited	1,45,00,000	-	1,45,00,000	6.62%	0%
	Genext Hardware And Parks Private Limited	8,00,000	-	8,00,000	0.37%	0%
	Cape Trading LLP	1,31,16,180	35,000	1,31,51,180	6.01%	0%
	Casa Maria Properties LLP	1,64,96,280	-	1,64,96,280	7.53%	0%
	Capstan Trading LLP	1,64,95,680	-	1,64,95,680	7.53%	0%
	Palm Shelter Estate Development LLP	80,52,387	-	80,52,387	3.68%	0%
	Raghukool Estate Development LLP	1,64,95,680	-	1,64,95,680	7.53%	0%
	Anbee Constructions LLP	1,31,16,180	35,000	1,31,51,180	6.01%	0%
Total		14,72,62,680	1,02,000	14,73,64,680		
Total Number of Equity Shares				21,89,94,127		

As at March 31, 2025

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully paid	Neel Chandru Raheja	1,03,26,318	-	1,03,26,318	4.73%	0%
	Ravi Chandru Raheja	51,63,159	-	51,63,159	2.36%	0%
	Jyoti Chandru Raheja	77,80,300	-	77,80,300	3.56%	0%
	Sumati Ravi Raheja	51,63,159	-	51,63,159	2.36%	0%
	Ivory Properties And Hotels Private Ltd	35,71,533	-	35,71,533	1.63%	0%
	K Raheja Private Limited	1,24,00,000	-	1,24,00,000	5.68%	0%
	K Raheja Corp Private Limited	37,85,824	-	37,85,824	1.73%	0%
	Touchstone Properties And Hotels Pvt Ltd	1,45,00,000	-	1,45,00,000	6.64%	0%
	Genext Hardware And Parks Private Ltd	8,00,000	-	8,00,000	0.37%	0%
	Cape Trading Llp	1,31,16,180	-	1,31,16,180	6.00%	0%
	Casa Maria Properties Llp	1,64,96,280	-	1,64,96,280	7.55%	0%
	Capstan Trading Llp	1,64,95,680	-	1,64,95,680	7.55%	0%
	Palm Shelter Estate Development Llp	80,52,387	-	80,52,387	3.69%	0%
	Raghukool Estate Development Llp	1,64,95,680	-	1,64,95,680	7.55%	0%
	Anbee Constructions Llp	1,31,16,180	-	1,31,16,180	6.00%	0%
Total		14,72,62,680	-	14,72,62,680	67.41%	
Total Number of Equity Shares				21,84,55,415		

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 18 SHARE CAPITAL (CONTD.)

(e) Rights, preferences and restrictions attached to equity shares.

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets on winding up. The equity shareholders are entitled to receive dividend as declared from time to time, subject to preferential right of preference shareholders to payment of dividend. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to his/its share of the paid-up equity share capital of the Company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable has not been paid. Failure to pay any amount called up on shares may lead to their forfeiture. On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts, in proportion to the number of equity shares held.

f) Employee stock option plan

Number of shares reserved for ESOP is 562,290 (March 31, 2025 : 1,100,999)

Term attached to stock options granted to employees are described in note 52.

g) All issued shares are fully paid up.

NOTE 19 OTHER EQUITY

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Equity Component of Compound Instruments		
Balance at the beginning of the year	458.40	550.82
Less: Transferred to retained earnings	458.40	92.42
At the end of the year	-	458.40
ESOP reserve		
Balance at the beginning of the year	146.11	134.41
Add: Additions during the year	74.95	67.77
Less: Transferred to retained earnings	106.69	56.07
At the end of the year	114.37	146.11
Securities premium		
Balance at the beginning of the year	20,173.51	10,399.88
Add: Premium on issued equity shares	199.23	9,973.89
Less: Share issue expenses	-	(200.26)
At the end of the year	20,372.74	20,173.51
General reserve		
Balance at the beginning of the year	1,071.96	1,071.96
At the end of the year	1,071.96	1,071.96
Capital reserve		
Balance at the beginning of the year	84.99	84.99
At the end of the year	84.99	84.99
Capital redemption reserve		
Balance at the beginning of the year	160.00	-
Add: Transferred from retained earnings	2,000.00	160.00
At the end of the year	2,160.00	160.00
Retained earnings		
Balance at the beginning of the year	6,546.42	4,293.62
Add: Profit for the year	6,655.60	1,710.69
Add: Transferred from employee stock option reserve	106.69	56.07
Add: Transferred from equity component of compound instruments	458.40	92.42
Less: Transferred to capital redemption reserve	(2,000.00)	(160.00)
Less: Interim dividend*	(218.69)	-
Add: Reversal of deferred tax on fair value of land	-	553.62
At the end of the year	11,548.42	6,546.42
	35,352.48	28,641.39

*During the year, the Board of Directors of the Company declared an interim dividend of ₹1 per equity share (Face value 10/- per equity share) amounting to ₹ 218.69 million.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 19 OTHER EQUITY (CONTD.)

Nature and purpose of reserves

Equity Component of Compound Instruments

Equity component of Component Instruments comprises of the impact of fair valuation of preference shares issued by the Company.

Securities premium account

Securities premium is used to record the premium on issue of shares. The reserve is utilized in accordance with the provisions of the Companies Act, 2013.

General reserve

General reserve represents appropriation of retained earnings and are available for distribution to shareholders.

Capital reserve

The reserve comprises of profits/gains of capital nature earned by the Company and credited directly to such reserve.

Employee stock option plan reserve

Represents expense recognized towards employee stock option plans issued by the Company. (refer note 52).

Retained earnings

Retained earnings represents surplus/accumulated earnings of the Company and are available for distribution to shareholders. It includes impact of fair valuation of land on transition to Ind AS and are presently not available for distribution to shareholders (net of related tax impact): ₹ 4,263.67 million (March 31, 2025 ₹ 4,263.67 million).

NOTE 20 LONG-TERM BORROWINGS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Borrowings		
Non Convertible Debenture (NCD)		
8.35% Listed, Rated, Secured, Redeemable, Transferable, Taxable, Non-Cumulative, Non-Convertible Debentures	745.06	743.54
Non-convertible debentures from International Finance Corporation (refer note A) (Face value ₹ 2,000 million)	1,370.83	1,561.45
Secured		
Rupee term loans		
From bank (refer note A)	14,506.49	10,801.17
	16,622.38	13,106.16

Current and Non-current Borrowings:

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	Non current	Current	Non current	Current
i) From bank	14,506.49	2,325.43	10,801.17	6,060.81
ii) From others	2,115.89	225.75	2,304.99	548.03
iii) Working Capital Demand Loan	-	1,085.39	-	1,128.62
	16,622.38	3,636.57	13,106.16	7,737.46

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 20 LONG-TERM BORROWINGS (CONTD.)

A) Terms of repayment

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
Non Convertible Debentures (NCD's)	7,500.00	746.05 (743.54)	8.35%	8.35%	Redeemable in two equal installments of ₹ 375 million each, payable on 24th September 2027 and 24th March 2028, respectively.	It is secured by (i) Pari-passu charge on immovable and movable properties of the Company pertaining to JW Sahar Marriott & Sahar Retail ("Mortgaged Properties"). (ii) First charge over all the receivables of the Mortgaged Properties on Pari Passu basis with existing Lenders, escrow account held by the Company pertaining to Mortgaged Properties and the insurance proceeds.
International Financial corporation (IFC)	3,750.00	1,595.56 (1,796.08)	9.24% to 7.47%	9.49% to 9.24%	Semi annual repayments from Jul-24 to Jan-32.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from JW Sahar Marriott & Sahar Retail (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to JW Sahar Marriott & Sahar Retail.

TERM LOANS- Rupee Loans - Bank

HDFC Bank Limited	2,500 (Term loan - ₹2,300 million with ₹ 200 million OD as a sub-limit of term loan)	1,178.50 (1,491.33)	8.64% to 7.33%	9.00% to 8.64%	Repayable in quarterly 30 instalments from December 2021 to March 2029.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai
HDFC Bank Limited	1920 (Lease Rental Discounting ("LRD") - ₹ 1,420 million with ₹ 500 million OD as a sub-limit of LRD)	1,397.97	7.90% to 7.15%	-	Repayable in monthly instalments from August 2025 to May 2040.	First exclusive charge by way of registered mortgage on 3 floors of Cignus I, Powai along with proportionate share on undivided interest in land attributable to the said floors including common area and right to use 170 parking spaces, exclusive charge on current and future Scheduled Receivables of the Mortgaged Properties, exclusive charge over escrow in relation to the Scheduled Receivables, 1 month ISRA till rent commencement & 1 month DSRA.

* Previous year information are disclosed in brackets

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 20 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
ICICI Bank Limited	2,500.00	- (1,979.86)	8.80% - 8.25%	8.80%	Repayable in 36 Quarterly installments starting from Jan-22. This loan has been fully prepaid in December 2025	It is secured by: (i) First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") (ii) First pari passu charge on current assets of the Hotel (iii) First pari passu charge on receivables of the Hotel
HDFC Bank Limited	2,000.00	1,956.87	7.40%	-	Repayable in monthly instalments from December 2025 to December 2030.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai
ICICI Bank Limited	3,000.00	1,000.21	7.45%	-	Bullet repayment in May 2026. Redrawable limit	It is secured by: (i) First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") (ii) First pari passu charge on current assets of the Hotel (iii) First pari passu charge on receivables of the Hotel
ICICI Bank Limited	650.00	333.04	7.45%	-	Bullet repayment in May 2026. Redrawable limit	
Federal Bank Limited	1,650.00	1,513.29 (1,593.75)	8.25% to 7.25%	8.50% to 8.25%	Repayable in monthly installments starting from June 2024 to January 2034.	First and exclusive charge on immovable and movable property and receivables pertaining to commercial properties (Cignus I and II) located in Whitefield, Bangalore
Federal Bank Limited	1350 million	- (1,347.18)	8.25% to 7.25%	8.50% to 8.25%	Repayable in 2 installments. Last installment in March 2026	First and exclusive charge on immovable and movable property and receivables pertaining to commercial properties (Cignus I and II) located in Whitefield, Bangalore

* Previous year information are disclosed in brackets

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 20 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
HSBC Limited	3500 million (2000 million LRD, 1000 million term loan and 500 million OD)	2,906.87 (2,586.70)	8.4% to 7.40%	8.40%	One LRD Repayable in Monthly instalments from February 2025 to July 2029. Term Loan Repayable in four instalments every six months starting from August 2027. Other LRD with bullet repayment in July 2029.	First exclusive charge by way of registered mortgage on 6 floors of Cignus I, Powai along with proportionate share on undivided interest in land, First exclusive charge by way of escrow and hypothecation of all current assets, movables and inflows in relation to the Project. Negative lien on shares of Mahananda Spa & Resorts Private Limited, Endorsement of insurance policy & 1 month DSRA
Axis Bank Limited	4,500 (Term loan - 4,200 million with ₹300 million OD as a sub-limit of term loan)	3,291.53 (3,766.63)	8.50% to 7.50%	9.30% to 8.50%	Repayable in quarterly instalments starting from June 2023 to September 2032.	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad Hotel
DBS Bank Limited	6,000 (Term loan - 5,500 million with ₹500 million OD as a sub-limit of term loan)	3,586.02	7.64% to 7.66%	-	Repayable in quarterly instalments starting from December 2025 to October 2030.	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
DBS Bank Limited	1,775.00	- (998.69)	7.45%	7.45%	Repayable in Monthly instalments from July 2022 to September 2025 The loan is fully paid.	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
DBS Bank Limited	3,250 (Term Loan - ₹ 2,900 million, DSRA and OD ₹ 200 million)	- (2052.87)	7.45%	7.45%	Repayable in Monthly instalments from April 2020 to September 2025. The loan is fully paid.	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.

* Previous year information are disclosed in brackets

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 20 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
HDFC Bank Limited	2,500 (Line of Credit)	- (400.10)	9.30% to 8.35%	9.05% to 9.30%	Line of credit to be reduced every year starting from March 2019 to March 2026. The loan was repaid on March 2026.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
ICICI Bank Limited	1350 (Term Loan - ₹ 700 million and OD ₹ 650 million)	- (694.43)	8.80% to 8.25%	8.80%	Repayable Quarterly instalment starting from December 2025 to December 2029. The Term Loan has been fully prepaid in December 2025	It is secured by: (i) First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") (ii) First pari passu charge on current assets of the Hotel (iii) First pari passu charge on receivables of the Hotel
DBS Bank Ltd (WCDL Loan)	2,400.00	753.04 (1044.42)	8.30% to 7.40%	8.56% to 8.30%	Bullet repayment at maturity in March 2027. Redrawable limit	It is secured by (i) Second Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on ISRA Account. (iii) Exclusive charge on receivables from Westin Hyderabad HITEC City hotel

* Previous year information are disclosed in brackets

From Others

Bajaj Finance Limited	500.00	- (348.04)	7.45%	7.45%	Repayable in Monthly instalments from April 2020 to September 2025. The loan is fully paid in September 2025.	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.

There are no breaches of the covenants associated with the borrowings and none of the borrowings were called back during the period and in the previous year.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 21 OTHER NON-CURRENT FINANCIAL LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Security deposits	923.10	734.68
Retention money	11.43	10.42
	934.53	745.10

NOTE 22 PROVISIONS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for gratuity	134.30	115.60
Provision for compensated absences	46.48	34.84
	180.78	150.44

NOTE 23 OTHER NON-CURRENT LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Deferred finance income	541.88	414.22
	541.88	414.22

NOTE 24 BORROWINGS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Secured		
Over draft accounts from banks	353.77	64.77
Current maturity of long term debt (refer note 20)	2,551.18	6,608.84
Working Capital Demand Loan	1,085.39	1,128.62
Preference share liability		
Non-cumulative redeemable preference shares (refer note 24 B)	-	1,969.02
	3,990.34	9,771.25



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 24 BORROWINGS (CONTD.)

A) Terms of repayment

Rate of interest

Particulars	Sanction Amount	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	As at March 31, 2026	As at March 31, 2025		
Standard Chartered Bank	500 (Including two sub limit of ₹ 20 million each)	10.25% to 7.35%	9.80% to 10.25%	Renewal every year.	Secured against land parcel admeasuring 6,826 sq. mtrs. at Powai (including future receivables) adjacent to the operating Westin Powai and Lakeside Chalet, Mumbai - Marriott Executive Apartments, Powai.
DBS Bank Limited	3,250 (Term Loan - ₹ 2,900 million and OD ₹ 200 million)	9.80% to 8.90%	9.60% to 9.80%	Renewal every year and maturity is in September 2025 in line with the Term loan.	It is secured by (i) Exclusive charge on immovable and movable property and receivables (both present future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
Indian Overseas Bank	50.00	11.55%	11.55%	Renewal every year.	Cash Credit is secured by hypothecation of inventories, crockery, cutlery, and linen held by the Company at its property in Powai, both present and future.
ICICI Bank Limited	1,900 (Term Loan - 1,530 million and OD 150 million)	9.00% to 8.30%	9.00%	Renewal every year and maturity is in June 2025 in line with the Term loan.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) Pari Passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield
HDFC Bank Limited	2,500 (Term loan - ₹2,300 million with ₹ 200 million OD as a sub-limit of term loan)	9.30% to 8.40%	9.30%	Overdraft to be reduced on a proportionate basis in line with term loan repayment.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Powai Phase I and II.
Axis Bank Limited	4,500 (Term loan - 420 million with ₹300 million OD as a sub-limit of term loan)	8.50% to 7.50%	8.75% to 8.50%	Overdraft to be reduced in proportion of last 300 million repayment of term loan	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad hotel
ICICI Bank Limited	1350 (Term Loan - ₹ 700 million and OD ₹ 650 million)	9.00% to 8.30%	9.00%	Renewal every year	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) Pari Passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 24 BORROWINGS (CONTD.)

Particulars	Sanction Amount	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	As at March 31, 2026	As at March 31, 2025		
HDFC Bank Limited	1920 (LRD - ₹1,420 million with ₹ 500 million OD as a sub-limit of LRD)	7.40% - 7.15%	-	Overdraft to be reduced on a proportionate basis in line with LRD repayment.	First exclusive charge by way of registered mortgage on 3 floors of Cignus I, Powai along with proportionate share on undivided interest in land attributable to the said floors including common area and right to use 170 parking spaces, exclusive charge on current and future Scheduled Receivables of the Mortgaged Properties, exclusive charge over escrow in relation to the Scheduled Receivables, 1 month ISRA till rent commencement & 1 month DSRA.

There are no breaches of the covenants associated with the borrowings and none of the borrowings were called back during the period and in the previous year.

B) Preference Share Capital

(a) Details of the Authorised, Issued, Subscribed and Paid-up Preference Share Capital as below:

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Authorised		
1,600 (March 31, 2025: 1,600) 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each	160.00	160.00
10,000 (March 31, 2025: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each- Series A	1,000.00	1,000.00
10,000 (March 31, 2025: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each- Series B	1,000.00	1,000.00
(ii) Issued, Subscribed and paid-up		
Nil (March 31, 2025: 20,000) (Series A 10,000 and Series B 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares. Series A: Fully-paid up ₹ 100,000 each (Fully paid up ₹100,000 each in year ended March 31, 2025) and Series B: Fully-paid up ₹100,000 each (Partly paid up ₹ 75,000 each in year ended March 31, 2025).	-	1,969.02
Total	-	1,969.02

(b) Reconciliation of the number of shares outstanding at the beginning and end of the period:

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	Number	Amount	Number	Amount
1,600, 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each				
Number of Preference shares outstanding at the beginning of the year			1,600	160.00
Issued during the year	-	-	-	-
Less: Redeemed during the year			-1,600	-160.00
Number of Preference shares outstanding at the end of the year	-	-	-	-
Nil (March 31, 2025: 10,000) (Series A) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series A ₹ 100,000 each.				
Number of Preference shares outstanding at the beginning of the year	-	-	10,000	914.29

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 24 BORROWINGS (CONTD.)

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	Number	Amount	Number	Amount
Adjustments* / Issued during the year	-	-	-	62.76
Number of Preference shares outstanding at the end of the year	-	-	10,000	977.05
Nil (March 31, 2025: 10,000) (Series B) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series B ₹ 1,00,000 each.				
Number of Preference shares outstanding at the beginning of the year	-	-	10,000	929.21
Adjustments* / Issued during the year**	-	-	-	62.76
Number of Preference shares outstanding at the end of the year	-	-	10,000	991.97
Total	-	-	20,000	1,969.02

*Adjustments represents notional interest on debt components of Preferences share

** Call made against issued Series B Non-cumulative, Non-convertible redeemable preference shares

(c) Shareholder holding more than 5% Preference shares in the Company is set out below:

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Nil 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹100,000 each subscribed and fully paid up (March 31, 2025:10,000 fully paid up ₹100,000 each)				
Series A				
Mr Ravi Chandru Raheja	-	-	2,325	23.25%
Mr Neel Chandru Raheja	-	-	2,325	23.25%
K Raheja Corp Private Limited	-	-	4,500	45.00%
Ivory Properties and Hotels Private Limited	-	-	850	8.50%
Total	-	-	10,000	100%
Nil 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹100,000 each subscribed and fully paid up of ₹ 1,00,000 each. (March 31, 2025:10,000 fully paid up ₹100,000 each)				
Series B				
Mr Ravi Chandru Raheja	-	-	2,325	23.25%
Mr Neel Chandru Raheja	-	-	2,325	23.25%
K Raheja Corp Private Limited	-	-	4,500	45.00%
Ivory Properties and Hotels Private Limited	-	-	850	8.50%
Total	-	-	10,000	100%

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 24 BORROWINGS (CONTD.)

(d) Rights, Preferences and restrictions attached to preference shares.

The Company has two classes of preference shares having a par value of ₹100,000 each per share.

1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

Preference shares issued by the Group are due for redemption at par. Accordingly, the preference shares are liable to be redeemed at any time at the option of the Group but not later than December 21, 2026 (March 31, 2024 : December 21, 2026).

In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.

The Company has redeemed 1,600, 0.001% Non-Cumulative Redeemable Preference Shares bearing Face Value of ₹1,00,000 each at par on May 27, 2024.

Rights, Preferences and restrictions attached to 0.00% Non-cumulative redeemable preference shares The preference shares do not carry any voting rights, even if dividend has remained unpaid for any year or dividend has not been declared by the Group for any year. Preference shares shall, subject to availability of profits during any financial year, be entitled to nominal dividend of ₹1 per preference share per year.

The Company has redeemed 1,600, 0.001% Non-Cumulative Redeemable Preference Shares bearing Face Value of ₹1,00,000 each at par on May 27, 2024.

10,000 0.00%(Series A) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

10,000 0.00%(Series B) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

Rights, Preferences and restrictions attached to 0.00% (Series A & Series B) Non-cumulative, Non-convertible redeemable preference shares

The preference shares do not carry any voting rights.

With respect to the Residential project at Bengaluru ("Project"), w.e.f. June 04, 2018, the Promoter - Directors, have agreed to provide the Company either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0.00% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of ₹ 2,000 million. During the current year redemption of NCRPS's amounting to ₹ 2,000 million was made from the proceeds of the Project and the outstanding balance as at March 31, 2026 is Nil.

Pursuant to requirement of Companies Act,

In pursuant of the requirement of Companies Act sum of ₹ 2000 million has been transferred to Capital redemption reserve

The Preference Shares do not carry any voting rights whatsoever in any meetings of the shareholders of the Company or of members of any class of shares of the Company.

Subject to applicable laws, other than the amounts payable for redemption, no amounts shall be payable to the Preference Shareholders, whether by way of dividend or in any other manner whatsoever.

In the event of liquidation of the Company before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.

(e) Dividend on preference shares

On August 09, 2024 amount of ₹ 1,600/- was paid as preference dividend to 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

NOTE 25 TRADE PAYABLES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Total outstanding dues of micro enterprises and small enterprises and (refer note 44)	357.87	126.56
Total outstanding dues to creditors other than micro enterprises and small enterprises	1,158.76	1,479.84
	1,516.63	1,606.40

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 25 TRADE PAYABLES (CONTD.)

Trade payable Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Outstanding for following periods from due date of Invoice/Accrual						Total
	Accruals	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	357.19	-	-	0.68	357.87
Total outstanding dues of creditors other than micro enterprises and small enterprises	255.00	-	898.36	3.68	0.50	1.22	1,158.76
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-
Total	255.00	-	1,255.55	3.68	0.50	1.90	1,516.63

As at March 31, 2025

₹ in million

Particulars	Outstanding for following periods from due date of Invoice/Accrual						Total
	Accruals	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	10.25	37.07	79.24	-	-	-	126.56
Total outstanding dues of creditors other than micro enterprises and small enterprises	252.86	147.74	867.31	137.64	34.15	40.05	1,479.75
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	0.09	-	-	0.09
Total	263.11	184.81	946.55	137.73	34.15	40.05	1,606.40

NOTE 26 CURRENT - OTHER FINANCIAL LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Creditors for capital expenditure		
- Total outstanding dues of micro enterprises and small enterprises and (refer note 44)	153.91	253.24
- Total outstanding dues to creditors other than micro enterprises and small enterprises	113.88	155.53
Retention payable	310.51	333.06
Interim Dividend	1.24	-
Security deposits	56.50	27.20
Share of loss from Limited Liability Partnership	294.22	223.28
Corpus, society deposit and share money payable	213.95	-
Others deposit received from customers*	37.50	-
Other liabilities	109.23	157.52
	1,290.94	1,149.83

* other deposit received from customers include fitout deposit which are refundable to the customers as per agreements.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 27 OTHER CURRENT LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Income received in advance (unearned revenue)		
Advances from customers towards sale of residential flats	4,631.42	8,273.92
Advances from customers towards hospitality services	225.28	318.72
Advances from customers towards rental services	2.49	-
Deferred finance income	19.34	4.13
Statutory dues payable*	341.26	404.01
	5,219.79	9,000.78

*Statutory dues payable includes ESIC, TDS payable, provident fund payable, indirect taxes payable etc.

NOTE 28 SHORT-TERM PROVISIONS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for gratuity	61.71	52.74
Provision for compensated absences	31.34	28.97
	93.05	81.71

NOTE 29 REVENUE FROM OPERATIONS

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Sale of services		
Hospitality:		
Room income	9,880.10	9,111.22
Food, beverages and smokes	4,324.74	4,194.12
Others services	1,055.79	990.53
Retail and commercial:		
Lease rent	2,545.49	1,672.41
Operating Income from finance lease	57.34	2.85
Maintenance and other recoveries	418.82	276.81
Revenue from other services	36.51	17.71
(b) Sale of products		
Real estate:		
Sale of residential flats	7,374.89	-
Facility maintenance income	8.23	-
	25,701.91	16,265.65

Dizaggregation of revenue information

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Revenue based on geography		
Revenue from contract with customers		
- Indian	22,643.75	14,295.87
- Overseas	-	-
	22,643.75	14,295.87

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 29 REVENUE FROM OPERATIONS (CONTD.)

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
b) Revenue based on product and services		
Revenue from contract with customers		
- Room income	9,880.10	9,111.22
- Food, beverages and smokes	4,324.74	4,194.12
- Other services	1,055.79	990.53
- Real Estate	7,383.12	-
	22,643.75	14,295.87
c) Timing of transfer of goods and services		
Revenue from goods or services transferred to customers at a point of time	22,643.75	14,295.87
Revenue from goods or services transferred to customers over time	-	-
	22,643.75	14,295.87
d) Revenue as per contracted price		
- Contracted price revenue/ revenue from contract with customers	22,643.75	14,295.87
	22,643.75	14,295.87

NOTE 30 OTHER INCOME

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Reversal of provision for impairment on CWIP		
Interest income from instruments measured at amortized cost	476.22	316.04
Fair valuation gain on investment valued through FVTPL	-	3.48
Gain on foreign exchange fluctuation (net)	-	0.47
Export benefits and entitlements	33.69	40.43
Profit on sale of investments (net)	39.72	86.58
Profit on sale of property, plant and equipment (net)	-	0.84
Interest on income tax refund	15.32	4.49
Reversal of doubtful debts	14.69	-
Reversal of expenses of earlier years	3.43	-
Miscellaneous income	108.76	99.18
	691.83	551.51

NOTE 31

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(i) Cost of materials consumed - real estate	736.96	84.82
	736.96	84.82



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 32

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(ii) Changes in inventories of finished goods and construction work in progress		
Inventories at the beginning of the year		
Finished Goods	-	-
Construction Work in Progress (refer note 54)	6,050.52	5,176.65
Add: Incurred during the year	834.46	873.87
Less: Transferred to Investment property under construction (refer note 4(a))	834.46	-
Inventories at the end of the year		
Finished Goods	33.07	-
Construction Work in Progress (refer note 54)	2,386.94	6,050.52
Total real estate development cost	3,630.51	-

NOTE 33 FOOD AND BEVERAGES CONSUMED

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Food and beverages materials at the beginning of the year	125.18	122.81
Purchases	1,139.96	1,071.44
Food and beverages materials at the end of the year	146.41	125.18
	1,118.73	1,069.07

NOTE 34 OPERATING SUPPLIES CONSUMED

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Purchases	374.60	380.24
	374.60	380.24

NOTE 35 EMPLOYEE BENEFITS EXPENSE

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Salaries, wages and bonus	2,042.82	1,755.31
Contributions to provident fund and other funds (refer note 67 for implementation new labour code regulations)	122.21	102.31
Staff welfare expenses	264.32	226.01
Employee stock option expense (refer note 52)	74.95	67.77
	2,504.30	2,151.40

NOTE 36

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest expenses on financial liabilities		
- Measured at amortized cost	1,553.18	1,306.36
- interest expense on lease liabilities	37.42	64.87
	1,590.60	1,371.23



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 37 OTHER EXPENSES

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Travelling and conveyance expenses	57.11	49.52
Power and fuel *	807.61	766.05
Rent	26.78	26.29
Repairs and maintenance		
- Buildings	444.88	315.42
- Plant and machinery	327.59	298.58
- Others	124.83	121.41
Insurance	52.05	64.79
Rates and taxes	453.26	408.64
Business promotion expenses	684.20	653.51
Commission	617.29	435.51
Royalty and management fees	808.75	761.52
Legal and professional charges	417.54	394.11
Other hotel operating cost	410.56	367.73
Provision for doubtful debts	-	3.89
Loss on foreign exchange fluctuation (Net)	31.07	18.93
Donations	0.06	0.01
Director sitting fees	7.07	4.67
Payment to auditors (refer note 45)	24.86	23.41
Buyout labour & manpower contract	460.03	425.74
Corporate social responsibility expenses	28.19	-
Fixed assets written off	14.11	9.47
Loss on sale of fixed assets	1.02	-
Fair valuation loss on investment valued through FVTPL	1.83	-
Share of Loss in Ayushi and Poonam Estate LLP	70.94	95.19
Miscellaneous expenses **	310.76	244.76
	6,182.39	5,489.15

*Net of ₹53.05 million (March 31, 2025: ₹67.57 million) on account of recoveries.

**Net of ₹ 15.39 million (March 31, 2025: ₹7.71 million) on account of recoveries.

** includes Director commission of ₹8.11 million (March 31, 2025 ₹ 6.70 million) (refer note 50)

NOTE 38 TAX EXPENSE

(a) Amounts recognized in Statement of Profit and Loss

₹ in million

Current income tax expense	For the year ended March 31, 2026	For the year ended March 31, 2025
Current tax		
Current year	1,484.67	837.18
MAT credit entitlement	(1,015.73)	(799.27)
Deferred tax expense /(credit)	1,303.78	2,946.17
Tax charge/ (credit) for the year	1,772.72	2,984.08

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 38 TAX EXPENSE (CONTD.)

(b) Amounts recognized in other comprehensive income

₹ in million

Particulars	For the year ended March 31, 2026			For the year ended March 31, 2025		
	Before tax	Tax (expense) benefit	Net of tax	Before Tax	Tax (expense) benefit	Net of tax
Items that will not be reclassified to profit or loss						
Remeasurements of the defined benefit plans	2.29	(0.76)	1.53	(7.60)	2.58	(5.02)
	2.29	(0.76)	1.53	(7.60)	2.58	(5.02)

(c) Reconciliation of effective tax rate

₹ in million

Current income tax expense	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit before tax	8,436.82	4,699.79
Company's domestic tax rate	34.94%	34.94%
Tax using the Company's domestic tax rate	2,948.16	1,642.29
Tax effect of:		
Tax losses of earlier years utilized against profit of current year	(97.77)	12.37
MAT Credit Entitlement	(1,000.72)	(799.27)
Expenses not allowed under tax	(32.11)	109.09
Indexation of land and investment property	-	2,021.72
Others	(33.16)	(2.12)
	1,784.41	2,984.08

As per Finance (No.2) Act 2024, enacted in August 2024, the rate at which capital gains were taxed have changed and indexation benefits has been withdrawn while calculating long term capital gains on capital assets.

Consequently, during the previous year the Company has reversed deferred tax assets created on certain capital assets (carried at indexed cost) having one time impact of ₹ 2,021.72 million in the statement of profit and loss. Further, on remeasurement of deferred tax on revaluation created on land, the Company has reversed Deferred tax liability on account of rate change, amounting to ₹ 553.62 million in the retained earnings.

The Company's weighted average tax rates for years ended March 31, 2026 and March 31, 2025 is 21.15% and 63.49% respectively.

(d) Movement in deferred tax balances

Movement in deferred tax balances for the year ended March 31, 2026

₹ in million

Particulars	Net balance as at March 31, 2025	Recognized in profit or loss credit/ (charge)	Recognized in OCI	Recognized in equity	Others	Net balance as at March 31, 2026
Deferred tax asset/(liabilities)						
Property, plant and equipment	(3,299.63)	(26.47)	-	-	-	(3,326.10)
Investment property	(911.51)	98.99	-	-	-	(812.52)
Real estate inventory	152.42	(152.42)	-	-	-	-
Expenditure on specified business u/s 35 AD	1,038.01	(1,038.01)	-	-	-	-
Provisions	2.58	2.55	(0.76)	-	-	4.37
Borrowings	(0.53)	(30.66)	-	-	-	(31.19)
Other current liabilities	286.21	7.93	-	-	-	294.14
Other current assets	(333.04)	(220.80)	-	-	-	(553.84)
Unabsorbed depreciation/ carry forward tax losses	745.98	(745.98)	-	-	-	-
Unabsorbed losses on House property	198.21	(198.21)	-	-	-	-
Employee Stock Option	35.88	(35.88)	-	-	-	-
Right of use assets and lease liability	35.88	1.66	-	-	-	37.54
MAT Credit Entitlement	1,264.02	1,000.72	-	-	-	2,264.74
Other items	(53.61)	32.79	-	-	-	(20.82)
Deferred tax assets/(liabilities)	(839.13)	(1,303.79)	(0.76)	-	-	(2,143.68)

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 38 TAX EXPENSE (CONTD.)

₹ in million

Particulars	Net balance as at March 31, 2026
Deferred tax assets	2,600.79
Deferred tax liabilities	4,744.47
Net deferred tax assets/(liabilities)	(2,143.68)

Movement in deferred tax balances for the year ended March 31, 2025

₹ in million

Particulars	Net balance as at March 31, 2024	Recognized in profit or loss credit/ (charge)	Recognized in OCI	Recognized in equity	Others (Amount)	Net balance as at March 31, 2025
Deferred tax asset/(liabilities)						
Property, plant and equipment	(3,051.14)	(736.89)	-	488.40	-	(3,299.63)
Investment property	397.59	(1,374.32)	-	65.22	-	(911.51)
Real estate inventory	152.42	-	-	-	-	152.42
Expenditure on specified business u/s 35 AD	2,506.97	(1,468.96)	-	-	-	1,038.01
Provisions	-	-	2.58	-	-	2.58
Borrowings	(12.15)	11.62	-	-	-	(0.53)
Other current liabilities	202.13	84.04	-	-	-	286.17
Other current assets	(208.33)	(124.71)	-	-	-	(333.04)
Unabsorbed depreciation/ carry forward tax losses	730.53	15.45	-	-	-	745.98
Unabsorbed losses on House property	336.35	(138.14)	-	-	-	198.21
Employee Stock Option	35.88	-	-	-	-	35.88
Right of use assets and lease liability	31.08	4.80	-	-	-	35.88
MAT Credit Entitlement	464.30	799.72	-	-	-	1,264.02
Other items	(34.83)	(18.78)	-	-	-	(53.61)
Deferred tax assets/(liabilities)	1,550.80	(2,946.17)	2.58	553.62	-	(839.17)

₹ in million

Particulars	Net balance as at March 31, 2025
Deferred tax assets	3,759.15
Deferred tax liabilities	4,598.32
Net deferred tax assets/(liabilities)	(839.17)

In previous year Deferred tax assets includes recognition of ₹ 584.21 million, pursuant to the merger of wholly owned subsidiary Company ('transferor Company') with the Company ('transferee Company'). The transferee Company has recognized deferred tax assets on the brought forward business losses (including unabsorbed depreciation) pertaining to transferor Company which has been recognized considering the relevant facts and circumstances to the extent that the Company has convincing evidences based on its business plans and budgets, the unutilized tax losses/ credit will be utilized.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Significant management judgement is required in determining provision for income tax, deferred income tax assets and liabilities and recoverability of deferred income tax assets. The recoverability of deferred income tax assets is based on estimates of taxable income and the year over which deferred income tax assets will be recovered. Any changes in future taxable income would impact the recoverability of deferred tax assets.

Deferred tax assets for the carry forward of unused tax losses on business and house property are recognized to the extent that it is probable that future taxable profits will be available against which the unused tax losses can be utilized. The Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realized. Deferred tax assets – unrecognized or recognized, are reviewed at each reporting date and are recognized/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realized.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 38 TAX EXPENSE (CONTD.)

The Company has recognized deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Company. The business losses can be carried forward for a year of 8 years as per the tax regulations and the Company expects to recover the losses.

Accordingly, the Company, has recognized deferred tax asset on the carried forward business losses after considering the relevant facts and circumstances during each financial year to the extent that the Company had convincing evidence based on its business plans and budgets to the extent that the deferred tax asset will be realized. Consequently, the Company has not recognized deferred tax asset of ₹ Nil as at March 31, 2026 (March 31, 2025: ₹944.19 million) on the carried forward losses of the Company.

NOTE 39 EARNINGS PER SHARE (EPS) (IND AS 33)

₹ in million

Particulars	March 31, 2026	March 31, 2025
Profit attributable to equity shareholders	6,654.07	1,715.71
Calculation of weighted average number of equity shares		
Number of shares at the beginning of the year	21,84,55,415	20,54,74,008
Add: Shares issued during the year (refer note 52 and 57)	5,38,712	1,29,81,407
Number of equity shares outstanding at the end of the year	21,89,94,127	21,84,55,415
Weighted average number of equity shares outstanding during the year	21,86,94,588	21,81,94,561
Total Number of potential Equity Shares	3,17,768	3,10,756
Weighted average number of equity shares outstanding during the year(Diluted)	21,90,12,356	21,85,05,316
Earnings per equity share \ (Face value of ₹ 10 each)		
Basic	30.43	7.86
Diluted	30.38	7.85

Note:

- 1 Weighted average number of shares is the number of equity shares outstanding at the beginning of the year/ year adjusted by the number of equity shares issued during year/ year, multiplied by the time weighting factor. The time weighting factor is the number of days for which the specific shares are outstanding as a proportion of total number of days during the year.
The impact of dilution on account of ESOP will not be considered if they are anti-dilutive.

NOTE 40 GOVERNMENT GRANT

Export Promotion Capital Goods (EPCG) scheme

The Company under the EPCG scheme receives a grant from the Government towards import of capital goods without any levy of import duty. The Company has an obligation towards future exports of the Company.

The Company has recognized a deferred grant at the point of waiver of import duty in relation to import of capital goods. Given that the grant is conditional on fulfillment of future export obligation, the same is treated as a revenue grant and is accordingly recognized in the Statement of Profit and Loss on fulfillment of such obligation.

₹ in million

Particulars	March 31, 2026	March 31, 2025
Opening Balance	-	-
Grants received during the year	33.69	40.43
Less: Released to Statement of Profit and Loss (refer note 30)	(33.69)	(40.43)
Closing balance	-	-
Income recognized in Statement of Profit and Loss on account of EPCG	33.69	40.43
Total income recognized in the Statement of Profit and Loss	33.69	40.43

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 41 EMPLOYEE BENEFITS

a) Defined contribution plan

The contributions paid/payable to Provident Fund, Employees State Insurance Scheme, Employees Pension Schemes, 1995 and other funds are determined under the relevant approved schemes and/or statutes and are recognized as expense in the Standalone Statement of Profit and Loss during the year in which the employee renders the related service. There are no further obligations other than the contributions payable to the approved trusts/appropriate authorities.

The Company has recognized the following amounts in the Standalone Statement of Profit and Loss for the year.

Particulars	March 31, 2026	March 31, 2025
Employer's contribution to Provident Fund and ESIC	122.21	102.31
	122.21	102.31

b) Defined benefit plan

Gratuity

The Company provides for gratuity for employees as per the Payment of Gratuity Act, 1972.

The Company follows unfunded gratuity except for:

(i) Hotel division of holding Company (Westin, Hyderabad) where fund is maintained with Life Insurance Corporation of India.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity was carried out as at March 31, 2026. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the details of the employee benefit obligation and the plan assets as at balance sheet date:

Particulars	March 31, 2026	March 31, 2025
Defined benefit obligation	197.44	169.33
Less: Fair value of plan assets	(1.43)	(0.99)
Net defined benefit obligation	196.01	168.34

Fair value of the plan assets and present value of the defined benefit obligation

The amount included in the Balance sheet arising from the Company's obligation and plan assets in respect of its defined benefit schemes is as follows:

Particulars	March 31, 2026	March 31, 2025
1 Movement in defined benefit obligation:		
At the beginning of the year	169.33	141.22
Current service cost	14.42	11.62
Interest cost	11.08	10.08
Past Service Cost	10.44	0.00
Liability Transferred In/ Acquisitions	1.20	3.45
(Liability Transferred Out/ Divestments)	(0.70)	(0.70)
Due to change in demographic assumptions	(0.62)	(1.69)
Due to change in financial assumptions	(1.45)	2.19
Due to experience	0.17	7.11
Benefit paid	(6.43)	(3.95)
At the end of the year	197.44	169.33
2 Movement in fair value of plan assets:		
At the beginning of the year	0.99	0.93
Interest income	0.06	0.07
Expected return on plan assets	0.38	-
At the end of the year	1.43	0.99
3 Recognized in profit or loss		
Current service cost	14.42	11.62
Interest expense	11.01	10.08
Past Service Cost	10.44	-
Interest income	-	0.07
For the year	35.87	21.64

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 41 EMPLOYEE BENEFITS (CONTD.)

Particulars	March 31, 2026	March 31, 2025
4 Recognized in other comprehensive income		
Actuarial (gains)/losses on obligations	(1.90)	7.60
Return on Plan Assets, Excluding Interest Income	(0.38)	(0.00)
For the year	(2.28)	7.60
5 Plan assets for this Fund are insurance funds. (100%)		
6 The principal actuarial assumptions used for estimating The Company's benefit obligations are set out below (on a weighted average basis):		
Employees of Chalet Hotels Limited		
Rate of increase in salaries (%)	8 - 9%	8 - 9%
Discount rate (%)	6.54-7.14%	6.54-7.14%
Employee turnover rate	26-60%	26-60%
Mortality rate during employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)

7 Sensitivity of the defined benefit obligation

Particulars	March 31, 2026		March 31, 2025	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(4.46)	4.75	(3.68)	3.92
Rate of change in salaries (1% movement)	4.34	(4.18)	3.80	(3.64)
Rate of employee turnover (1% movement)	(1.06)	1.10	(0.77)	0.80

The above sensitivity analysis have been calculated to show the movement in defined benefit obligation in isolation and assuming there are no other changes in market conditions at the reporting date. In practice, generally it does not occur. When we change one variable, it affects to others. In calculating the sensitivity, project unit credit method at the end of the reporting year has been applied.

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

8 Expected contributions to gratuity fund for the year ended March 31, 2026 is ₹ 7.42 million ('March 31, 2025): ₹ 4.65 million

9 The expected future cash flows as at March 31, 2026 were as follows

Particulars	Up to 1 year	Between 1-2 years	Between 2-5 years	More than 5 years	Total
March 31, 2026	58.45	40.06	75.75	60.67	234.93
Defined benefit obligation (gratuity - non funded)	55.19	37.90	72.97	60.20	226.26
Defined benefit obligation (gratuity)	3.26	2.16	2.78	0.47	8.67
March 31, 2025	53.97	33.48	63.57	49.49	200.51
Defined benefit obligation (gratuity - non funded)	51.27	32.20	62.15	49.30	194.92
Defined benefit obligation (gratuity)	2.70	1.28	1.42	0.19	5.59

10 At March 31, 2026, the weighted-average duration of the defined benefit obligation is 3 years ('March 31, 2025: 3 years)

11 Refer note 67 on implementation of new labour code regulations.

c) Compensated absences:

Compensated absences, classified as long term benefits is recognized as an expense and included in "Employee benefits expense" in the Standalone Statement of Profit and Loss during the year. The following table provides details in relation to compensated absences.

Particulars	March 31, 2026	March 31, 2025
Opening Balance	63.81	52.55
(Reversal) / Expenses for the year	14.01	11.26
Closing balance	77.82	63.81

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 42 LEASES

A) Leases as lessor (Operating lease)

The Company leases out its investment property on operating lease basis (refer note 4). Also, the Company leases office premises and shops in hotel premises.

i) Amount recognized in the Standalone Statement of Profit and Loss :

₹ in million

Description	For the year ended March 31, 2026	For the year ended March 31, 2025
Income from lease of shops in hotels included in revenue from operations	2.60	0.30
Income from lease of office premises included in revenue from operations	2,545.49	1,672.41
Total	2,548.09	1,672.71

ii) Future minimum lease receivables under non cancellable operating lease of shops in hotels and office premises :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2026	For the year ended March 31, 2025
Less than one year	6.93	3.01
Between one and five years	12.98	9.15
More than five years	106.94	-
	126.85	12.16

iii) Future minimum lease receivables under non cancellable operating lease of investment properties :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2026	For the year ended March 31, 2025
Less than one year	2,820.82	2,141.15
Between one and five years	9,477.51	7,832.79
More than five years	4,039.30	3,628.98
Total	16,337.63	13,602.92

B) Right-of-use assets

₹ in million

Particulars	March 31, 2026	March 31, 2025
Cost		
Opening Balance	649.09	649.09
Accumulated depreciation and impairment		
Opening Balance	254.33	189.46
Additions	64.88	64.87
Closing Balance	319.21	254.33
Carrying amounts		
Closing Balance	329.88	394.76
Lease Liabilities		
Opening Balance	497.42	548.56
Add: Interest Expense on lease Liabilities	37.42	41.96
Less: Total cash outflow for leases	97.54	93.10
Closing Balance	437.30	497.42
Long term lease liabilities	372.14	437.30
Short term lease liabilities	65.16	60.12
	437.30	497.42

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 42 LEASES (CONTD.)

Breakdown of lease expenses

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Short-term lease expense	95.49	115.26
Low value lease expense	33.92	52.74
Total lease expense	129.41	168.00

Maturity analysis - Undiscounted

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
<u>Lease liabilities</u>		
Less than 1 year	97.54	97.54
Between 1 and 2 years	209.70	199.95
2 and 5 years	219.94	327.23
Over 5 years	-	-
Total	527.18	624.72

C) Finance lease:

Brief description of the leasing arrangements

The Company's leasing arrangements represents the fit-outs or interior work completed for the customers which have been classified as "Finance leases". The lease terms are for tenure of 36 to 60 months, where substantially all the risks and rewards of ownership are transferred to the lessees. The Company records disposal of the property concerned and recognises the subsequent interest in the finance lease. No contingent rent is receivable.

Amounts receivable under finance leases

	As at March 31, 2026	As at March 31, 2025
Maturity analysis of finance leases		
Year 1	121.13	121.13
Year 2	121.13	121.13
Year 3	121.13	121.13
Year 4	115.58	121.13
Year 5 and above	-	115.59
Unguaranteed residual values	-	-
Gross investment in the lease	478.96	600.11
Less : unearned finance income	111.39	168.73
Present value of minimum lease payments receivable	367.58	431.38
Impairment losses	-	-
Net investment in the lease	367.58	431.38

The finance lease receivables at the end of the reporting year are neither past due nor impaired.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 43

A) Contingent liabilities and commitments (to the extent not provided for)

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
Contingent liabilities		
Claims against the Company not acknowledged as debts		
Disputed Goods and service tax and service tax demands	574.45	209.85
Disputed income tax demands	6.02	175.45
Disputed VAT demands	13.08	13.08
Labour Dispute	1.00	1.00
SFIS/SEIS Scheme	5.74	5.74

- The Company is a party to various other proceedings in the normal course of business and does not expect the outcome of these proceedings to have an adverse effect on its financial conditions, results of operations or cash flows.
- Further, claims by parties in respect of which the Management has been legally advised that the same are frivolous and not tenable, have not been considered as contingent liabilities as the possibility of an outflow of resources embodying economic benefits is highly remote.
- In December 2005, the Company purchased buildings comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited ('K Raheja'). The Company has been operating its hotel, Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Based on two Public Interest Litigations, during the financial year 2014-15, the Honourable High Court of Bombay ordered K. Raheja to demolish the structure and hand back the land to City & Industrial Development Corporation of Maharashtra Limited ('CIDCO'). In response, K Raheja filed a special leave petition (SLP) against the order, in the Honourable Supreme Court of India ('Supreme Court'). On January 22, 2015, the Supreme Court directed the maintenance of a status quo and ordered that the interim orders remain in force until further hearings.

K Raheja had also applied to the State Government for regularization of the land allotment, without prejudice to the pending SLP and made submissions to the recommendatory committee. The recommendatory committee, vide its letter dated June 4, 2019 to the Managing Director, CIDCO, advised that the Board of Directors of CIDCO should decide on the regularization in line with similar cases and inform the Supreme Court, subject to the outcome of the pending SLP.

In the current year, vide its order dated October 27, 2025, the Supreme Court has granted leave to K Raheja and has converted the SLP into Civil Appeals. Further, it also directed CIDCO to file an affidavit within six weeks regarding steps taken pursuant to the State Government's 2019 recommendation on regularising the land allotted to K Raheja. Pursuant to directions of the Supreme Court, CIDCO, vide Board Resolution no. 13178, dated February 4, 2026, approved regularization of the allotment in favour of K Raheja, subject to payment of a differential premium, interest and applicable taxes. CIDCO placed the Board Resolution on record with the Supreme Court vide its affidavit dated March 9, 2026.

As at March 31, 2026, the matter continues to be pending before the Supreme Court. Accordingly, there remains uncertainty regarding the imposition of any penalty on the Company and its quantum, if any. Meanwhile, the interim orders shall continue to remain in force. Pending the final outcome of proceedings and basis legal advice obtained, no adjustments have been made in the consolidated financial statement.

The balance of prepaid lease rental in relation to this leasehold land is ₹ 44.95 million as at March 31, 2026 (March 31, 2025: ₹ 46.14 million) and carrying value of property, plant and equipment as at March 31, 2026 is ₹ 604.60 million (March 31, 2025: ₹ 347.22 million).

B) Commitments

- Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) pertaining to:

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
-Property, plant and equipment & Investment property	3,077.24	5,226.67
-Intangible Assets	-	-



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 44 TOTAL OUTSTANDING DUES OF MICRO ENTERPRISES AND SMALL ENTERPRISES

During the year, Micro small and medium enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company and the auditors have relied on the same.

₹ in million

Particulars [#]	For the year ended March 31, 2026	For the year ended March 31, 2025
The amounts remaining unpaid to micro and small enterprises as at the end of the year.		
Principal	511.78	379.80
Interest	-	0.02
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)*	0.00	0.42
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	35.59	42.45
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	-	0.02
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 the MSMED Act, 2006	-	-

include capex payable

*Amount less million

NOTE 45 PAYMENT TO AUDITORS

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Audit fees	17.44	15.85
Tax audit fees	0.72	0.65
Other services	5.57	5.36
Out of pocket expenses	1.13	1.55
Amount debited to Standalone Statement of Profit and Loss (excluding taxes)	24.86	23.41

NOTE 46 CORPORATE SOCIAL RESPONSIBILITY

Details of CSR expenditure:

₹ in million

Particulars	March 31, 2026	March 31, 2025
a) Gross amount required to be spent by the Company during the year	27.89	-
b) Amount approved by the Board to be spent during the year	27.89	21.00
c) Amount spent during the year :		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	28.19	16.94
d) Details of related party transactions	-	-
e) Details of activities undertaken	Skill / Community development, Ecosystem enhancement	Skill / Community development, Ecosystem enhancement
f) Where a provision is made with respect to a liability incurred by entering into a contractual obligation	-	-



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 46 CORPORATE SOCIAL RESPONSIBILITY (CONTD.)

₹ in million

Particulars	March 31, 2026	March 31, 2025
g) Shortfall / (excess) at the end of the year*	(0.30)	(16.94)
h) Details related to spent / unspent obligations:		
i) Contribution to Public Trust	-	-
ii) Contribution to Charitable Trust	28.19	-
iii) Unspent amount in relation to:	-	-
- Ongoing project	-	-
- Other than ongoing project	-	-
	28.19	-

*The excess amount paid in the current year is ₹ Nil million (March 31, 2025 : ₹ 16.94) carried forward to next year.

Details of ongoing project and other than ongoing project

March 31, 2026

In case of S. 135(6) (Ongoing Project)

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company			From Company's bank A/c	From Separate CSR Unspent A/c	From Company's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

In case of S. 135(5) (Other than ongoing Project)

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
16.94	-	27.89	11.25	0.30

March 31, 2025

In case of S. 135(6) (Ongoing Project)

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company			From Company's bank A/c	From Separate CSR Unspent A/c	From Company's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

In case of S. 135(5) (Other than ongoing Project)

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	-	16.94	(16.94)



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 47 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT

(A) Accounting classification and fair values

Carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy, are presented below.

₹ in million

March 31, 2026	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-current financial assets							
Investment in subsidiaries	-	7,650.77	7,650.77	-	-	-	-
Investment in equity shares	-	100.84	100.84	-	-	-	-
Other investments	-	33.72	33.72	-	-	-	-
Other non-current financial assets	-	1,146.87	1,146.87	-	-	-	-
Current financial assets			-				
Investments	146.06	-	146.06	146.06	-	-	146.06
Trade receivables	-	655.58	655.58	-	-	-	-
Cash and cash equivalents	-	1,290.91	1,290.91	-	-	-	-
Other bank balances	-	1,200.93	1,200.93	-	-	-	-
Loans	-	4,245.05	4,245.05	-	-	-	-
Other current financial assets	-	797.36	797.36	-	-	-	-
	146.06	17,122.03	17,268.09	146.06	-	-	146.06
Non-current financial liabilities							
Borrowings	-						
- Listed, Non Convertible Debentures (NCD's)*		745.06	745.06	-	745.06	-	-
- Non Convertible Debentures (NCD's)		1,370.83	1,370.83				
- Rupee term loans		14,506.49	14,506.49				
Lease liabilities		372.14	372.14				
Other non-current financial liabilities	-	934.53	934.53	-	-	-	-
Current financial liabilities			-				
Borrowings	-		-	-	-	-	-
- Over draft accounts from banks		353.77	353.77				
- Current maturity of long term debt		2,551.18	2,551.18				
- Working Capital Demand Loan		1,085.39	1,085.39				
Lease liabilities		65.16	65.16				
Trade payables	-	1,516.63	1,516.63	-	-	-	-
Other financial liabilities	-	1,290.94	1,290.94	-	-	-	-
	-	24,792.12	24,792.12	-	745.06	-	-

₹ in million

March 31, 2025	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-current financial assets							
Investment in subsidiaries	-	7,650.78	7,650.78	-	-	-	-
Investment in equity shares	-	91.87	91.87	-	-	-	-
Other investments	-	0.13	0.13	-	-	-	-
Others	-	1,197.49	1,197.49	-	-	-	-
Current financial assets							
Investments	987.84	-	987.84	987.84	-	-	987.84
Trade receivables	-	713.10	713.10	-	-	-	-
Cash and cash equivalents	-	756.51	756.51	-	-	-	-
Other bank balances	-	485.17	485.17	-	-	-	-
Loans	-	2,520.68	2,520.68	-	-	-	-
Other current financial assets	-	296.22	296.22	-	-	-	-
	987.84	13,711.95	14,699.79	987.84	-	-	987.84



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 47 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

March 31, 2025	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-current financial liabilities							
Borrowings	-	-	-	-	-	-	-
- Listed, Non Convertible Debentures (NCD's)*	-	743.54	743.54	-	743.54	-	743.54
- Non Convertible Debentures (NCD's)	-	1,561.45	1,561.45	-	-	-	-
- Rupee term loans	-	10,801.17	10,801.17	-	-	-	-
Lease liabilities	-	437.30	437.30	-	-	-	-
Other non-current financial liabilities	-	745.10	745.10	-	-	-	-
Current financial liabilities							
Borrowings	-	-	-	-	-	-	-
- Over draft accounts from banks	-	64.77	64.77	-	-	-	-
- Current maturity of long term debt	-	7,737.46	7,737.46	-	-	-	-
- Preference share liability	-	1,969.02	1,969.02	-	-	-	-
Trade payables	-	1,606.40	1,606.40	-	-	-	-
Other financial liabilities	-	1,209.95	1,209.95	-	-	-	-
	-	26,876.16	26,876.16	-	743.54	-	743.54

* Given the proximity of the issue date to the financial year-end and considering that the NCDs were issued at market terms, there has been no material change in market conditions between the issue date and the reporting date.

Fair value hierarchy:

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels:

- Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices in an active market. This includes listed equity instruments, traded debentures and mutual funds that have quoted price/ declared NAV. The fair value of all equity instruments (including debentures) which are traded in the stock exchanges is valued using the closing price as at the reporting period.
- Level 2: Level 2 hierarchy includes financial instruments that are not traded in an active market (for example, traded bonds/ debentures, over the counter derivatives). The fair value in this hierarchy is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. Fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. Financial instruments such as unlisted equity shares, loans are included in this hierarchy.

(i) Valuation techniques used to determine fair value

Specific valuation techniques used to value financial instruments include :

- the fair value of certain unlisted equity shares are determined based on the income approach or the comparable market approach, and for certain equity shares equals to the cost.
- the fair value for the currency swap is determined using forward exchange rate for balance maturity.
- the fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves
- the fair value of the forward foreign exchange contracts is determined using forward exchange rates at the balance sheet date.
- the fair value preference shares and the remaining financial instruments is determined using discounted cash flow analysis. The valuation model considers the present value of expected receipt/payment discounted using appropriate discounting rates.

The investments included in level 3 of the fair value hierarchy have been valued using the discounted cash flow technique to arrive at the fair value.

(ii) Fair value measurements using significant unobservable inputs (level 3)

Reconciliation of level 3 fair values

	FVTPL Equity shares
Balance at March 31, 2025	-
Additions / Deletions during the year	-
Balance at March 31, 2026	-

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 47 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(iii) Sensitivity analysis

The Company has invested in equity shares of entities engaged in generation of hydro power for securing the supply of renewable energy. The Company does not have any exposure or rights to variable returns. Hence no sensitivity is required for such equity shares.

Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk;
- Market risk;
- Interest risk;

Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors is responsible for developing and monitoring the Company's risk management policies.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(B) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, cash and cash equivalents and other bank balances, derivatives and investment securities. The carrying amounts of financial assets represent the maximum credit exposure.

(a) Trade receivables from customers

The Company does not have any significant credit exposure in relation to revenue generated from hospitality business. For other segments the Company has established a credit policy under which each new customer is analysed individually for creditworthiness before entering into contract. Sale limits are established for each customer, reviewed regularly and any sales exceeding those limits require approval from the appropriate authority. There are no significant concentrations of credit risk within the Company.

Impairment

The ageing of trade and other receivables that were not impaired was as follows.

₹ in million

Particulars	March 31, 2026	March 31, 2025
(a) Trade Receivables considered good - Secured;		
(b) Trade Receivables considered good - Unsecured;		
Neither past due not impaired	-	-
Past due not impaired	-	-
Less than 6 months	653.66	716.10
More than 6 months	5.47	15.38
Total	659.13	731.48
(c) Trade Receivables which have significant increase in Credit Risk; and	-	-
(d) Trade Receivables - credit impaired	-	-

The movement in the allowance for impairment in respect of other receivables during the year was as follows:

Particulars	March 31, 2026	March 31, 2025
Balance as at March 31, 2025	(18.38)	(33.32)
Impairment loss (recognized) / reversed	14.83	14.94
Balance as at March 31, 2026	(3.55)	(18.38)

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 47 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(b) Cash and cash equivalents and other bank balances

The cash and cash equivalents and other bank balances are held with bank and financial institution counterparties with good credit rating.

- (c) The derivatives are entered into with banks, financial institutions and other counterparties with good credit ratings. Further exposures to counter-parties are closely monitored and kept within the approved limits. There are no outstanding derivatives as at the current year.

(d) Other financial assets

Other financial assets are neither past due nor impaired.

(C) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

March 31, 2026	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
Non-derivative financial liabilities						
Non current, non derivative financial liabilities						
Borrowings (including current maturity of long term debt and Working Capital Demand Loan)	20,258.95	24,598.90	4,632.90	4,162.31	12,195.34	3,608.35
Security deposits	923.10	923.10	-	107.19	616.51	199.40
Current, non derivative financial liabilities						
Borrowings	1,439.16	1,439.16	1,439.16	-	-	-
Trade payables	1,516.63	1,516.63	1,516.63	-	-	-
Other current financial liabilities	1,290.94	1,290.94	1,290.94	-	-	-
Total	25,428.78	29,768.73	8,879.63	4,269.50	12,811.85	3,807.75
March 31, 2025	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
Non-derivative financial liabilities						
Non current, non derivative financial liabilities						
Borrowings (including current maturity of long term debt)	20,843.62	21,579.70	7,753.49	1,864.39	8,669.50	3,292.32
Security deposits	734.68	734.70	-	15.49	567.27	151.94
Current, non derivative financial liabilities						
Borrowings	2,033.79	2,033.79	2,033.79	-	-	-
Trade payables	1,606.40	1,606.40	1,606.40	-	-	-
Other current financial liabilities	1,149.83	1,149.83	1,149.83	-	-	-
Total	26,368.32	27,104.42	12,543.51	1,879.88	9,236.77	3,444.26

The Company has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Other Bank Balances (other than restricted balances), Loans and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities. The Company has overdraft facilities, general corporate borrowings, which are used to ensure that the financial obligations are met as they fall due in case of any deficit.

(D) Market risk

Market risk is the risk that the changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company uses derivative to manage market risk.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 47 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(E) Currency risk

The Company is exposed to currency risk on account of its operating and financing activities. The functional currency of the Company is Indian Rupee. The exchange rate between the Indian rupee and foreign currencies has changed substantially in recent years and may continue to fluctuate substantially in the future. Consequently, the Company uses derivative instruments, i.e., foreign exchange forward contracts to mitigate the risk of changes in foreign currency exchange rates in respect of recognized liabilities. The Company enters into foreign currency forward contracts which are not intended for trading or speculative purposes but for hedge purposes to establish the amount of reporting currency required or available at the settlement date of certain payables.

Particulars	Buy / Sell	Currency	Cross Currency	March 31, 2026		March 31, 2025	
Forward contract	Buy	USD	INR	USD	Nil	USD	Nil

Exposure to currency risk

The summary quantitative data about the Company's exposure to currency risk as reported to the management of the Company is as follows. The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

The amounts reflected in the table below represent the exposure to respective currency in Indian Rupees :

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	USD	EUR	USD	EUR
Financial liabilities				
Trade payables	239.54	0.40	609.11	1.23
Net exposure	239.54	0.40	609.11	1.23

Sensitivity analysis

A reasonably possible strengthening (weakening) of the Indian Rupee against all other foreign currencies at 31 March, would have affected the measurement of financial instruments denominated in a foreign currency and affected profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

Particulars	Profit before tax			
	March 31, 2026		March 31, 2025	
	Strengthening	Weakening	Strengthening	Weakening
Effect in INR (before tax)				
USD (1% movement)	2.40	(2.40)	5.04	(5.04)

(F) Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing financial assets or borrowings because of fluctuations in the interest rates, if such assets/borrowings are measured at fair value through profit or loss. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing borrowings will fluctuate because of fluctuations in the interest rates.

The Company adopts a policy to hedge the interest rate movement in order to mitigate the risk with regards to floating rate linked loans based on the market outlook on interest rates. This is achieved partly by entering into fixed rate instruments and partly by borrowing at a floating rate and using interest rate swaps as hedges of the variability in cash flows attributable to interest rate risk.

Particulars of outstanding interest rate swaps as at

March 31, 2026	NIL
March 31, 2025	NIL

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 47 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments is as follows.

Particulars	Carrying amount	
	March 31, 2026	March 31, 2025
Fixed-rate instruments		
Loans given		
Loans to related parties	(4,245.05)	(2,520.68)
Non current borrowings		
Non-cumulative debentures	745.06	743.54
Total	(3,499.99)	(1,777.14)
Variable-rate instruments		
Non current borrowings		
Rupee term loans from banks	14,506.49	10,801.17
Non Convertible Debentures (NCD's)	1,370.83	1,561.45
Current borrowings		
Cash credit/overdraft accounts from banks	353.77	64.77
Current maturity of long term debt	2,551.18	6,608.84
Working Capital Demand Loan	1,085.39	1,128.62
Non-cumulative redeemable preference shares	-	1,969.02
Total	19,867.66	22,133.87
TOTAL	16,367.67	20,356.73

Fair value sensitivity analysis for fixed-rate instruments

The Company's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107 Financial Instruments: Disclosures, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased/(decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant. In cases where the related interest rate risk is capitalised to fixed assets, the impact indicated below may affect the Company's income statement over the remaining life of the related fixed assets.

Particulars	Profit before tax	
	100 bps increase	100 bps decrease
March 31, 2026	(198.68)	198.68
March 31, 2025	(221.34)	221.34

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 48 CAPITAL MANAGEMENT

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total borrowings, comprising interest-bearing loans and borrowings, less cash and cash equivalents and bank deposits. Adjusted equity comprises all components of equity.

The Company's adjusted net debt to equity ratio at is as follows:

₹ in million		
Particulars	March 31, 2026	March 31, 2025
Total borrowings	20,612.72	22,877.41
Less: Cash and cash equivalents	1,290.91	756.51
Less: Bank deposits	1,200.93	485.17
Adjusted net debt	18,120.88	21,635.73
Total equity	37,542.42	30,825.94
Adjusted net debt to adjusted equity ratio	0.48	0.70

NOTE 49 SEGMENT REPORTING

As per the exemption under Ind AS 108 Operating Segments, the disclosure for the segment reporting has been presented as part of the consolidated financial statements.

NOTE 50 BENGALURU RESIDENTIAL PROJECT

₹ in million		
Particulars	March 31, 2026	March 31, 2025
Inventories	2,503.94	6,313.81
Less: Provisions for impairment	0.00	(263.29)
Inventories, net	2,503.94	6,050.52
Advances from customers towards sale of residential flats	4,631.42	8,273.92

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW:

List of related parties

Relationship	Name of party	
	March 31, 2026	March 31, 2025
i) Subsidiaries	Chalet Hotels & Properties (Kerala) Private Limited	Chalet Hotels & Properties (Kerala) Private Limited
	Chalet Airport Hotel Private Limited	Chalet Airport Hotel Private Limited
	The Dukes Retreat Private Limited	The Dukes Retreat Private Limited
	Sonmil Industries Private Limited	Sonmil Industries Private Limited
	Ayushi and Poonam Estates LLP	Ayushi and Poonam Estates LLP
	Mahananda Spa and Resorts Private Limited	Mahananda Spa and Resorts Private Limited (wef February 11, 2025)
ii) Key Managerial Personnel / Relative (KMP)	Sanjay Sethi - Managing Director & Chief Executive Officer (Upto January 31, 2026)	Sanjay Sethi - Managing Director & Chief Executive Officer
	Shwetank Singh - Chief Growth and Strategy Officer (Executive Director Upto January 31, 2026)	Shwetank Singh - Chief Growth and Strategy Officer (Executive Director w.e.f. October 24, 2024)
	Shwetank Singh - Managing Director & Chief Executive Officer (w.e.f. February 1, 2026)	
	Nitin Khanna, Chief Financial Officer	Nitin Khanna, Chief Financial Officer (w.e.f. July 01, 2024)
	Christabelle Baptista- Company Secretary	Christabelle Baptista- Company Secretary Milind Wadekar, Chief Financial Officer (upto June 30, 2024) Rajneesh Malhotra, Chief Operating Officer (Upto October 31, 2024)

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

Relationship	Name of party	
	March 31, 2026	March 31, 2025
Non- Executive Directors/ Relatives	Ravi C Raheja	Ravi C Raheja
	Neel C Raheja	Neel C Raheja
	Sanjay Sethi (w.e.f February 1, 2026)	
Independent Directors	Arthur William De Haast	Arthur William De Haast
	Joseph Conrad D'Souza	Joseph Conrad D'Souza
	Hetal Gandhi	Hetal Gandhi
	Radhika Piramal	Radhika Piramal
	Manish Chokhani (w.e.f. June 20, 2025)	
iii) Enterprises Controlled / Jointly controlled by Non-Executive directors	Brookfields Agro & Development Private Limited	Brookfields Agro & Development Private Limited
	Convex Properties Private Limited	Convex Properties Private Limited
	Grange Hotels And Properties Private Limited	Grange Hotels And Properties Private Limited
	Immense Properties Private Limited	Immense Properties Private Limited
	Novel Properties Private Limited	Novel Properties Private Limited
	Pact Real Estate Private Limited	Pact Real Estate Private Limited
	Paradigm Logistics & Distribution Private Limited	Paradigm Logistics & Distribution Private Limited
	Aqualine Real Estate Private Limited	Aqualine Real Estate Private Limited
	Carin Properties Private Limited	Carin Properties Private Limited
	Asterope Properties Private Limited	Asterope Properties Private Limited
	(erstwhile Flabbergast Properties Private Limited)	(erstwhile Flabbergast Properties Private Limited)
	Sundew Real Estate Private Limited	Sundew Real Estate Private Limited
	Content Properties Private Limited	Content Properties Private Limited
	K Raheja Corp Investment Managers Private Limited	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)
	Newfound Properties And Leasing Private Limited	Newfound Properties And Leasing Private Limited
	Carlton Trading Private Limited	Carlton Trading Private Limited
	Madhurawada Holdings Private Limited	Madhurawada Holdings Private Limited
iv) Shareholders of the Company	Anbee Constructions LLP	Anbee Constructions LLP
	Cape Trading LLP	Cape Trading LLP
	Capstan Trading LLP	Capstan Trading LLP
	Casa Maria Properties LLP	Casa Maria Properties LLP
	Ivory Properties And Hotels Private Limited	Ivory Properties And Hotels Private Limited
	Palm Shelter Estate Development LLP	Palm Shelter Estate Development LLP
	K. Raheja Corp Private Limited	K. Raheja Corp Private Limited
	K. Raheja Private Limited	K. Raheja Private Limited
	Raghukool Estate Development LLP	Raghukool Estate Development LLP
	Touchstone Properties And Hotels Private Limited	Touchstone Properties And Hotels Private Limited
	Genext Hardware & Parks Private Limited	Genext Hardware & Parks Private Limited
	Jyoti C. Raheja	Jyoti C. Raheja
	Sumati R. Raheja	Sumati R. Raheja
v) Other Related parties #	Imperial Serviced Offices & Property Management Private Limited	Imperial Serviced Offices & Property Management Private Limited
	Inorbit Malls (India) Private Limited	Inorbit Malls (India) Private Limited
	K Raheja IT Park (Hyderabad) Limited	K Raheja IT Park (Hyderabad) Limited
	Mindspace Business Parks Private Limited	Mindspace Business Parks Private Limited
	Sundew Properties Limited	Sundew Properties Limited
	Trion Properties Private Limited	Trion Properties Private Limited

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

Relationship	Name of party	
	March 31, 2026	March 31, 2025
	Cavalcade Properties Private Limited	Cavalcade Properties Private Limited
	Gigaplex Estate Private Limited	Gigaplex Estate Private Limited
	Shoppers Stop Limited	Shoppers Stop Limited
	Intime Properties Limited	Intime Properties Limited
	Mindspace Business Parks REIT	Mindspace Business Parks REIT
	Whispering Heights Real Estate Private Limited	Whispering Heights Real Estate Private Limited
	Sycamore Properties Private Limited	Sycamore Properties Private Limited
	Avacado Properties And Trading (India) Private Limited	Avacado Properties And Trading (India) Private Limited
	Rafferty Developments Private Limited	Rafferty Developments Private Limited
	Sustain Properties Private Limited	Sustain Properties Private Limited
	KRC Infrastructure and Projects Private Limited	KRC Infrastructure and Projects Private Limited
	Ivory Property Trust	Ivory Property Trust
	K Raheja Corp Real Estate Private Limited	K Raheja Corp Real Estate Private Limited (Formely known as Feat Properties Private Limited)
	Juhu Beach Resorts Limited	Juhu Beach Resorts Limited

#The above mentioned parties are not related to the Company, viz. Chalet Hotels Limited as per the definition under IND AS 24. These parties have been reported on the basis of their classification as Related Party under the Companies Act 2013.

vi) Member of K. Raheja Corp Group	K Raheja Corporate Services Private Limited	K Raheja Corporate Services Private Limited

Outstanding balances at the year end are unsecured and settlement occurs in cash.

Related party disclosures for year ended March 31, 2026

₹ in million				
Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Revenue from operations - (Rooms income, Food, beverages and smokes)	-	-	15.67
2	Other income (Management Fee)/ Reimbursement of Expenses	80.85	-	8.20
3	Interest income	295.16	-	-
4	Other expenses	6.61	-	604.15
5	Reimbursement of expenses	-	-	5.22
6	Director sitting fees	-	7.08	-
7	Key management personnel compensation (including share based payments)	-	193.48	-
8	Directors' commission	-	8.11	-
9	Share of loss from LLP	70.94	-	-
10	Loan given	2,151.15	-	-
11	Loan repaid	459.39	-	-
12	Interim dividend paid	-	28.68	118.85
13	ESOP exercised	-	181.48	-
14	Deposit paid	-	-	0.86
15	Redemption of preference share	-	915.60	1,053.43
16	GST Payment under Protest	-	-	19.65
	Balances outstanding as at the year-end			
17	Trade payables	0.27	-	147.49
18	Other Payables	-	6.49	-
19	Trade Receivables	-	-	2.44

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
20	Interest Receivables	265.65	-	-
21	Loan Receivables	3,979.40	-	-
22	Other receivables	9.13	-	5.21
23	Deposit receivable	-	-	95.64
24	Investment in equity shares outstanding	2,148.05	-	-
25	Investment in optionally convertible non-cumulative redeemable preference shares outstanding	5,325.79	-	-
26	Current financial liability (Loss on share in Limited Liability Partnership)	294.22	-	-
27	Investment Outstanding in Limited Liability Partnership	427.02	-	-
28	Key Managerial Personnel Compensation	-	10.17	-

Note : Other transactions

- A) The Company has issued a letter of undertaking to provide need based financial support to
- Chalet Hotels & Properties (Kerala) Private Limited
 - Chalet Airport Hotel Private Limited
 - Ayushi and Poonam Estates LLP
 - The Dukes Retreat Private Limited
 - Sonmil Industries Private Limited
- B) The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 1,955.44 million.
- C) All the above transactions are to be settled in cash within 12 months of the reporting date. None of the balances are secured.

Transactions with related parties for year ended March 31, 2026

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)			
	Inorbit Malls (India) Private Limited	-	-	0.23
	Shoppers Stop Limited	-	-	0.51
	K Raheja Corp Investment Managers Private Limited	-	-	0.32
	K Raheja Corp Private Limited	-	-	1.07
	K. Raheja Corp Real Estate Private Limited	-	-	7.51
	K Raheja Corporate Services Private Limited	-	-	0.07
	K Raheja IT Park (Hyderabad) Limited	-	-	0.07
	Asterope Properties Private Limited	-	-	0.02
	Mindspace Business Parks Private Limited	-	-	0.28
	Mindspace Business Parks REIT	-	-	0.93
	Cavalcade Properties Private Limited	-	-	0.46
	Trion Properties Private Limited	-	-	0.16
	KRC Infrastructure and Projects Private Limited	-	-	1.31
	Newfound Properties & Leasing Private Limited	-	-	0.46
	Rafferty Developments Private Limited	-	-	0.05
	Sycamore Properties Private Limited	-	-	0.05



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
	Sundew Properties Limited	-	-	1.36
	Casa Maria Properties LLP	-	-	0.06
	KRC Queens Private Limited	-	-	0.75
	Mahananda Spa and Resorts Private Limited	-	-	-
		-	-	15.67
2	Other income (Management Fee)/ Reimbursement of Expenses			
	Chalet Hotels & Properties (Kerala) Private Limited	0.12	-	-
	K Raheja Corp Private Limited	-	-	6.92
	Juhu Beach Resorts Limited	-	-	1.28
	The Dukes Retreat Private Limited	44.00	-	-
	Chalet Airport Hotel Private Limited	36.31	-	-
	Ayushi And Poonam Estates LLP	0.42	-	-
	Mahananda Spa and Resorts Private Limited	-	-	-
		80.85	-	8.20
	* Includes reimbursement of processing fees expenses incurred on behalf of subsidiary amounting to ₹ 15 million			
3	Interest income			
	Chalet Hotels & Properties (Kerala) Private Limited	7.21	-	-
	The Dukes Retreat Private Limited	61.27	-	-
	Chalet Airport Hotel Private Limited	130.61	-	-
	Ayushi and Poonam Estates LLP	79.62	-	-
	Mahananda Spa and Resorts Private Limited	16.45	-	-
		295.16	-	-
4	Other expenses			
	Ayushi and Poonam Estates LLP	0.40		
	K Raheja IT Park (Hyderabad) Limited	-	-	0.50
	K. Raheja Corp Real Estate Private Limited	-	-	131.88
	KRC Infrastructure and Projects Private Limited	-	-	5.49
	Mahananda Spa and Resorts Private Limited	1.88	-	-
	Mindspace Business Parks Private Limited	-	-	0.60
	Inorbit Malls (India) Private Limited	-	-	0.10
	Juhu Beach Resorts Limited	-	-	3.83
	K Raheja Corp Investment Managers Private Limited	-	-	50.96
	K Raheja Corporate Services Private Limited	-	-	39.96
	Newfound Properties and Leasing Private Limited	-	-	269.92
	Sundew Properties Limited	-	-	100.91
	The Dukes Retreat Private Limited	4.33	-	-
		6.61	-	604.15
5	Reimbursement of expenses			
	Inorbit Malls (India) Private Limited			5.22
6	Director sitting fees			
	Arthur De Haast	-	1.20	-
	Hetal Gandhi	-	1.10	-



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
	Joseph Conrad D' Souza	-	1.23	-
	Neel C.Raheja	-	0.90	-
	Radhika Dilip Piramal	-	0.70	-
	Ravi C.Raheja	-	1.10	-
	Manish Chokhani	-	0.65	-
	Sanjay Sethi	-	0.20	-
		-	7.08	-
7	Key management personnel compensation (including share based payments)			
	Sanjay Sethi (upto January 31, 2026)	-	66.10	-
	Shwetank Singh	-	53.84	-
	Nitin Khanna	-	66.14	-
	Christabelle Baptista	-	7.40	-
		-	193.48	-
	Compensation of the Company's key management personnel includes salaries, non-cash benefits and contributions to the post employment benefit plan			
8	Directors' Commission			
	Arthur De Haast	-	2.20	-
	Hetal Gandhi	-	1.50	-
	Joseph Conrad D' Souza	-	1.50	-
	Radhika Dilip Piramal	-	1.50	-
	Manish Chokhani	-	1.17	-
	Sanjay Sethi	-	0.24	-
		-	8.11	-
9	Share of loss from LLP			
	Ayushi and Poonam Estates LLP	70.94	-	-
		70.94	-	-
10	Loan given			
	Chalet Hotels & Properties (Kerala) Private Limited	27.50	-	-
	Chalet Airport Hotel Private Limited	667.10	-	-
	The Dukes Retreat Private Limited	797.00	-	-
	Ayushi and Poonam Estates LLP	253.90	-	-
	Mahananda Spa and Resorts Private Limited	405.65	-	-
		2,151.15	-	-
11	Loan repaid			
	The Dukes Retreat Private Limited	16.00	-	-
	Ayushi and Poonam Estates LLP	277.74	-	-
	Mahananda Spa and Resorts Private Limited	165.65	-	-
		459.39	-	-
12	Interim dividend paid			
	Neel Chandru Raheja	-	10.33	-
	Ravi Chandru Raheja	-	5.16	-
	Jyoti Chandru Raheja	-	7.78	-

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
	Sumati Ravi Raheja	-	5.16	-
	Ivory Properties And Hotels Private Limited	-	-	3.57
	K Raheja Private Limited	-	-	12.40
	K Raheja Corp Private Limited	-	-	3.79
	Touchstone Properties And Hotels Private Limited	-	-	14.50
	Genext Hardware And Parks Private Limited	-	-	0.80
	Cape Trading LLP	-	-	13.12
	Casa Maria Properties LLP	-	-	16.50
	Capstan Trading LLP	-	-	16.50
	Palm Shelter Estate Development LLP	-	-	8.05
	Raghukool Estate Developement LLP	-	-	16.50
	Anbee Constructions LLP	-	-	13.12
	Sanjay Sethi	-	0.24	-
	Christabelle Baptista*	-	0.01	-
		-	28.68	118.85
13	ESOP exercised			
	Sanjay Sethi (Upto January 31, 2026)	-	71.25	-
	Christabelle Baptista	-	4.38	-
	Shwetank Singh	-	105.85	-
		-	181.48	-
14	Deposit paid			
	K Raheja Corporate Services Private limited	-	-	0.86
		-	-	0.86
15	Redemption of preference share			
	Ivory Properties and Hotels Private Limited	-	-	167.37
	K Raheja Corp Private Limited	-	-	886.06
	Neel C.Raheja	-	457.80	
	Ravi C.Raheja	-	457.80	
		-	915.60	1,053.43
16	GST Payment under Protest			
	Genext Hardware & Parks Private Limited	-	-	19.65
		-	-	19.65
17	Trade payables			
	K Raheja IT Park (Hyderabad) Limited	-	-	0.59
	Ayushi and Poonam Estates LLP	0.02	-	-
	KRC Infrastructure and Projects Private Limited		-	0.11
	K Raheja Corporate Services Private Limited		-	-
	Shoppers Stop Limited		-	-
	Mahananda Spa and Resorts Private Limited	0.25	-	-
	Mindspace Business Parks Private Limited	-	-	0.70
	K. Raheja Corporate Real Estate Private Limited	-	-	121.50
	Newfound Properties & Leasing Private Limited	-	-	24.59
		0.27	-	147.49

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
18	Other Payables			
	Arthur De Haast	-	1.51	-
	Hetal Gandhi	-	1.35	-
	Joseph Conrad D' Souza	-	1.35	-
	Radhika Dilip Piramal	-	0.99	-
	Sanjay Sethi	-	0.22	-
	Manish Chokhani	-	1.05	-
	Neel C.Raheja	-	0.02	-
		-	6.49	-
19	Trade Receivables			
	K Raheja Corp Private Limited	-	-	0.03
	Trion Properties Private Limited	-	-	0.03
	K Raheja Corp Investment Managers Private Limited	-	-	0.04
	Mindspace Business Parks Private Limited	-	-	0.08
	Mindspace Business Parks REIT	-	-	0.39
	K Raheja IT Park (Hyderabad) Limited	-	-	0.03
	K. Raheja Corp Real Estate Private Limited	-	-	1.25
	Newfound Properties & Leasing Private Limited	-	-	0.28
	Asterope Properties Private Limited	-	-	0.01
	Inorbit Malls India Private Limited	-	-	0.12
	Shoppers Stop Limited	-	-	0.18
		-	-	2.44
20	Interest Receivables			
	The Dukes Retreat Private Limited	55.14	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	6.49	-	-
	Chalet Airport Hotel Private Limited	117.55	-	-
	Ayushi and Poonam Estates LLP	71.66	-	-
	Mahananda Spa and Resorts Private Limited	14.81	-	-
		265.65	-	-
21	Loan Receivables			
	Chalet Airport Hotel Private Limited	1,755.50	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	90.50	-	-
	The Dukes Retreat Private Limited	999.00	-	-
	Ayushi and Poonam Estates LLP	894.40	-	-
	Mahananda Spa and Resorts Private Limited	240.00	-	-
		3,979.40	-	-
22	Other receivables			
	Chalet Airport Hotel Private Limited	6.82	-	-
	Mahananda Spa and Resorts Private Limited	0.25	-	-
	Newfound Properties & Leasing Private Limited	-	-	4.65
	K. Raheja Corp Real Estate Private Limited	-	-	0.52
	K Raheja Corporate Services Private Limited	-	-	0.04
	The Dukes Retreat Private Limited	2.06	-	-
		9.13	-	5.21

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
23	Deposit receivable			
	K Raheja Corporate Services Private limited	-	-	18.11
	Juhu Beach Resorts Limited	-	-	0.60
	Sundew Properties Limited	-	-	28.53
	Mindspace Business Parks Private Limited	-	-	48.40
		-	-	95.64
24	Investment in equity shares outstanding			
	Chalet Airport Hotel Private Limited	6.50	-	-
	Chalet Hotels & Properties (Kerala) Private Limited*	250.09	-	-
	Sonmil Industries Private Limited	756.46	-	-
	Mahananda Spa and Resorts Private Limited	305.89	-	-
	The Dukes Retreat Private Limited	829.11	-	-
		2,148.05	-	-
	*Impairment of investment ₹ 250.90 million			
25	Investment in optionally convertible non-cumulative redeemable preference shares outstanding			
	Mahananda Spa and Resorts Private Limited	5,325.79	-	-
		5,325.79	-	-
26	Current financial liability (Loss on share in Limited Liability Partnership)			
	Ayushi and Poonam Estates LLP	294.22	-	-
		294.22	-	-
27	Investment Outstanding in Limited Liability Partnership			
	Ayushi and Poonam Estates LLP	427.02		
		427.02	-	-
28	Key Managerial Personnel Compensation			
	Post employment benefits			
	Shwetank Singh	-	4.03	-
	Nitin Khanna	-	3.87	-
	Christabelle Baptista	-	2.27	-
		-	10.17	-

*Amount less than million

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

Related party disclosures for year ended March 31, 2025

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)	0.64	-	15.26
2	Other income (Management Fee)/ Reimbursement of Expenses	85.85	-	10.65
3	Interest income	198.91	-	-
4	Other expenses	4.14	-	565.00
5	Director sitting fees	-	4.65	-
6	Key management personnel compensation (including share based payments)	-	193.21	-
7	Directors' commission	-	6.70	-
8	Purchase of assets	-	-	0.10
9	Share of loss from LLP	95.19	-	-
10	Loan given	1,365.84	-	-
11	Loan refund	621.13	-	-
12	ESOP exercised	-	198.56	-
13	Deposit paid	-	-	2.99
14	Loan repaid	-	700.00	-
15	Redemption of preference share	-	160.00	-
16	GST Payment under Protest	-	-	19.65
	Balances outstanding as at the year-end			
17	Trade payables	0.25	-	4.64
18	Other Payables	0.06	6.05	-
19	Trade Receivables	2.89	-	3.89
20	Interest Receivables	233.04	-	-
21	Loan Receivables	2,287.64	-	-
22	Other receivables	67.73	-	42.01
23	Deposit receivable	-	-	92.39
24	Preference shares outstanding	-	915.60	1,053.43
25	Investment in equity shares outstanding	2,148.05	-	-
26	Investment in optionally convertible non-cumulative redeemable preference shares outstanding	5,325.79	-	-
27	Current financial liability (Loss on share in Limited Liability Partnership)	223.28	-	-
28	Investment Outstanding in Limited Liability Partnership	427.02	-	-
29	Key Managerial Personnel Compensation	-	5.20	-

Note : Other transactions

- A) The Company has issued a letter of undertaking to provide need based financial support to
- Chalet Hotels & Properties (Kerala) Private Limited
 - Chalet Airport Hotel Private Limited
 - Ayushi and Poonam Estates LLP
 - The Dukes Retreat Private Limited
- B) The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 1,980 million.
- C) All the above transactions are to be settled in cash within 12 months of the reporting date. None of the balances are secured.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

Transactions with related parties for year ended March 31, 2025

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)			
	Inorbit Malls (India) Private Limited	-	-	0.59
	Shoppers Stop Limited	-	-	0.45
	K Raheja Corp Investment Managers Private Limited	-	-	0.25
	K Raheja Corp Private Limited	-	-	0.97
	K. Raheja Corp Real Estate Private Limited	-	-	4.33
	K Raheja Corporate Services Private Limited	-	-	0.01
	K Raheja IT Park (Hyderabad) Limited	-	-	0.06
	Juhu Beach Resorts Limited	-	-	3.11
	Asterope Properties Private Limited	-	-	0.05
	Mindspace Business Parks Private Limited	-	-	0.21
	Mindspace Business Parks REIT	-	-	0.59
	Cavalcade Properties Private Limited	-	-	0.48
	K Raheja Private Limited	-	-	0.08
	The Dukes Retreat Private Limited	0.64	-	
	Trion Properties Private Limited	-	-	0.51
	Pact Real Estate Private Limited	-	-	0.03
	Genext Hardware & Parks Private Limited	-	-	0.15
	Whispering Heights Real Estate Pvt Ltd	-	-	0.81
	Avacado Properties And Trading {India} Pvt. Ltd	-	-	0.02
	Gigaplex Estate Private Limited	-	-	0.17
	Intime Properties Limited	-	-	0.44
	KRC Infrastructure and Projects Private Limited	-	-	0.88
	Neogen Properties Private Limited	-	-	0.02
	Newfound Properties & Leasing Private Limited	-	-	0.91
	Rafferty Developments Private Limited	-	-	0.03
	Sustain Properties Pvt. Ltd.	-	-	0.01
	Sycamore Properties Private Limited	-	-	0.05
	Sundew Properties Limited	-	-	0.08
		0.64	-	15.26
2	Other income (Management Fee)/ Reimbursement of Expenses			
	Chalet Hotels & Properties (Kerala) Private Limited	0.12	-	
	K Raheja Corp Private Limited	-	-	8.62
	Juhu Beach Resorts Limited	-	-	1.44
	K. Raheja Corp Real Estate Private Limited	-	-	0.01
	Inorbit Malls (India) Private Limited	-	-	0.46
	Cavalcade Properties Private Limited	-	-	0.12
	The Dukes Retreat Private Limited	55.73	-	
	Chalet Airport Hotel Private Limited	30.00	-	
		85.85	-	10.65
	* Includes reimbursement of processing fees expenses incurred on behalf of subsidiary amounting to ₹ 15 million			



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
3	Interest income			
	Chalet Hotels & Properties (Kerala) Private Limited	5.89	-	-
	The Dukes Retreat Private Limited	29.54	-	-
	Chalet Airport Hotel Private Limited	76.76	-	-
	Ayushi and Poonam Estates LLP	86.72	-	-
		198.91	-	-
4	Other expenses			
	Arthur De Haast			
	Ayushi and Poonam Estates LLP	3.70	-	-
	K Raheja IT Park (Hyderabad) Limited	-	-	0.30
	K. Raheja Corp Real Estate Private Limited	-	-	179.76
	KRC Infrastructure and Projects Private Limited	-	-	4.02
	Mahananda Spa and Resorts Private Limited	0.18	-	
	Mindspace Business Parks Private Limited	-	-	0.50
	Inorbit Malls (India) Private Limited	-	-	2.00
	Juhu Beach Resorts Limited	-	-	2.21
	K Raheja Corp Investment Managers Private Limited	-	-	57.33
	K Raheja Corporate Services Private Limited	-	-	39.39
	Newfound Properties and Leasing Private Limited	-	-	182.47
	Sundew Properties Limited	-	-	96.28
	K Raheja Corp Private Limited	-	-	0.73
	The Dukes Retreat Private Limited	0.26	-	-
		4.14	-	565.00
5	Director sitting fees			
	Arthur De Haast	-	0.85	-
	Hetal Gandhi	-	0.88	-
	Joseph Conrad D' Souza	-	0.90	-
	Neel C.Raheja	-	0.80	-
	Radhika Dilip Piramal	-	0.53	-
	Ravi C.Raheja	-	0.70	-
		-	4.65	-
6	Key management personnel compensation (including share based payments)			
	Sanjay Sethi	-	71.16	-
	Shwetank Singh	-	62.59	-
	Rajneesh Malhotra (upto October 31, 2024)	-	17.11	-
	Nitin Khanna (w.e.f July 1, 2024)	-	29.04	-
	Milind Wadekar (upto June 30, 2024)	-	5.78	-
	Christabelle Baptista	-	7.52	-
		-	193.21	-

Compensation of the Company's key management personnel includes salaries, non-cash benefits and contributions to the post employment benefit plan

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)**

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
7	Directors' Commission			
	Arthur De Haast	-	2.20	-
	Hetal Gandhi	-	1.50	-
	Joseph Conrad D' Souza	-	1.50	-
	Radhika Dilip Piramal	-	1.50	-
		-	6.70	-
8	Purchase of assets			
	K. Raheja Corp Real Estate Private Limited	-	-	0.10
		-	-	0.10
9	Share of loss from LLP			
	Ayushi and Poonam Estates LLP	95.19	-	-
		95.19	-	-
10	Loan given			
	Chalet Hotels & Properties (Kerala) Private Limited	3.00	-	-
	Chalet Airport Hotel Private Limited	530.50	-	-
	The Dukes Retreat Private Limited	718.00	-	-
	Ayushi and Poonam Estates LLP	114.34	-	-
		1,365.84	-	-
11	Loan refund			
	The Dukes Retreat Private Limited	500.00	-	-
	Ayushi and Poonam Estates LLP	121.13	-	-
		621.13	-	-
12	ESOP exercised			
	Sanjay Sethi	-	154.37	-
	Milind Wadekar	-	27.44	-
	Rajneesh Malhotra	-	16.75	-
		-	198.56	-
13	Deposit paid			
	K Raheja Corporate Services Private limited	-	-	2.99
		-	-	2.99
14	Loan repaid			
	Neel C.Raheja	-	350.00	-
	Ravi C.Raheja	-	350.00	-
		-	700.00	-
15	Redemption of preference share			
	Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	-	160.00	-
		-	160.00	-

*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
16	GST Payment under Protest			
	Genext Hardware & Parks Private Limited	-	-	20
		-	-	20
17	Trade payables			
	The Dukes Retreat Private Limited	0.07	-	-
	K Raheja Corp Investment Managers Private Limited	-	-	1.90
	K Raheja IT Park (Hyderabad) Limited	-	-	0.35
	Inorbit Malls (India) Private Limited	-	-	0.29
	KRC Infrastructure and Projects Private Limited	-	-	1.20
	K Raheja Corporate Services Private Limited	-	-	0.15
	Shoppers Stop Limited	-	-	0.17
	Mahananda Spa and Resorts Private Limited	0.18	-	-
	Mindspace Business Parks Private Limited	-	-	0.58
		0.25	-	4.64
18	Other Payables			
	Chalet Hotels & Properties (Kerala) Private Limited	-	-	-
	Chalet Airport Hotel Private Limited	-	-	-
	Arthur De Haast	-	1.98	-
	Hetal Gandhi	-	1.37	-
	Joseph Conrad D' Souza	-	1.35	-
	Radhika Dilip Piramal	-	1.35	-
	Ayushi and Poonam Estates LLP	0.06	-	-
		0.06	6.05	-
19	Trade Receivables			
	K Raheja Corp Private Limited	-	-	0.48
	K Raheja Private Limited	-	-	0.06
	Trion Properties Private Limited	-	-	0.05
	Cavalcade Properties Private Limited	-	-	0.15
	The Dukes Retreat Private Limited	2.89	-	-
	Genex Hardware & Parks Private Limited	-	-	0.01
	K Raheja Corp Investment Managers Private Limited	-	-	0.12
	Mindspace Business Parks Private Limited	-	-	0.09
	Mindspace Business Parks REIT	-	-	0.04
	Juhu Beach Resorts Limited	-	-	0.38
	Inorbit Malls (India) Private Limited	-	-	0.19
	K Raheja IT Park (Hyderabad) Limited	-	-	0.06
	K. Raheja Corp Real Estate Private Limited	-	-	1.80
	KRC Infrastructure and Projects Private Limited	-	-	0.31
	Newfound Properties & Leasing Private Limited	-	-	0.13
	Pact Real Estate Private Limited	-	-	0.01
	Sustain Properties Pvt. Ltd.	-	-	0.01
		2.89	-	3.89

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
20	Interest Receivables			
	The Dukes Retreat Private Limited	26.58	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	5.30	-	-
	Chalet Airport Hotel Private Limited	116.39	-	-
	Ayushi and Poonam Estates LLP	84.77	-	-
		233.04	-	-
21	Loan Receivables			
	Chalet Airport Hotel Private Limited	1,088.40	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	63.00	-	-
	The Dukes Retreat Private Limited	218.00	-	-
	Ayushi and Poonam Estates LLP	918.24	-	-
		2,287.64	-	-
22	Other receivables			
	Chalet Airport Hotel Private Limited	56.70	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	0.14	-	-
	Newfound Properties & Leasing Private Limited	-	-	42.01
	The Dukes Retreat Private Limited	10.89	-	-
		67.73	-	42.01
23	Deposit receivable			
	K Raheja Corporate Services Private limited	-	-	17.25
	Juhu Beach Resorts Limited	-	-	0.60
	Sundew Properties Limited	-	-	26.14
	Mindspace Business Parks Private Limited	-	-	48.40
		-	-	92.39
24	Preference shares outstanding			
	Ivory Properties and Hotels Private Limited	-	-	167.37
	K Raheja Corp Private Limited	-	-	886.06
	Neel C.Raheja	-	457.80	-
	Ravi C.Raheja	-	457.80	-
		-	915.60	1,053.43
25	Investment in equity shares outstanding			
	Chalet Airport Hotel Private Limited	6.50	-	-
	Chalet Hotels & Properties (Kerala) Private Limited*	250.09	-	-
	Sonmil Industries Private Limited	756.46	-	-
	Mahananda Spa and Resorts Private Limited	305.89	-	-
	The Dukes Retreat Private Limited	829.11	-	-
		2,148.05	-	-
	*Impairment of investment ₹ 250.90 million			
26	Investment in optionally convertible non-cumulative redeemable preference shares outstanding			
	Mahananda Spa and Resorts Private Limited	5,325.79	-	-
		5,325.79	-	-

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 51 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel/ Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
27	Current financial liability (Loss on share in Limited Liability Partnership)			
	Ayushi and Poonam Estates LLP	223.28	-	-
		223.28	-	-
28	Investment Outstanding in Limited Liability Partnership			
	Ayushi and Poonam Estates LLP	427.02	-	-
		427.02	-	-
29	Key Managerial Personnel Compensation			
	Post employment benefits			
	Sanjay Sethi	-	2.00	-
	Shwetank Singh	-	0.57	-
	Nitin Khanna (w.e.f July 1, 2024)	-	1.28	-
	Christabelle Baptista	-	1.35	-
		-	5.20	-

NOTE 52 EMPLOYEE STOCK OPTION SCHEMES

Description of share-based payment arrangements:

At March 31, 2026, Company had following share-based payment arrangements:

Employee Stock Option Plan 2022:

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
CHL Employee Stock Option Plan 2022	12,17,831	For the Options to vest, the Grantee has to be in employment of the Company on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	July 22, 2022	One year from vesting	291.50

Reconciliation of Outstanding share options

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2026		As at March 31, 2025	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	291.50	4,40,108	291.50	9,01,687
Granted during the year	-	-	-	-
Exercised during the year	291.50	3,38,244	291.50	3,55,144
Lapsed/ forfeited /surrendered	291.50	-	291.50	1,06,435
Outstanding at the end of the year	291.50	1,01,864	291.50	4,40,108
Exercizable at the end of the year	291.50	1,01,864	291.50	1,32,480

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 52 EMPLOYEE STOCK OPTION SCHEMES (CONTD.)

Measurement of Fair value

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	142.37 - 176.26	As per Black Scholes Model
Exercise price	₹/share	291.50	As per the Scheme
Expected volatility (Weighted average volatility)	% p.a.	47.21%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.48 - 5.48	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Company has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	6.83% - 7.08%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2026 have an exercise price of ₹ 291.50

The expense recognized for the year ended March 31, 2026 is ₹ 5.48 million (March 31, 2025 is ₹ 17.05 million)

Employee Stock Option Plan 2023:

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
CHL Employee Stock Option Plan 2023	3,03,738	For the Options to vest, the Grantee has to be in employment of the Company on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	04-Sep-23	One year from vesting	528
	1,46,141				24-Oct-24		871
	2,11,012				29-Jan-25		822

Reconciliation of Outstanding share options

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2026		As at March 31, 2025	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	528 to 871	6,60,891	528	3,03,738
Granted during the year	822 to 871		822 to 871	3,57,153
Exercised during the year	528	2,00,468	-	-
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	528 to 871	4,60,423	528 to 871	6,60,891
Exercizable at the end of the year	528 to 871	1,17,861	528	1,00,234

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 52 EMPLOYEE STOCK OPTION SCHEMES (CONTD.)

Measurement of Fair value

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	231.56 - 402.53	As per Black Scholes Model
Exercise price	₹/share	528.00 - 871.00	As per the Scheme
Expected volatility (Weighted average volatility)	% p.a.	37.59% - 46.41%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.50 - 5.50	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Company has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	6.52% - 7.07%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2026 have an exercise price ranging from ₹ 528 to ₹ 871

The expense recognized for the year ended March 31, 2026 is ₹ 69.47 million (March 31, 2025 is ₹ 50.73 million)

NOTE 53 SCHEME OF AMALGAMATION WITH WHOLLY OWNED SUBSIDIARY AND A SUBSIDIARY

The Company ('Transferee Company') at its meeting held on October 25, 2023 had approved Composite Scheme of Arrangement and Amalgamation ('Scheme') of Sonmil Industries Private Limited ('Sonmil/ Transferor Company No. 1') (wholly owned subsidiary) and The Dukes Retreat Private Limited ('Dukes/ Transferor Company No. 2') (subsidiary), with the Holding Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1st April 2024 for Sonmil ('Appointed Date- Stage 1 Amalgamation') and from the date falling after the Effective Date- Stage 1 Amalgamation as fixed by the Board of Directors of the Holding Company for Dukes ('Appointed Date- Stage 2 Amalgamation'), subject to the approval of the statutory and regulatory authorities.

An application for approval of the Scheme was filed with the Honourable National Company Law Tribunal ('Honourable NCLT') on October 8, 2024. Further to approval accorded by the Equity Shareholders of the Transferee Company for the Scheme at their meeting held on May 13, 2025, pursuant to the order of the Honourable NCLT dated March 18, 2025, a Company Scheme Petition(CSP) has been filed with the Honourable NCLT on May 24, 2025. The Order of the Honourable NCLT is awaited. Pending the requisite approvals, no adjustments are carried out in the Standalone financial statement.

NOTE 54 DISCLOSURE UNDER IND AS 115, REVENUE FROM CONTRACTS WITH CUSTOMERS

Details of contract balances

Particulars	₹ in million	
	As at March 31, 2026	As at March 31, 2025
Details of Contract Balances:		
Balance as at beginning of the year	8,273.92	4,237.15
Change due to collection and revenue recorded on satisfaction of performance obligation	(3,642.50)	4,036.77
Balance as at the end of the year	4,631.42	8,273.92

Revenue is recognized upon transfer of control of residential units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is on hand over of possession to the customers, as determined by the terms of contract with customers, post which the contract becomes non-cancellable by the parties.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer.

Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 54 DISCLOSURE UNDER IND AS 115, REVENUE FROM CONTRACTS WITH CUSTOMERS (CONTD.)

Variations in contract work, claims, incentive payments are included in contract revenue to the extent that may have been agreed with the customer and are capable of being reliably measured.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2026 is ₹ 4,631.42 million (Previous Year: ₹ 8,273.92 million), which will be recognized as revenue over a period of 1 year

Hospitality and Rental Annuity Business

The Group applies practical expedient in paragraph 121 of Ind AS 115 and does not disclose information about remaining performance obligations that have original expected duration of one year or less.

NOTE 55 RATIO ANALYSIS AND ITS ELEMENTS

₹ in million

Ratio	Numerator	Denominator	March 31, 2026	March 31, 2025	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities	1.03	0.62	66%	Due to decrease in current liabilities on account of repayment of loan and revenue recognized in relation to residential units.
Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.52	0.64	(19%)	
Debt Service Coverage ratio	Earnings before interest, depreciation, amortisation and tax	Interest + Current maturity of LT debt	2.86	0.96	199%	Significant improvement driven by higher operating earnings (EBITDA) and reduced debt servicing obligations
Return on Equity ratio	Net Profits after taxes less preference dividend	Average Shareholder's Equity	0.18	0.06	218%	Increase due to higher net profits
Inventory Turnover ratio (excluding Residential segment)	Cost of goods sold	Average Inventory	8.24	8.62	(4%)	
Trade Receivable Turnover Ratio	Revenue from operations	Average Trade Receivable	37.56	26.07	44%	Improvement due to increase in Revenue from operations & better collection efficiency
Trade Payable Turnover Ratio	Total Expenses - Employee Cost- Real estate development cost- Notional expenses	Average Trade Payables	7.22	3.83	88%	Increase in expenses reflects higher operating costs and improvement in settlement of payables
Net Capital Turnover Ratio	Revenue from operations	Working capital = (Current assets – Current liabilities)	63.22	(1.99)	(3281%)	Due to a reduction in current liabilities following the repayment of short-term borrowings with an increase in revenue from the recognition of sales of residential units. The advances received for these units, which were previously recorded under current liabilities, have now been recognized as revenue, improving both liquidity and profitability indicators.
Net Profit ratio	Net Profit	Total Income	0.25	0.10	147%	Increase due to higher net profits & Revenue
Return on Capital Employed	Earnings before interest, depreciation, amortisation and tax	Average Capital Employed	0.23	0.18	23%	
Return on Investment	Net Profit	Gross block of PPE & IP	0.12	0.03	274%	Increase due to higher net profits



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 56 DETAILS OF STRUCK OFF COMPANIES

As at March 31, 2026

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off Company, if any, to be disclosed
Yessecu Solutions Private Limited	Payables	0.18	No
Phonographic Performance Ltd	Payables	0.20	No

As at March 31, 2025

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off Company, if any, to be disclosed
Kryton Chemicals	Payables	0.01	No

NOTE 57

The Company in its board meeting dated January 24, 2024 and through shareholders' approval in postal ballot dated March 10, 2024 has approved to raise capital by way of private placement under qualified institutions placement (QIP) to eligible investors through an issuance of equity shares for an amount not exceeding ₹20,000 million. Subsequent to year end, the Holding Company has raised an amount of ₹ 10,000 million at the issue price of ₹ 792 per equity share and allotted 1,26,26,263 fully paid equity shares of face value ₹ 10 each on April 03, 2024.

The proceeds from the issue, net of issue expenses, will be utilized mainly for repayment /pre-payment, in full or in part, of certain outstanding borrowings and balance is used for General corporate purposes.

Issue of Shares (Qualified Institutional Placement)

The Company, during the year has issued 12,626,263 equity shares of face value of ₹10 each through Qualified Institutional Placement (QIP) on April 3, 2025, at an issue price of ₹ 792 per equity share (including a securities premium of ₹ 782 per equity share). The total amount raised through QIP amounts to ₹ 10,000 million.

Following are the details of utilization of proceeds of ₹ 9,799.74 million post meeting issue expenses of ₹ 200.26 million

₹ in million

Agreed Purpose	Original cost (as per the Offer Document)	Utilization upto March 31, 2025	Unutilized amount as on March 31, 2025
Repayment or pre-payment, in full or in part, of certain of outstanding borrowings	9,000.00	9,000.00	-
General Corporate Purposes	799.74	799.74	-
Total	9,799.74	9,799.74	-

NOTE 58

Issue of Non Convertible Debentures (during year ended March 31, 2026.

Particulars	₹ in million
Sources of Funds:	
Funds raised by 7,500 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures ('NCDs') of face value of ₹ 100,000 each	750.00
Total (A)	750.00
Amount of utilization of Funds:	
Payment of fees and expenses in connection with the issuance of the Debentures	-
Repayment of Overdraft / Working Capital Demand Loan	750.00
Total (B)	750.00
Balance (A) - (B)	-

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 59 ACQUISITION OF AYUSHI AND POONAM ESTATES LLP (LIMITED LIABILITY PARTNERSHIP)

On February 29, 2024, the Company has acquired 99.80% share in Capital and Profit & Loss of Ayushi and Poonam Estates LLP ('APEL'), a limited liability firm, engaged in the business of hospitality (hotels). Consequent to such acquisition APEL has become the subsidiary of the Company.

Details of the capital account contribution and profit sharing ratio in the APEL :

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	Capital	Profit Sharing	Capital	Profit Sharing
Chalet Hotels Limited	4.99	99.80%	4.99	99.80%
Sonmil Industries Private Limited	0.01	0.20%	0.01	0.20%
	5.00	100%	5.00	100%

NOTE 60 ACQUISITION OF PRO ZEAL GREEN POWER PRIVATE LIMITED

During the current year, pursuant to the shareholding agreement the Company has acquired 26% stake in Pro zeal Green Power Private Limited . The Company neither has exposure nor rights to variable return. These investment is solely to obtain captive solar power supply in Commercial Block II Sahar Mumbai and Cignus Powai I, Mumbai.

NOTE 61 DISCLOSURE PURSUANT TO SECTION 186 OF THE COMPANIES ACT 2013 AND UNDER REGULATION 34(3) AND REGULATION 53(F) OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

Sr No.	Nature of Transactions	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at		Movement during the year	Maximum Outstanding during the year	
			March 31, 2026	March 31, 2025		March 31, 2026	March 31, 2025
1	Loans and advances						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	96.99	68.30	28.69	96.99	68.30
	Chalet Airport Hotel Private Limited	Business purpose	1,873.05	1,204.79	668.26	1,873.05	1,204.79
	Ayushi and Poonam Estates LLP	Business purpose	966.06	1,003.01	-36.95	1,008.96	1,003.01
	The Dukes Retreat Private Limited	Business purpose	1,054.14	244.58	809.56	1,054.14	244.58
	Mahananda Spa & Resorts Private Limited	Business purpose	254.81	-	254.81	414.81	-
2	Guarantees						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	50.00	50.00	-	50.00	50.00
3	Security						
	Ayushi and Poonam Estates LLP	Business purpose	Note 50	Note 50	Note 50	Note 50	Note 50
4	Investment in fully paid up equity instruments and current investments						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	250.09	250.09	-	250.09	250.09
	Chalet Airport Hotel Private Limited	Business purpose	6.50	6.50	-	6.50	6.50
	The Dukes Retreat Private Limited	Business purpose	829.11	829.11	-	829.11	829.11
	Sonmil Industries Private Limited	Business purpose	756.46	756.46	-	756.46	756.46
	Ayushi and Poonam Estates LLP	Business purpose	427.02	427.02	-	427.02	427.02
	Mahananda Spa and Resorts Private Limited	Business purpose	305.89	305.89	-	305.89	305.89
	Stargaze Properties Private Limited	Business purpose	0.01	0.01	-	0.01	0.01
	Krishna Valley Power Private Limited	Business purpose	15.07	19.91	(4.84)	15.07	19.91
	Sahyadri Renewable Energy Private Limited	Business purpose	31.46	31.46	-	31.46	31.46

NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 61 DISCLOSURE PURSUANT TO SECTION 186 OF THE COMPANIES ACT 2013 AND UNDER REGULATION 34(3) AND REGULATION 53(F) OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 (CONTD.)

Sr No.	Nature of Transactions	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at		Movement during the year	Maximum Outstanding during the year	
			March 31, 2026	March 31, 2025		March 31, 2026	March 31, 2025
	Renew Wind Power Energy (AP) Limited	Business purpose	3.44	2.58	0.86	3.44	2.58
	Vikramaditya Renewable Energy Private Limited	Business purpose	23.59	10.67	12.92	23.59	10.67
	TP Agastaya Limited	Business purpose	25.52	25.52	-	25.52	25.52
	Solarcraft Power India 26 Private Limited	Business purpose	1.72	1.72	-	1.72	1.72
	Pro zeal Green Power Private Limited	Business purpose	0.03	-	0.03	0.03	-
	National saving certificates	Investment	0.12	0.13	(0.01)	0.12	0.13
	Mutual Fund Axis Overnight Fund Direct Growth	Investment	64.66	5.06	59.60	64.66	5.06
	Mutual Fund ICICI Overnight Fund DP Growth	Investment	60.25	4.34	55.91	60.25	4.34
	Mutual Fund ICICI Liquid Fund DP Growth	Investment	10.27	3.92	6.35	10.27	3.92
	Mutual Fund Axis Money Market Fund Direct Growth	Investment	8.61	472.49	(463.88)	8.61	472.49
	Mutual Fund ICICI Money Market Fund DP Growth	Investment	2.27	502.03	(499.76)	2.27	502.03
5	Investments in compulsory convertible debentures						
	Solarcraft Power India 26 Private Limited	Business purpose	29.48	-	29.48	29.48	-
	Pro zeal Green Power Private Limited	Business purpose	4.12	-	4.12	4.12	-

NOTE 62

Disclosure of Loans and Advances given to subsidiaries as per Regulation 34 (3) and 53 (f) of the SEBI (Listing Obligation and Disclosure requirements) Regulations, 2015

Name of the subsidiary Companies	Maximum Balance Outstanding during the year ended		Investment by Subsidiary in Shares of the Company (No. of Shares)	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Chalet Hotels and Properties (Kerala) Private Limited	96.99	68.30	-	-
Chalet Airport Hotel Private Limited	1,873.05	1,204.79	-	-
Ayushi and Poonam Estates LLP	1,008.96	1,003.01	-	-
The Dukes Retreat Private Limited	1,054.14	244.58	-	-
Mahananda Spa and Resorts Private Limited	414.81	-	-	-

NOTE 63

During the previous year, Goods and Services Tax (GST) Investigation Department, Maharashtra State (GST Authorities) had conducted search proceedings pursuant to Section 67 of the Goods and Services Tax Act 2017. The Goods and Services Tax (GST) officials have identified certain matters relating to input tax credit pertaining to the period July 2017 to Financial year 2022-23, which the Authority believes are ineligible for such claims. Accordingly, the Company evaluated the same and made a payment of Goods and Services Tax (GST) amounting ₹ 107.54 million during the year ended March 31, 2024. The business operations of the Company continue as usual and are not impacted. Further, the finding of said proceeding being initiated separately under section 74 of the Goods and Services Tax Act 2017 by the Assessing Officer.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 64

- i) 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.
- ii) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

NOTE 65

Other Additional regulatory information pursuant to the requirement in Division II of Schedule III to the Companies Act 2013

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for any Benami property.
- (ii) The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.
- (iii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (iv) The Company has 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
- (v) The Group has not drawn any borrowing from any bank or financial institutions on the basis of security of current assets.
- (vi) The Company has not been declared wilful defaulter by any Bank or Financial institution or government or any government authority.
- (vii) The Company has borrowings from banks and financial institutions on the basis of security of current assets. The quarterly returns or statements of current assets filed by the group with banks and financial institutions are in agreement with the books of accounts.
- (viii) The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- (viii) The Company has not entered into any scheme of arrangement during the year which has an accounting impact on current or previous financial year, except note no. 52.

NOTE 66

As per the MCA Notification dated August 6, 2022, the Central Government has notified the Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the Company is required to maintain a backup of the books of account and other relevant books and papers in electronic mode that should be accessible in India at all the time. Also, the Company is required to create backup of accounts on servers physically (which has a feature of recording audit trail (edit log) facility) located in India on a daily basis.

The books of account along with other relevant records and papers of the Company is maintained in electronic mode, across all units. These are readily accessible in India at all times and currently a backup is maintained on a cloud based server. Such servers are located in India, with the exception of certain units, which are located overseas. The Company is in the process of complying with the requirement of maintaining server(s) in India for these units for backup of books of account and other relevant books and papers, on a daily basis, pursuant to the amendment.

NOTE 67

The Government of India has consolidated 29 existing labour legislations into a unified framework comprising four labour codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Codes"). The Codes have been made effective from 21 November, 2025. In accordance with the new Labour Codes, the Company has currently estimated the incremental impact on retiral benefits and the impact of the Labour Codes is recognized under "Exceptional Items" in the financial statements for the year ended 31 March, 2026. Accordingly, adjustment has been recognized in respect of employee benefit expenses in the current year. The Company continues to monitor developments on the Rules to be notified by regulatory authorities, including clarifications and will continue to assess the accounting implications, basis such developments/ guidance.



NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

NOTE 68

subsequent event

- i) The Board of Directors of the Company have declared a final dividend of ₹ 1 per equity share (Face value ₹ 10/- per equity share) amounting to ₹ 218.99 million.
- ii) Board of Directors approved the acquisition of Seasons Hotels Private Limited, owning Company of a 144 room hotel viz. Inder Residency Resort & Spa, Udaipur in the state of Rajasthan for a consideration of ₹1,710 million
- iii) Management of the Company has approved allotment of 3,000 Listed, Rated, Taxable, Transferable Commercial Paper ('CPs') aggregating to ₹1500 million on a Private Placement basis.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai

May 14, 2026

INDEPENDENT AUDITOR'S REPORT

To the Members of **Chalet Hotels Limited** **Report on the Audit of the Consolidated Financial Statements**

OPINION

We have audited the consolidated financial statements of Chalet Hotels Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), which comprise the consolidated balance sheet as at 31 March 2026, and the consolidated statement of profit and loss (including other comprehensive income), consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of report of the other auditor on separate financial statements of such subsidiary as was audited by the other auditor, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31 March 2026, of its consolidated profit and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

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 SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in terms of the Code of Ethics issued by the Institute of Chartered Accountants of India and the relevant provisions of the Act, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence obtained by us along with the consideration of report of the other auditor referred to in paragraph (a) of the "Other Matters" section below, is sufficient and appropriate to provide a basis for our opinion on the consolidated financial statements.

EMPHASIS OF MATTER

We draw attention to Note 41 C to the consolidation financial statements that explains the ongoing litigation in respect of leasehold rights to land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited ('K Raheja'), on which the Company's hotel, Four Points by Sheraton has been built. As at 31 March 2026, the matter continues to be pending before the Supreme Court. Accordingly, there remains uncertainty regarding the imposition of any penalty on the Company and its quantum, if any.

In earlier years, based on two public interest litigations, the Honourable High Court of Bombay ordered K Raheja to demolish the structure and hand back the land to City & Industrial Development Corporation ('CIDCO'). In response, K Raheja filed a special leave petition (SLP) against the order in the Honourable Supreme Court of India ('Supreme Court') which directed maintenance of status quo vide its order dated 21 January 2015 and ordered that the interim orders remain in force until further hearings.

Pursuant to the Supreme Court's order dated 27 October 2025, the SLP filed by K Raheja was converted into Civil Appeals, and CIDCO was directed to file an affidavit on steps taken regarding regularisation. Subsequently, CIDCO, through Board Resolution No. 13178 dated 4 February 2026, approved regularisation of the allotment, subject to payment of differential premium, interest and taxes and placed the same on record before the Court vide affidavit dated 9 March 2026.

Pending the final outcome of proceedings and basis legal advice obtained, no adjustments have been made to the consolidation financial statements as at 31 March 2026.

Our opinion is not modified in respect of this matter.

KEY AUDIT MATTER

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

Revenue Recognition

See Note 27 and 56 to consolidated financial statements

The key audit matter	How the matter was addressed in our audit
The Group is principally engaged as a hotel owner and property owner. Its revenue comprises hotel revenue (including hotel room revenue, food and beverage revenue and other hotel-related revenue) and rental income from investment properties. The accounting policies for the different revenue streams are set out in Note 27 to the consolidated financial statements. Revenue is a key performance indicator of the Group and there is risk of overstatement of revenue due to fraud resulting from pressure to achieve targets and earnings expectations. Based on the above we have identified Revenue Recognition as a Key Audit Matter.	Our audit procedures included : • Tested the Group's revenue recognition accounting policies and its compliance with Ind AS 115; • Tested design, implementation and operating effectiveness of the controls, assisted by IT specialists, of the revenue recognition process; • Tested the general information technology controls and key application controls surrounding revenue recognition; • Tested on a sample basis revenue recognized in the correct financial period by tracing it to invoices, receipts, etc.; • Tested the adequacy of disclosures relating to the Revenue recognition in the financial statements; • Tested the details of unbilled revenue and its compliance with Ind AS 115;

OTHER INFORMATION

The Holding Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and auditor's report thereon. The annual report is expected to be made available to us after the date of this auditor's report.

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

INDEPENDENT AUDITOR'S REPORT (CONTD.)

In connection with our audit of the consolidated 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 consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Holding Company's annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

MANAGEMENT'S AND BOARD OF DIRECTORS/DESIGNATED PARTNERS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated state of affairs, consolidated profit/ loss and other comprehensive income, consolidated statement of changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. The respective Management and Board of Directors of the companies/ Designated Partners of the Limited Liability Partnership (LLP) included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of each company/LLP and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Management and Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the companies/ Designated Partners of the LLP included in the Group are responsible for assessing the ability of each company/LLP to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors/Designated Partners either intends to liquidate the Company/LLP/partnership firm(s) or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies/ Designated Partners of the LLP included in the Group are responsible for overseeing the financial reporting process of each company/LLP.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance

with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. 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 with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of consolidated financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. 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 consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements of such entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditor, such other auditor remain responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in paragraph (a) of the section titled "Other Matters" in this audit report.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTER

- a. We did not audit the financial statements of one subsidiary, whose financial statements reflects total assets (before consolidation adjustments) of Rs 4,623.75 million as at 31 March 2026, total revenues (before consolidation adjustments) of Rs 938.69 million and net cash flows (before consolidation adjustments) amounting to Rs 52.10 million for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditor whose report has been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiary is based solely on the report of the other auditor.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of this matter with respect to our reliance on the work done and the report of the other auditor.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. A. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditor on separate financial statements of such subsidiary, as were audited by other auditor, as noted in the "Other Matters" paragraph, we report, to the extent applicable, that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.

- b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books, except that the backup of certain Hotel units of the Holding Company and backup of certain subsidiaries which form part of the books of account and other relevant books and papers in electronic mode has not been maintained on servers physically located in India and for the matters stated in paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - c. The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
 - d. In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors of the Holding Company as on 1 April 2026 and 2 April 2026 taken on record by the Board of Directors of the Holding Company and subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. the modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2A(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies incorporated in India and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- B. 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 and based on the consideration of the report of the other auditor on separate financial statements of the subsidiary, as noted in the "Other Matters" paragraph:
- a. The consolidated financial statements disclose the impact of pending litigations as at 31 March 2026 on the consolidated financial position of the Group. Refer Note 41 to the consolidated financial statements.
 - b. The Group did not have any material foreseeable losses on long-term contracts including derivative contracts during the year ended 31 March 2026.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- c. There are no amounts which are required to be transferred to the Investor Education and Protection Fund by the Holding Company or its subsidiary companies incorporated in India during the year ended 31 March 2026.
- d. (i) The respective management of the Holding Company and its subsidiary companies incorporated in India whose financial statements have been audited under the Act have represented to us that that, to the best of their knowledge and belief, as disclosed in the Note 61 (i) to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary companies to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or any of such subsidiary companies ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (ii) The respective management of the Holding Company and its subsidiary companies incorporated in India whose financial statements have been audited under the Act have represented to us that that, to the best of their knowledge and belief, as disclosed in the Note 61 (ii) to the consolidated financial statements, no funds have been received by the Holding Company or any of such subsidiary companies from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiary companies shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (iii) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiary companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our other auditors notice that has caused us other auditors to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
- e. The interim dividend declared and paid by the Holding Company during the year and until the date of this audit report is in compliance accordance with Section 123 of the Act.
- As stated in Note 65 to the consolidated financial statements, the respective Board of Directors of the Holding Company has proposed final dividend for the year which is subject to the approval of the respective members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.
- f. Based on our examination which included test checks, except for the instances mentioned below, the Holding Company and its subsidiaries has used accounting software for maintaining of books of account, which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective softwares:
- The feature of audit trail was not enabled in the application layer of the accounting softwares used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, general ledger;
 - The feature of audit trail was not enabled in the database layer to log any direct data changes for accounting softwares used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, general ledger;
 - The feature of audit trail was not enabled in the database layer to log any direct data changes for the on-premise accounting softwares used for maintaining the books of account relating to revenue, inventory, accounts payables, accounts receivables, general ledger;
 - Based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of revenue, inventory, general ledger, accounts payable, accounts receivable, general ledger which are operated by a third-party software service provider, we are unable to comment whether audit trail feature for the said software was enabled at the application layer for the period from 1 January 2026 to 31 March 2026 for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with.
 - Based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of revenue, inventory, general ledger, accounts payable, accounts receivable, general ledger which are operated by a third-party software service provider, we are unable



INDEPENDENT AUDITOR'S REPORT (CONTD.)

to comment whether audit trail feature for the said software was enabled at the database layer for the period from 1 January 2026 to 31 March 2026 for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with.

- vi. For the periods where audit trail (edit log) facility was enabled and operated for the respective accounting softwares, we did not come across any instance of the audit trail feature being tampered with.
- vii. Additionally, the audit trail has been preserved by the Holding Company and its subsidiaries as per the statutory

requirements for record retention except for the periods where audit trail was not enabled for the respective software in the prior year.

- C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid during the current year by the Holding Company and its subsidiary companies to its directors is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director by the Holding Company and its subsidiary companies is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Suhas Pai

Partner

Place: Mumbai

Membership No.: 119057

Date: May 14, 2026

ICAI UDIN: 26119057GFQCFH1826



ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

(REFERRED TO IN PARAGRAPH 1 UNDER 'REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS' SECTION OF OUR REPORT OF EVEN DATE)

(xxi) In our opinion and according to the information and explanations given to us, following companies incorporated in India and included in the consolidated financial statements, have unfavourable remarks, qualification or adverse remarks given by the respective auditors in their reports under the Companies (Auditor's Report) Order, 2020 (CARO):

Sr. No.	Name of the entities	CIN	Holding Company/ Subsidiary/ JV/ Associate	Clause number of the CARO report which is unfavourable or qualified or adverse
1	Chalet Airport Hotels Private Limited	U55101MH2022PTC388704	Wholly owned Subsidiary	Clause (ix) (d), (xvii)
2	Sonmil Industries Private Limited	U67120MH1976PTCO18883	Wholly owned Subsidiary	Clause (vii)(a), (ix) (d), (xvii)
3	Chalet Hotels & Properties(Kerala) Private Limited	U55101KL2006PTC020125	Subsidiary	Clause (ix) (d), (xvii), (xix)
4	The Dukes Retreat Private Limited	U55200MH1968PLC013933	Wholly owned Subsidiary	Clause (iii)(c),(vii)(b), (ix) (d), (xvii),(xix)
5	Mahananda Spa and Resorts Private Limited	U55101UR2009PTC032889	Wholly owned Subsidiary	Clause (vii) (a)
6	Chalet Hotels Limited	L55101MH1986PLC038538	Holding Company	Clause 3(i) (c), (vii) (b)

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Suhas Pai

Partner

Membership No.: 119057

ICAI UDIN: 26119057GFQCFH1826

Place: Mumbai

Date: May 14, 2026



ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT

REPORT ON THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE AFORESAID CONSOLIDATED FINANCIAL STATEMENTS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE ACT

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

Opinion

In conjunction with our audit of the consolidated financial statements of Chalet Hotels Limited (hereinafter referred to as "the Holding Company") as of and for the year ended 31 March 2026, we have audited the internal financial controls with reference to financial statements of the Holding Company and such companies incorporated in India under the Act which are its subsidiary companies, as of that date.

In our opinion, the Holding Company and such companies incorporated in India which are its subsidiary companies, have, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements criteria established by such companies considering the essential components of such internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The respective Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the respective company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about

whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to 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 judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements 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 controls with reference to financial statements include 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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 with Reference to Financial Statements

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

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Suhas Pai

Partner

Place: Mumbai

Membership No.: 119057

Date: May 14, 2026

ICAI UDIN: 26119057GFCFH1826



CONSOLIDATED BALANCE SHEET

AS AT MARCH 31, 2026

₹ in million

	Note	As at March 31, 2026	As at March 31, 2025
ASSETS			
Non-current assets			
Property, plant and equipment	2	33,111.61	30,869.86
Right of Use assets	40	329.88	394.76
Capital work-in-progress	3	1,324.91	1,831.65
Investment property	4	22,641.45	19,982.96
Goodwill	5	817.33	817.33
Other intangible assets	6	33.24	38.43
Financial assets			
(i) Other investments	7	146.91	97.19
(ii) Others	8	1,849.49	1,692.71
Deferred tax assets (net)	36	218.15	143.29
Non-current tax assets (net)		2,418.18	1,457.55
Other non-current assets	9	1,163.85	1,657.48
Total non-current assets		64,055.00	58,983.21
Current assets			
Inventories	10	2,693.40	6,325.05
Financial assets			
(i) Investments	11	146.06	987.84
(ii) Trade receivables	12	687.27	782.00
(iii) Cash and cash equivalents	13 A	1,639.93	1,092.43
(iv) Bank balances other than (iii) above	13 B	1,445.10	769.68
(v) Others	14	797.52	227.95
Other current assets	15	1,622.04	1,466.41
Total current assets		9,031.32	11,651.36
TOTAL ASSETS		73,086.32	70,634.57
EQUITY AND LIABILITIES			
Equity			
Equity share capital	16	2,189.94	2,184.55
Other equity	17	34,787.99	28,277.92
Non controlling interests		(6.37)	(5.45)
Total equity		36,971.56	30,457.02
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	18	18,837.10	15,529.61
(ii) Lease liabilities	40	372.14	437.30
(iii) Others	19	936.36	745.37
Provisions	20	186.29	157.70
Deferred tax liabilities (net)	36	2,198.60	854.61
Other non-current liabilities	21	717.84	414.23
Total non-current liabilities		23,248.33	18,138.82
Current liabilities			
Financial liabilities			
(i) Borrowings	22	4,402.38	10,013.36
(ii) Lease liabilities	40	65.16	60.12
(iii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises and	23	382.62	136.02
(b) Total outstanding dues to creditors other than micro enterprises and small enterprises	23	1,266.30	1,577.34
(iv) Other financial liabilities	24	1,272.97	1,076.15
Other current liabilities	25	5,374.87	9,088.54
Provisions	26	102.13	87.20
Total current liabilities		12,866.43	22,038.73
TOTAL EQUITY AND LIABILITIES		73,086.32	70,634.57

Material Accounting Policies**Notes to the Consolidated Financial Statements**1
2 - 65

The notes referred to above form an integral part of the Consolidated financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai
May 14, 2026



CONSOLIDATED STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2026

₹ in million

	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
INCOME			
Revenue from operations	27	27,697.53	17,178.25
Other income	28	426.72	362.97
Total income (A)		28,124.25	17,541.22
EXPENSES			
Cost of materials consumed - real estate	29	736.96	84.82
Changes in inventories of finished good and construction work in progress	30	3,630.51	-
Food and beverages consumed	31	1,297.79	1,168.09
Operating supplies consumed	32	436.23	425.09
Employee benefits expense	33	2,878.50	2,344.78
Other expenses	35	6,843.50	5,796.55
Total expenses (B)		15,823.49	9,819.33
Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items (C) (A-B)		12,300.76	7,721.89
Depreciation and amortisation expenses	2,4,6,40	2,299.52	1,787.96
Finance costs	34	1,804.50	1,590.82
Profit before exceptional items and tax (D)		8,196.74	4,343.11
Exceptional items (E)		(10.21)	-
Employee benefits (expense)	64	(10.21)	-
Profit before income tax (F) (D+E)		8,186.53	4,343.11
Tax expense (G)		1,736.36	2,918.17
Current tax (includes tax for the earlier years)	36	1,484.73	836.29
MAT credit entitlement		(1,015.73)	(799.27)
Deferred tax expense	36	1,267.36	2,881.15
Profit for the year (H) (F-G)		6,450.17	1,424.94
Other comprehensive (expense)			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit plans		5.26	(4.08)
Income tax (charge)/Credit on above		(1.77)	2.65
Other comprehensive income / (expense) for the year, net of tax (I)		3.49	(1.43)
Total comprehensive income for the year (J) (H+I)		6,453.66	1,423.51
Profit attributable to :			
Owners of the company		6,451.09	1,425.65
Non-controlling interests		(0.92)	(0.71)
Other comprehensive income/(expense) attributable to :			
Owners of the company		3.49	(1.43)
Non-controlling interests		-	-
Total comprehensive Income / (expense) attributable to :			
Owners of the company		6,454.58	1,424.22
Non-controlling interests		(0.92)	(0.71)
Earnings per equity share (Face value of ₹ 10 each)			
Basic	37	29.50	6.53
Diluted	37	29.46	6.52

Material Accounting Policies

1

Notes to the Consolidated Financial Statements

2 - 65

The notes referred to above form an integral part of the Consolidated financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

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Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai
May 14, 2026



CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

AS AT MARCH 31, 2026

(A) EQUITY SHARE CAPITAL

₹ in million

	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the reporting year	2,184.55	2,054.74
Shares issued during the year	5.39	129.81
Balance at the end of the reporting year	2,189.94	2,184.55

(B) OTHER EQUITY

₹ in million

	Attributable to the owners of the Company (refer note 17)							
	Equity Component of Compound Instrument	Employee stock option reserve	Capital Reserve	Capital redemption reserve	Securities Premium	General reserve	Retained earnings*	Total
Balance as at March 31, 2025	458.40	146.11	84.99	160.00	20,173.51	1,071.96	6,182.95	28,277.92
Profit for the year							6,451.09	6,451.09
Other Comprehensive (expense)							3.49	3.49
Total comprehensive income for the year	-	-	-	-	-	-	6,454.58	6,454.58
Adjustments:								
Equity component of compound instrument							458.40	458.40
Securities premium					199.23			199.23
Capital reserve								-
Capital redemption reserve							(2,000.00)	(2,000.00)
Employee stock option reserve		74.95					106.69	181.64
Transferred to retained earnings	(458.40)	(106.69)		2,000.00				1,434.91
Proposed dividend*								-
Interim Dividend							(218.69)	(218.69)
	(458.40)	(31.74)	-	2,000.00	199.23	-	(1,653.60)	55.49
Balance as at March 31, 2026	-	114.37	84.99	2,160.00	20,372.74	1,071.96	10,983.93	34,787.99
Balance as at March 31, 2024	550.82	134.41	84.99	-	10,399.88	1,071.96	4,216.62	16,458.68
Profit for the year							1,425.65	1,425.65
Other Comprehensive (expense)							(1.43)	(1.43)
Total comprehensive income for the year	-	-	-	-	-	-	1,424.22	1,424.22
Adjustments:								
Equity component of compound instrument	-						92.42	92.42
Securities premium					9,973.89			9,973.89
Share issue expenses (refer note 59)					(200.26)			(200.26)
Capital redemption reserve							(160.00)	(160.00)
Employee stock option reserve		67.77					56.07	123.84
Transferred to retained earnings	(92.42)	(56.07)		160.00				11.51
Transferred to capital redemption reserve								-
Reversal of deferred tax on fair value of land (refer note 36)							553.62	553.62
Proposed dividend*								-
	(92.42)	11.70	-	160.00	9,773.63	-	542.11	10,395.02
Balance as at March 31, 2025	458.40	146.11	84.99	160.00	20,173.51	1,071.96	6,182.95	28,277.92

*Includes impact of fair valuation of land on transition to Ind AS (net of related tax impact) ₹4,263.67 million (March 31, 2025 ₹4,263.67 million)

The notes referred to above form an integral part of the Consolidated financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

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(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai
May 14, 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2026

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
A. CASH FLOW FROM OPERATING ACTIVITIES :		
Profit before tax	8,186.53	4,343.11
Adjustments for :		
Interest income from instruments measured at amortized cost	(234.06)	(153.10)
Depreciation and amortisation expenses	2,299.52	1,787.96
Finance costs	1,804.50	1,590.82
Unrealized exchange loss	30.61	20.42
Loss/ (Profit) on sale of property, plant and equipment (net)	0.98	(0.84)
Property, plants and equipment written off	16.78	16.54
Profit on sale of investment	(39.72)	(86.58)
Fair valuation loss/(gain) on investment valued through ('FVTPL')	1.83	(3.48)
(Reversal) / Provision for doubtful debts, advances and bad debt written off	(19.15)	3.67
Employee stock option expense	74.95	67.77
Export benefits and entitlements	(33.69)	(44.84)
Business combination expenses	-	(0.84)
Total	3,902.55	3,197.50
Operating Profit before working capital changes	12,089.08	7,540.61
Adjustments		
(Increase) in trade receivables and current and non-current assets	(679.00)	(392.70)
Decrease/(Increase) in inventories	3,631.65	(887.59)
(Decrease)/Increase in trade payables and current and non-current liabilities	(2,943.44)	4,110.22
Total	9.20	2,829.93
Income Taxes (net of refund)	(1,429.66)	(866.69)
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)	10,668.63	9,503.85
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment, Right of Use assets (including capital work in progress, capital creditors and capital advances)	(3,383.57)	(9,691.20)
Proceeds from sale of property, plants and equipments and investment property	8.29	51.72
Purchase of investments properties (including investment property and investment property under construction)	(2,112.24)	(3,819.52)
Purchase of Investments	(7.15)	-
Interest income received	390.28	114.87
Fixed deposits matured / (placed) (net)	58.08	(98.11)
Margin money (placed)	(707.28)	(411.54)
NET CASH (USED IN) INVESTING ACTIVITIES (B)	(5,753.59)	(13,853.78)
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Issue of Non Convertible Debenture (NCD)	-	750.00
Issue of equity shares	204.62	9,903.44
Issue of Commercial Paper	1,969.89	-
Repayment of Commercial Paper	(1,969.89)	-
Redemption of preference shares	(2,000.00)	(160.00)
Proceeds from long-term borrowings	14,307.47	6,616.52
Repayment of long-term borrowings	(14,931.07)	(9,974.31)
Interim Dividend	(217.45)	-
Intercompany Deposit taken	-	(700.00)
Payment of lease liability	(97.54)	(93.10)
Interest and finance charges paid	(1,931.00)	(1,386.64)
NET CASH (USED IN) / GENERATED FROM FINANCING ACTIVITIES (C)	(4,664.97)	4,955.91
NET INCREASE IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	250.07	605.98
CASH AND CASH EQUIVALENTS - OPENING BALANCE	881.34	(29.30)
Acquired in Business Combination (refer note 51)	-	304.65
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	1,131.41	881.34

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2026 (CONTD.)

1 Cash And Cash Equivalents And Bank Balances Includes Balances In Escrow Account Which Shall Be Used Only For Specified Purposes As Defined Under Real Estate (Regulation And Development) Act, 2016.

2 Reconciliation of cash and cash equivalents with the balance sheet

	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents (refer note 13 A)*	1,639.93	1,092.43
Less: Over draft accounts from banks (refer note 22)*	(508.52)	(211.09)
Cash and cash equivalents as per Consolidated statement of cash flows	1,131.41	881.34

3 The movement of borrowings as per Ind AS 7 is as follows:

	For the year ended March 31, 2026	For the year ended March 31, 2025
Opening borrowings	25,331.88	28,650.65
Proceeds from long-term borrowings**	14,307.47	7,366.52
Repayment of long-term borrowings	(14,931.07)	(10,674.31)
Proceeds from short-term borrowings***	1,969.89	-
Repayment of short-term borrowings***	(3,969.89)	-
Non-cash adjustments	22.68	(10.98)
	22,730.96	25,331.88

* Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management.

** Includes issue of NCDs

*** Includes issue/repayment of Commercial Paper

4 The above consolidated statement of cash flow include ₹ 11.25 million Spent during the year(March 31, 2025: 18.09 million) towards Corporate Social Responsibility (CSR) [refer note 44]

The notes referred to above form an integral part of the consolidated financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No:101248W/W-100022

Suhas Pai
Partner
Membership No. 119057

Shwetank Singh
Managing Director & CEO
(DIN. 02976637)

Nitin Khanna
Chief Financial Officer
(Membership No: 106800)

For and on behalf of the Board of Directors of
Chalet Hotels Limited
(CIN No. L55101MH1986PLC038538)

Neel C. Raheja
Director
(DIN. 00029010)

Christabelle Baptista
Company Secretary
(Membership No: A17817)

Mumbai
May 14, 2026



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1.1 COMPANY BACKGROUND

The Consolidated Financial Statement comprises of consolidated financial statements of Chalet Hotels Limited ('the Company' or 'the Holding Company'), its subsidiary companies (collectively, 'the Group'). The Company is a public limited company, which is domiciled and incorporated in the Republic of India with its registered office situated at Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai 400051. The Company was incorporated under the Companies Act, 1956 on 6 January 1986 and has been converted into a public company with effect from 6 June 2018.

The Group is primarily engaged in the business of hospitality (hotels), rental and annuity business (*formerly known as commercial and retail operations*) and real estate development. As at March 31, 2026, the Group has, (a) ten hotels (and one service apartment building) operating at Powai and Sahar (Mumbai), Vashi (Navi Mumbai), Pune, Lonavala, Bengaluru, Hyderabad, Delhi NCR and Rishikesh-Uttarakhand, (b) commercial property at Bengaluru, Mumbai and (c) is engaged in construction and development of residential property at Bengaluru.

1.2 BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

Compliance with Indian Accounting Standard (Ind AS)

These consolidated financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standard) Rules, 2015 as amended, and other accounting principles generally accepted in India, as a going concern on accrual basis. These Consolidated Financial Statements of the group for the year ended

March 31, 2026 are approved by the Company's Audit Committee and by the Board of Directors on May 14, 2026.

(i) Negative Working Capital

As at the year-end, the Group current liabilities have exceeded its current assets by ₹ 3,505.63 million. The Management has carefully assessed the Group ability to continue as a going concern and remains confident in its ability to generate adequate cash inflows from operations. The net liabilities position is on account of ₹ 4,631.42 million pertains to advance collected from customers of residential projects for which the delivery of residential units to those customers are planned in ensuing years. Additionally, the Company has access to undrawn borrowing facilities, which it intends to utilize to meet its obligations as they become due.

The financial statements have been prepared under the going concern assumption, as Management has determined that there are sufficient mitigating factors to ensure the Company's ability to meet its financial commitments. This assessment takes into account future cash flow projections, historical financial performance, and the availability of financing arrangements.

(ii) Basis of measurement

The Consolidated Financial Statements has been prepared on a historical cost basis, except for the following:

- certain financial assets and liabilities (including derivative instruments) that are measured at fair value (refer- Accounting policy regarding financials instruments);
- Net defined benefit (asset) / liability – plan (assets) / liability measured at fair value less present value of defined benefit obligation; and
- land at fair value on transition date.

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

(iii) Functional and presentation currency

The consolidated financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All the financial information have been presented in Indian

Rupees (INR) and all amounts have been rounded-off to the nearest millions, except for share data and as otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentage may not precisely reflect the absolute figures.

(iv) Use of estimates and judgements

While preparing the Consolidated Financial Statements in conformity with Ind AS, the management has made certain estimates and assumptions that require subjective and complex judgements. These judgements affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities at the consolidated Balance Sheet date and the reported amount of income and expenses for the reporting period. Future events rarely develop exactly as forecasted and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

(a) Assumptions and estimation uncertainties are required in particular for:

Information about assumption and estimation uncertainties at the reporting date that have significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year is included in the following note:

- Determination of the estimated useful lives (refer note 2, 4 & 6)

Useful lives of property, plant and equipment and investment property are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II and in case of intangible assets, they are estimated by management based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

- **Recognition and measurement of defined benefit obligations (refer note 39)**

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive to changes in these assumptions. All assumptions are reviewed at each reporting period.

- **Recognition of deferred tax assets (refer note 36)**

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

- **Determination of control (refer note 48)**

The group has exercised its judgement not to consolidate entities with majority holding or significant influence, where the group does not have power or control over or exposure to the entity and does not have any rights to variable returns from its involvement with the entity.

- **Recognition and measurement of other provisions (refer note 20 & 26)**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the closing date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

- **Discounting of long-term financial assets / liabilities (refer note 45)**

All financial assets / liabilities are required to be measured at fair value on initial recognition. In case of financial liabilities/assets which are required to be subsequently measured at amortized cost, interest is accrued using the effective interest method.

- **Impairment testing (refer note 2, 4, 6 & 40)**

Property, plant and equipment, Right-of-Use assets and intangible assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's or cash generating unit's carrying amount exceeds its recoverable amount. Recoverable amount is higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life. Assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period. In case of such reversal, the carrying amount of the asset is increased so as not to exceed the carrying amount that would have been determined had there been no impairment loss.

Impairment losses recognized in prior years are reversed when there is an indicator that the impairment losses recognized no longer exist or have decreased. Such reversals are recognized as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortisation or depreciation) had no impairment loss been recognized in previous years.

- **Litigation (refer note 41)**

From time to time, the Group is subject to legal proceedings, the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavourable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

- **Determining whether an arrangement contains a lease (refer note 40)**

At inception of an arrangement, the Group determines whether the arrangement is or contains a lease.

At inception or on reassessment of an arrangement that contains a lease, the Group separates payments and other consideration required by the arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Group

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

concludes for a finance lease that it is impracticable to separate the payments reliably, then an asset and a liability are recognized at an amount equal to the fair value of the underlying asset; subsequently, the liability is reduced as payments are made and an imputed finance cost on the liability is recognized using the Group's incremental borrowing rate. And in case of operating lease, treat all payments under the arrangement as lease payments.

- **Expected Credit losses (ECL) (refer note 12)**

Measurement of ECL allowance for trade receivable: Key assumptions underlying recoverable amounts and weighted-average loss rate Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognized in the financial statements is included in the following note

(b) Judgements

Critical Judgements in determining the lease term: Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Group makes an assessment on the expected lease term on a lease-by-lease basis and there by assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Group considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to Group's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

Critical judgements in determining the discount rate: The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

- **Fair value of financial instruments**

Derivatives are carried at fair value. Derivatives includes foreign currency forward contracts. Fair value of foreign currency forward contracts are determined using the fair value reports provided by respective bankers.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note G, H, J, I & K – impairment test of non-financial assets: key assumptions underlying recoverable amounts; and

Note N 1(c) – Impairment of financial assets

(v) Measurement of fair values

The Group's accounting policies and disclosures require the measurement of fair values for, both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- *Level 1:* hierarchy includes financial instruments measured using quoted prices in an active market. This includes listed equity instruments, traded debentures and mutual funds that have quoted price/ declared NAV. The fair value of all equity instruments (including debentures) which are traded in the stock exchanges is valued using the closing price as at the reporting period.
- *Level 2:* hierarchy includes financial instruments that are not traded in an active market (for example, traded bonds/ debentures, over the counter derivatives). The fair value in this hierarchy is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- *Level 3:* If one or more of the significant Inputs is not based on observable market data, the instrument is included in level 3. Fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. Financial instruments such as unlisted equity shares, loans are included in this hierarchy.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

Further information about the assumptions made in measuring fair values is included in the following notes:

- Note 2 – Property, plant and equipment (Freehold land)
- Note 4 – Investment property
- Note 45 – Financial instruments
- Note 50 – Employee Stock Option Scheme

(vi) **Current and non-current classification**

Based on the time involved between the acquisition of assets for processing and their realization in cash and cash equivalents, the group has identified twelve months as its operating cycle for determining current and non-current classification of assets and liabilities in the balance sheet.

1.3 MATERIAL ACCOUNTING POLICIES

Basis of consolidation

Subsidiary:

The Consolidated financial statements incorporate the financial statements of the Group and entities controlled by the Company. Subsidiary is an entity over which the holding company has control.

The Group controls an investee when the Company has power over the investee, is exposed to, or has rights to, variable returns from its involvement with the investee and has the ability to affect those returns through its power to direct the relevant activities of the investee. Subsidiary is fully consolidated when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary.

The acquisition method of accounting is used to account for business combinations by the Group. The Group combines the financial statements of the Holding company and its subsidiary line by line adding together like items of assets, liabilities, equity, income and expenses. Intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. When necessary, adjustments are made to the financial statements of subsidiary to bring their accounting policies into line with the Group's accounting policies.

Non-controlling interests (NCI) in the results and equity of subsidiary are shown separately in the Consolidated Statement of Profit and Loss, Consolidated Statement of Changes in Equity and Consolidated Statement of Balance Sheet respectively.

In the Consolidated Financial Statements, 'Goodwill' represents the excess of the cost to the Holding company of its investment in the subsidiary over its share of equity, at the respective dates on which the investments are made. Alternatively, where the share of equity as on the date of investment is in excess of cost of investment, it is recognized as 'Capital Reserve' in the Consolidated financial statements.

When the group loses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when the control is lost.

A. Business combination

Transaction costs are expensed as incurred, except to the extent related to the issue of debt or equity securities. The consideration transferred does not include amounts related to the settlement of pre-existing relationships with the acquiree. Such amounts are recognized in the consolidated statement of profit and loss.

Common control

Business combinations involving entities that are ultimately controlled by the same parties before and after the business combination are considered as Common control entities. Common control transactions are accounted using pooling of interest method. The financial statements in respect of prior periods have been restated from the period that the Transferor Company became a subsidiary of the Transferee Company where the assets and liabilities of the transferee are recorded at their existing carrying values, the identity of reserves of the transferee company is preserved.

No common control

The Group uses the "acquisition method" of accounting to account for its business combinations. The consideration transferred by the Company to obtain control of a business is calculated as the sum of the fair values of assets transferred, liabilities incurred and the equity interests issued by the Company as at the acquisition date i.e. date on which it obtains control of the acquiree which includes the fair value of any asset or liability arising from a contingent consideration arrangement. Acquisition-related costs are recognized in the statement of profit and loss as incurred, except to the extent related to the issue of debt or equity securities.

Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values on acquisition-date.

Goodwill is measured as the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. Such goodwill is tested annually for impairment. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the excess is termed as bargain purchase.

In case of a bargain purchase, before recognizing a gain in respect thereof, the Company determines whether there exists clear evidence of the underlying reasons for classifying the business combination as a bargain purchase thereafter, the Company reassesses whether it has correctly identified all the assets acquired and liabilities assumed and recognises any additional assets or liabilities that are so identified, any gain thereafter is recognized in OCI and accumulated in equity as Capital Reserve. If there does not exist clear evidence of the underlying reasons for classifying the Business combination as a bargain purchase, the Company recognises the gain, after reassessing and reviewing, directly in equity as Capital Reserve.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

B. Revenue recognition

(I) Revenue from operations:

i. Real estate development and sale

The Company derives revenues primarily from sale of properties comprising of residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time i.e. Completed contract method of accounting as per IND AS 115. Company recognise revenue when all the below conditions get satisfied: (a) Occupancy certificate for the project is received by the Company; (b) Possession is either taken by the customer or offer letter for possession along with invoice for the full amount of consideration is issued to the customer; (c) substantial consideration has been received and the Company is reasonable certain that the remaining consideration will flow to the entity; (d) No significant uncertainty exists regarding the amount of consideration. The revenue is measured in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

ii. Hospitality business

Revenue is measured based on the consideration specified in a contract with a customer. The Group recognises revenue when it transfers control over a good or service to a customer. Revenue from sales of goods or rendering of services is net of Indirect taxes, returns and variable consideration on account of discounts and schemes offered by the company as part of the contract.

Revenue from operations

Rooms, Food and Beverage and banquet services: Revenue is recognized at the transaction price that is allocated to the performance obligation. Revenue includes room revenue, food and beverage sale and banquet services which is recognized once the rooms are occupied, food and beverages are sold and banquet services have been provided as per the contract with the customer.

Revenue is recognized upon rendering of the service, provided pervasive evidence of an arrangement exists, tariff / rates are fixed or are determinable and collectability is reasonably certain.

Revenue recognized is net of indirect taxes, returns and discounts.

Other Allied services

In relation to the laundry income, communication income, health club income, airport transfers income and other allied services, the revenue has been recognized by reference to the time of service rendered.

iii. Rental income

Revenues from property leased out under an operating lease are recognized over the tenure of the lease / service agreement on a straight-line basis over the term of the lease and except where there is uncertainty of ultimate collection.

iv. Income from other services

Maintenance income is recognized as and when related expenses are incurred.

Income from ancillary services are recognized as and when the services are rendered.

(II) Other Income

i. Dividend income

Dividend income is recognized only when the right to receive the same is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of dividend can be measured reliably.

ii. Interest income

For all financial instruments measured at amortized cost, interest income is recorded using the effective interest rate (EIR), which is the rate that discounts the estimated future cash payments or receipts through the expected life of the financial instruments or a shorter period, where appropriate, to the net carrying amount of the financial assets on initial recognition. Interest income is included in other income in the Consolidated statement of profit or loss.

iii. Government Grants

Government grants are recognized in the period to which they relate when there is reasonable assurance that the grant will be received and the Company will comply with the conditions attached.

Governments grants are recognized in the Statement of Profit and Loss on a systematic basis over the periods in which company recognises as expenses (i.e. depreciation etc.,) the related costs for which the grants are intended to compensate.

C. Foreign currency

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognized in profit or loss.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the consolidated statement of profit and loss, within finance costs. All other foreign exchange gains and

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

losses are presented in the consolidated statement of profit and loss on a net basis within other gains / (losses).

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 transactions. Non-monetary items that are measured at fair value in a foreign currency shall be translated using the exchange rates at the date when the fair value was measured.

D. Employee benefits

i. Short-term employee benefits

All employee benefits payable wholly within twelve months of rendering services are classified as short-term employee benefits. Short-term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Short-term benefits such as salaries, wages, short-term compensation absences, etc., are determined on an undiscounted basis and recognized in the period in which the employee renders the related service.

Also, the liability for compensated absences is determined by actuarial valuation carried out by the independent actuary as at each Balance sheet date and provided for as incurred in the year in which services are rendered by employees.

ii. Post-employment benefits

Defined contribution plans

The defined contribution plans i.e. provident fund (administered through Regional Provident Fund Office) and employee state insurance corporation are post-employment benefit plans under which a Group pays fixed contributions and will have no legal and constructive obligation to pay further amounts. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit and Loss when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.

Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The following post – employment benefit plans are covered under the defined benefit plans:

• **Gratuity Fund**

The Group follows unfunded gratuity except for Westin, Hyderabad (Hotel) and The Dukes Retreat Private Limited (Subsidiary). The Group provides for gratuity, a defined benefit retirement plan covering eligible employees. The Gratuity Plan provides a lump-sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment with the Group. The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. The retirement benefit obligation recognized in the balance sheet represents the actual deficit or surplus the Group's defined benefit plans.

When the calculation results in a potential asset for the Group, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognized in the Statement of Profit and Loss.

When benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in the Statement of profit and loss. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

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

iii. **Terminal Benefits:**

All terminal benefits are recognized as an expense in the period in which they are incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

iv. **Other employee benefits-compensated absences**

The Group provides for encashment of leave or leave with pay subject to certain rules. The employees are entitled to accumulate leave subject to certain limits for future encashment / availment. The Group makes a provision for compensated absences based on an independent actuarial valuation carried out at the end of the year. Actuarial gains and losses are recognized in the Statement of Profit and Loss.

v. **Employee stock option expense**

The grant date fair value of equity settled share-based payment awards granted to employees is recognized as an employee expense, with a corresponding increase in equity, over the period that the employees unconditionally become entitled to the awards. The amount recognized as expense is based on the estimate of the number of awards for which the related service and non-market vesting conditions are expected to be met, such that the amount ultimately recognized as an expense is based on the number of awards that do meet the related service and non-market vesting conditions at the vesting date. When the terms of an equity-settled award are modified, the minimum expense recognized is the expense had the terms had not been modified, if the original terms of the award are met. An additional expense is recognized for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee as measured at the date of modification. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through the Restated Consolidated Statement of Profit and Loss. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

E. **Income-tax**

Income-tax expense comprises current and deferred tax. It is recognized in net profit in the consolidated statement of profit or loss except to the extent that it relates to items recognized directly in equity or in the Other Comprehensive Income (OCI).

i. **Current tax**

Current tax is the amount of tax payable (recoverable) in respect of the taxable profit / (tax loss) for the year determined in accordance with the provisions of the Income-tax Act, 1961. Taxable profit differs from 'profit before tax' as reported in the Consolidated Statement of Profit and Loss because of items of income or expenses that are taxable or deductible in other years & items that are never taxable or deductible. Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using tax rates and tax laws that have been enacted or substantively enacted at the reporting date. Provision for tax liabilities require judgements on the

interpretation of tax legislation, developments in case laws and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets and therefore the tax charge in the Statement of Profit and Loss.

The group 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.

Current tax assets and liabilities are offset only if, the Group:

- a) has a legally enforceable right to set off the recognized amounts; and
- b) intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

ii. **Deferred tax**

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that (i) affects neither accounting nor taxable profit or loss; and (ii) does not give rise to equal taxable and deductible temporary differences.
- temporary differences related to investments in subsidiaries and associates to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

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. Taxes relating to items recognized directly in equity or OCI is recognized in equity or OCI and not in the Consolidated Statement of profit and loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the entity has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Minimum Alternative Tax ("MAT") credit forming part of deferred tax asset is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a reasonable certainty to the effect that the Company will pay normal income tax during the specified period.

A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section.

F. Inventories

Hospitality

Stocks of stores, food and beverages are carried at the lower of cost and net realizable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and selling expenses. Cost of inventories comprises of all costs of purchase and other costs incurred in bringing the inventories to their present condition and location. Cost is arrived at by the weighted average cost method.

Stocks of stores and spares and operating supplies (viz. crockery, cutlery, glassware and linen) once issued to the operating departments are considered as consumed and expensed to the Consolidated Statement of Profit and Loss. Unserviceable/damaged/discarded stocks and shortages are charged to the Consolidated Statement of Profit and Loss.

Real Estate Development (Residential Flats)

Property is valued at lower of cost and net realizable value. Cost comprises of land, development rights, materials, services, and other expenses attributable to the projects. Costs of construction / development (including cost of land) incurred is charged to the Consolidated Statement of Profit and Loss proportionate to area sold and the balance cost is carried over under inventories as part of property under development.

Cost of construction material (including **unutilized** project materials) at site is computed by the weighted moving average method and carried at lower of cost and Net Realizable value.

G. Property, plant and equipment

i. Recognition and measurement

The cost of an item of property, plant and equipment shall be recognized as an assets if, and only if it is probable that future economic benefits associated with the item will flow to the Group and the cost of the items can be measured reliably

Property, plant and equipment are stated at cost less accumulated depreciation / amortisation and impairment losses, if any except for freehold land which is not depreciated. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted and depreciated for as separate items (major components) of property, plant and equipment. Any gain or loss on disposal of an item of property, plant and equipment is recognized in the Consolidated Statement of Profit and Loss.

Properties in the course of construction for production, supply or administration purposes are carried at cost, less any impairment loss recognized. Cost includes professional fees and, for qualifying assets borrowing costs capitalised in accordance with the group's accounting policy. Such properties are classified to the appropriate categories of Property, Plant & Equipment when completed and are ready for intended use. Depreciation on these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

On transition to Ind AS, the carrying values of all the property, plant and equipment (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Group has chosen to reflect the fair value of all freehold land as their respective deemed cost.

ii. Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group.

iii. Depreciation

Depreciation is charged to the Consolidated Statement of Profit and Loss so as to expense the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight line method, as per the useful life prescribed in Schedule II to the Companies Act, 2013 except, in whose case the life of the assets had been re-assessed as under based on technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

Asset Type	Useful Life	
	March 2026	Schedule II
Buildings (Interior and Accessories)	14 Years	NA
Plant and Machinery	5-15 Years	15 Years
Electrical installations	10-14 Years	10 Years
Office Equipment's	2-5 Years	5 Years
Vehicles	5 Years	6 Years
Furniture	1-10 Years	10 Years

Building interiors and accessories comprise of the interiors of the Hotel building which will undergo renovation, are depreciated on a SLM basis over a period of 10 years, which in management's view, represents the useful life of such assets.

Building constructed on leasehold land are amortized from the date of commencement of commercial operations over the balance lease period.

Leasehold Improvements are depreciated over the primary period of lease.

Temporary structures and assets costing ₹ 5,000/- or less are depreciated at 100% in the year of capitalization.

Freehold land is measured at fair value as per Ind AS 113 with the resultant impact being accounted for in the reserves. The fair value of the Group's freehold land parcels as at April 01, 2016 have been arrived at on the basis of a valuation carried out by an independent registered appraiser not related to the Group with appropriate qualifications and relevant experience in the valuation of properties at relevant locations. The fair value was determined based on a combination of Discounted Cash Flow method and Residual method.

The assets' useful lives and residual values are reviewed at the Balance Sheet date and the effect of any changes in estimates are accounted for on a prospective basis.

H. Intangible assets

Recognition and measurement

Intangible assets comprises of trademarks and computer software and are measured at cost less accumulated amortisation and accumulated impairment loss, if any.

On transition to Ind AS, the carrying values of all the Intangible Assets under the previous GAAP have been considered to be the deemed cost under Ind AS.

Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates.

Amortisation

Amortisation is calculated over the cost of the asset, or other amount substituted for cost, less its residual value. Amortisation is recognized in the Standalone Statement of Profit or Loss on a straight-line basis over the estimated useful lives of intangible assets, from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Intangible assets are amortized on straight-line method over estimated useful life of 4 years, which in management's view represents the economic useful life of these assets.

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

Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate prospectively.

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognized for such excess amount. The impairment loss is recognized as an expense in the Standalone Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

I. Goodwill

In case of merger, Goodwill' represents the excess of the cost to the Holding company of its investment in the subsidiary over its share of equity, at the respective dates on which the investments are made.

In case of acquisition, Goodwill comprises the portion of the purchase price for an acquisition that exceeds the Group's share in the identifiable assets, with deductions for liabilities, calculated on the date of acquisition.

Goodwill on business combination is not amortized but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognized for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognized in the consolidated statement of profit and loss, to the extent the amount was previously charged to the consolidated statement of profit and loss. In the case of revalued assets, such reversal is not recognized.

J. Investment property and investment property under construction

(a) Recognition and measurement

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

On transition to Ind AS, the carrying values of all the Investment Property (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Company has chosen to reflect the fair value of all freehold land as their respective deemed cost.

Investment property and investment property under construction represents the cost incurred in respect of areas retail block and commercial office space. Property under construction is accounted for as investment property under construction until construction or development is complete.

Direct expenses like cost of land, including related transaction costs, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of the project.

Investment properties are carried individually at cost less accumulated depreciation and impairment, if any. Investment properties under construction are carried individually at cost less impairment, if any. Impairment of investment property is determined in accordance with the policy stated for impairment of assets.

(b) Depreciation

Depreciation on investment property has been provided pro rata for the period of use by the Straight Line Method. The useful lives of Investment Property is estimated by management and the same is as prescribed in Schedule II to the Act, except in respect of the following categories of assets, where the life of these assets differs from Schedule II.

Any gain or loss on disposal of an investment property is recognized in Consolidated statement of profit and loss.

The fair values of investment property are disclosed in the notes. Fair values are determined by an independent valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Asset Type	Useful Life	
	March 2026	Schedule II
Buildings (Interior and Accessories)	14 Years	NA
Plant and Machinery		
- DG set, HVAC system, Elevators and Firefighting system.	15 years	15 years
- Others	14 Years	
Electrical installations	14 Years	10 Years
Office Equipment's	4 Years	5 Years

Investment properties are tested for impairment periodically including when events occur or changes in circumstances indicate that the recoverable amount of the cash generating unit is less than its carrying value. The recoverable amount of cash generating units is higher of value-in-use and fair value less cost to sell.

K. Investments

The Group reviews its carrying value of investments carried at cost or amortized cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

L. Borrowing costs

General and specific borrowing costs directly attributable to the acquisition or construction of qualifying assets that necessarily takes substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds. Interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Borrowing costs that are not directly attributable to a qualifying asset are recognized in the Consolidated Statement of Profit and Loss using the effective interest method.

M. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker ("CODM"). The board of directors of the Group, which has been identified as being the CODM, generally assesses the financial performance and position of the Group, and makes strategic decisions.

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

The management committee assesses the financial performance and position of the group, and makes strategic decisions. It is identified as being the chief operating decision maker for the Group. Refer note 47 for segment information presented.

N. Financial Instruments

1. Financial assets

(a) Recognition and initial measurement

Financial assets are recognized when, and only when, the Company becomes a party to the contractual provisions of the financial instrument. The Company determines the classification of its financial assets at initial recognition.

When financial assets are recognized initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss directly attributable transaction costs. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Statement of Profit



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

and Loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Classification and subsequent measurement

The Group classifies its financial assets into a) financial assets measured at amortized cost, and b) financial assets measured at fair value through profit or loss (FVTPL). Management determines the classification of its financial assets at the time of initial recognition or, where applicable, at the time of reclassification.

(i) Financial assets measured at amortized costs

A financial asset is classified at amortized costs if it is held within a business model whose objective is to a) hold financial asset in order to collect contractual cash flows and b) the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortized cost using effective interest rate method (EIR). Amortized cost is arrived at after taking into consideration any discount on fees or costs that are an integral part of the EIR. The amortisation of such interests forms part of finance income in the consolidated statement of profit and loss. Any impairment loss arising from these assets are recognized in the consolidated statement of profit and loss.

(ii) Financial assets measured at fair value through profit and loss (FVTPL)

This is a residual category for classification. Any asset which do not meet the criteria for classification as at amortized cost, is classified as FVTPL. Financial assets at fair value through profit or loss are measured at fair value, and changes therein are recognized in the consolidated statement of profit or loss.

(iii) Financial assets measured at fair value through other comprehensive income (FVOCI)

- Debt investments at FVOCI: These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognized in consolidated

statement of profit and loss. Other net gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to consolidated statement of profit and loss.

- Equity investments at FVOCI: These assets are subsequently measured at fair value. Dividends are recognized as income in consolidated statement of profit and loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are not reclassified to consolidated statement of profit and loss.

(b) Derecognition

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Group is recognized as a separate asset and associated liability for any amounts it may have to pay.

(c) Impairment of financial assets

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

- a) Financial assets that are debt instruments, and are measured at amortized cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables- The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables which do not contain a significant financing component. The application of simplified approach does not require the Group 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.

2. Financial liabilities

(a) Recognition, measurement and classification

Financial liabilities are classified as either held at a) fair value through profit or loss, or b) at amortized cost. Management determines the classification of its



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification. The classification is done in accordance with the substance of the contractual arrangement and the definition of a financial liability and an equity instruments. All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities at amortized cost includes loan and borrowings, interest free security deposit, interest accrued but not due on borrowings, Retention money payable, trade and other payables.

Amortized cost is calculated by taking into account any discount or premium on acquisition and transactions costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

The Group's financial liabilities at fair value through profit or loss includes derivative financial instruments.

(b) Financial guarantee contracts

The Group on a case to case basis elects to account for financial guarantee contracts as a financial instruments or as an insurance contracts as specified in Ind AS 109 on Financial Instruments and Ind AS 104 on Insurance contracts. The Group has regarded all its financial guarantee contracts as insurance contracts. At the end of each reporting period, the Group performs a liability adequacy test, (i.e. it assesses the likelihood of a pay-out based on current undiscounted estimates of future cash flows), and any deficiency is recognized in consolidated statement of profit and loss.

(c) Derecognition

The Group derecognises financial liabilities when its contractual obligations are discharged or cancelled or have expired.

3. Offsetting of financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount presented in the Consolidated statement of financial position when, and only when, the Group has legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

4. Derivative financial instruments

The Group uses derivative financial instruments, such as foreign exchange forward contracts, interest rate swaps and currency options to manage its exposure to interest rate and foreign exchange risks. Such derivative financial instruments are initially recognized

at fair value on the date on which a derivative contract is entered into and are subsequently re-measured to their fair value. The resulting gain/loss is recognized in consolidated statement of profit and loss immediately at the end of each reporting period. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative. The Group does not designate the derivative instrument as a hedging instrument.

O. Provisions, contingent liabilities and contingent assets

Provisions are recognized when there is 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. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows specific to the liability. The unwinding of the discount is recognized as finance cost.

A present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group.

Claims against the Group where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets where it is probable that future economic benefits will flow to the Group are not recognized but disclosed in the Consolidated Financial Statements. However, when the realization of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognized as an asset.

P. Leases

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

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Group has the right to direct the use of the asset. The Group has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

a. Group as a lessor

At the inception of the lease the Group classifies each of its leases as either an operating lease or a finance lease. Payments received under operating leases are recognized in the Consolidated statement of profit and loss on a straight-line basis over the lease term. The Group is not required to make any adjustments on transition to Ind AS 116 for leases in which it acts as a lessor. The Group accounted for its leases in accordance with Ind AS 116 from the date of initial application.

b. Group as a lessee

The Group had adopted Ind AS 116 with modified retrospective approach, with effect from April 01, 2019.

Accordingly, the comparative periods have not been restated in that financial year.

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

The Group recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straightline method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of use assets are determined on the same basis as those of property, plant and equipment. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss.

The Group measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease payments shall include fixed payments, variable lease payments, residual

value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The company recognises the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the re-measurement in statement of profit and loss.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value.

The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.

Q. Litigation

From time to time, the Group is subject to legal proceedings the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavourable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

R. Cash and cash equivalents

Cash and cash equivalent in the consolidated 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.

S. Cash flow statement

Cash flows are reported using indirect method, whereby net loss before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from regular revenue generating (operating activities), investing and financing activities of the Group are segregated.

For the purpose of presentation in the statement of Cash Flows, cash and cash equivalents includes cash in hand, cash at bank and other deposits held at call with financial institutions, other short-term,

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

T. Government Grants

Government grants are not recognized until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognized in consolidated statement of profit and loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognized as deferred revenue in the consolidated Balance Sheet and transferred to consolidated statement of profit and loss on a systematic and rational basis over the useful lives of the related assets.

U. Earnings Per Share ("EPS")

The basic Earnings Per Share ("EPS") is computed by dividing the net profit / (loss) after tax for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

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

V. Share Capital - Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares are recognized as a deduction from equity.

W. Earnings before interest and depreciation and amortisation ("EBITDA")

The group presents EBITDA in the Consolidated Statement of Profit and Loss; this is not specifically required by Ind AS 1. The terms EBITDA are not defined in Ind AS. Ind AS complaint Schedule III

allows companies to present Line items, sub-line items and sub-totals shall be presented as an addition or substitution on the face of the financial statements when such presentation is relevant to an understanding of the group's financial position or performance or to cater to industry/sector-specific disclosure requirements or when required for compliance with the amendments to the Companies Act or under the Indian Accounting Standards.

The group has elected to present earnings before interest, tax, depreciation and amortisation (EBITDA) as a separate line item on the face of the Consolidated Statement of Profit and Loss. The group measures on the basis of profit / (loss) from continuing operations including other income. In its measurement, the group does not include depreciation and amortisation expense, finance costs and tax expense.

X. Standards/specific amendments issued but not yet effective

Ind AS 1 - Presentation of Financial Statements

For accounting periods beginning on or after 1 April 2026, when an entity breaches any covenant of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand, it classifies the liability as current, even if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach. An entity classifies the liability as current because, at the end of the reporting period, it does not have the right to defer its settlement for at least 12 months after that date.

However, an entity classifies the liability as non-current if the lender agreed by the end of the reporting period to provide a period of grace ending at least 12 months after the reporting period, within which the entity can rectify the breach and during which the lender cannot demand immediate repayment.

This amendment is to be applied retrospectively for annual reporting periods beginning on or after 1 April 2026, in accordance with Ind AS 8, Accounting Policies, accounting Estimates and Errors.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 2 PROPERTY, PLANT AND EQUIPMENT

Reconciliation of carrying amount

As at March 31, 2026

₹ in million

	Gross block				Accumulated depreciation/ amortisation				Net block
	Opening balance as at April 01, 2025	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the period	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Freehold land	12,226.12	630.00	-	12,856.12	-	-	-	-	12,856.12
Lease hold land	0.74	15.21	-	15.95	-	0.01	-	0.01	15.94
Buildings	20,915.01	1,994.11	157.76	22,751.36	5,885.88	793.32	144.44	6,534.76	16,216.60
Plant and machinery	6,008.06	589.98	117.29	6,480.75	3,878.99	428.38	107.30	4,200.08	2,280.68
Data processing equipments	375.45	80.34	55.70	400.09	284.55	72.02	55.66	300.91	99.19
Electrical installations	2,209.11	239.49	62.63	2,385.97	1,522.21	129.45	61.11	1,590.55	795.43
Furniture and fixtures	2,595.89	316.52	41.57	2,870.84	1,950.49	174.24	40.70	2,084.03	786.81
Vehicles	77.59	2.74	1.02	79.31	60.67	4.89	0.92	64.64	14.67
Office equipments	129.79	14.74	0.91	143.62	85.11	13.12	0.80	97.43	46.19
Total	44,537.76	3,883.13	436.87	47,984.01	13,667.90	1,615.43	410.93	14,872.40	33,111.61

As at March 31, 2025

₹ in million

	Gross block					Accumulated depreciation/ amortisation				Net block
	Opening balance as at April 01, 2024	Acquired in Business Combination (refer note 51)*	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the period	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Freehold land	9,196.82	1,515.00	1,514.30	-	12,226.12	-	-	-	-	12,226.12
Lease hold land	0.74	-	-	-	0.74	-	-	-	-	0.74
Buildings	17,385.43	3,112.00	483.34	65.76	20,915.01	5,291.33	628.98	34.43	5,885.88	15,029.13
Plant and machinery	5,486.31	270.50	378.22	126.97	6,008.06	3,645.97	329.64	96.62	3,878.99	2,129.07
Data processing equipments	301.10	18.50	61.00	5.15	375.45	251.14	38.31	4.90	284.55	90.90
Electrical installations	2,095.05	65.20	68.12	19.26	2,209.11	1,438.37	104.20	20.36	1,522.21	686.90
Furniture and fixtures	2,408.98	150.30	81.58	44.97	2,595.89	1,851.35	137.85	38.71	1,950.49	645.40
Vehicles	72.26	11.00	-	5.67	77.59	63.12	3.22	5.67	60.67	16.92
Office equipments	94.88	34.00	3.80	2.89	129.79	82.64	5.40	2.93	85.11	44.68
Total	37,041.57	5,176.50	2,590.36	270.67	44,537.76	12,623.92	1,247.60	203.62	13,667.90	30,869.86

Notes:

- 1) Refer note 18 and note 22 for information on Property, plant and equipment pledged as security by the Group.
- 2) Refer note 41 (B) for contractual commitments with respect to property, plant and equipments.
- 3) The carrying value of property, plant and equipment in respect of Four Points by Sheraton Hotel comprising the hotel building, apartments and a demarcated portion of leasehold land at Vashi, Navi Mumbai, purchased from K. Raheja Corp Private Limited ("KRCPL"), amounts to ₹ 604.60 million as at March 31, 2026 (March 31, 2025: ₹347.22 million) [refer note 41 (A)]
- 4) On transition to Ind AS, the carrying values of all the property, plant and equipment (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Group has chosen to reflect the fair value of all freehold land as their respective deemed cost.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 2 PROPERTY, PLANT AND EQUIPMENT (CONTD.)

- 5) Title deeds of immovable properties not held in name of the Holding Company:

The title deeds of all immovable properties (other than immovable properties where the Holding Company is the lessee and the leases agreements are duly executed in favour of the lessee) as disclosed in the Note 2 and Note 4.

Details as on March 31, 2026

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since which date	Reason for not being held in the name of the company
Freehold land	900.00	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the holding company on account of merger and is in name of erstwhile company
Buildings	2,120.62	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the holding company on account of merger and is in name of erstwhile company

Details as on March 31, 2025

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since which date	Reason for not being held in the name of the company
Freehold land	900.00	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the holding company on account of merger and is in name of erstwhile company
Buildings	2,099.01	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the holding company on account of merger and is in name of erstwhile company

- 6) The Holding Company has provided one of its hotel unit as security towards the issue of listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures ('NCDs'). The total issue aggregated to ₹ 750 million.
- 7) The Holding Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 2,000 million.

NOTE 3 CAPITAL WORK-IN-PROGRESS

- 1) Borrowing cost aggregating to ₹ 62.78 million (March 31, 2025 ₹ 30.01 million) are capitalised under capital work in progress. The average capitalisation rate of 8.74% p.a. is used to determine the amount of borrowing costs eligible for capitalization.

2) Details of capital work-in-progress

₹ in million

Particulars	March 31, 2026	March 31, 2025
Opening balance	1,889.36	426.90
Add: Additions during the year	3,390.38	3,710.95
Less: Capitalised during the year	(3,897.12)	(2,248.49)
Closing Balance	1,382.62	1,889.36
Less: Provision for impairment	(57.71)	(57.71)
Net balance	1,324.91	1,831.65

There was delay in implementation of International Convention Centre Complex (ICCC) Project as the Department of Tourism (DOT), Government of Kerala (GOK) is yet to contribute land for the project as its equity contribution in kind. The management believes the project to be viable. During the year ended March 31, 2020, as there were conditions of uncertainty, it had taken a prudent and conservative call to write off capital work in progress without prejudicing the going concern.

In view of the delay, the Group has engaged a consultant for a feasibility study for the proposed project.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 3 CAPITAL WORK-IN-PROGRESS (CONTD.)

3) Expenses (net) capitalised to capital work-in-progress during the year

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Legal and professional charges	265.23	234.67
Employee costs	87.22	92.53
Rates, taxes and license fees	54.12	29.94
Interest and other finance costs	62.78	30.01
Other incidental direct cost		19.90
Depreciation	-	-
Miscellaneous expenses	4.64	2.42
Total	473.99	409.47

4) Capital work in progress (CWIP) Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Capital work in progress ageing schedule as at March 31, 2026				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	892.09	292.79	77.60	62.43	1,324.91
Projects temporarily suspended	-	-	-	-	-
Total	892.09	292.79	77.60	62.43	1,324.91

As at March 31, 2025

₹ in million

Particulars	Capital work in progress ageing schedule as at March 31, 2025				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	1,626.09	143.13	62.43	-	1,831.65
Projects temporarily suspended	-	-	-	-	-
Total	1,626.09	143.13	62.43	-	1,831.65

Details of capital work in progress whose completion is overdue or has exceeded its cost as compared to its original plan:

As at March 31, 2026 as at March 31, 2026

₹ in million

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Projects temporarily suspended	-	-	-	-
Total	-	-	-	-

As at March 31, 2025

₹ in million

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Projects temporarily suspended	-	-	-	-
Total	-	-	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY

A. Reconciliation of carrying amount

As at March 31, 2026

₹ in million

Particulars	Gross block				Accumulated depreciation / amortisation			Net block	
	Opening balance as at April 01, 2025	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the year	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Cignus Whitefield I Bangalore	3,209.38	14.27	-	3,223.65	212.67	108.88	-	321.55	2,902.10
Commercial Block II Sahar, Mumbai	1,243.46	4.17	-	1,247.63	334.12	42.96	-	377.08	870.55
Commercial Block I Sahar, Mumbai.	3,203.82	-	-	3,203.82	601.61	85.61	-	687.22	2,516.60
Cignus Whitefield II Bangalore	2,209.06	12.57	-	2,221.63	800.94	82.50	-	883.44	1,338.19
Cignus Powai I, Mumbai	10,149.16	439.15	-	10,588.31	154.16	280.08	-	434.24	10,154.07
Total (A)	20,014.88	470.16	-	20,485.04	2,103.50	600.03	-	2,703.53	17,781.51
Investment property under construction									
Business centers and offices, Sahar, Mumbai	-	-	-	-	-	-	-	-	2.08
Cignus Powai I, Mumbai	-	-	-	-	-	-	-	-	50.17
Cignus Powai II, Mumbai	-	-	-	-	-	-	-	-	3,857.96
Cignus Whitefield I Bangalore	-	-	-	-	-	-	-	-	46.54
Cignus Whitefield II Bangalore	-	-	-	-	-	-	-	-	68.73
Koramangala Commercial, Bangalore*	-	-	-	-	-	-	-	-	834.46
Total (B)	-	-	-	-	-	-	-	-	4,859.94
Total (A+B)	-	-	-	-	-	-	-	-	22,641.45

*The reclassification was made on account of a change in the intended use of the asset from sale of commercial property to leasing out the same

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

As at March 31, 2025

₹ in million

Particulars	Gross block				Accumulated depreciation / amortisation				Net block
	Opening balance as at April 01, 2024	Additions	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the year	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Cignus Whitefield I Bangalore	3,181.06	28.32	-	3,209.38	108.95	103.72	-	212.67	2,996.71
Commercial Block II Sahar, Mumbai	1,243.46	-	-	1,243.46	291.32	42.80	-	334.12	909.34
Commercial Block I Sahar, Mumbai.	3,203.82	-	-	3,203.82	515.92	85.69	-	601.61	2,602.21
Cignus Whitefield II Bangalore	1,725.15	483.96	0.05	2,209.06	729.07	71.92	0.05	800.94	1,408.12
Cignus Powai I, Mumbai	18.76	10,130.40	-	10,149.16	-	154.16	-	154.16	9,995.00
Total (A)	9,372.25	10,642.68	0.05	20,014.88	1,645.26	458.29	0.05	2,103.50	17,911.38
Investment property under construction									
Business centers and offices, Sahar, Mumbai	-	-	-	-	-	-	-	-	2.08
Cignus Powai I, Mumbai	-	-	-	-	-	-	-	-	130.19
Cignus Powai II, Mumbai	-	-	-	-	-	-	-	-	1,896.32
Cignus Whitefield I Bangalore	-	-	-	-	-	-	-	-	41.37
Cignus Whitefield II Bangalore	-	-	-	-	-	-	-	-	1.62
Total (B)	-	-	-	-	-	-	-	-	2,071.58
Total (A+B)	-	-	-	-	-	-	-	-	19,982.96

Note: On transition to Ind AS, the carrying values of all the Investment Property (other than Freehold Land) under the previous GAAP have been considered to be the deemed cost under Ind AS. The Group has chosen to reflect the fair value of all freehold land as their respective deemed cost.

Notes:

- 1) The Group's investment properties consist of commercial properties in India. The management has determined that the investment properties consist of two classes - office and retail based on the nature, characteristics and risk of each property.
- 2) Refer note 18 and Note 22 for information on Investment Property pledged as security by the Group.
- 3) Borrowing cost aggregating to ₹ 221.78 million (March 31, 2025 ₹ 416.56 million) are capitalised under investment property under construction. The average capitalization rate of 8.74% p.a. is used to determine the amount of borrowing costs eligible for capitalization.
- 4) Details of investment property under construction:

₹ in million

Particulars	March 31, 2026	March 31, 2025
Opening Balance	2,071.58	10,719.70
Add: Additions during the year	3,258.52	1,744.36
Less: Capitalised during the year	(470.16)	(10,392.47)
Closing Balance	4,859.94	2,071.58

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

- 5) Expenses (net) capitalised to investment property under construction during the year:

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Legal and professional charges	34.10	40.15
Employee costs	79.51	71.76
Rates, taxes and license fees	72.70	15.82
Interest and other finance costs	221.78	416.56
Other incidental direct cost	-	63.61
Total	408.09	607.90

B. Fair value measurement

i. Fair value hierarchy

The fair value of investment property and investment property under construction was determined by external, independent property valuers, having appropriate recognized professional qualification and experience.

The fair value measurement for all of the investment property and investment property under construction has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

₹ in million

Investment properties*	Fair Value as on March 31, 2026	Fair Value as on March 31, 2025
Commercial Block I, Sahar, Mumbai	8,246.00	8,187.00
Commercial Block II Sahar, Mumbai	2,227.00	2,171.00
Cignus Whitefield I Bangalore	5,328.00	5,326.00
Cignus Whitefield II Bangalore	2,374.00	1,906.00
Cignus Powai I, Mumbai	14,755.00	12,271.00

₹ in million

Investment property under construction*	Fair Value as on March 31, 2026	Fair Value as on March 31, 2025
Cignus Powai II, Mumbai	5,052.00	2,721.00
Koramangala Commercial, Bangalore**	986.95	-

*The independent valuer are registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017

**During the year, the Group has reclassified the construction of a commercial building located at Koramangala, Bangalore from Inventory to Investment Property under construction. This reclassification was made on account of a change in the intended use of the asset from sale of commercial property to leasing out the same.

ii. Valuation technique and significant unobservable inputs

Valuation technique

The fair value of investment property has been determined by external, independent property valuers / management, having appropriate recognized professional qualifications and recent experience in the location and category of the property being valued.

The fair value measurement for all of the investment property and investment property under construction has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

The Group follows discounted cash flows technique. The valuation model considers the present value of net cash flows to be generated from the property, taking into account the expected rental growth rate, vacant years, occupancy rate, lease incentive costs such as rent-free years and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms. The valuation of Retail block, Sahar, Mumbai considers change in end use to commercial purpose.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

Description of valuation techniques used and key inputs to valuation on investment properties and investment property under construction:

Investment properties	Valuation technique	Significant unobservable Inputs	Range	
			March 31, 2026	March 31, 2025
Commercial Block I Sahar, Mumbai.	DCF Method	Occupancy Range	96%	96%
		Carpet area (Sq Ft)	2,56,599	2,56,599
		Base Rent (₹)	197	197
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.09%
		Growth Rate	4.25%	4.25%
Commercial Block II Sahar, Mumbai	DCF Method	Occupancy Range	94%	96% to 100%
		Leasable Area (Sq ft)	1,33,329	1,34,244
		Base Rent (₹)	109 for Retailers 130 for Commercial	120 for Retailers 130 for Commercial
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	11.74%
		Growth Rate	4.25%	4.25%
Cignus Whitefield I Bangalore	DCF Method	Occupancy Range	96%	97% to 100%
		Leasable Area (Sq ft)	6,50,953	6,50,953
		Base Rent (₹)	60.00 - 70.00	60.00 - 70.00
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.09%
		Growth Rate	4.25%	4.25%
Cignus Whitefield II Bangalore	DCF Method	Occupancy Range	96%	96% to 100%
		Leasable Area (Sq ft)	3,02,124	3,02,124
		Base Rent (₹)	66.00 - 69.00	66.00 - 69.00
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.09%
		Growth Rate	4.25%	4.25%
Cignus Powai I, Mumbai	DCF Method	Occupancy Range	95%	98% to 100%
		Carpet Area (Sq ft)	6,20,889	6,00,209
		Base Rent (₹)	114.00 - 150.00	114.00 - 129.00
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	12.67%	12.85%
		Growth Rate	4.25%	4.25%
Cignus Powai II, Mumbai	DCF Method	Occupancy Range	94%	98% to 100%
		Gross leasable Area (Sq Ft)	8,68,616	8,68,610
		Base Rent (₹)	145-160	145-160
		Escalation %	4.75% p.a.	4.75% p.a.
		WAAC	13.59%	13.32%
		Growth Rate	4.25%	4.25%
Koramangala Commercial, Bangalore**	DCF Method	Occupancy Range	95%	NA
		Carpet area (Sq Ft)	1,17,330	
		Base Rent (₹)	200-220	
		Escalation %	4.75% p.a.	
		WAAC	13.79%	
		Growth Rate	4.25%	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

C. Information regarding income and expenditure of investment property

₹ in million

Particulars	March 31, 2026	March 31, 2025
Rental income derived from investment properties	2,545.49	1,672.41
Direct operating expenditure (including repairs and maintenance) generating rental income	282.66	291.36
Profit arising from investment properties before depreciation and indirect expenses	2,262.83	1,381.05
Depreciation	600.03	458.29
Profit arising from investment properties before indirect expenses	1,662.80	922.76

D. The Group has no restrictions on the realizability of investment property or the remittance of income and proceeds of disposal.

E. Investment properties under construction (IPUC) Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	2,678.33	903.06	111.27	1,167.28	4,859.94
Projects temporarily suspended	-	-	-	-	-
Total	2,678.33	903.06	111.27	1,167.28	4,859.94

As at March 31, 2025

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	792.63	111.27	129.18	1,038.50	2,071.58
Projects temporarily suspended	-	-	-	-	-
Total	792.63	111.27	129.18	1,038.50	2,071.58

F. Details of investment property and investment property under construction whose completion is overdue or has exceeded its cost as compared to its original plan:

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress				
Cignus Powai II, Mumbai	3,857.96	-	-	-
Total	3,857.96	-	-	-

As at March 31, 2025

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Cignus Powai II, Mumbai	-	-	-	1,896.32
Total	-	-	-	1,896.32

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 4 INVESTMENT PROPERTY (CONTD.)

G. Asset wise breakup of investment property is as follows:

As at March 31, 2026

₹ in million

Particulars	Gross block				Accumulated depreciation/amortisation				Net block
	Opening balance as at April 01, 2025	Additions	Deductions	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the year	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Tangible assets									
Freehold land	1,640.96	-	-	1,640.96	-	-	-	-	1,640.96
Buildings	15,055.63	367.44	-	15,423.07	1,178.89	388.54	-	1,567.43	13,855.64
Plant and machinery	2,439.26	61.95	-	2,501.21	641.66	153.79	-	795.45	1,705.76
Computers	3.51	0.58	-	4.09	2.70	0.59	-	3.29	0.80
Electrical installations	820.29	37.14	-	857.43	249.70	54.13	-	303.83	553.60
Furniture and fixtures	53.01	3.05	-	56.06	28.41	2.98	-	31.39	24.67
Office equipments	1.68	-	-	1.68	1.60	-	-	1.60	0.08
	20,014.34	470.16	-	20,484.50	2,102.96	600.03	-	2,702.99	17,781.51
Intangible assets									
Software	0.54	-	-	0.54	0.54	-	-	0.54	-
	0.54	-	-	0.54	0.54	-	-	0.54	-
Total	20,014.88	470.16	-	20,485.04	2,103.50	600.03	-	2,703.53	17,781.51

As at March 31, 2025

₹ in million

Particulars	Gross block				Accumulated depreciation/amortisation				Net block
	Opening balance as at April 01, 2024	Additions	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the year	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Tangible assets									
Freehold land	913.33	727.63	-	1,640.96	-	-	-	-	1,640.96
Buildings	6,479.13	8,576.50	-	15,055.63	893.72	285.17	-	1,178.89	13,876.74
Plant and machinery	1,479.52	959.74	-	2,439.26	514.22	127.44	-	641.66	1,797.60
Computers	3.36	0.20	0.05	3.51	2.33	0.42	0.05	2.70	0.81
Electrical installations	460.32	359.97	-	820.29	206.44	43.26	-	249.70	570.59
Furniture and fixtures	34.37	18.64	-	53.01	26.48	1.93	-	28.41	24.60
Office equipments	1.68	-	-	1.68	1.55	0.05	-	1.60	0.08
	9,371.71	10,642.68	0.05	20,014.34	1,644.74	458.27	0.05	2,102.96	17,911.38
Intangible assets									
Software	0.54	-	-	0.54	0.52	0.02	-	0.54	-
	0.54	-	-	0.54	0.52	0.02	-	0.54	-
Total	9,372.25	10,642.68	0.05	20,014.88	1,645.26	458.29	0.05	2,103.50	17,911.38

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 5 IMPAIRMENT TESTING FOR CASH GENERATING UNIT (CGU) CONTAINING GOODWILL

For the purpose of impairment testing, goodwill is allocated to the Group's operating segments which represent the lowest level within the Group at which goodwill is monitored for internal management purposes. The aggregate carrying amounts of goodwill allocated to each unit are as follows:

₹ in million		
Particulars	March 31, 2026	March 31, 2025
(A) Goodwill on business acquisition		
Hotel at Bangalore	200.62	200.62
Cignus Whitefield II Bangalore	25.49	25.49
Total (A)	226.11	226.11
(B) Goodwill on consolidation		
The Dukes Retreat Private Limited & Sonmil Industries Private Limited	311.00	311.00
Ayushi and Poonam Estates LLP	148.72	148.72
Mahananda Spa and Resorts Private Limited (refer note 51)	131.50	131.50
Total (B)	591.22	591.22
Total (A+B)	817.33	817.33

For the purpose of impairment testing, goodwill is allocated to the Group's operating segments which represent the lowest level within the Group at which goodwill is monitored for internal management purposes. The aggregate carrying amounts of goodwill allocated to each unit are as follows:

The recoverable amount is based on a value-in-use calculation using the discounted cash flow method. Value in use has been determined by discounting the future cash flows generated from the continuing use of the unit. The calculation of the value in use is based on the following key assumptions:

The table below shows the key assumptions used in the value in use calculations of :

A. Hotel at Bengaluru

Particulars (in %)	March 31, 2026	March 31, 2025
Discount rate	12.24%	13.25%
Growth value	4.50%	4.00%
Terminal value multiple	13 times	13.50 times

B. Cignus Whitefield II Bangalore

Particulars (in %)	March 31, 2026	March 31, 2025
Discount rate	12.67%	12.09%
Growth rate	4.25%	4.25%
Terminal value multiple	12.12 times	12.50 times

C. The Dukes Retreat Private Limited & Sonmil Industries Private Limited

	March 31, 2026	March 31, 2025
Discount rate	12.24%	12.09%
Growth rate	4.50%	4.25%
Terminal value multiple	13 times	12.50 times

D. Ayushi and Poonam Estates LLP

	March 31, 2026	March 31, 2025
Discount rate	12.24%	12.09%
Growth rate	4.50%	4.25%
Terminal value multiple	13 times	12.50 times

E. Mahananda Spa and Resorts Private Limited

	March 31, 2026	March 31, 2025
Discount rate	12.24%	NA
Growth rate	4.50%	NA
Terminal value multiple	13 times	NA

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 5 IMPAIRMENT TESTING FOR CASH GENERATING UNIT (CGU) CONTAINING GOODWILL (CONTD.)

Discount rate

The discount rate is a pre tax measure based on the rate of 10 year government bonds issued by the Government of India, adjusted for a risk premium to reflect both the increased risk of investing in equities generally and the systematic risk of the specific CGU.

Terminal value growth rate

Terminal value multiple used for the purpose of calculation of terminal value has been determined based on the long-term compound annual growth rate in EBITDA.

The above assumptions are reviewed annually as part of management's budgeting and strategic planning cycles. These estimates may differ from actual results. The values assigned to each of the key assumptions reflect the Management's past experience as their assessment of 5 year projection plan, and are consistent with external / internal sources of information.

Based on the above assumptions and analysis, no impairment was identified for any of the CGU as at March 31, 2026 and March 31, 2025 as the recoverable value of the CGU exceeded the carrying value.

With regard to the assessment of value in use, no reasonably possible change in any of the above key assumptions would cause the carrying amount of the CGUs to exceed their recoverable amount.

NOTE 6 OTHER INTANGIBLE ASSETS

As at March 31, 2026

₹ in million

Particulars	Gross block				Accumulated amortisation				Net block
	Opening balance as at April 01, 2025	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2026	Opening balance as at April 01, 2025	For the period	Deductions	Closing balance as at March 31, 2026	As at March 31, 2026
Trade marks	0.04	-	-	0.04	0.04	-	-	0.04	-
Brands	32.58	-	-	32.58	17.11	5.75	-	22.86	9.72
Computer software	138.41	13.99	11.88	140.51	115.45	13.43	11.88	117.00	23.52
Total	171.03	13.99	11.88	173.13	132.60	19.18	11.88	139.89	33.24

As at March 31, 2025

₹ in million

Particulars	Gross block				Accumulated amortisation				Net block
	Opening balance as at April 01, 2024	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2025	Opening balance as at April 01, 2024	For the period	Deductions	Closing balance as at March 31, 2025	As at March 31, 2025
Trade marks	0.04	-	-	0.04	0.04	-	-	0.04	-
Brands	23.00	9.67	0.08	32.58	5.75	11.45	0.09	17.11	15.47
Computer software	138.41	-	-	138.41	109.70	5.75	-	115.45	22.96
Total	161.45	9.67	0.08	171.03	115.49	17.20	0.09	132.60	38.43

Note:

On transition to Ind AS, the carrying values of all the Intangible Assets under the previous GAAP have been considered to be the deemed cost under Ind AS.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 7 OTHER INVESTMENTS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Measured at amortized cost		
Unquoted, fully paid up:		
Investments in equity shares (non-trade, unquoted)		
In other companies (equity shares of ₹ 10/- each fully paid)		
1,000 (March 31, 2025: 1,000) shares of Stargaze Properties Private Limited	0.01	0.01
20,500 (March 31, 2025: 16,500) shares of Renew Wind Power Energy (AP) Limited	3.44	2.58
868,550 (March 31, 2025: 991,345) shares of Krishna Valley Power Private Limited#	17.47	19.92
1,044,550 (March 31, 2025: 1,044,550) shares of Sahyadri Renewable Energy Private Limited#	31.45	31.45
936,110 (March 31, 2025: 355,000) shares of Vikramaditya Renewable Energy Private Limited#	28.10	10.67
2,551,597 (March 31, 2025: 2,551,597) shares of TP Agastaya Limited#	25.52	25.52
171,600 (March 31, 2025: 171,600) shares of Solarcraft Power India 26 Private Limited	1.72	1.72
2,600 (March 31, 2025: NIL) Pro-zeal Green Power Private Limited #	0.03	-
Investments in compulsory convertible debentures (non-trade, unquoted)		
In other companies (equity shares of ₹ 10/- each fully paid)		
156,000 (March 31, 2025: Nil) Debenture units of Solarcraft Power India 26 Private Limited	29.48	-
4,120 (March 31, 2025: Nil) Debenture units of Pro zeal Green Power Private Limited	4.12	-
Measured at amortized cost		
National Saving Certificates	0.13	0.13
REC Limited - Bonds	5.44	5.19
(500 Bonds of ₹ 10000/- each)		
	146.91	97.19
Aggregate amount of unquoted securities	146.91	97.19
Aggregate amount of quoted securities	-	-
Market value of quoted securities	-	-
Aggregate amount of impairment in the value of investments	-	-

#The Holding Company holds more than 20% stake in the entities. These investments are solely to obtain captive solar power supply for its hotel units. The Holding Company neither has exposure nor rights to variable returns

NOTE 8 OTHER NON-CURRENT FINANCIAL ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good)		
To other than related parties		
Deposits with banks with more than 12 months maturity	773.84	774.85
Finance Lease	293.71	367.59
Deposits		
Security deposits - related parties	28.53	26.14
Security deposits - others	573.41	524.13
Others	180.00	-
	1,849.49	1,692.71

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 9 OTHER NON-CURRENT ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Secured, unsecured, considered good)		
To other than related parties		
(Unsecured, considered good)		
Capital advances	367.60	681.31
Less: Provision for doubtful advances	(1.80)	(1.80)
Prepayments (refer footnote)	313.20	447.38
Deferred Finance Expenses	484.85	530.59
	1,163.85	1,657.48

The balance of prepaid lease rental in respect of Four Points by Sheraton Hotel comprising the hotel building, apartments and a demarcated portion of leasehold land at Vashi, Navi Mumbai, purchased from K. Raheja Corp Private Limited ("KRCPL"), amounts to ₹44.95 million as at March 31, 2026 (March 31, 2025: ₹46.14 million) [refer note 41(A)c]

NOTE 10 INVENTORIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(valued at lower of cost and net realizable value)		
Hospitality: (a)	183.80	153.00
Food, beverages and smokes	182.25	151.56
Stores and spares	1.55	1.44
Property development :		
Finished Goods	33.07	-
Construction Work in Progress (refer note 54)	2,386.94	6,313.81
Less: Provision for impairment	-	(263.29)
Property under Development : (b)	2,420.01	6,050.52
Material at site	83.93	134.39
Less: Provision for impairment	-	(16.24)
Material at site : (c)	83.93	118.15
Retail:		
Material at site : (d)	5.66	3.38
Total : (a)+(b)+(c)+(d)	2,693.40	6,325.05

NOTE 11 CURRENT INVESTMENTS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Measured at fair value through profit and loss (unquoted)		
Investments in Mutual Funds		
Mutual Fund Axis Overnight Fund Direct Growth (ONDGG)	64.66	5.06
Mutual Fund ICICI Overnight Fund DP Growth	60.25	4.34
Mutual Fund ICICI Liquid Fund DP Growth	10.27	3.92
Mutual Fund Axis Money Market Fund Direct Growth (MMDGG)	8.61	472.49
Mutual Fund ICICI Money Market Fund DP Growth	2.27	502.03
	146.06	987.84

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 12 TRADE RECEIVABLES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good, unless otherwise stated)		
Trade receivables	551.80	677.10
Less: Allowance for doubtful trade receivables	(4.78)	(22.99)
Considered good	547.02	654.11
Trade receivables	-	-
Less: Allowance for doubtful trade receivables	-	-
Trade Receivables which have significant increase in Credit Risk	-	-
Trade receivables	-	-
Less: Allowance for doubtful trade receivables	-	-
Credit Impaired	-	-
Unbilled revenue	140.25	129.48
Less: Provision for impairment	-	(1.59)
	140.25	127.89
	687.27	782.00

Above balances of trade receivables include balances with related parties (refer note 49)

Trade receivables Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	140.25	544.68	4.75	1.13	-	-	690.81
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	1.24	-	1.24
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	140.25	544.68	4.75	1.13	1.24	-	692.05

Above balances of trade receivables are excluding the provision amounts

As at March 31, 2025

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	127.89	656.87	13.45	0.59	-	-	798.80
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	6.19	-	-	6.19
Disputed Trade receivables - considered good	1.59	-	-	-	-	-	1.59
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	129.48	656.87	13.45	6.78	-	-	806.58

Above balances of trade receivables are excluding the provision amounts



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 13A CASH AND CASH EQUIVALENTS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Balance with banks		
- Current accounts	1,615.69	1,039.09
Cheques on hand	16.00	41.17
Cash on hand	8.24	12.17
	1,639.93	1,092.43

Cash and cash equivalents includes balances in escrow account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

NOTE 13B OTHER BANK BALANCES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Earmarked balances with banks		
Unpaid Dividend	1.24	-
In term deposit accounts (balances held as margin money)	1,277.51	552.57
In term deposit accounts (others)	166.35	217.11
	1,445.10	769.68

Term deposit includes accrued interest of ₹23.37 million (March 31, 2025: 26.96 million)

NOTE 14 OTHER CURRENT FINANCIAL ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good)		
To related parties		
Security deposits - related parties (refer note 49)	67.11	63.99
Others	11.84	41.77
To other than related parties		
Security deposits - others	526.30	17.69
Finance Lease	73.87	63.79
Others	118.40	40.71
	797.52	227.95



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 15 OTHER CURRENT ASSETS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(Unsecured, considered good)		
To other than related parties		
Advance to suppliers	176.76	164.02
Less: Provision for doubtful advances	(10.74)	(10.74)
	166.02	153.28
Indirect tax balances/receivable credits	35.19	31.57
Unbilled revenue	1,190.71	1,010.11
Prepayment	218.01	238.49
Capital Advances	-	20.95
Others	12.11	12.01
	1,622.04	1,466.41

NOTE 16 SHARE CAPITAL

(a) Details of the authorised, issued, subscribed and fully paid-up share capital as below:

₹ in million

Particulars	March 31, 2026	March 31, 2025
(i) Authorised		
382,100,000 (March 31, 2025: 382,100,000) equity shares of the par value of ₹10 each	3,821.00	3,821.00
(ii) Issued, subscribed and paid-up		
218,994,127 (March 31, 2025: 218,455,415) equity shares of the par value of ₹10 each	2,189.94	2,184.55
Total	2,189.94	2,184.55

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	Number	Amount	Number	Amount
Equity shares				
Number of equity shares outstanding at the beginning of the year	21,84,55,415	2,184.55	20,54,74,008	2,054.74
Fresh issue (refer note 50 and 59)	5,38,712	5.39	1,29,81,407	129.81
Number of equity shares outstanding at the end of the year	21,89,94,127	2,189.94	21,84,55,415	2,184.55

(c) Registered shareholder holding more than 5% equity shares in the Group is set out below:

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Casa Maria Properties LLP	1,64,96,280	7.53%	1,64,96,280	7.55%
Capstan Trading LLP	1,64,95,680	7.53%	1,64,95,680	7.55%
Raghukool Estate Development LLP	1,64,95,680	7.53%	1,64,95,680	7.55%
Touchstone Properties and Hotels Private Limited	1,45,00,000	6.62%	1,45,00,000	6.64%
Anbee Construction LLP	1,31,51,180	6.01%	1,31,16,180	6.00%
Cape Trading LLP	1,31,51,180	6.01%	1,31,16,180	6.00%
K Raheja Private Limited	1,24,00,000	5.66%	1,24,00,000	5.68%
	10,26,20,000	46.89%	10,26,20,000	46.97%



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 16 SHARE CAPITAL (CONTD.)

(d) Details of shares held by promoters

As at March 31, 2026

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully paid	Neel Chandru Raheja	1,03,26,318	16,000	1,03,42,318	4.72%	0%
	Ravi Chandru Raheja	51,63,159	16,000	51,79,159	2.36%	0%
	Jyoti Chandru Raheja	77,80,300	-	77,80,300	3.55%	0%
	Sumati Ravi Raheja	51,63,159	-	51,63,159	2.36%	0%
	Ivory Properties And Hotels Private Ltd	35,71,533	-	35,71,533	1.63%	0%
	K Raheja Private Limited	1,24,00,000	-	1,24,00,000	5.66%	0%
	K Raheja Corp Private Limited	37,85,824	-	37,85,824	1.73%	0%
	Touchstone Properties And Hotels Pvt Ltd	1,45,00,000	-	1,45,00,000	6.62%	0%
	Genext Hardware And Parks Private Ltd	8,00,000	-	8,00,000	0.37%	0%
	Cape Trading LLP	1,31,16,180	35,000	1,31,51,180	6.01%	0%
	Casa Maria Properties LLP	1,64,96,280	-	1,64,96,280	7.53%	0%
	Capstan Trading LLP	1,64,95,680	-	1,64,95,680	7.53%	0%
	Palm Shelter Estate Development LLP	80,52,387	-	80,52,387	3.68%	0%
	Raghukool Estate Developement LLP	1,64,95,680	-	1,64,95,680	7.53%	0%
	Anbee Constructions LLP	1,31,16,180	35,000	1,31,51,180	6.01%	0%
Total		14,72,62,680	1,02,000	14,73,64,680		
Total Number of Equity Shares				21,89,94,127		

As at March 31, 2025

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully paid	Neel Chandru Raheja	1,03,26,318	-	1,03,26,318	4.73%	0%
	Ravi Chandru Raheja	51,63,159	-	51,63,159	2.36%	0%
	Jyoti Chandru Raheja	77,80,300	-	77,80,300	3.56%	0%
	Sumati Ravi Raheja	51,63,159	-	51,63,159	2.36%	0%
	Ivory Properties And Hotels Private Limited	35,71,533	-	35,71,533	1.63%	0%
	K Raheja Private Limited	1,24,00,000	-	1,24,00,000	5.68%	0%
	K Raheja Corp Private Limited	37,85,824	-	37,85,824	1.73%	0%
	Touchstone Properties And Hotels Private Limited	1,45,00,000	-	1,45,00,000	6.64%	0%
	Genext Hardware And Parks Private Limited	8,00,000	-	8,00,000	0.37%	0%
	Cape Trading LLP	1,31,16,180	-	1,31,16,180	6.00%	0%
	Casa Maria Properties LLP	1,64,96,280	-	1,64,96,280	7.55%	0%
	Capstan Trading LLP	1,64,95,680	-	1,64,95,680	7.55%	0%
	Palm Shelter Estate Development LLP	80,52,387	-	80,52,387	3.69%	0%
	Raghukool Estate Developement LLP	1,64,95,680	-	1,64,95,680	7.55%	0%
	Anbee Constructions LLP	1,31,16,180	-	1,31,16,180	6.00%	0%
Total		14,72,62,680	-	14,72,62,680		
Total Number of Equity Shares				21,84,55,415		



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 16 SHARE CAPITAL (CONTD.)

(e) Rights, preferences and restrictions attached to equity shares

The Group has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Group's residual assets on winding up. The equity shareholders are entitled to receive dividend as declared from time to time, subject to preferential right of preference shareholders to payment of dividend. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to his/its share of the paid-up equity share capital of the Group. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable has not been paid. Failure to pay any amount called up on shares may lead to their forfeiture. On winding up of the Group, the holders of equity shares will be entitled to receive the residual assets of the Group, remaining after distribution of all preferential amounts, in proportion to the number of equity shares held.

f) Employee stock option plan

Number of shares reserved for ESOP is 562,290 (March 31, 2025 : 1,100,999)

Term attached to stock options granted to employees are described in note 50.

g) All issued shares are fully paid up.

NOTE 17 OTHER EQUITY

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Equity Component of Compound Instruments		
Balance at the beginning of the year	458.40	550.82
Add: Additions during the year	-	-
Less: Transferred to retained earnings	458.40	92.42
At the end of the year	-	458.40
ESOP reserve		
Balance at the beginning of the year	146.11	134.41
Add: Additions during the year	74.95	67.77
Less: Transferred to retained earnings	106.69	56.07
At the end of the year	114.37	146.11
Securities premium		
Balance at the beginning of the year	20,173.51	10,399.88
Add: Premium on issued equity shares	199.23	9,973.89
Less: Share issue expenses	-	(200.26)
At the end of the year	20,372.74	20,173.51
General reserve		
Balance at the beginning of the year	1,071.96	1,071.96
At the end of the year	1,071.96	1,071.96
Capital reserve		
Balance at the beginning of the year	84.99	84.99
At the end of the year	84.99	84.99
Capital redemption reserve		
Balance at the beginning of the year	160.00	-
Add: Additions during the year	-	-
Add: Transferred from retained earnings	2,000.00	160.00
At the end of the year	2,160.00	160.00
Retained earnings		
Balance at the beginning of the year	6,182.95	4,216.62
Add: Profit for the year	6,454.58	1,424.22
Add: Transferred from employee stock option reserve	106.69	56.07
Add: Transferred from equity component of compound instruments	458.40	92.42
Less: Transferred to capital redemption reserve	(2,000.00)	(160.00)
Less: Interim dividend*	(218.69)	-
Add: Reversal of deferred tax on fair value of land(refer note 36)	-	553.62
At the end of the year	10,983.93	6,182.95
	34,787.99	28,277.92

*During the year, the Board of Directors of the Company declared an interim dividend of ₹ 1 per equity share (Face value 10/- per equity share) amounting to ₹ 218.69 million.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 17 OTHER EQUITY (CONTD.)

Nature and purpose of reserves

Equity Component of Compound Instruments

Equity component of Component Instruments comprises of the impact of fair valuation of preference shares issued by the Group.

Securities premium account

Securities premium is used to record the premium on issue of shares. The reserve is utilized in accordance with the provisions of the Companies Act, 2013.

General reserve

General reserve represents appropriation of retained earnings and are available for distribution to shareholders.

Capital reserve

The reserve comprises of profits/gains of capital nature earned by the Group and credited directly to such reserve.

Capital Redemption Reserve

The Reserves comprises of redemption of 0.001% Non cumulative redeemable preference shares during the year

Employee stock option plan reserve

Represents expense recognized towards employee stock option plans issued by the Group. (refer note 50).

Retained earnings

Retained earnings represents surplus/accumulated earnings of the Group and are available for distribution to shareholders. It includes impact of fair valuation of land on transition to Ind AS and are presently not available for distribution to shareholders (net of related tax impact): ₹ 4,263.67 (March 31, 2025 ₹ 4,263.67).

NOTE 18 LONG-TERM BORROWINGS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Borrowings		
Non Convertible Debenture (NCD)		
8.35% Listed, Rated, Secured, Redeemable, Transferable, Taxable, Non-Cumulative, Non-Convertible Debentures	745.06	743.54
Non-convertible debetures from International Finance Corporation (refer note A) (Face value ₹ 2,000 million)	1,370.83	1,561.45
Secured		
Rupee term loans		
i) From bank (refer note A)	16,721.21	13,224.62
	18,837.10	15,529.61

Current and Non-current Borrowings:

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	Non current	Current	Non current	Current
i) From bank	16,721.21	2,555.01	13,224.62	7,242.99
ii) From others	2,115.89	225.75	2,304.99	548.03
iii) Working Capital Demand Loan	-	1,085.39	-	1,128.62
	18,837.10	3,866.15	15,529.61	7,791.01

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 18 LONG-TERM BORROWINGS (CONTD.)

A) Terms of repayment

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
Non Convertible Debentures (NCD's)	7,500.00	746.05 (743.54)	8.35%	8.35%	Redeemable in two equal installments of ₹ 375 million each, payable on 24th September 2027 and 24th March 2028, respectively.	It is secured by (i) Pari-passu charge on immovable and movable properties of the Group pertaining to JW Sahar Marriott & Sahar Retail ("Mortgaged Properties"). (ii) First charge over all the receivables of the Mortgaged Properties on Pari Passu basis with existing Lenders, escrow account held by the Group pertaining to Mortgaged Properties and the insurance proceeds.
International Financial corporation (IFC)	3,750.00	1,595.56 (1,796.08)	9.24% to 7.47%	9.49% to 9.24%	Semi annual repayments from Jul-24 to Jan-32.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from JW Sahar Marriott & Sahar Retail (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to JW Sahar Marriott & Sahar Retail.

TERM LOANS- Rupee Loans - Bank

HDFC Bank Limited	2,500 (Term loan - ₹ 2,300 million with ₹ 200 million OD as a sub-limit of term loan)	1,178.50 (1,491.33)	8.64% to 7.33%	9.00% to 8.64%	Repayable in quarterly 30 instalments from December 2021 to March 2029.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai
HDFC Bank Limited	1920 (Lease Rental Discounting ("LRD") - ₹ 1,420 million with ₹ 500 million OD as a sub-limit of LRD)	1,397.97	7.90% to 7.15%	-	Repayable in monthly instalments from August 2025 to May 2040.	First exclusive charge by way of registered mortgage on 3 floors of Cignus I, Powai along with proportionate share on undivided interest in land attributable to the said floors including common area and right to use 170 parking spaces, exclusive charge on current and future Scheduled Receivables of the Mortgaged Properties, exclusive charge over escrow in relation to the Scheduled Receivables, 1 month ISRA till rent commencement & 1 month DSRA.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 18 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
ICICI Bank Limited	2,500.00	- (1,979.86)	8.80% - 8.25%	8.80%	Repayable in 36 Quarterly installments starting from Jan-22. This loan has been fully prepaid in December 2025	It is secured by: (i) First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") (ii) First pari passu charge on current assets of the Hotel (iii) First pari passu charge on receivables of the Hotel
HDFC Bank Limited	2,000.00	1,956.87	7.40%	-	Repayable in monthly instalments from December 2025 to December 2030.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai
ICICI Bank Limited	3,000.00	1,000.21	7.45%	-	Bullet repayment in May 2026. Redrawable limit	It is secured by: (i) First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") (ii) First pari passu charge on current assets of the Hotel (iii) First pari passu charge on receivables of the Hotel
ICICI Bank Limited	650.00	333.04	7.45%	-	Bullet repayment in April 2026. Redrawable limit	
Federal Bank Limited	1,650.00	1,513.29 (1,593.75)	8.25% to 7.25%	8.50% to 8.25%	Repayable in monthly installments starting from June 2024 to January 2034.	First and exclusive charge on immovable and movable property and receivables pertaining to commercial properties (Cignus I and II) located in Whitefield, Bangalore
Federal Bank Limited	1350 million	- (1,347.18)	8.25% to 7.25%	8.50% to 8.25%	Repayable in 2 installments. Last installment in March 2026	First and exclusive charge on immovable and movable property and receivables pertaining to commercial properties (Cignus I and II) located in Whitefield, Bangalore

* Previous year information are disclosed in brackets

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 18 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
HSBC Limited	3500 million (2000 million LRD, 1000 mn term loan and 500 mn OD)	2,906.87 (2,586.70)	8.4% to 7.40%	8.40%	One LRD Repayable in Monthly instalments from February 2025 to July 2029. Term Loan Repayable in four instalments every six months starting from August 2027. Other LRD with bullet repayment in July 2029.	First exclusive charge by way of registered mortgage on 6 floors of Cignus I, Powai along with proportionate share on undivided interest in land, First exclusive charge by way of escrow and hypothecation of all current assets, movables and inflows in relation to the Project. Negative lien on shares of Mahananda Spa & Resorts Private Limited, Endorsement of insurance policy & 1 month DSRA
Axis Bank Limited	4,500 (Term loan - 4,200 million with ₹ 300 million OD as a sub-limit of term loan)	3,291.53 (3,766.63)	8.50% to 7.50%	9.30% to 8.50%	Repayable in quarterly installments starting from June 2023 to September 2032.	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad Hotel
DBS Bank Limited	6,000 (Term loan - 5,500 million with ₹ 500 million OD as a sub-limit of term loan)	3,586.02	7.64% to 7.66%	-	Repayable in quarterly installments starting from December 2025 to October 2030.	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
DBS Bank Limited	1,775.00	- (998.69)	7.45%	7.45%	Repayable in Monthly instalments from July 2022 to September 2025 The loan is fully paid	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
DBS Bank Limited	3,250 (Term Loan - ₹2,900 million, DSRA and OD ₹200 million)	- (2052.87)	7.45%	7.45%	Repayable in Monthly instalments from April 2020 to September 2025 The loan is fully paid	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.

* Previous year information are disclosed in brackets

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 18 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
HDFC Bank Limited	2,500 (Line of Credit)	- (400.10)	9.30% to 8.35%	9.05% to 9.30%	Line of credit to be reduced every year starting from March 2019 to March 2026. The loan is fully repaid	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
ICICI Bank Limited	1350 (Term Loan - ₹700 million and OD ₹650 million)	- (694.43)	8.80% to 8.25%	8.80%	Repayable Quarterly instalment starting from December 2025 to December 2029. The Term Loan has been fully prepaid in December 2025	It is secured by: (i) First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") (ii) First pari passu charge on current assets of the Hotel (iii) First pari passu charge on receivables of the Hotel
DBS Bank Ltd (WCDL Loan)	2,400.00	753.04 (1044.42)	8.30% to 7.40%	8.56% to 8.30%	Bullet repayment at maturity in March 2027. Redrawable limit	It is secured by (i) Second Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on ISRA Account. (iii) Exclusive charge on receivables from Westin Hyderabad HITEC City hotel
HDFC Bank Limited	2,000.00	1,975.44 (1,979.56)	8.46% to 7.23%	8.85% to 8.46%	Repayable Quarterly instalment over 7 years starting from March 2024 to March 2032.	It is secured by (i) First Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) First pari- passu charge on the current assets, operating cashflows, receivables, commissions, revenue of whatsoever nature and wherever arising, present and future, intangibles, goodwill, uncalled capital, present and future, pertaining to the project. (iii) First charge on insurance contract and insurance proceeds of Powai Phase I and II.
HDFC Bank Limited	1,500.00	-	-	9.30%	This loan is fully paid in April 24	It is secured by charge on immovable property of Marriott Hotels, Resorts & Suites, Aravali.
ICICI Bank Limited	700 (Term Loan - ₹500 million and OD ₹200 million)	468.86 (500.00)	8.8% to 8.10%	8.80%	Repayable Quarterly instalment starting from February 2026 to March 2030	It is secured by pari-passu charge on immovable and movable property, current assets and receivables from Athiva Resorts & Spa, Khandala.

* Previous year information are disclosed in brackets

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 18 LONG-TERM BORROWINGS (CONTD.)

Particulars	Sanction Amount	Loan Outstanding as at March 31, 2026 / (March 31, 2025)*	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	₹ in million	As at March 31, 2026	As at March 31, 2025		
From Others						
Bajaj Finance Limited	500.00	- (348.04)	7.45%	7.45%	Repayable in Monthly instalments from April 2020 to September 2025 The loan is fully paid	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at Sahar Mumbai.

* Previous year information are disclosed in brackets

There are no breaches of the covenants associated with the borrowings and none of the borrowings were called back during the period and in the previous year, except for a secured bank loan taken by one of its subsidiary company.

The said subsidiary company has a secured bank loan with a carrying amount of ₹ 468.86 million as at March 31, 2026 (March 31, 2025: ₹ 497.44 million). The loan is repayable in quarterly instalments commencing from February 2026 and concluding in March 2030.

The said loan agreement contains financial covenants, including requirements in relation to (i) minimum security cover and (ii) maximum Total Debt to Tangible Net Worth ratio. These covenants are required to be tested annually at the reporting date. In the event of non-compliance with these covenants, the loan becomes repayable on demand.

As at March 31, 2026, the subsidiary company exceeded the stipulated threshold for the Total Debt to Tangible Net Worth covenant. However, the subsidiary company obtained a waiver from the bank in March 2026, whereby the bank waived the testing of this covenant for the year ended March 31, 2026. Consequently, as at the reporting date, the loan was not repayable on demand and has accordingly been classified as a non-current liability based on its original contractual repayment schedule.

NOTE 19 OTHER NON-CURRENT FINANCIAL LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Security deposits	923.10	734.68
Retention money	13.26	10.69
	936.36	745.37

NOTE 20 PROVISIONS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for gratuity	136.88	119.38
Provision for compensated absences	49.41	38.32
	186.29	157.70

NOTE 21 OTHER NON-CURRENT LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Deferred finance income	541.88	414.23
Deferred government grant (refer note 38)	175.96	-
	717.84	414.23

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 22 BORROWINGS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Secured		
Over draft accounts from banks	508.52	211.09
Current maturity of long term debt (refer note 18)	2,780.76	6,662.39
Working Capital Demand Loan	1,085.39	1,128.62
Preference share liability		
Non-cumulative redeemable preference shares (refer note 22 B)	-	1,969.02
Unsecured		
From related parties	27.71	42.24
	4,402.38	10,013.36

A) Terms of repayment

Rate of interest

Particulars	Sanction Amount	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	As at March 31, 2026	As at March 31, 2025		
Standard Chartered Bank	500 (Including two sub limit ₹20 million)	10.25% to 7.35%	9.80% to 10.25%	Renewal every year.	Secured against land parcel admeasuring 6,826 sq. mtrs. at Powai (including future receivables) adjacent to the operating Westin Powai and Lakeside Chalet, Mumbai - Marriott Executive Apartments, Powai.
DBS Bank Limited	3,250 (Term Loan - ₹2,900 million and OD ₹200 million)	9.80% to 8.90%	9.60% to 9.80%	Renewal every year and maturity is in September 2025 in line with the Term loan.	It is secured by (i) Exclusive charge on immovable and movable property and receivables (both present future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
Indian Overseas Bank	50.00	11.55%	11.55%	Renewal every year.	Cash Credit is secured by hypothecation of inventories, crockery, cutlery, and linen held by the Group at its property in Powai, both present and future.
ICICI Bank Limited	1,900 (Term Loan - ₹1,530 million and OD ₹150 million)	9.00% to 8.30%	9.00%	Renewal every year and maturity is in June 2025 in line with the Term loan.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) Pari Passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield
HDFC Bank Limited	2,500 (Term loan - ₹ 2,300 million with ₹ 200 million OD as a sub-limit of term loan)	9.30% to 8.40%	9.30%	Overdraft to be reduced on a proportionate basis in line with term loan repayment.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Powai Phase I and II.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 22 BORROWINGS (CONTD.)

Particulars	Sanction Amount	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	₹ in million	As at March 31, 2026	As at March 31, 2025		
Axis Bank Limited	4,500 (Term loan - 4,200 million with ₹ 300 million OD as a sub-limit of term loan)	8.50% to 7.50%	8.75% to 8.50%	Overdraft to be reduced in proportion of last 300 million repayment of term loan	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad hotel
HSBC Limited	1,150 (Term loan - ₹ 1,130 million with ₹ 20 million OD as a sub-limit of term loan)	-	8.90%	This Loan is fully paid in April 2024.	It is secured by (i) Exclusive charge on immovable and movable property and receivables at Commercial Complex at Bangalore (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial Complex at Bangalore
ICICI Bank Limited	1350 (Term Loan - ₹700 million and OD ₹650 million)	9.00% to 8.30%	9.00%	Renewal every year	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) Pari Passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield
HDFC Bank Limited	1920 (LRD - ₹ 1,420 million with ₹ 500 million OD as a sub-limit of LRD)	7.40% - 7.15%	-	Overdraft to be reduced on a proportionate basis in line with LRD repayment.	First exclusive charge by way of registered mortgage on 3 floors of Cignus I, Powai along with proportionate share on undivided interest in land attributable to the said floors including common area and right to use 170 parking spaces, exclusive charge on current and future Scheduled Receivables of the Mortgaged Properties, exclusive charge over escrow in relation to the Scheduled Receivables, 1 month ISRA till rent commencement & 1 month DSRA.

There are no breaches of the covenants associated with the borrowings and none of the borrowings were called back during the year and in the previous year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 22 BORROWINGS (CONTD.)

B) Preference Share Capital

(a) Details of the Authorised, Issued, Subscribed and Paid-up Preference Share Capital as below:

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Authorised		
1,600 (March 31, 2025: 1,600) 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each	160.00	160.00
10,000 (March 31, 2025: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each- Series A	1,000.00	1,000.00
10,000 (March 31, 2025: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each- Series B	1,000.00	1,000.00
(ii) Issued, Subscribed and paid-up		
Nil (March 31, 2025: 20,000) (Series A 10,000 and Series B 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares. Series A: Fully-paid up ₹100,000 each (Fully paid up ₹ 100,000 each in year ended March 31, 2025) and Series B: Fully-paid up ₹ 100,000 each (Partly paid up ₹75,000 each in year ended March 31, 2025).	-	1,969.02
Total	-	1,969.02

(b) Reconciliation of the number of shares outstanding at the beginning and end of the period:

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	Number	Amount	Number	Amount
1,600, 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each				
Number of Preference shares outstanding at the beginning of the year	-	-	1,600	160.00
Issued during the year	-	-	-	-
Less: Redeemed during the year	-	-	(1600)	(160.00)
Number of Preference shares outstanding at the end of the year	-	-	-	-
Nil (March 31, 2025: 10,000) (Series A) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series A ₹ 100,000 each.				
Number of Preference shares outstanding at the beginning of the year	-	-	10,000	914.29
Adjustments* / Issued during the year	-	-	-	62.76
Number of Preference shares outstanding at the end of the year	-	-	10,000	977.05
Nil (March 31, 2025: 10,000) (Series B) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series B ₹1,00,000 each.				
Number of Preference shares outstanding at the beginning of the year	-	-	10,000	929.21
Adjustments* / Issued during the year**	-	-	-	62.76
Number of Preference shares outstanding at the end of the year	-	-	10,000	991.97
Total	-	-	20,000	1,969.02

*Adjustments represents notional interest on debt components of Preferences share

** Call made against issued Series B Non-cumulative, Non-convertible redeemable preference shares

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 22 BORROWINGS (CONTD.)

(c) Shareholder holding more than 5% Preference shares in the Group is set out below:

₹ in million

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Nil 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each subscribed and fully paid up (March 31, 2025:10,000 fully paid up ₹ 100,000 each)				
Series A				
Mr. Ravi Chandru Raheja	-	-	2,325	23.25%
Mr. Neel Chandru Raheja	-	-	2,325	23.25%
K Raheja Corp Private Limited	-	-	4,500	45.00%
Ivory Properties and Hotels Private Limited	-	-	850	8.50%
Total	-	-	10,000	100%
Nil 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each subscribed and fully paid up of ₹ 1,00,000 each. (March 31, 2025:10,000 fully paid up ₹ 100,000 each)				
Series B				
Mr. Ravi Chandru Raheja	-	-	2,325	23.25%
Mr. Neel Chandru Raheja	-	-	2,325	23.25%
K Raheja Corp Private Limited	-	-	4,500	45.00%
Ivory Properties and Hotels Private Limited	-	-	850	8.50%
Total	-	-	10,000	100%

(d) Rights, Preferences and restrictions attached to preference shares

The Group has two classes of preference shares having a par value of ₹ 100,000 each per share.

1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

Preference shares issued by the Group are due for redemption at par. Accordingly, the preference shares are liable to be redeemed at any time at the option of the Group but not later than December 21, 2026 (March 31, 2024 : December 21, 2026).

In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.

The Group has redeemed 1,600, 0.01% Non-Cumulative Redeemable Preference Shares bearing Face Value of ₹ 1,00,000 each at par on May 27, 2024.

Rights, Preferences and restrictions attached to 0.00% Non-cumulative redeemable preference shares The preference shares do not carry any voting rights, even if dividend has remained unpaid for any year or dividend has not been declared by the Group for any year. Preference shares shall, subject to availability of profits during any financial year, be entitled to nominal dividend of ₹ 1 per preference share per year.

The Group has redeemed 1,600, 0.01% Non-Cumulative Redeemable Preference Shares bearing Face Value of ₹ 1,00,000 each at par on May 27, 2024.

10,000 0.00%(Series A) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

10,000 0.00%(Series B) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

Rights, Preferences and restrictions attached to 0.00% (Series A & Series B) Non-cumulative, Non-convertible redeemable preference shares

The preference shares do not carry any voting rights.

With respect to the Residential project at Bengaluru ("Project"), w.e.f. June 04, 2018, the Promoter - Directors, have agreed to provide the Company either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0.00% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of ₹2,000 million. During the current year redemption of NCRPS's amounting to ₹2,000 million was made from the proceeds of the Project and the outstanding balance as at March 31, 2026 is Nil.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 22 BORROWINGS (CONTD.)

Pursuant of the requirement of Companies Act sum of ₹2000 million has been transferred to Capital redemption reserve

The Preference Shares do not carry any voting rights whatsoever in any meetings of the shareholders of the Group or of members of any class of shares of the Group.

Subject to applicable laws, other than the amounts payable for redemption, no amounts shall be payable to the Preference Shareholders, whether by way of dividend or in any other manner whatsoever.

In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.

(e) Dividend on preference shares

On August 09, 2024 amount of ₹1,600/- was paid as preference dividend to 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

NOTE 23 TRADE PAYABLES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Total outstanding dues of micro enterprises and small enterprises and (refer note 42)	382.62	136.02
Total outstanding dues to creditors other than micro enterprises and small enterprises	1,266.30	1,577.34
	1,648.92	1,713.36

Trade payable Ageing Schedule

As at March 31, 2026

₹ in million

Particulars	Outstanding for following periods from due date of payments						Total
	Accruals	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	0.30	5.56	376.08	-	-	0.68	382.62
Total outstanding dues of creditors other than micro enterprises and small enterprises	261.91	4.03	992.31	4.21	2.62	1.22	1,266.30
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-
Total	262.21	9.59	1,368.39	4.21	2.62	1.90	1,648.92

As at March 31, 2025

₹ in million

Particulars	Outstanding for following periods from due date of payments						Total
	Accruals	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	18.23	47.33	70.47	-	-	-	136.03
Total outstanding dues of creditors other than micro enterprises and small enterprises	244.98	137.29	982.93	137.82	34.15	40.05	1,577.22
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	0.11	-	-	0.11
Total	263.21	184.62	1,053.40	137.93	34.15	40.05	1,713.36

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 24 CURRENT - OTHER FINANCIAL LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Creditors for capital expenditure		
- Total outstanding dues of micro enterprises and small enterprises and (refer note 42)	285.24	335.42
- Total outstanding dues to creditors other than micro enterprises and small enterprises	168.05	171.09
Retention payable	378.10	369.19
Unpaid Interim Dividend	1.24	-
Security deposits	69.32	28.10
Corpus, society deposit and share money payable	213.95	-
Others deposit received from customers*	37.50	-
Other liabilities	119.58	172.36
	1,272.97	1,076.15

*other deposit received from customers include fitout deposit which are refundable to the customers as per agreements.

NOTE 25 OTHER CURRENT LIABILITIES

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Advances from customers towards sale of residential flats	4,631.42	8,273.92
Advances from customers towards hospitality services	334.71	378.56
Advances from customers towards rental services	2.49	-
Deferred finance income	22.37	4.13
Statutory dues payable*	383.88	431.93
	5,374.87	9,088.54

*Statutory dues payable includes ESIC, TDS payable, provident fund payable, indirect taxes payable etc

NOTE 26 SHORT-TERM PROVISIONS

₹ in million

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for gratuity	63.97	53.82
Provision for compensated absences	38.16	33.38
	102.13	87.20



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 27 REVENUE FROM OPERATIONS

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Sale of services		
Hospitality:		
Room income	11,038.82	9,626.17
Food, beverages and smokes	5,050.41	4,545.60
Others services	1,167.02	1,036.70
Retail and commercial:		
Lease rent	2,545.49	1,672.41
Operating Income from finance lease	57.34	2.85
Retail and commercial:		
Maintenance and other recoveries	418.82	276.81
Revenue from other services	36.51	17.71
(b) Sale of products		
Real estate:		
Sale of residential flats	7,374.89	-
Facility maintenance income	8.23	-
	27,697.53	17,178.25

Disaggregation of revenue information

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Revenue based on geography		
Revenue from contract with customers		
- Indian	24,639.37	15,208.47
- Overseas	-	-
	24,639.37	15,208.47
b) Revenue based on product and services		
Revenue from contract with customers		
- Room income	11,038.82	9,626.17
- Food, beverages and smokes	5,050.41	4,545.60
- Other services	1,167.02	1,036.70
- Real estate	7,383.12	-
	24,639.37	15,208.47
c) Timing of transfer of goods and services		
Revenue from goods or services transferred to customers at a point of time	24,639.37	15,208.47
Revenue from goods or services transferred to customers over time	-	-
	24,639.37	15,208.47
d) Revenue as per contracted price		
- Contracted price revenue/ revenue from contract with customers	24,639.37	15,208.47
	24,639.37	15,208.47



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 28 OTHER INCOME

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest income from instruments measured at amortized cost	234.06	153.10
Fair valuation gain on investment valued through FVTPL	-	3.48
Gain on foreign exchange fluctuation (net)	-	0.47
Export benefits and entitlements	33.69	44.84
Government incentive	1.01	-
Profit on sale of investments (net)	39.72	86.58
Profit on sale of property, plant and equipment (net)	-	0.84
Interest on income tax refund	15.62	5.09
Reversal of doubtful debts	14.59	-
Reversal of expenses of earlier years	3.43	-
Sundry Balance Written Back	4.56	-
Miscellaneous income	80.04	68.57
	426.72	362.97

NOTE 29 COST OF MATERIALS CONSUMED - REAL ESTATE

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Real estate development cost	736.96	84.82
	736.96	84.82

NOTE 30 CHANGES IN INVENTORIES OF FINISHED GOOD AND WORK IN PROGRESS

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Inventories at the beginning of the year		
Construction work in progress (refer note 56)	6,050.52	5,176.65
Add: Incurred during the year	834.46	873.88
Less: Transfer to Investment Property under construction (refer note 4(a))	834.46	-
Inventories at the end of the year		
Finished Goods	33.07	-
Construction work in progress (refer note 56)	2,386.94	6,050.52
Total real estate development cost	3,630.51	-

NOTE 31 FOOD AND BEVERAGES CONSUMED

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Food and beverages materials at the beginning of the year	151.56	129.73
Purchases	1,328.48	1,189.93
Food and beverages materials at the end of the year	182.25	151.56
	1,297.79	1,168.10

NOTE 32 OPERATING SUPPLIES CONSUMED

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Purchases	436.23	425.09
	436.23	425.09

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 33 EMPLOYEE BENEFITS EXPENSE

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Salaries, wages and bonus	2,326.59	1,913.31
Contributions to provident fund and other funds (refer note 64 for implementation of labour code regulations)	143.25	115.20
Staff welfare expenses	333.71	248.50
Employee stock option expense (refer note 50)	74.95	67.77
	2,878.50	2,344.78

NOTE 34 FINANCE COSTS

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest expenses on financial liabilities		
- measured at amortized cost	1,765.96	1,548.43
- interest expense on lease liabilities	37.42	41.96
Other borrowing cost	1.12	0.43
	1,804.50	1,590.82

NOTE 35 OTHER EXPENSES

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Travelling and conveyance expenses	59.31	53.42
Power and fuel *	943.49	840.53
Rent	27.14	26.63
Repairs and maintenance		
- Buildings	462.25	325.74
- Plant and machinery	385.53	328.42
- Others	133.55	129.12
Insurance	60.81	69.93
Rates and taxes	483.20	425.08
Business promotion expenses	746.77	681.25
Commission	670.73	465.67
Royalty and management fees	892.27	807.98
Legal and professional charges	443.40	406.07
Other hotel operating cost	453.51	395.21
Provision for doubtful debts	-	3.67
Loss on foreign exchange fluctuation (Net)	30.61	20.42
Donations	0.06	0.01
Director sitting fees	7.10	4.67
Payment to auditors (refer note 43)	31.91	28.87
Buyout labour & manpower contract	553.10	478.91
Corporate social responsibility expenses	28.19	1.15
Fixed assets written off	16.78	16.54
Water charges	2.71	1.63
Loss on sale of fixed assets	0.98	-
Fair valuation loss on investment valued through FVTPL	1.83	-
Security expenses	1.26	1.23
Miscellaneous expenses **	407.01	284.40
	6,843.50	5,796.55

*Net of ₹ 53.05 million (March 31, 2025: ₹ 67.57 million) on account of recoveries.

**Net of ₹ 15.39 million (March 31, 2025: ₹ 7.71 million) on account of recoveries.

** includes Director commission of ₹ 8.11 million (March 31, 2025 ₹ 6.70 million) (refer note 49)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 36 TAX EXPENSE

(a) Amounts recognized in Statement of Profit and Loss

₹ in million

Current income tax expense	For the year ended March 31, 2026	For the year ended March 31, 2025
Current tax		
Current year	1,484.73	836.29
MAT credit entitlement	(1,015.73)	(799.27)
Deferred tax charge/ (credit)	1,267.36	2,881.15
Tax charge/ (credit) for the year	1,736.36	2,918.17

(b) Amounts recognized in other comprehensive income

₹ in million

Particulars	For the year ended March 31, 2026			For the year ended March 31, 2025		
	Before tax	Tax (expense) benefit	Net of tax	Before Tax	Tax (expense) benefit	Net of tax
Items that will not be reclassified to profit or loss						
Remeasurements of the defined benefit plans	5.26	(1.77)	3.49	(4.08)	2.65	(1.43)
	5.26	(1.77)	3.49	(4.08)	2.65	(1.43)

(c) Reconciliation of effective tax rate

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit before tax	8,186.53	4,343.11
Group's domestic tax rate	34.94%	34.94%
Tax using the Group's domestic tax rate	2,860.70	1,517.66
Tax effect of:		
Recognition of deferred tax on previously unrecognized tax losses	51.10	55.80
Tax losses of earlier years utilized against profit of current year	(97.77)	12.37
Expenses not allowed under tax	115.72	109.09
Standard deduction	(180.17)	-
Indexation of land and investment property	-	2,021.72
MAT Credit Entitlement	(1,012.39)	(799.27)
Consolidation Adjustments	-	2.94
Others	(0.83)	(2.12)
	1,736.36	2,918.17

Note: As per Finance (No.2) Act 2024, enacted in August 2024, the rate at which capital gains were taxed have changed and indexation benefits has been withdrawn while calculating long term capital gains on capital assets.

Consequently, during the previous year the Holding Company has reversed deferred tax assets created on certain capital assets (carried at indexed cost) having one time impact of ₹ 2,021.72 million in the statement of profit and loss. Further, on remeasurement of deferred tax on revaluation created on land, the Group has reversed Deferred tax liability on account of rate change, amounting to ₹ 553.62 million in the retained earnings.

The Group's weighted average tax rates for years ended March 31, 2026 and March 31, 2025 is 21.21% and 67.19%, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 36 TAX EXPENSE (CONTD.)

(d) Movement in deferred tax balances

Movement in deferred tax balances for the year ended March 31, 2026

₹ in million

Particulars	Net balance as at March 31, 2025	Recognised in profit or loss credit/ (charge)	Recognised in OCI	Recognised in equity	Others	Net balance as at March 31, 2026
Deferred tax asset/(liabilities)						
Property, plant and equipment	(3,201.91)	(26.47)	-	-	-	(3,228.38)
Investment property	(911.51)	98.99	-	-	-	(812.52)
Real estate inventory	152.42	(152.42)	-	-	-	-
Expenditure on specified business u/s 35 AD	1,038.01	(1,038.01)	-	-	-	-
Provisions	3.14	2.55	(1.77)	-	-	3.92
Provision for Employee Benefits	(0.53)	(30.66)	-	-	-	(31.19)
Borrowings	286.17	7.93	-	-	-	294.10
Other current liabilities	(347.07)	(220.80)	-	-	-	(567.87)
Other current assets	796.78	(745.98)	-	-	-	50.80
Unabsorbed depreciation/ carry forward tax losses	198.21	(198.21)	-	-	-	-
Unabsorbed losses on House property	32.01	(32.01)	-	-	-	-
Employee Stock Option	3.87	(3.87)	-	-	-	-
Inventory	36.03	(36.03)	-	-	-	-
MAT Credit Entitlement	1,264.02	1,015.73	-	-	-	2,279.75
Other items	(60.97)	91.90	-	-	-	30.93
Deferred tax assets/(liabilities)	(711.33)	(1,267.36)	(1.77)	-	-	(1,980.45)

₹ in million

Particulars	Net balance as at March 31, 2026
Deferred tax assets	2,659.50
Deferred tax liabilities	4,639.95
Net deferred tax assets/(liabilities)	(1,980.45)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 36 TAX EXPENSE (CONTD.)

Movement in deferred tax balances for the year ended March 31, 2025

₹ in million

Particulars	Net balance as at March 31, 2024	Recognized in profit or loss credit/ (charge)	Recognized in OCI	Recognized in equity	Others (Amount)	Net balance as at March 31, 2025
Deferred tax asset/(liabilities)						
Property, plant and equipment	(2,964.42)	(725.89)	-	488.40	-	(3,201.91)
Investment property	397.59	(1,374.32)	-	65.22	-	(911.51)
Real estate inventory	152.42		-	-	-	152.42
Expenditure on specified business u/s 35 AD	2,506.97	(1,468.96)	-	-	-	1,038.01
Provisions	0.49		2.65	-	-	3.14
Borrowings	(12.15)	11.62	-	-	-	(0.53)
Other current liabilities	202.13	84.04	-	-	-	286.17
Other current assets	(222.36)	(124.71)	-	-	-	(347.07)
Unabsorbed depreciation/ carry forward tax losses	730.53	66.25	-	-	-	796.78
Unabsorbed losses on House property	336.35	(138.14)	-	-	-	198.21
Employee Stock Option	32.01	-	-	-	-	32.01
Inventory	3.87	-	-	-	-	3.87
Right of use assets and lease liability	31.23	4.80	-	-	-	36.03
MAT Credit Entitlement	464.30	799.72	-	-	-	1,264.02
Other items	(35.48)	(15.56)	-	-	(9.93)	(60.97)
Deferred tax assets/(liabilities)	1,623.48	(2,881.15)	2.65	553.62	(9.93)	(711.33)

₹ in million

Particulars	Net balance as at March 31, 2025
Deferred tax assets	143.29
Deferred tax liabilities	854.61
Net deferred tax assets/(liabilities)	(711.32)

Deferred tax assets includes recognition of ₹ 584.21 million, pursuant to the merger of wholly owned subsidiary company ('transferor company') with the Company ('transferee company'). The transferee company has recognized deferred tax assets on the brought forward business losses (including unabsorbed depreciation) pertaining to transferor company which has been recognized considering the relevant facts and circumstances to the extent that the Company has convincing evidences based on its business plans and budgets, the unutilized tax losses/ credit will be utilized.

The Group offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Significant management judgement is required in determining provision for income tax, deferred income tax assets and liabilities and recoverability of deferred income tax assets. The recoverability of deferred income tax assets is based on estimates of taxable income and the year over which deferred income tax assets will be recovered. Any changes in future taxable income would impact the recoverability of deferred tax assets.

Deferred tax assets for the carry forward of unused tax losses on business and house property are recognized to the extent that it is probable that future taxable profits will be available against which the unused tax losses can be utilized. The Group recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognized or recognized, are reviewed at each reporting date and are recognized/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

The Group has recognized deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Group. The business losses can be carried forward for a year of 8 years as per the tax regulations and the Group expects to recover the losses.

Accordingly, the group, has recognized deferred tax asset on the carried forward business losses after considering the relevant facts and circumstances during each financial year to the extent that the Company had convincing evidence based on its business plans and budgets to the extent that the deferred tax asset will be realised. Consequently, the Group has recognized deferred tax asset of ₹ Nil as at March 31, 2026 (March 31, 2025: ₹ 994.99 million) on the carried forward losses of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 37 EARNINGS PER SHARE (EPS) (IND AS 33)

₹ in million

Particulars	March 31, 2026	March 31, 2025
Profit attributable to equity shareholders	6,451.09	1,425.65
Calculation of weighted average number of equity shares		
Number of shares at the beginning of the year	21,84,55,415	20,54,74,008
Add: Shares issued during the year (refer note 50 and 59)	5,38,712	1,29,81,407
Number of equity shares outstanding at the end of the year	21,89,94,127	21,84,55,415
Weighted average number of equity shares outstanding during the year	21,86,94,588	21,81,94,561
Total Number of potential Equity Shares	3,17,768	3,10,756
Weighted average number of equity shares outstanding during the year(Diluted)	21,90,12,356	21,85,05,316
Earnings per equity share (Face value of ₹ 10 each)		
Basic	29.50	6.53
Diluted	29.46	6.52

Note:

- 1 Weighted average number of shares is the number of equity shares outstanding at the beginning of the year/ year adjusted by the number of equity shares issued during year/ year, multiplied by the time weighting factor. The time weighting factor is the number of days for which the specific shares are outstanding as a proportion of total number of days during the year.
- The impact of dilution on account of ESOP will not be considered if they are anti-dilutive.

NOTE 38 GOVERNMENT GRANT - EPCG

Export Promotion Capital Goods (EPCG) scheme

The Group under the EPCG scheme receives a grant from the Government towards import of capital goods without any levy of import duty. The Group has an obligation towards future exports of the Group.

The Group has recognized a deferred grant at the point of waiver of import duty in relation to import of capital goods. Given that the grant is conditional on fulfillment of future export obligation, the same is treated as a revenue grant and is accordingly recognized in the Statement of Profit and Loss on fulfillment of such obligation.

₹ in million

Particulars	March 31, 2026	March 31, 2025
Opening Balance	-	-
Grants received during the year	33.69	44.84
Less: Released to Statement of Profit and Loss (refer note 28)	(33.69)	(44.84)
Closing balance	-	-
Income recognized in Statement of Profit and Loss on account of EPCG	33.69	44.84
Total income recognized in the Statement of Profit and Loss	33.69	44.84

Government grant - Tourism Incentive

The Group has been sanctioned/eligible a capital investment incentive under the Tourism Policy of Maharashtra 2024 under the Tourism Policy of Maharashtra 2024, vide Government Resolution No. TDS-2022/09/CR No 542/Tourism-4 dated July 18, 2024. The incentive relates to eligible capital investment made by the Group for renovation and expansion of its hotel unit, payable in five equal annual installments commencing from the Commercial Operation Date (November 21, 2025).

In line with IND AS 20 Accounting for Government Grants and Disclosure of Government Assistance, the grant is recognized as deferred income and amortized to the Statement of Profit and Loss on a systematic basis over the useful life of the related assets.

During the year, ₹ 1.01 million has been recognized as income under "Other Income – Government Grant," with the unamortized balance of ₹ 178.99 million carried forward as Deferred Government Grant.

The grant is specifically related to capital investment in tourism infrastructure and is subject to compliance with the terms of the Tourism Policy of Maharashtra 2024. The Group has received the draft eligibility certificate from the Department of Tourism and recognizes the grant accordingly.

₹ in million

Particulars	March 31, 2026	March 31, 2025
Opening Balance	-	-
Grants received during the year	180.00	-
Less: Released to Statement of Profit and Loss	1.01	-
Closing balance	178.99	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 39 EMPLOYEE BENEFITS

a) Defined contribution plan

The contributions paid/payable to Provident Fund, Employees State Insurance Scheme, Employees Pension Schemes, 1995 and other funds are determined under the relevant approved schemes and/or statutes and are recognized as expense in the Consolidated Statement of Profit and Loss during the year in which the employee renders the related service. There are no further obligations other than the contributions payable to the approved trusts/appropriate authorities.

The Group has recognized the following amounts in the Consolidated Statement of Profit and Loss for the year.

Particulars	March 31, 2026	March 31, 2025
Employer's contribution to Provident Fund and ESIC	143.25	115.20
	143.25	115.20

b) Defined benefit plan

Gratuity

The Group provides for gratuity for employees as per the Payment of Gratuity Act, 1972.

The Group follows unfunded gratuity except for:

- (i) Hotel division of holding company (Westin, Hyderabad) where fund is maintained with Life Insurance Corporation of India.
- (ii) One of the subsidiary company (Corporate office) where fund is maintained with Life Insurance Corporation of India.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity was carried out as at March 31, 2026. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the details of the employee benefit obligation and the plan assets as at balance sheet date:

Particulars	March 31, 2026	March 31, 2025
Defined benefit obligation	204.62	177.86
Less: Fair value of plan assets	(3.78)	(4.66)
Net defined benefit obligation	200.84	173.20

Fair value of the plan assets and present value of the defined benefit obligation

The amount included in the Balance sheet arising from the Group's obligation and plan assets in respect of its defined benefit schemes is as follows:

Particulars	March 31, 2026	March 31, 2025
1 Movement in defined benefit obligation:		
At the beginning of the year	177.86	148.84
Add: Acquired in Business Combination (refer note 51)	-	2.18
Current service cost	17.64	15.50
Past service cost	10.62	-
Interest cost	10.92	10.79
Liability Transferred In/ Acquisitions	1.22	3.45
(Liability Transferred Out/ Divestments)	(0.70)	(0.70)
(Gains)/ Losses on Curtailment	-	-
Due to change in demographic assumptions	(2.16)	(4.55)
Due to change in financial assumptions	(1.31)	2.34
Due to experience	(1.27)	5.79
Benefit paid	(6.43)	(3.95)
Benefit Paid From the Fund	(1.77)	(1.83)
At the end of the year	204.62	177.86
2 Movement in fair value of plan assets:		
At the beginning of the year	4.66	5.95
Benefit Paid From the Fund	(1.77)	(1.83)
Interest income	0.30	0.43
Expected return on plan assets	0.53	0.11
Employer contributions	0.06	0.00
At the end of the year	3.78	4.66

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 39 EMPLOYEE BENEFITS (CONTD.)

Particulars	March 31, 2026	March 31, 2025
3 Recognised in profit or loss		
Current service cost	17.64	15.50
Interest expense	11.33	10.79
Interest income	-	(0.43)
Past Service Cost	10.62	-
(Gains)/Losses on Curtailments And Settlements	-	-
For the year	39.59	25.86
4 Recognised in other comprehensive income		
Actuarial (gains)/losses on obligations	(4.73)	4.20
Return on Plan Assets, Excluding Interest Income	(0.53)	(0.12)
For the year	(5.26)	4.08
5 Plan assets for this Fund are insurance funds. (100%)		
6 The principal actuarial assumptions used for estimating The Group's benefit obligations are set out below (on a weighted average basis):		
Rate of increase in salaries (%)	8 - 9%	8 - 9%
Discount rate (%)	6.54-7.14%	6.54-7.14%
Employee turnover rate	26-60%	26-60%
Mortality rate during employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)

7 Sensitivity of the defined benefit obligation

Particulars	March 31, 2026		March 31, 2025	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(4.72)	5.04	(4.05)	4.33
Rate of change in salaries (1% movement)	4.61	(4.44)	4.21	(4.01)
Rate of employee turnover (1% movement)	(1.21)	1.26	(0.79)	0.83

The above sensitivity analysis have been calculated to show the movement in defined benefit obligation in isolation and assuming there are no other changes in market conditions at the reporting date. In practice, generally it does not occur. When we change one variable, it affects to others. In calculating the sensitivity, project unit credit method at the end of the reporting year has been applied.

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

8 Expected contributions to gratuity fund for the year ended March 31, 2026 is ₹10.43 million (March 31, 2025: ₹6.12 million)

9 The expected future cash flows as at March 31, 2026 were as follows:

Particulars	Up to 1 year	Between 1-2 years	Between 2-5 years	More than 5 years	Total
March 31, 2026	56.68	39.02	76.55	64.33	236.58
Defined benefit obligation (gratuity - non funded)	51.94	36.18	71.86	62.45	222.43
Defined benefit obligation (gratuity)	4.74	2.84	4.69	1.88	14.15
Particulars	Up to 1 year	Between 1-2 years	Between 2-5 years	More than 5 years	Total
March 31, 2025	56.30	34.27	65.39	53.61	209.57
Defined benefit obligation (gratuity - non funded)	51.28	32.21	62.51	52.74	198.73
Defined benefit obligation (gratuity)	5.03	2.06	2.88	0.87	10.83

10 At March 31, 2026, the weighted-average duration of the defined benefit obligation is 3 years (March 31, 2025: 3 years)

11 Refer note 64 on implication of new labour code regulations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 39 EMPLOYEE BENEFITS (CONTD.)

c) Compensated absences:

Compensated absences, classified as long term benefits is recognized as an expense and included in "Employee benefits expense" in the Consolidated Statement of Profit and Loss during the year. The following table provides details in relation to compensated absences.

Particulars	March 31, 2026	March 31, 2025
Opening Balance	71.70	54.13
Expenses for the year	15.87	17.57
Closing balance	87.57	71.70

NOTE 40 LEASES

Effective April 1, 2019, The Group has adopted Ind AS 116 Leases, applied to all lease contracts existing on April 1, 2019 using the modified retrospective method and has taken the cumulative adjustment to retained earnings, on the date of initial application.

A) Leases as lessor

The Group leases out its investment property on operating lease basis (refer note 4). Also, the Group leases office premises and shops in hotel premises.

- i) Amount recognized in the Consolidated Statement of Profit and Loss :

₹ in million

Description	For the year ended March 31, 2026	For the year ended March 31, 2025
Income from lease of shops in hotels included in revenue from operations	2.60	0.30
Income from lease of office premises included in revenue from operations	2,545.49	1,672.41
Total	2,548.09	1,672.71

- ii) Future minimum lease receivables under non cancellable operating lease of shops in hotels and office premises :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2026	For the year ended March 31, 2025
Less than one year	6.93	3.01
Between one and five years	12.98	9.15
More than five years	106.94	-
Total	126.85	12.16

- iii) Future minimum lease receivables under non cancellable operating lease of investment properties :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2026	For the year ended March 31, 2025
Less than one year	2,820.82	2,141.15
Between one and five years	9,477.51	7,832.79
More than five years	4,039.30	3,628.98
Total	16,337.63	13,602.92

B) Right-of-use assets

₹ in million

Particulars	March 31, 2026	March 31, 2025
Cost		
Opening Balance	649.09	649.09
Accumulated depreciation and impairment		
Opening Balance	254.33	189.46
Additions	64.88	64.87
Closing Balance	319.21	254.33

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 40 LEASES (CONTD.)

Particulars	March 31, 2026	March 31, 2025
Carrying amounts		
Closing Balance	329.88	394.76
Lease Liabilities		
Opening Balance	497.42	548.56
Add: Interest Expense on lease Liabilities	37.42	41.96
Less: Total cash outflow for leases	97.54	93.10
Closing Balance	437.30	497.42
Long term lease liabilities	372.14	437.30
Short term lease liabilities	65.16	60.12
	437.30	497.42

Breakdown of lease expenses

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Short-term lease expense	95.49	115.26
Low value lease expense	33.92	57.73
Total lease expense	129.41	172.99

Maturity analysis - Undiscounted

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
<u>Lease liabilities</u>		
Less than 1 year	97.54	97.54
Between 1 and 2 years	209.70	199.95
2 and 5 years	219.94	327.23
Over 5 years	-	-
Total	527.18	624.72

C) Finance lease:

Brief description of the leasing arrangements

The Group's leasing arrangements represents the fit-outs or interior work completed for the customers which have been classified as "Finance leases". The lease terms are for tenure of 36 to 60 months, where substantially all the risks and rewards of ownership are transferred to the lessees. The Group records disposal of the property concerned and recognises the subsequent interest in the finance lease. No contingent rent is receivable.

Amounts receivable under finance leases

	As at March 31, 2026	As at March 31, 2025
Maturity analysis of finance leases		
Year 1	121.13	121.13
Year 2	121.13	121.13
Year 3	121.13	121.13
Year 4	115.58	121.13
Year 5 and above	-	115.59
Unguaranteed residual values	-	-
Gross investment in the lease	478.96	600.11
Less : unearned finance income	111.39	168.73
Present value of minimum lease payments receivable	367.58	431.38
Impairment losses	-	-
Net investment in the lease	367.58	431.38

The finance lease receivables at the end of the reporting year are neither past due nor impaired.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 41

A) Contingent liabilities and commitments (to the extent not provided for)

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
Contingent liabilities		
<i>Claims against the Group not acknowledged as debts</i>		
Disputed income tax demands	8.12	175.45
Disputed Goods and service tax and service tax demands	578.93	215.38
Disputed VAT demands	13.08	13.08
Labour Dispute	1.00	1.00
Performance Guarantees given to Department of Tourism of Kerala	50.00	50.00
SFIS/SEIS Scheme	5.74	5.74

- a. The Group is a party to various other proceedings in the normal course of business and does not expect the outcome of these proceedings to have an adverse effect on its financial conditions, results of operations or cash flows.
- b. Further, claims by parties in respect of which the Management has been legally advised that the same are frivolous and not tenable, have not been considered as contingent liabilities as the possibility of an outflow of resources embodying economic benefits is highly remote.
- c. In December 2005, the Group purchased buildings comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited ('K Raheja'). The Group has been operating its hotel, Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Based on two Public Interest Litigations, during the financial year 2014-15, the Honourable High Court of Bombay ordered K. Raheja to demolish the structure and hand back the land to City & Industrial Development Corporation of Maharashtra Limited ('CIDCO'). In response, K Raheja filed a special leave petition (SLP) against the order, in the Honourable Supreme Court of India ('Supreme Court'). On January 22, 2015, the Supreme Court directed the maintenance of a status quo and ordered that the interim orders remain in force until further hearings. K Raheja had also applied to the State Government for regularization of the land allotment, without prejudice to the pending SLP and made submissions to the recommendatory committee. The recommendatory committee, vide its letter dated June 4, 2019 to the Managing Director, CIDCO, advised that the Board of Directors of CIDCO should decide on the regularization in line with similar cases and inform the Supreme Court, subject to the outcome of the pending SLP. In the current year, vide its order dated October 27, 2025, the Supreme Court has granted leave to K Raheja and has converted the SLP into Civil Appeals. Further, it also directed CIDCO to file an affidavit within six weeks regarding steps taken pursuant to the State Government's 2019 recommendation on regularising the land allotted to K Raheja. Pursuant to directions of the Supreme Court, CIDCO, vide Board Resolution no. 13178, dated February 4, 2026, approved regularization of the allotment in favour of K Raheja, subject to payment of a differential premium, interest and applicable taxes. CIDCO placed the Board Resolution on record with the Supreme Court vide its affidavit dated March 9, 2026. As at March 31, 2026, the matter continues to be pending before the Supreme Court. Accordingly, there remains uncertainty regarding the imposition of any penalty on the Company and its quantum, if any. Meanwhile, the interim orders shall continue to remain in force. Pending the final outcome of proceedings and basis legal advice obtained, no adjustments have been made in the consolidated financial statement. The balance of prepaid lease rental in relation to this leasehold land is ₹ 44.95 million as at March 31, 2026 (March 31, 2025: ₹ 46.14 million) and carrying value of property, plant and equipment as at March 31, 2026 is ₹ 604.60 million (March 31, 2025: ₹ 347.22 million).
- d. The Group has considered as at March 31, 2022 ₹ 31.41 million towards service tax refund receivable against cancellations of flats. One of the Group's claim was rejected by the Customs, Excise & Service Tax Appellate Tribunal, Regional Bench, Bangalore on grounds of time limitations. The Group had filed appeal with Honourable High Court of Karnataka in this regard and has received favorable order for same. Based on the High Court order the Group has filed application for refund of the said amount with GST authorities.

B) Commitments

- a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) pertaining to:

₹ in million

	For the year ended March 31, 2026	For the year ended March 31, 2025
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) pertaining to:		
- Property, plant and equipment & Investment property	4,644.65	6,069.74
- Intangible Assets	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 42 TOTAL OUTSTANDING DUES OF MICRO ENTERPRISES AND SMALL ENTERPRISES

During the year, Micro small and medium enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Group on the basis of the information available with the Group and the auditors have relied on the same.

₹ in million

Particulars#	For the year ended March 31, 2026	For the year ended March 31, 2025
The amounts remaining unpaid to micro and small enterprises as at the end of the year.		
Principal	667.86	471.35
Interest**	0.00	0.09
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)	0.05	0.46
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	43.15	60.90
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year**	0.00	0.05
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 the MSMED Act, 2006	-	-

include capex payable

**amount less than million

NOTE 43 PAYMENT TO AUDITORS

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Audit fees	23.39	20.95
Tax audit fees	1.07	0.85
Other services	6.02	5.37
Out of pocket expenses	1.44	1.70
Amount debited to consolidated statement of Profit and Loss (Excluding Taxes)	31.91	28.87

NOTE 44 CORPORATE SOCIAL RESPONSIBILITY

Details of CSR expenditure:

₹ in million

Particulars	March 31, 2026	March 31, 2025
a) Gross amount required to be spent by the Group during the year	27.89	1.15
b) Amount approved by the Board to be spent during the year	27.89	22.15
c) Amount spent during the year :		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	28.19	17.96
d) Details of related party transactions	-	-
e) Details of activities undertaken	Skill / Community development, Ecosystem enhancement	Skill / Community development, Ecosystem enhancement
f) Where a provision is made with respect to a liability incurred by entering into a contractual obligation	-	-
g) Shortfall / (excess) at the end of the year*	(0.30)	(16.81)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 44 CORPORATE SOCIAL RESPONSIBILITY (CONTD.)

₹ in million

Particulars	March 31, 2026	March 31, 2025
h) Details related to spent / unspent obligations:		
i) Contribution to Public Trust	-	-
ii) Contribution to Charitable Trust	28.19	-
iii) Unspent amount in relation to:		
- Ongoing project	-	-
- Other than ongoing project	-	0.13
	28.19	0.13

*The excess amount paid in the current year is ₹Nil (March 31, 2025 : ₹16.94 million) carried forward to next year.

Details of ongoing project and other than ongoing project

March 31, 2026

In case of S. 135(6) (Ongoing Project)

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Group			From Group's bank A/c	From Separate CSR Unspent A/c	From Group's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

In case of S. 135(5) (Other than ongoing Project)

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
16.81	-	27.89	11.38	0.30

March 31, 2025

In case of S. 135(6) (Ongoing Project)

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Group			From Group's bank A/c	From Separate CSR Unspent A/c	From Group's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

In case of S. 135(5) (Other than ongoing Project)

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	1.15	17.96	(16.81)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 45 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT

(A) Accounting classification and fair values

Carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy, are presented below.

₹ in million

March 31, 2026	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-current financial assets							
Investment in equity shares	-	107.74	107.74	-	-	-	-
Other investments	-	39.17	39.17	-	-	-	-
Other non-current financial assets	-	1,849.49	1,849.49	-	-	-	-
Current financial assets							
Investments	146.06	-	146.06	146.06	-	-	146.06
Trade receivables	-	687.27	687.27	-	-	-	-
Cash and cash equivalents	-	1,639.93	1,639.93	-	-	-	-
Other bank balances	-	1,445.10	1,445.10	-	-	-	-
Other current financial assets	-	797.52	797.52	-	-	-	-
	146.06	6566.22	6712.28	146.06	-	-	146.06
Non-current financial liabilities							
Borrowings							
-Listed, Non Convertible Debentures (NCD's)*	-	745.06	745.06	-	745.06	-	745.06
-Non Convertible Debentures (NCD's)	-	1,370.83	1,370.83	-	-	-	-
-Rupee term loans	-	16,721.21	16,721.21	-	-	-	-
Lease Liabilities	-	372.14	372.14	-	-	-	-
Other non-current financial liabilities	-	936.36	936.36	-	-	-	-
Current financial liabilities							
Borrowings							
-Over draft accounts from banks	-	508.52	508.52	-	-	-	-
-Current maturity of long term debt	-	2,780.76	2,780.76	-	-	-	-
-Working capital demand loan	-	1,085.39	1,085.39	-	-	-	-
-Unsecured loan from related parties	-	27.71	27.71	-	-	-	-
Lease Liabilities	-	65.16	65.16	-	-	-	-
Trade payables	-	1,648.92	1,648.92	-	-	-	-
Other financial liabilities	-	1,272.97	1,272.97	-	-	-	-
	-	27,535.03	27,535.03	-	745.06	-	745.06

₹ in million

March 31, 2025	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-current financial assets							
Investment in equity shares	-	91.87	91.87	-	-	-	91.87
Other investments	-	5.32	5.32	-	-	-	-
Others	-	1,692.71	1,692.71	-	-	-	-
Current financial assets							
Investments	987.84	-	987.84	987.84	-	-	987.84
Trade receivables	-	782.00	782.00	-	-	-	-
Cash and cash equivalents	-	1,092.43	1,092.43	-	-	-	-
Other bank balances	-	769.68	769.68	-	-	-	-
Other current financial assets	-	227.95	227.95	-	-	-	-
	987.84	4,661.97	5,649.81	987.84	-	-	1,079.71

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 45 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

March 31, 2025	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-current financial liabilities							
Borrowings				-	-	-	-
-Non Convertible Debentures (NCD's)*	-	743.54	743.54	-	743.54	-	743.54
-Rupee term loans		1,561.45	1,561.45		-	-	-
-Preference share liability	-	13,224.62	13,224.62	-	-	-	-
-Unsecured loan from related parties	-	437.30	437.30	-	-	-	-
Lease Liabilities	-	745.37	745.37	-	-	-	-
Other non-current financial liabilities							
Current financial liabilities							
Borrowings	-	211.09	211.09	-	-	-	-
-Over draft accounts from banks	-	7,791.01	7,791.01	-	-	-	-
-Current maturity of long term debt	-	1,969.02	1,969.02	-	-	-	-
-Unsecured loan from related parties	-	42.24	42.24	-	-	-	-
Lease Liabilities	-	60.12	60.12	-	-	-	-
Trade payables	-	1,713.36	1,713.36	-	-	-	-
Other financial liabilities	-	1,076.15	1,076.15	-	-	-	-
	-	29,575.27	29,575.27	-	743.54	-	743.54

* Given the proximity of the issue date to the financial year-end and considering that the NCDs were issued at market terms, there has been no material change in market conditions between the issue date and the reporting date.

Fair value hierarchy:

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels:

- Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices in an active market. This includes listed equity instruments, traded debentures and mutual funds that have quoted price/ declared NAV. The fair value of all equity instruments (including debentures) which are traded in the stock exchanges is valued using the closing price as at the reporting period.
- Level 2: Level 2 hierarchy includes financial instruments that are not traded in an active market (for example, traded bonds/ debentures, over the counter derivatives). The fair value in this hierarchy is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. Fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. Financial instruments such as unlisted equity shares, loans are included in this hierarchy.

(i) Valuation techniques used to determine fair value

Specific valuation techniques used to value financial instruments include :

- the fair value of certain unlisted equity shares is determined based on the income approach or the comparable market approach, and for certain equity shares equals to the cost.
- the fair value for the currency swap is determined using forward exchange rate for balance maturity.
- the fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves
- the fair value of the forward foreign exchange contracts is determined using forward exchange rates at the balance sheet date.
- the fair value preference shares and the remaining financial instruments is determined using discounted cash flow analysis. The valuation model considers the present value of expected receipt/payment discounted using appropriate discounting rates.

The investments included in level 3 of the fair value hierarchy have been valued using the discounted cash flow technique to arrive at the fair value.

(ii) Fair value measurements using significant unobservable inputs (level 3)

Reconciliation of level 3 fair values

	FVTPL Equity shares
Balance at March 31, 2025	-
Additions during the year	-
Balance at March 31, 2026	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 45 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(iii) Sensitivity analysis

The Group has invested in equity shares of entities engaged in generation of hydro power for securing the supply of renewable energy. The Group does not have any exposure or rights to variable returns. Hence no sensitivity is required for such equity shares.

Financial risk management

The Group has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk;
- Market risk;
- Interest risk;

Risk management framework

The Group's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors is responsible for developing and monitoring the Group's risk management policies.

The Group's risk management policies are established to identify and analyze the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(B) Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers, cash and cash equivalents and other bank balances, derivatives and investment securities. The carrying amounts of financial assets represent the maximum credit exposure.

(a) Trade receivables from customers

The Group does not have any significant credit exposure in relation to revenue generated from hospitality business. For other segments the Group has established a credit policy under which each new customer is analyzed individually for creditworthiness before entering into contract. Sale limits are established for each customer, reviewed regularly and any sales exceeding those limits require approval from the appropriate authority. There are no significant concentrations of credit risk within the Group.

Impairment

The ageing of trade and other receivables that were not impaired was as follows.

₹ in million

Particulars	March 31, 2026	March 31, 2025
(a) Trade Receivables considered good - Secured;		
(b) Trade Receivables considered good - Unsecured;		
Neither past due not impaired	-	-
Past due not impaired	-	-
Less than 6 months	684.93	786.35
More than 6 months	7.12	20.23
Total	692.05	806.58
(c) Trade Receivables which have significant increase in Credit Risk; and	-	-
(d) Trade Receivables - credit impaired	-	-

The movement in the allowance for impairment in respect of other receivables during the year was as follows:

Particulars	March 31, 2026	March 31, 2025
Balance as at March 31, 2025	(24.58)	(33.58)
Impairment loss (recognized) / reversed	19.80	9.00
Balance as at March 31, 2026	(4.78)	(24.58)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 45 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(b) Cash and cash equivalents and other bank balances

The cash and cash equivalents and other bank balances are held with bank and financial institution counterparties with good credit rating.

(c) Derivatives

The derivatives are entered into with banks, financial institutions and other counterparties with good credit ratings. Further exposures to counter-parties are closely monitored and kept within the approved limits. There are no outstanding derivatives as at the current year.

(d) Other financial assets

Other financial assets are neither past due nor impaired.

(C) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Refer note 18 for information about loans subject to covenants.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

March 31, 2026	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
Non-derivative financial liabilities						
Non current, non derivative financial liabilities						
Borrowings (including current maturity of long term debt and Working capital demand loan)	22,703.25	27,593.06	5,024.83	4,732.45	14,102.00	3,733.78
Security deposits	923.10	923.10	-	107.19	616.51	199.40
Retention money	13.26	-				
Current, non derivative financial liabilities						
Borrowings	1,621.62	1,621.62	1,621.62			
Trade payables	1,648.92	1,648.92	1,648.92			
Other current financial liabilities	1,272.97	1,272.97	1,272.97			
Total	28,183.12	33,059.67	9,568.34	4,839.64	14,718.51	3,933.18

March 31, 2025	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
Non-derivative financial liabilities						
Non current, non derivative financial liabilities						
Borrowings (including current maturity of long term debt)	23,320.62	28,929.35	9,248.27	3,148.20	12,233.21	4,299.67
Security deposits	734.68	734.68	-	15.49	567.25	151.94
Retention money	10.69	10.69		10.69		
Current, non derivative financial liabilities						
Borrowings	2,222.35	2,222.34	2,222.34	-	-	-
Trade payables	1,713.36	1,805.91	1,805.91	-	-	-
Other current financial liabilities	1,076.15	1,074.44	1,074.44	-	-	-
Total	29,077.85	34,777.41	14,350.96	3,174.38	12,800.46	4,451.61

The Group has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Other Bank Balances (other than restricted balances), Loans and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities. The Group has overdraft facilities, general corporate borrowings, which are used to ensure that the financial obligations are met as they fall due in case of any deficit.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 45 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(D) Market risk

Market risk is the risk that the changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Group uses derivative to manage market risk.

(E) Currency risk

The Group is exposed to currency risk on account of its operating and financing activities. The functional currency of the Group is Indian Rupee. The exchange rate between the Indian rupee and foreign currencies has changed substantially in recent years and may continue to fluctuate substantially in the future. Consequently, the Group uses derivative instruments, i.e., foreign exchange forward contracts to mitigate the risk of changes in foreign currency exchange rates in respect of recognized liabilities. The Group enters into foreign currency forward contracts which are not intended for trading or speculative purposes but for hedge purposes to establish the amount of reporting currency required or available at the settlement date of certain payables.

Particulars	Buy / Sell	Currency	Cross Currency	March 31, 2026		March 31, 2025	
Forward contract	Buy	USD	INR	USD	Nil	USD	Nil

Exposure to currency risk

The summary quantitative data about the Group's exposure to currency risk as reported to the management of the Group is as follows. The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

The amounts reflected in the table below represent the exposure to respective currency in Indian Rupees :

₹ in million

Particulars	March 31, 2026		March 31, 2025	
	USD	EUR	USD	EUR
Financial liabilities				
Trade payables	537.70	0.40	558.34	1.23
Net exposure	537.70	0.40	558.34	1.23

Sensitivity analysis

A reasonably possible strengthening (weakening) of the Indian Rupee against all other foreign currencies at 31 March, would have affected the measurement of financial instruments denominated in a foreign currency and affected profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

Particulars	Profit before tax			
	March 31, 2026		March 31, 2025	
	Strengthening	Weakening	Strengthening	Weakening
Effect in INR (before tax)				
USD (1% movement)	5.38	(5.38)	5.58	(5.58)

(F) Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing financial assets or borrowings because of fluctuations in the interest rates, if such assets/borrowings are measured at fair value through profit or loss. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing borrowings will fluctuate because of fluctuations in the interest rates.

The Group adopts a policy to hedge the interest rate movement in order to mitigate the risk with regards to floating rate linked loans based on the market outlook on interest rates. This is achieved partly by entering into fixed rate instruments and partly by borrowing at a floating rate and using interest rate swaps as hedges of the variability in cash flows attributable to interest rate risk.

Particulars of outstanding interest rate swaps as at

March 31, 2026	NIL
March 31, 2025	NIL

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 45 FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

Exposure to interest rate risk

The interest rate profile of the Group's interest-bearing financial instruments is as follows.

Particulars	Carrying amount	
	March 31, 2026	March 31, 2025
Fixed-rate instruments		
Non current borrowings		
Listed, Non Convertible Debentures (NCD's)	745.06	743.54
Current borrowings		
Loan from related parties other than directors	27.71	42.24
Non-cumulative redeemable preference shares	-	1,969.02
Total	772.77	2,754.80
Variable-rate instruments		
Non current borrowings		
Rupee term loans from banks	16,721.21	13,224.62
Non Convertible Debentures (NCD's)	1,370.83	1,561.45
Current borrowings		
Cash credit/overdraft accounts from banks	508.52	211.09
Current maturity of long term debt	2,780.76	6,662.39
Working capital demand loan	1,085.39	1,128.62
Total	22,466.71	22,788.17
TOTAL	23,239.48	25,542.97

Fair value sensitivity analysis for fixed-rate instruments

The Group's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107 Financial Instruments: Disclosures, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased/(decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant. In cases where the related interest rate risk is capitalised to fixed assets, the impact indicated below may affect the Group's income statement over the remaining life of the related fixed assets.

Particulars	Profit before tax	
	100 bps increase	100 bps decrease
March 31, 2026	(224.67)	224.67
March 31, 2025	(227.88)	227.88

NOTE 46 CAPITAL MANAGEMENT

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Group monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total borrowings, comprising interest-bearing loans and borrowings, less cash and cash equivalents and bank deposits. Adjusted equity comprises all components of equity.

The Group's adjusted net debt to equity ratio at is as follows:

₹ in million

Particulars	March 31, 2026	March 31, 2025
Total borrowings	23,239.48	25,542.97
Less: Cash and cash equivalents	1,639.93	1,092.43
Less: Bank deposits	1,445.10	769.68
Adjusted net debt	20,154.45	23,680.86
Total equity	36,971.56	30,457.02
Adjusted net debt to adjusted equity ratio	0.55	0.78

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 47 SEGMENT REPORTING

Segment reporting

A. General Information

(a) Factors used to identify the entity's reportable segments, including the basis for segmentation

For management purposes, the Group is organized into business units based on its products and services and has three reportable segments, as follows:

- Hospitality (Hotels) comprises of the income earned through Hotel operations
- Real estate comprises of income from sale of residential flats
- Retail comprises of the income earned through leasing of commercial properties

The Chief Operating Decision Maker ("CODM") evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by operating segments. The CODM reviews revenue and gross profit as the performance indicator for all of the operating segments, and does not review the total assets and liabilities of an operating segment.

(b) Following are reportable segments

Reportable segment

Hospitality (Hotels)

Real Estate

Rental / Annuity Business

B. Information about reportable segments

For the year ended March 31, 2026	Reportable segments				
Particulars	Hospitality (Hotels)	Real Estate	Rental / Annuity Business	Unallocated	Total
Revenue					
External Customers	17,311.31	7,383.12	3,060.86	-	27,755.29
Inter-segment					-
Total Revenue	17,311.31	7,383.12	3,060.86	-	27,755.29
Segment profit / (loss) before tax	5,818.48	2,726.73	1,946.77	-	10,491.98
Unallocated expenses					
Interest Expenses				1,804.50	1,804.50
Depreciation				5.26	5.26
Other Expenses				864.65	864.65
Total Unallocated Expenses	-	-	-	2,674.41	2,674.41
Unallocated income					
Interest Income	-	-	-	234.06	234.06
Other Income	-	-	-	134.90	134.90
Total Unallocated Income	-	-	-	368.96	368.96
Profit before Taxation	-	-	-	-	8,186.53
Tax expenses					1,736.36
Profit after taxation					6,450.17
Segment assets	38,828.43	3,001.78	25,517.30	5,738.81	73,086.32
Segment liabilities	2,990.94	5,400.63	1,853.95	25,869.24	36,114.76
Other disclosures					
Capital expenditure	3,390.38	834.46	3,258.52	-	7,483.36
Depreciation and amortisation	1,757.33	1.33	535.60	5.26	2,299.52
Non cash expenses other than depreciation and amortisation	113.33	-	-	52.46	140.71

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 47 SEGMENT REPORTING (CONTD.)

For the year ended March 31, 2025	Reportable segments				
Particulars	Hospitality (Hotels)	Real Estate	Rental / Annuity Business	Unallocated	Total
Revenue					
External Customers	15,208.47	-	1,969.78	-	17,178.25
Inter-segment					-
Total Revenue	15,208.47	-	1,969.78	-	17,178.25
Segment profit / (loss) before tax	5,447.36	(205.63)	922.91	-	6,164.64
Unallocated expenses					
Interest Expenses				1,590.82	1,590.82
Depreciation				5.13	5.13
Other Expenses				588.55	588.55
Total Unallocated Expenses	-	-	-	2,184.50	2,184.50
Unallocated income					
Interest Income	-	-	-	153.10	153.10
Other Income	-	-	-	209.87	209.87
Total Unallocated Income	-	-	-	362.97	362.97
Profit before Taxation	-	-	-	-	4,343.11
Tax expenses					2,918.17
Profit after taxation					1,424.94
Segment assets	36,733.55	6,526.47	22,287.83	5,086.72	70,634.57
Segment liabilities	3,100.78	8,563.36	1,743.06	26,770.35	40,177.55
Other disclosures					
Capital expenditure	3,710.95	857.63	1,744.36	-	6,312.94
Depreciation and amortisation	1,323.12	1.42	458.29	5.13	1,787.96
Non cash expenses other than depreciation and amortisation	96.38	-	-	44.33	140.71

NOTE 48 DETAILS OF INTERESTS IN SUBSIDIARIES AND ASSOCIATES

Subsidiaries

The details of the Company's subsidiary at March 31, 2026 is set below. The country of incorporation is also the principal place of business.

Name of entity	Country of Incorporation	Shareholding % As on March 31, 2026	Shareholding % As on March 31, 2025
Chalet Hotels & Properties (Kerala) Private Limited	India	90%	90%
Chalet Airport Hotel Private Limited	India	100%	100%
The Dukes Retreat Private Limited	India	100%	100%
Sonmil Industries Private Limited	India	100%	100%
Ayushi and Poonam Estates LLP (w.e.f February 29, 2024)	India	100%	100%
Mahananda Spa and Resorts Private Limited (w.e.f. February 11, 2025)	India	100%	100%

The Group has not Consolidated investment in below entities as an "Associate" as Management believes that it does not have control nor have any power to participate in financial and operating policy decision of these companies. The Group neither has exposure or rights to variable returns. These investments are solely in order to obtain captive solar power supply for sum of its hotel units.

- 1) Krishna Valley Power Private Limited
- 2) Sahyadri Renewable Energy Private Limited
- 3) TP Agastya Ltd
- 4) Vikramaditya Renewable Energy Private Limited
- 5) Pro-zeal Green Power Private Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 48 DETAILS OF INTERESTS IN SUBSIDIARIES AND ASSOCIATES (CONTD.)

Non-controlling interests

Below is the partly owned subsidiary of the Group and the share of the non-controlling interests.

Name	Country of Incorporation and Principal Place of Business	Non-controlling interest	
		March 31, 2026	March 31, 2025
Chalet Hotels & Properties (Kerala) Private Limited	India	10%	10%

The balance attributable towards the non-controlling interest of Chalet Hotels & Properties (Kerala) Private Limited was ₹ 45.93 million (March 31, 2025 ₹45.01 million). Accordingly, disclosures applicable to non-controlling interest have not been provided.

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW:

List of related parties

Relationship	Name of party	
	March 31, 2026	March 31, 2025
i) Subsidiaries	Chalet Hotels & Properties (Kerala) Private Limited	Chalet Hotels & Properties (Kerala) Private Limited
	Chalet Airport Hotel Private Limited	Chalet Airport Hotel Private Limited
	The Dukes Retreat Private Limited	The Dukes Retreat Private Limited
	Sonmil Industries Private Limited	Sonmil Industries Private Limited
	Ayushi and Poonam Estates LLP	Ayushi and Poonam Estates LLP
	Mahananda Spa and Resorts Private Limited	Mahananda Spa and Resorts Private Limited (wef February 11, 2025)
ii) Key Managerial Personnel / Relative (KMP)	Sanjay Sethi -Managing Director & Chief Executive Officer (Upto January 31, 2026)	Sanjay Sethi -Managing Director & Chief Executive Officer
	Shwetank Singh -Chief Growth and Strategy Officer (Executive Director Upto January 31, 2026)	Shwetank Singh -Chief Growth and Strategy Officer (Executive Director w.e.f. October 24, 2024)
	Shwetank Singh -Managing Director & Chief Executive Officer (w.e.f. February 1, 2026)	
	Nitin Khanna, Chief Financial Officer	Nitin Khanna, Chief Financial Officer (w.e.f. July 01, 2024)
	Christabelle Baptista- Company Secretary	Christabelle Baptista- Company Secretary
Non- Executive Directors/ Relatives	Ravi C Raheja	Ravi C Raheja
	Neel C Raheja	Neel C Raheja
	Sanjay Sethi (w.e.f. February 1, 2026)	
Independent Directors	Arthur William De Haast	Arthur William De Haast
	Joseph Conrad D'Souza	Joseph Conrad D'Souza
	Hetal Gandhi	Hetal Gandhi
	Radhika Piramal	Radhika Piramal
	Manish Chokhani (w.e.f. June 20, 2025)	
iii) Enterprises Controlled / Jointly controlled by Non-Executive directors	Brookfields Agro & Development Private Limited	Brookfields Agro & Development Private Limited
	Convex Properties Private Limited	Convex Properties Private Limited
	Grange Hotels And Properties Private Limited	Grange Hotels And Properties Private Limited
	Immense Properties Private Limited	Immense Properties Private Limited
	Novel Properties Private Limited	Novel Properties Private Limited
	Pact Real Estate Private Limited	Pact Real Estate Private Limited
	Paradigm Logistics & Distribution Private Limited	Paradigm Logistics & Distribution Private Limited
	Aqualine Real Estate Private Limited	Aqualine Real Estate Private Limited
	Carin Properties Private Limited	Carin Properties Private Limited
	Asterope Properties Private Limited	Asterope Properties Private Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

Relationship	Name of party	
	March 31, 2026	March 31, 2025
	Sundew Real Estate Private Limited	Sundew Real Estate Private Limited
	Content Properties Private Limited	Content Properties Private Limited
	K Raheja Corp Investment Managers Private Limited	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)
	Newfound Properties And Leasing Private Limited	Newfound Properties And Leasing Private Limited
	Carlton Trading Private Limited	Carlton Trading Private Limited
	Madhurawada Holdings Private Limited	Madhurawada Holdings Private Limited
iv) Shareholders of the Company	Anbee Constructions LLP	Anbee Constructions LLP
	Cape Trading LLP	Cape Trading LLP
	Capstan Trading LLP	Capstan Trading LLP
	Casa Maria Properties LLP	Casa Maria Properties LLP
	Ivory Properties And Hotels Private Limited	Ivory Properties And Hotels Private Limited
	Palm Shelter Estate Development LLP	Palm Shelter Estate Development LLP
	K. Raheja Corp Private Limited	K. Raheja Corp Private Limited
	K. Raheja Private Limited	K. Raheja Private Limited
	Raghukool Estate Development LLP	Raghukool Estate Development LLP
	Touchstone Properties And Hotels Private Limited	Touchstone Properties And Hotels Private Limited
	Genext Hardware & Parks Private Limited	Genext Hardware & Parks Private Limited
	Jyoti C. Raheja	Jyoti C. Raheja
	Sumati R. Raheja	Sumati R. Raheja
v) Other Related parties #	Imperial Serviced Offices & Property Management Private Limited	Imperial Serviced Offices & Property Management Private Limited
	Inorbit Malls (India) Private Limited	Inorbit Malls (India) Private Limited
	K Raheja IT Park (Hyderabad) Limited	K Raheja IT Park (Hyderabad) Limited
	Mindspace Business Parks Private Limited	Mindspace Business Parks Private Limited
	Sundew Properties Limited	Sundew Properties Limited
	Trion Properties Private Limited	Trion Properties Private Limited
	Cavalcade Properties Private Limited	Cavalcade Properties Private Limited
	Gigaplex Estate Private Limited	Gigaplex Estate Private Limited
	Shoppers Stop Limited	Shoppers Stop Limited
	Intime Properties Limited	Intime Properties Limited
	Mindspace Business Parks REIT	Mindspace Business Parks REIT
	Whispering Heights Real Estate Private Limited	Whispering Heights Real Estate Private Limited
	Sycamore Properties Private Limited	Sycamore Properties Private Limited
	Avacado Properties And Trading (India) Private Limited	Avacado Properties And Trading (India) Private Limited
	Rafferty Developments Private Limited	Rafferty Developments Private Limited
	Sustain Properties Private Limited	Sustain Properties Private Limited
	KRC Infrastructure and Projects Private Limited	KRC Infrastructure and Projects Private Limited
	Ivory Property Trust	Ivory Property Trust
	K Raheja Corp Real Estate Private Limited	K Raheja Corp Real Estate Private Limited (Formely known as Feat Properties Private Limited)
	Juhu Beach Resorts Limited	Juhu Beach Resorts Limited
vi) Member of K. Raheja Corp Group	K Raheja Corporate Services Private Limited	K Raheja Corporate Services Private Limited

#The above mentioned parties are not related to the Company, viz. Chalet Hotels Limited as per the definition under IND AS 24. These parties have been reported on the basis of their classification as Related Party under the Companies Act 2013.

Outstanding balances at the year end are unsecured and settlement occurs in cash.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

Related party disclosures for year ended March 31, 2026

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)	-	31.91
2	Other income (Management Fee)/ Reimbursement of Expenses	-	8.20
3	Other expenses	-	604.42
4	Interest Expense	-	5.22
5	Reimbursement of Expenses	5.22	-
6	Director sitting fees	7.10	-
7	Key management personnel compensation (including share based payments)	193.48	-
8	Directors' commission	8.11	-
9	Interim dividend paid	28.68	118.85
10	ESOP exercised	181.48	-
11	Deposit paid	-	0.86
12	Redemption of preference share	915.60	1,053.43
13	GST Payment under Protest	-	19.65
	Balances outstanding as at the year-end		
14	Trade payables	-	147.49
15	Other Payables	6.51	-
16	Trade Receivables	-	9.90
17	Interest Payable	-	2.02
18	Loan Payable	-	25.69
19	Other receivables	-	5.21
20	Deposit receivable	-	95.64
21	Key Managerial Personnel Compensation	10.17	-

Note : Other transactions

- A) The Company has issued a letter of undertaking to provide need based financial support to
- Chalet Hotels & Properties (Kerala) Private Limited
 - Chalet Airport Hotel Private Limited
 - Ayushi and Poonam Estates LLP
 - The Dukes Retreat Private Limited
 - Sonmil Industries Private Limited
- B) The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 1,955.44 million.
- C) All the above transactions are to be settled in cash within 12 months of the reporting date. None of the balances are secured.

Transactions with related parties for year ended March 31, 2026

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)		
	Inorbit Malls (India) Private Limited	-	0.62
	Shoppers Stop Limited	-	1.04
	K Raheja Corp Investment Managers Private Limited	-	0.40
	K Raheja Corp Private Limited	-	3.48
	K. Raheja Corp Real Estate Private Limited	-	19.72
	K Raheja Corporate Services Private Limited	-	0.07

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
	K Raheja IT Park (Hyderabad) Limited	-	0.25
	Asterope Properties Private Limited	-	0.02
	Mindspace Business Parks Private Limited	-	0.28
	Mindspace Business Parks REIT	-	1.01
	Cavalcade Properties Private Limited	-	0.46
	Trion Properties Private Limited	-	0.16
	KRC Infrastructure and Projects Private Limited	-	1.31
	Newfound Properties & Leasing Private Limited	-	0.82
	Rafferty Developments Private Limited	-	0.05
	Sycamore Properties Private Limited	-	0.05
	Sundew Properties Limited	-	1.36
	Casa Maria Properties LLP	-	0.06
	KRC Queens Private Limited	-	0.75
		-	31.91
2	Other income (Management Fee)/ Reimbursement of Expenses		
	K Raheja Corp Private Limited	-	6.92
	Juhu Beach Resorts Limited	-	1.28
		-	8.20
3	Other expenses		
	K Raheja Corp Private Limited		0.05
	K Raheja IT Park (Hyderabad) Limited	-	0.50
	K. Raheja Corp Real Estate Private Limited	-	131.88
	KRC Infrastructure and Projects Private Limited	-	5.49
	Mindspace Business Parks Private Limited	-	0.60
	Inorbit Malls (India) Private Limited	-	0.10
	Shoppers Stop Limited		0.02
	Juhu Beach Resorts Limited	-	4.03
	K Raheja Corp Investment Managers Private Limited	-	50.96
	K Raheja Corporate Services Private Limited	-	39.96
	Newfound Properties and Leasing Private Limited	-	269.92
	Sundew Properties Limited	-	100.91
		-	604.42
4	Interest Expenses		
	K Raheja Corp Private Limited		2.25
		-	2.25
5	Reimbursement of expenses		
	Inorbit Malls (India) Private Limited		5.22
		-	5.22
6	Director sitting fees		
	Arthur De Haast	1.20	-
	Hetal Gandhi	1.10	-
	Joseph Conrad D' Souza	1.25	-
	Neel C.Raheja	0.90	-



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
	Radhika Dilip Piramal	0.70	-
	Ravi C.Raheja	1.10	-
	Manish Chokhani	0.65	-
	Sanjay Sethi	0.20	-
		7.10	-
7	Key management personnel compensation (including share based payments)		
	Sanjay Sethi (upto January 31, 2026)	66.10	-
	Shwetank Singh	53.84	-
	Nitin Khanna	66.14	-
	Christabelle Baptista	7.40	-
		193.48	-
	Compensation of the Company's key management personnel includes salaries, non-cash benefits and contributions to the post employment benefit plan		
8	Directors' Commission		
	Arthur De Haast	2.20	-
	Hetal Gandhi	1.50	-
	Joseph Conrad D' Souza	1.50	-
	Radhika Dilip Piramal	1.50	-
	Manish Chokhani	1.17	-
	Sanjay Sethi	0.24	-
		8.11	-
9	Interim dividend paid		
	Neel Chandru Raheja	10.33	-
	Ravi Chandru Raheja	5.16	-
	Jyoti Chandru Raheja	7.78	-
	Sumati Ravi Raheja	5.16	-
	Ivory Properties And Hotels Private Limited	-	3.57
	K Raheja Private Limited	-	12.4
	K Raheja Corp Private Limited	-	3.79
	Touchstone Properties And Hotels Private Limited	-	14.5
	Genext Hardware And Parks Private Limited	-	0.8
	Cape Trading LLP	-	13.12
	Casa Maria Properties LLP	-	16.5
	Capstan Trading LLP	-	16.5
	Palm Shelter Estate Development LLP	-	8.05
	Raghukool Estate Developement LLP	-	16.5
	Anbee Constructions LLP	-	13.12
	Sanjay Sethi	0.24	-
	Christabelle Baptista*	0.01	-
		28.68	118.85
10	ESOP exercised		
	Sanjay Sethi (Upto January 31, 2026)	71.25	-
	Christabelle Baptista	4.38	-
	Shwetank Singh	105.85	-
		181.48	-



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
11	Deposit paid		
	K Raheja Corporate Services Private limited	-	0.86
		-	0.86
12	Redemption of preference share		
	Ivory Properties and Hotels Private Limited	-	167.37
	K Raheja Corp Private Limited	-	886.06
	Neel C.Raheja	457.80	
	Ravi C.Raheja	457.80	
		915.60	1,053.43
13	GST Payment under Protest		
	Genext Hardware & Parks Private Limited	-	19.65
		-	19.65
14	Trade payables		
	K Raheja IT Park (Hyderabad) Limited	-	0.59
	KRC Infrastructure and Projects Private Limited	-	0.11
	Shoppers Stop Limited	-	-
	Mindspace Business Parks Private Limited	-	0.70
	K. Raheja Corporate Real Estate Private Limited	-	121.50
	Newfound Properties & Leasing Private Limited	-	24.59
		-	147.49
15	Other Payables		
	Arthur De Haast	1.51	-
	Hetal Gandhi	1.35	-
	Joseph Conrad D' Souza	1.37	-
	Radhika Dilip Piramal	0.99	-
	Sanjay Sethi	0.22	-
	Manish Chokhani	1.05	-
	Neel C.Raheja	0.02	-
		6.51	-
16	Trade Receivables		
	K Raheja Corp Private Limited	-	0.05
	Trion Properties Private Limited	-	0.03
	K Raheja Corp Investment Managers Private Limited	-	0.04
	Mindspace Business Parks Private Limited	-	0.08
	Mindspace Business Parks REIT	-	0.39
	K Raheja IT Park (Hyderabad) Limited	-	0.03
	K. Raheja Corp Real Estate Private Limited	-	8.69
	Newfound Properties & Leasing Private Limited	-	0.28
	Asterope Properties Private Limited	-	0.01
	Sycamore Properties Private Limited	-	-
	Inorbit Malls India Private Limited	-	0.12
	Shoppers Stop Limited	-	0.18
		-	9.90
17	Interest Payable		
	K Raheja Corp Private Limited	-	2.02
		-	2.02

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
18	Loan Payable		
	K Raheja Corp Private Limited	-	25.69
			25.69
19	Other receivables		
	Newfound Properties & Leasing Private Limited	-	4.65
	K. Raheja Corp Real Estate Private Limited	-	0.52
	K Raheja Corporate Services Private Limited	-	0.04
		-	5.21
20	Deposit receivable		
	K Raheja Corporate Services Private limited	-	18.11
	Juhu Beach Resorts Limited	-	0.60
	Sundew Properties Limited	-	28.53
	Mindspace Business Parks Private Limited	-	48.40
		-	95.64
21	Key Managerial Personnel Compensation		
	Post employment benefits		
	Shwetank Singh	4.03	-
	Nitin Khanna	3.87	-
	Christabelle Baptista	2.27	-
		10.17	-

*Amount less than million

Related party disclosures for year ended March 31, 2025

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)	-	19.15
2	Other income (Management Fee)/ Reimbursement of Expenses	-	10.65
3	Other expenses	-	572.37
4	Interest Expenses	-	2.38
5	Director sitting fees	4.65	-
6	Key management personnel compensation (including share based payments)	198.41	-
7	Directors' commission	6.70	-
8	Purchase of assets	-	0.10
9	ESOP exercised	198.56	-
10	Deposit paid	-	2.99
11	Loan repaid	700.00	-
12	Redemption of preference share	160.00	-
13	GST Payment under Protest	-	19.65
	Balances outstanding as at the year-end		
14	Trade payables	-	11.64
15	Other Payable	6.05	-
16	Trade Receivables	-	7.30

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
17	Interest Payable	-	16.55
18	Loan Payable	-	25.69
19	Other receivable	-	42.01
20	Deposit receivable	-	92.39
21	Preference shares outstanding	915.60	1,053.42

Note : Other transactions

- A) The Holding Company has issued a letter of undertaking to provide need based financial support to
- Chalet Hotels & Properties (Kerala) Private Limited
 - Chalet Airport Hotel Private Limited
 - Sonmil Industries Private Limited
 - The Dukes Retreat Private Limited
- B) The Holding Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 1,980 million.
- C) All the above transactions are to be settled in cash within 12 months of the reporting date. None of the balances are secured.

Transactions with related parties for year ended March 31, 2025

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)		
	Inorbit Malls (India) Private Limited	-	0.92
	Shoppers Stop Limited	-	0.79
	K Raheja Corp Investment Managers Private Limited	-	0.43
	K Raheja Corp Private Limited	-	0.97
	K. Raheja Corp Real Estate Private Limited	-	7.06
	K Raheja Corporate Services Private Limited	-	0.01
	K Raheja IT Park (Hyderabad) Limited	-	0.14
	Juhu Beach Resorts Limited	-	3.11
	Asterope Properties Private Limited	-	0.05
	Mindspace Business Parks Private Limited	-	0.21
	Mindspace Business Parks Reit	-	0.67
	Cavalcade Properties Private Limited	-	0.48
	K Raheja Private Limited	-	0.08
	Trion Properties Private Limited	-	0.51
	Pact Real Estate Private Limited	-	0.03
	Genex Hardware & Parks Private Limited	-	0.15
	Whispering Heights Real Estate Pvt Ltd	-	0.81
	Avacado Properties And Trading {India} Pvt. Ltd	-	0.02
	Gigaplex Estate Private Limited	-	0.17
	Intime Properties Limited	-	0.44
	KRC Infrastructure and Projects Private Limited	-	0.88
	Neogen Properties Private Limited	-	0.02
	NewFound Properties & Leasing Private Limited	-	0.99
	Rafferty Developments Private Limited	-	0.03
	Sustain Properties Pvt. Ltd.	-	0.01



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
	Sycamore Properties Private Limited	-	0.11
	Sundew Properties Limited	-	0.08
		-	19.15
2	Other income (Management Fee)/ Reimbursement of Expenses		
	K Raheja Corp Private Limited	-	8.62
	Juhu Beach Resorts Limited	-	1.44
	K. Raheja Corp Real Estate Private Limited	-	0.01
	Inorbit Malls (India) Private Limited	-	0.46
	Cavalcade Properties Private Limited	-	0.12
		-	10.65
3	Other expenses		
	K Raheja IT Park (Hyderabad) Limited	-	0.30
	K. Raheja Corp Real Estate Private Limited	-	186.76
	KRC Infrastructure and Projects Private Limited	-	4.02
	Mindspace Business Parks Private Limited	-	0.50
	Inorbit Malls (India) Private Limited	-	2.00
	Juhu Beach Resorts Limited	-	2.21
	K Raheja Corp Investment Managers Private Limited	-	57.33
	K Raheja Corporate Services Private Limited	-	39.39
	Newfound Properties and Leasing Private Limited	-	182.47
	Sundew Properties Limited	-	96.28
	K Raheja Corp Private Limited	-	1.10
		-	572.37
4	Interest Expenses		
	K Raheja Corp Private Limited		2.38
		-	2.38
5	Director sitting fees		
	Arthur De Haast	0.85	-
	Hetal Gandhi	0.88	-
	Joseph Conrad D' Souza	0.90	-
	Neel C.Raheja	0.80	-
	Radhika Dilip Pirmal	0.53	-
	Ravi C.Raheja	0.70	-
		4.65	-
6	Key management personnel compensation (including share based payments)		
	Sanjay Sethi	73.16	-
	Shwetank Singh	63.16	-
	Rajneesh Malhotra (upto October 31, 2024)	17.11	-
	Nitin Khanna (w.e.f July 1, 2024)	30.32	-
	Milind Wadekar (upto June 30, 2024)	5.78	-
	Christabelle Baptista	8.87	-
		198.41	-
	Compensation of the Company's key management personnel includes salaries, non-cash benefits and contributions to the post employment benefit plan		



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
7	Directors' Commission		
	Arthur De Haast	2.20	-
	Hetal Gandhi	1.50	-
	Joseph Conrad D' Souza	1.50	-
	Radhika Dilip Piramal	1.50	-
		6.70	-
8	Purchase of assets		
	K. Raheja Corp Real Estate Private Limited	-	0.10
		-	0.10
9	ESOP exercised		
	Sanjay Sethi	154.37	-
	Milind Wadekar	27.44	-
	Rajneesh Malhotra	16.75	-
		198.56	-
10	Deposit paid		
	K Raheja Corporate Services Private limited	-	2.99
		-	2.99
11	Loan repaid		
	Neel C. Raheja	350.00	-
	Ravi C. Raheja	350.00	-
		700.00	-
12	Redemption of preference share		
	Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	160.00	-
		160.00	-
	*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.		
13	GST Payment under Protest		
	Genext Hardware & Parks Private Limited	-	19.65
		-	19.65
14	Trade payables		
	K Raheja Corp Investment Managers Private Limited	-	1.90
	K Raheja IT Park (Hyderabad) Limited	-	0.35
	Inorbit Malls (India) Private Limited	-	0.29
	KRC Infrastructure and Projects Private Limited	-	1.20
	K Raheja Corporate Services Private Limited	-	7.15
	Shoppers Stop Limited	-	0.17
	Mindspace Business Parks Private Limited	-	0.58
		-	11.64
15	Other Payable		
	Arthur De Haast	1.98	-
	Hetal Gandhi	1.37	-
	Joseph Conrad D' Souza	1.35	-
	Radhika Dilip Piramal	1.35	-
		6.05	-



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 49 RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled/ Jointly controlled by KMPs or other Directors/ Shareholders / Other Related Parties
16	Trade Receivables		
	K Raheja Corp Private Limited	-	0.48
	K Raheja Private Limited	-	0.06
	Trion Properties Private Limited	-	0.05
	Cavalcade Properties Private Limited	-	0.15
	Genex Hardware & Parks Private Limited	-	0.01
	K Raheja Corp Investment Managers Private Limited	-	0.12
	Mindspace Business Parks Private Limited	-	0.09
	Mindspace Business Parks Reit	-	0.04
	Juhu Beach Resorts Limited	-	0.38
	Inorbit Malls (India) Private Limited	-	0.19
	K Raheja IT Park (Hyderabad) Limited	-	0.06
	K. Raheja Corp Real Estate Private Limited	-	5.20
	KRC Infrastructure and Projects Private Limited	-	0.31
	NewFound Properties & Leasing Private Limited	-	0.13
	Pact Real Estate Private Limited	-	0.01
	Sustain Properties Pvt. Ltd.	-	0.01
		-	7.30
17	Interest Payable		
	K Raheja Corp Private Limited	-	16.55
		-	16.55
18	Loan Payable		
	K Raheja Corp Private Limited	-	25.69
		-	25.69
19	Other receivable		
	NewFound Properties & Leasing Private Limited	-	42.01
		-	42.01
20	Deposit receivable		
	K Raheja Corporate Services Private limited	-	17.25
	Juhu Beach Resorts Limited	-	0.60
	Sundew Properties Limited	-	26.14
	Mindspace Business Parks Private Limited	-	48.40
		-	92.39
21	Preference shares outstanding		
	Ivory Properties and Hotels Private Limited	-	167.37
	K Raheja Corp Private Limited	-	886.06
	Neel C.Raheja	457.80	-
	Ravi C.Raheja	457.80	-
		915.60	1,053.42



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 50 EMPLOYEE STOCK OPTION SCHEMES

Description of share-based payment arrangements:

At March 31, 2026, Group had following share-based payment arrangements:

Employee Stock Option Plan 2022:

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Group. The plan is established with effect from July 22, 2022 on which the shareholders of the Group have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Group as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised, whichever is earlier.

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (Rs) per share
CHL Employee Stock Option Plan 2022	12,17,831	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	July 22, 2022	One year from vesting year	292

Reconciliation of Outstanding share options

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2026		As at March 31, 2025	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	292	4,40,108	292	9,01,687
Granted during the year	-	-	-	-
Exercised during the year	292	3,38,244	292	3,55,144
Lapsed/ forfeited /surrendered	292	-	292	1,06,435
Outstanding at the end of the year	292	1,01,864	292	4,40,108
Exercisable at the end of the year	292	1,01,864	292	1,32,480

Measurement of Fair value

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	Rs/share	142.37 - 176.26	As per Black Scholes Model
Exercise price	Rs/share	291.5	As per the Scheme
Expected volatility (Weighted average volatility)	% p.a.	47.21%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.48 - 5.48	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Group has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	6.83% - 7.08%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2026 have an exercise price of ₹ 291.50

The expense recognized for the year ended March 31, 2026 is ₹ 5.48 million (March 31, 2025 is ₹ 17.05 million)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 50 EMPLOYEE STOCK OPTION SCHEMES (CONTD.)

Employee Stock Option Plan 2023:

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Group. The plan is established with effect from September 04, 2023 on which the shareholders of the Group have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Group as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised, whichever is earlier.

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (Rs) per share
CHL Employee Stock Option Plan 2023	3,03,738	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	04-Sep-23	One year from vesting	528
	1,46,141				24-Oct-24		871
	2,11,012				29-Jan-25		822

Reconciliation of Outstanding share options

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2026		As at March 31, 2025	
	Weighted average exercise price (range)	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	528 to 871	6,60,891	528	3,03,738
Granted during the year	822 to 871	-	822 to 871	3,57,153
Exercised during the year	528	2,00,468	-	-
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	528 to 871	4,60,423	528 to 871	6,60,891
Exercisable at the end of the year	528 to 871	1,17,861	528	1,00,234

Measurement of Fair value

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	Rs/share	231.56 - 402.53	As per Black Scholes Model
Exercise price	Rs/share	528.00 - 871.00	As per the Scheme
Expected volatility (Weighted average volatility)	% p.a.	37.59% - 46.41%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.50 - 5.50	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Group has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	6.52% - 7.07%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2026 have an exercise price ranging from ₹ 528 to ₹ 871

The expense recognized for the year ended March 31, 2026 is ₹ 69.47 million (March 31, 2025 is ₹ 50.73 million)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 51

A. Acquisition of Mahananda Spa and Resorts Private Limited

On February 11, 2025, the Group has acquired stake in "Mahananda Spa and Resorts Private Limited" (MSRPL) engaged in the business of hospitality (hotels) for a complete cash consideration of ₹ 5,625.49 million. Consequent to such acquisition MSRPL has become the wholly owned subsidiary of the Group.

The Management has considered February 11, 2025 as acquisition date for the purpose of purchase price allocations.

The acquisition is in line with the Group's expansion strategy to diversify the portfolio to include leisure properties.

From the date of acquisition, MSRPL has contributed ₹ 131.17 million of revenue from operation and ₹ (39.69) million to the loss before tax of the Group. If the acquisition had taken place at the beginning of the year, consolidated revenue from operations would have been ₹ 17,961.97 million and the consolidated profit before tax for the Group would have been ₹ 4,456.57 million. In determining these amounts, management has assumed that the fair value adjustments, that arose on the date of acquisition would have been the same, if the acquisition had occurred on the beginning of the year.

B. Fair value of consideration transferred

Effective purchase consideration of ₹ 5,625.49 mn has been discharged as under:

Particulars	₹ in million
Equity shares	299.70
0.01% Optionally Convertible Non-Cumulative Redeemable Preference shares	5,325.79
Total consideration transferred for Business combination	5,625.49

C. The Fair Value of identifiable assets acquired and liabilities assumed as on the acquisition date

Particulars	₹ in million
Land	1,515.00
Property, plant and equipment	3,112.00
Plant and Machinery	270.50
Furniture and Fixtures	150.30
Office equipments	34.00
Electrical and electronics Equipment	65.20
Computer	18.50
Vehicle	11.00
Financial assets	
Other financial assets	6.95
Income tax assets	8.61
Other non-current assets	0.18
Total non-current assets	5,192.25
Inventories	17.05
Financial assets	
(i) Trade receivables	74.67
Other current assets	14.92
Cash and Cash equivalent on acquisition	304.65
Total current assets	411.30
Total Assets	5,603.55
Non-current liabilities	
Financial liabilities	
Provisions	3.46
Deferred tax liabilities	9.95
Total non-current liabilities	13.41
Financial liabilities	
(i) Trade payable	51.07
(ii) Other financial liabilities	4.82
Other current liabilities	37.49
Provisions	2.76
Total current liabilities	96.14
Total Liabilities	109.55
Fair value of net assets acquired	5,493.99

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 51 (CONTD.)

D. Amounts recognized as Goodwill:

Particulars	₹ in million
Fair Value of the consideration transferred	5,625.49
Fair Value of the net assets acquired	5,493.99
Goodwill on consolidation	131.50

Goodwill on acquisition comprises the value of expected synergies arising from the acquisition, which does not meet the criteria for recognition as an Intangible asset under IndAS 38 and hence has not been separately recognized. No amount of Goodwill is expected to be deductible for tax purpose.

E. Acquisition related costs

During the current year, acquisition related costs of ₹ 0.84 million had been recognized as an expenses in the Consolidated Statement of Profit & Loss.

F. Acquired receivables

Fair value of the acquired trade receivables at the date of acquisition is ₹ 74.67 million. The trade receivables comprise gross contractual amounts due of ₹ 74.67 million.

NOTE 52 ACQUISITION OF PRO ZEAL GREEN POWER PRIVATE LIMITED

During the current year, pursuant to the shareholding agreement the Company has acquired 26% stake in Pro zeal Green Power Private Limited. The Company neither has exposure nor rights to variable return. These investment is solely to obtain captive solar power supply in Commercial Block II Sahar Mumbai and Cignus Powai I, Mumbai.

NOTE 53 SCHEME OF AMALGAMATION WITH WHOLLY OWNED SUBSIDIARY AND A SUBSIDIARY

The Holding Company ('Transferee Company') at its meeting held on October 25, 2023 had approved Composite Scheme of Arrangement and Amalgamation ('Scheme') of Sonmil Industries Private Limited ('Sonmil/ Transferor Company No. 1') (wholly owned subsidiary) and The Dukes Retreat Private Limited ('Dukes/ Transferor Company No. 2') (subsidiary), with the Holding Company under Section 230 to 232 of the Companies Act, 2013, with effect from April 01, 2024 for Sonmil ('Appointed Date- Stage 1 Amalgamation') and from the date falling after the Effective Date- Stage 1 Amalgamation as fixed by the Board of Directors of the Holding Company for Dukes ('Appointed Date- Stage 2 Amalgamation'), subject to the approval of the statutory and regulatory authorities.

An application for approval of the Scheme was filed with the Hon'ble National Company Law Tribunal ('Hon'ble NCLT') on October 08, 2024. The Hon'ble NCLT by its Order dated March 18, 2025 directed the Transferee Company to convene a meeting of its Equity Shareholders within 60 days from the date of the Order. The Transferee Company has complied with the directions of the Order of the Hon'ble NCLT and a meeting of its Equity Shareholders is proposed to be held on May 13, 2025 to seek approval for the Scheme. Pending the requisite approvals, no adjustments are carried out in the financial statements.

NOTE 54

Bengaluru residential project

₹ in million

	As at March 31, 2026	As at March 31, 2025
Inventories	2,470.87	6,448.20
Less: Provisions for impairment	-	(279.53)
Inventories, net	2,470.87	6,168.67
Advances from customers towards sale of residential flats	4,631.42	8,273.92

NOTE 55

₹ in million

Contract balances	As at March 31, 2026	As at March 31, 2025
Receivables, which are included in 'trade receivables'	687.27	782.00
Contract assets (Unbilled revenue)	140.25	129.48
Contract Liabilities		
Advances from customers towards sale of residential flats	4,631.42	8,273.92
Advances from customers towards hospitality services	334.71	378.56

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 56 DISCLOSURE UNDER IND AS 115, REVENUE FROM CONTRACTS WITH CUSTOMERS

Details of contract balances

₹ in million

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Details of Contract Balances:		
Balance as at beginning of the year	8,273.92	4,237.15
Change due to collection and revenue recorded on satisfaction of performance obligation	3,642.50	4,036.77
Balance as on March 31, 2026	4,631.42	8,273.92

Revenue is recognized upon transfer of control of residential units to customers for an amount that reflects the consideration which the Group expects to receive in exchange for those units. The trigger for revenue recognition is on hand over of possession to the customers, as determined by the terms of contract with customers, post which the contract becomes non-cancellable by the parties. Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Group's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer.

Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Group recognises the entire estimated loss in the period the loss becomes known.

Variations in contract work, claims, incentive payments are included in contract revenue to the extent that may have been agreed with the customer and are capable of being reliably measured.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2026 is ₹ 4,631.42 million (Previous Year: ₹ 8,273.92 million), which will be recognized as revenue over a period of 1 year

Hospitality and Rental & annuity

The Group applies practical expedient in paragraph 121 of Ind AS 115 and does not disclose information about remaining performance obligations that have original expected duration of one year or less.

NOTE 57

Additional information pursuant to paragraph 12.3 of Division II of Schedule III to the Companies Act 2013- 'General instructions for the preparation of Consolidated financial statements' of Division II of Schedule III

For the year ended March 31, 2026

₹ in million

	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of Consolidated total comprehensive income	Amount
Parent								
Chalet Hotels Limited	101.54%	37,542.42	103.15%	6,654.07	44%	1.53	103%	6,655.60
Subsidiary (Parent's share)								
Chalet Hotel & Properties (Kerala) Private Limited	(0.16%)	(60.73)	(0.14%)	(9.11)	0.00%	-	0%	(9.11)
Chalet Airport Hotel Private Limited	(0.64%)	(238.46)	(1.82%)	(117.47)	0.00%	-	(2%)	(117.47)
The Dukes Retreat Private Limited	0.20%	73.08	(1.85%)	(119.15)	(13.47%)	(0.47)	(2%)	(119.62)
Sonmil Industries Private Limited	0.06%	21.20	(0.01%)	(0.40)	0.00%	-	0%	(0.40)
Ayushi and Poonam Estates LLP	(0.26%)	(96.92)	(1.39%)	(89.62)	(7.16%)	(0.25)	(1%)	(89.87)
Mahananda Spa and Resorts Private Limited	11.27%	4,165.52	1.87%	120.51	76.79%	2.68	2%	123.19
Non-controlling interests in subsidiary	(0.02%)	(6.37)	(0.01%)	(0.92)	0.00%	-	0%	(0.92)
Eliminations	(11.98%)	(4,428.18)	0.20%	13.18	0.00%	-	0%	13.18
At March 31, 2026	100.00%	36,971.56	100.00%	6,451.09	100.00%	3.49	100.00%	6,454.58



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 57 (CONTD.)

For the year ended March 31, 2025

₹ in million

	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of Consolidated total comprehensive income	Amount
Parent								
Chalet Hotels Limited	101.21%	30,825.94	120.35%	1,715.71	351.05%	(5.02)	120.27%	1,710.69
Subsidiary (Parent's share)								
Chalet Hotel & Properties (Kerala) Private Limited	(0.17%)	(51.62)	(0.50%)	(7.08)	0.00%	-	(0.50%)	(7.08)
Chalet Airport Hotel Private Limited	(0.40%)	(120.99)	(5.02%)	(71.56)	0.00%	-	(5.03%)	(71.56)
The Dukes Retreat Private Limited	0.63%	192.70	(9.49%)	(135.29)	(39.16%)	0.56	(9.47%)	(134.73)
Sonmil Industries Private Limited	0.07%	21.60	0.00%	0.02	0.00%	-	0.00%	0.02
Ayushi and Poonam Estate LLP	(0.02%)	(7.03)	(7.79%)	(111.05)	(205.59%)	2.94	(7.60%)	(108.11)
Mahananda Spa and Resorts Private Limited	13.27%	4,042.19	(3.17%)	(45.19)	(37.76%)	0.54	(3.14%)	(44.65)
Non-controlling interests in subsidiary	(0.02%)	(5.45)	(0.05%)	(0.71)	0.00%	-	(0.05%)	(0.71)
Eliminations	(14.58%)	(4,440.33)	5.67%	80.80	31.47%	(0.45)	5.52%	78.47
At March 31, 2025	100.00%	30,457.02	100.00%	1,425.65	100.00%	(1.43)	100.00%	1,422.34

NOTE 58 DETAILS OF STRUCK OFF COMPANIES

As at March 31, 2026

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
Yessecu Solutions Private Limited	Payables	0.18	No
Phonographic Performance Ltd	Payables	0.27	No

As at March 31, 2025

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off Company, if any, to be disclosed
Kryton Chemicals Private Limited	Payables	0.01	No



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 59

The Holding Company in its board meeting dated January 24, 2024 and through shareholders' approval in postal ballot dated March 10, 2024 has approved to raise capital by way of private placement under qualified institutions placement (QIP) to eligible investors through an issuance of equity shares for an amount not exceeding ₹ 20,000 million. Subsequent to year end, the Holding Company has raised an amount of ₹ 10,000 million at the issue price of ₹ 792 per equity share and allotted 1,26,26,263 fully paid equity shares of face value ₹ 10 each on April 03, 2024.

The proceeds from the issue, net of issue expenses, will be utilized mainly for repayment /pre-payment, in full or in part, of certain outstanding borrowings and balance is used for General corporate purposes.

During the previous year the Holding Company has incurred certain expenditure during the year in connection with the above QIP offering and the same has been shown under other current assets, which during the previous year ended March 31, 2025 has been adjusted towards the securities premium.

Issue of Shares (Qualified Institutional Placement)

The Company, during the year has issued 12,626,263 equity shares of face value of Rs10 each through Qualified Institutional Placement (QIP) on April 3, 2025, at an issue price of ₹ 792 per equity share (including a securities premium of ₹ 782 per equity share). The total amount raised through QIP amounts to ₹ 10,000 million.

Following are the details of utilization of proceeds of ₹ 9,799.74 million post meeting issue expenses of ₹ 200.26 million

Agreed Purpose	Original cost (as per the Offer Document)	Utilization upto March 31, 2025	Unutilized amount as on March 31, 2025
Repayment or pre-payment, in full or in part, of certain of outstanding borrowings	9,000.00	9,000.00	-
General Corporate Purposes	799.74	799.74	-
Total	9,799.74	9,799.74	-

NOTE 60

Issue of Non Convertible Debentures (during year ended March 31, 2025)

Particulars	₹ in million
Sources of Funds:	
Funds raised by 7,500 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures ('NCDs') of face value of ₹ 100,000 each	750
Total (A)	750
Amount of utilization of Funds:	
Payment of fees and expenses in connection with the issuance of the Debentures	
Repayment of Overdraft / Working Capital Demand Loan	750
Total (B)	750
Balance (A) - (B)	-

NOTE 61

- i) The Group 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 group (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- ii) The Group have not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the group shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

NOTE 62 OTHER ADDITIONAL REGULATORY INFORMATION PURSUANT TO THE REQUIREMENT IN DIVISION II OF SCHEDULE III TO THE COMPANIES ACT 2013

- (i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Company for any Benami property.
- (ii) The Group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.
- (iii) The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (iv) The Group has 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
- (v) The Group has not drawn any borrowing from any bank or financial institutions on the basis of security of current assets.
- (vi) The Group has not been declared wilful defaulter by any Bank or Financial institution or government or any government authority.
- (vii) The Group has borrowings from banks and financial institutions on the basis of security of current assets. The quarterly returns or statements of current assets filed by the group with banks and financial institutions are in agreement with the books of accounts.
- (viii) The Group has complied with the number of layers prescribed under the Companies Act, 2013.
- (viii) The Group has not entered into any scheme of arrangement during the year which has an accounting impact on current or previous financial year, except note no. 51.

NOTE 63

As per the MCA Notification dated August 6, 2022, the Central Government has notified the Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the Group is required to maintain a backup of the books of account and other relevant books and papers in electronic mode that should be accessible in India at all the time. Also, the Group is required to create backup of accounts on servers physically (which has a feature of recording audit trail (edit log) facility) located in India on a daily basis.

The books of account along with other relevant records and papers of the Group is maintained in electronic mode, across all units. These are readily accessible in India at all times and currently a backup is maintained on a cloud based server. Such servers are located in India, with the exception of certain units, which are located overseas. The Group is in the process of complying with the requirement of maintaining server(s) in India for these units for backup of books of account and other relevant books and papers, on a daily basis, pursuant to the amendment.

NOTE 64

The Government of India has consolidated 29 existing labour legislations into a unified framework comprising four labour codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Codes"). The Codes have been made effective from 21 November, 2025. In accordance with the new Labour Codes, the Group has currently estimated the incremental impact of ₹ 10.21 million on retiral benefits and the impact of the Labour Codes is recognized under "Exceptional Items" in the financial statements for the year ended March 31, 2026. Accordingly, adjustment has been recognized in respect of employee benefit expenses in the current year. The Group continues to monitor developments on the Rules to be notified by regulatory authorities, including clarifications and will continue to assess the accounting implications, basis such developments/ guidance.

NOTE 65

Subsequent event

- i) The Board of Directors of the Holding Company have declared a final dividend of ₹ 1 per equity share (Face value ₹ 10/- per equity share) amounting to ₹ 218.99 million.
- ii) Board of Directors approved the acquisition of Seasons Hotels Private Limited, owning company of a 144 room hotel viz. Inder Residency Resort & Spa, Udaipur in the state of Rajasthan for a consideration of ₹ 1,710 million
- iii) Management of the group has approved allotment of 3,000 Listed, Rated, Taxable, Transferable Commercial Paper ('CPs') aggregating to ₹ 150 crore on a Private Placement basis.

As per our audit report of even date attached.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Managing Director & CEO

(DIN. 02976637)

Nitin Khanna

Chief Financial Officer

(Membership No: 106800)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Neel C. Raheja

Director

(DIN. 00029010)

Christabelle Baptista

Company Secretary

(Membership No: A17817)

Mumbai

May 14, 2026



ANNEXURE TO DIRECTORS' REPORT 2025-26

Statement under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 of top ten employees in terms of remuneration drawn and employees drawing remuneration of Rs.8,50,000/- or more per month and Rs.1,02,00,000/- or more per annum

a) Statement under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 of top ten employees in terms of remuneration drawn

Sr No	Name of the Employee	Designation	Relation to any Director or Manager of the Company	Age as on 31/03/26	Gross Remuneration (Rs.)	Qualification	Experience (Years)	Previous Employment & Designation	Date of Commencement of Employment	Percentage of Equity Shares held by the Employee in the Company
1	Nitin Khanna	Chief Financial Officer	No	54	42,871,433	B. Com, CA, ICWA	27	Inorbit Malls (India) Private Limited – CFO	01-Jul-24	Nil
2	Shwetank Singh	Managing Director and CEO	No	51	38,678,938	Bachelor in Technology - IIT, Masters in Business Administration - Finance & Marketing (FMS)	28	Golden Sands LLC - General Manager Operations	02-Aug-23	0.05
3	Gaurav Singh	Chief Operating Officer	No	48	34,835,203	Bachelor in Hotel Management, PGDM	24	Table Space - President	15-Jan-25	Nil
4	Salil Khare	Chief Projects Offer	No	56	15,878,564	B.E. - Civil, MBA - Marketing	23	Sr. VP EPC - House of Abhinandan Lodha	05-May-25	Nil
5	Rachit Gupta	Head - Marketing	No	42	12,516,757	B.Com, PGDM - Marketing	16	Chief Marketing Officer, Hero Cycles	15-May-24	Nil
6	Sudeep Sharma	Cluster General Manager – The Westin Mumbai Powai Lake	No	45	12,211,676	BHM	26	General Manager, Westin Pune	13-Mar-25	Nil
7	Krishna Mohan N	City Head - Bengaluru	No	64	12,070,448	M.E. Civil, B.E. Civil	41	K Raheja Corporate Services Private Limited – Senior V P - Engineering	08-Nov-10	Nil
8	Vivek Sharma	General Manager - Bengaluru Marriott Hotel Whitefield	No	49	11,917,400	Bachelor in Hotel Management	27	General Manager, The Westin Mindspace Hyderabad	15-Oct-22	Nil
9	Sachin Mylavarapu	General Manager - J W Marriott Mumbai Sahar	No	48	11,336,220	PGDHRA	24	Senior Director Operations, South Asia, Marriott International	07-Jul-25	Nil
10	Deepreet Singh Bindra	General Manager – The Westin Mindspace Hyderabad	No	45	9,868,427	MBA - PGDBM	22	General Manager - Courtyard by Marriott, Ahmedabad	15-Jan-24	Nil

b) Statement under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 of employees drawing remuneration of Rs.8,50,000/- or more per month and Rs.1,02,00,000/- or more per annum

Sr No	Name of the Employee	Designation	Relation to any Director or Manager of the Company	Age as on 31/03/26	Gross Remuneration (Rs.)	Qualification	Experience (Years)	Previous Employment & Designation	Date of Commencement of Employment	Percentage of Equity Shares held by the Employee in the Company
1	Sanjay Sethi*	Former Managing Director and CEO	No	61	62,804,287	Hotel Management - IHM Pusa	37	ITC Limited : Chief Operating Officer - Hotel Division	05-Feb-18	0.12
2	Kunal Chauhan*	General Manager - J W Marriott Mumbai Sahar	No	46	5,425,064	Bachelor of Commerce, Hotel Management - IHM Jaipur & Post Graduate Diploma in Hospitality - The Oberoi Centre of Learning and Development	24	Leela Bangalore - General Manager	22-Jul-21	Nil

* for part of the year

Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Notes

Notes

This image shows a full page of blank, lined paper. It features approximately 28 horizontal ruling lines spaced evenly down the page. The lines are thin and light gray or blue. There are no margins, text, or other markings on the paper.



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