ANNUAL REPORTS

2022-2023

MUMTAZ HOTELS LIMITED

MASHOBRA RESORT LIMITED

OBEROI KERALA HOTELS AND RESORTS LIMITED

EIH INTERNATIONAL LTD

EIH HOLDINGS LTD

PT WIDJA PUTRA KARYA

PT WAKA OBEROI INDONESIA

PT ASTINA GRAHA UBUD

MUMTAZ HOTELS LIMITED

BOARD OF DIRECTORS

Mr. Prithviraj Singh Oberoi, Chairperson (upto 13th June 2022)
Mr. Arjun Singh Oberoi, Chairperson, (w.e.f. 25th July 2022)
Mr. Shivy Bhasin, Vice Chairman
Mr. Vikramjit Singh Oberoi
Mr. Tej Kumar Sibal
Mr. Manish Goyal, Managing Director
Mr. Manav Goyal
Mr. Raj Kumar Kataria
Mr. Sandeep Kumar Barasia
Dr. Chhavi Rajawat

KEY MANAGERIAL PERSONNEL

Mr. Kallol Kundu, Chief Financial Officer
Mr. Lalit Kumar Sharma, Company Secretary

AUDITORS

Deloitte Haskins & Sells LLP,
Chartered Accountants
7th Floor, Building 10, Tower B
DLF Cyber City Complex
DLF City Phase – II
Gurugram – 122002
Haryana

REGISTERED OFFICE

4, Mangoe Lane
Kolkata 700 001
West Bengal

CORPORATE OFFICE

7, Sham Nath Marg
Delhi 110 054

Directors' Report

The Members
Mumtaz Hotels Limited

The Board presents its Thirty Third Annual Report together with the Audited Financial Statement and the Auditor's Report in respect of the Financial Year ended 31st March 2023.

Financial Highlights

The Financial Highlights of the year under review as compared to the previous year are given below:

Rs. in Million

Particulars	2022-23	2021-22
Total Revenue	1,083.50	471.55
Earnings before Interest, Depreciation and Amortization, Taxes and Exceptional Items (EBIDTA)	471.57	95.34
Finance Costs	0.09	0.03
Depreciation	45.51	38.13
Profit before Tax	425.97	57.18
Current Tax	77.44	0.61
Deferred Tax	30.40	15.40
Profit/ (loss) after Tax	318.13	41.17
Other Comprehensive Income/(Loss), net of tax	(0.17)	0.98
Total Comprehensive Income	317.96	42.15
Profit/ (Loss) Brought forward from earlier years	863.29	821.14
Profit/ Loss Carried Over	1,181.25	863.29

Performance

India's successful vaccination drive resulted in control of Covid-19 infections. This combined with marketing and sales initiatives delivered higher occupancy levels, increased revenue and strong performance by the Company for the Financial Year.

A note on the impact of Covid-19 on the Company's operations is given in Note No. 47 of the Notes to the Accounts.

The Company and the Hotel have taken various initiatives to protect the health and safety of guests and employees. All precautions based on World Health Organization guidelines and directions of the Central and State Governments were implemented and strictly followed.

Renovation of the Hotel

The main High Tension and Low Tension panels of the hotel were successfully replaced in the month of August 2022. The new panels are equipped with better technology and enhanced safety. The Sewage Treatment Plant (STP) was upgraded in November 2022.

Renovation of Team accommodation was completed in March 2023.

The following works will be undertaken in the summer of 2023 and will be completed by 30th September 2023:

- New heat pumps for space heating and hot water
- Stone rectification work in the north wing of guest room corridors
- Spa and gymnasium renovation

Tirupati Project

The Land Lease Agreement with favorable terms has been signed with the Andhra Pradesh Tourism Development Corporation (wholly owned Corporation of Government of Andhra Pradesh) for setting up of Trident Brand Hotel. The first phase of the project comprising 100 keys will take approximately 42 months and will be completed by the fourth quarter of 2026. The second phase of 25 keys will be completed by 2030.

Dividend

The Board of Directors has recommended a dividend of Rs. 7.5/- (75%) to the shareholders for the Financial Year 2022-23.

Directors' Responsibility Statement

In accordance with the provisions of Section 134 (5) of the Companies Act, 2013 ("the Act"), and based on representations from Management, the Board states that:

a) in preparing the annual accounts, applicable Accounting Standards have been followed and there are no material departures;

b) the directors have selected accounting policies, applied them consistently and made judgements and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year and of the profit of the Company for that period;

c) the directors, to the best of their knowledge and ability, have taken proper and sufficient care in maintaining adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the Annual Accounts of the Company on a "going concern" basis; and

e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

Directors

Due to deteriorating health, Mr. Prithviraj Singh Oberoi didn't seek re-appointment and ceased to be Chairman and Director of the Company from the date of the 32nd Annual General Meeting held in the year 2022. Mr. Arjun Singh Oberoi, Director of the Company was appointed as Chairman of the Board by the Board of Directors in their meeting held on 25th July 2022.

Mr. Raj Kumar Kataria (DIN: 01960956), Mr. Sandeep Kumar Barasia (DIN: 01432123) and Ms. Chhavi Rajawat (DIN: 06752959) are due for retirement by rotation at the ensuing Annual General Meeting and being eligible, offered themselves for re-appointment. The Directors recommend the re-appointment of Mr. Raj Kumar Kataria, Mr. Sandeep Kumar Barasia and Dr. (Ms.) Chhavi Rajawat, as Directors on the Board, liable to retire by rotation.

Key Managerial Personnel

There was no change in the appointment of Key Managerial Personnel during the financial year.

Board Meeting

During the year, the Company held four Board Meetings on 25th April 2022, 25th July 2022, 27th October 2022 and 18th January 2023.

The attendance of the Directors in the Board Meetings are as under:

Name of the Director	No. of Meetings attended/held
Mr. Prithvi Raj Singh Oberoi	1 / 1
Mr. Shivy Bhasin	3 / 4
Mr. Tej Kumar Sibal	4 / 4
Mr. Manish Goyal	3 / 4
Mr. Vikramjit Singh Oberoi	4 / 4
Mr. Arjun Singh Oberoi	4 / 4
Mr. Rajkumar Kataria	4 / 4
Mr. Sandeep Kumar Barasia	4 / 4
Mr. Manav Goyal	4/ 4
Dr. (Ms.) Chhavi Rajawat	1 / 4

Audit Committee/Nomination and Remuneration Committee

The Company is a Joint Venture between EIH Ltd and GB Group. Therefore, during the year under review, the Company is not required to comply with the provisions relating to Audit Committee (Section 177) and Nomination and Remuneration Committee (Section 178) pursuant to Rule 6 of the Companies (Meetings of Board and its Powers) Rules, 2014 read with Rule 4 of the Companies (Appointment and Qualifications of Directors) Rules, 2014 as amended by Companies (Appointment and Qualifications of Directors) Amendment Rules, 2017.

Independent Directors and their Meeting

The Company is a Joint Venture between EIH Ltd and GB Group. Therefore, in accordance with Section 149(4) of the Act read with Rule 4 of the Companies (Appointment and Qualifications of Directors) Rules, 2014 as amended by Companies (Appointment and Qualifications of Directors) Amendment Rules, 2017, the Company is not required to appoint Independent Directors. Therefore, the requirement of holding at least one meeting of the Independent Directors in a year pursuant to Schedule IV of the Act is not applicable.

Corporate Social Responsibility

In accordance with Section 135 of the Act and the Companies (Corporate Social Responsibility Policy) Rules, 2014, the CSR Policy formulated by the Company in the Financial Year 2014-15 can be accessed on the Holding Company's website, www.eihltd.com.

The Annual Report on Corporate Social Responsibility activities for the Financial Year 2022-23 is attached as an Annexure and forms part of this report.

Company's Policy on Directors' Appointment and Remuneration

The Company is not covered under sub-section (1) of Section 178 of the Act, being a Joint Venture Company. Therefore, the requirement of clause (e) of sub-section 3 of Section 134 does not apply to the Company.

Risk Management

The Company is a subsidiary of EIH Limited. EIH Ltd has in place a comprehensive Risk Management policy, procedures and Risk Committee which is being followed by the Company's hotel, The Oberoi Amarvilas and the Company. The risk(s), if any, on the Company and the Company's hotel is monitored periodically and reported to the Board.

Energy Conservation Measures

Focussed Energy Conservation efforts continued during the year. Major actions taken during the year include replacement of remaining fluorescent lamps with LED lamps & major repairs of hot water heat exchangers. Reduced usage of bore wells and resultant reduction in reverse osmosis plant operation also resulted in energy savings. Furthermore, conservation measures in form of tight control of kitchen and laundry operation were implemented. Major plant and machinery like elevators, chillers, boilers, ventilation equipment, etc. were operated with adaptive control in relation to occupancy and ambient weather conditions. The operation & maintenance strategy continued to be implemented to ensure that plant and machinery were operated in most efficient state.

Some of the actions planned for coming year are installation of LED lights with in-built motion sensors, replacement of motorised valves for air handling units, installation of demand based ventilation control for kitchen and laundry, automation of steam control for hot water system and space heating system, upgradation of condensate recovery system and installation of water flow optimizers.

With various energy conservation measures taken in F.Y. 2022-23, we were able to reduce our total absolute energy consumption by about 4,00,000 kWh in comparison to F.Y. 2019-20 in spite of better business volumes. These energy savings resulted in reduction of our carbon dioxide emissions by about 115 tonnes in comparison to F.Y. 2019-20.

Foreign Exchange Earnings and outgo

Foreign Exchange earnings during the year amounted to Rs. 452.88 million as compared to Rs. 50.85 million in the previous year. The outflow of foreign exchange during the year was Rs. 6.47 million as compared to Rs. 11.20 million in the previous year.

Secretarial Standards

During the year, the Company has complied with the applicable Secretarial Standards.

Auditors

At the 32nd Annual General Meeting of the Company held in the year 2022, the Members had approved the appointment of M/s Deloitte Haskins & Sells LLP, Chartered Accountants (FRN 117366W/W-100018) ("DHS LLP") as the Statutory Auditors of the Company hold office for 5(five) consecutive years from the conclusion of the 32th Annual General Meeting till the conclusion of the 37th Annual General Meeting.

Auditor's Report

The Auditor's Report does not contain any observation, qualification, or adverse remark for the Board to comment.

Cost Records

The Company is not required to maintain cost records in accordance with Section 148 of the Act read with Rule 3 of the Companies (Cost Records and Audit) Rules, 2014 as the services of the Company are not covered under these rules.

Significant and Material orders, if any

During the year, there are no significant and material orders passed by the regulators, courts or tribunals impacting the going concern status and the Company's operations.

Prevention of Sexual Harassment at Work Place

During the year, there was no complaint of sexual harassment at the workplace. The Company has complied with the provisions relating to the constitution of the Internal Complaints Committee (ICC) under the Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013 and filed necessary returns under the Act.

Related Party Transactions

The contracts, arrangements or transactions with related parties are in the ordinary course of business and are at arm's length. There are no material contracts, arrangements or transactions entered into by the Company with its Related Parties, required to be reported in the prescribed form in terms of Section 188 of the Act read with Rule 8(2) of the Companies (Accounts) Rules, 2014. The Related Party Transactions entered during the year are given in Note no. 37 (b) of the financial statement.

Internal Financial Controls

The Company has put in place adequate Internal Financial Control systems commensurate with the size and operations of the business.

Annual Return

In accordance with Section 92(3) of the Companies Act, 2013 read with rules made thereunder, the Annual Return of the Company in Form MGT-7 has been placed on the website of the holding company, www.eihltd.com.

Loans, Guarantees or investments

During the year, the Company has not given any loan or guarantee and has not made any investments.

Deposits

During the year, the Company has not accepted any deposits.

Secretarial Audit

The Secretarial Audit of the records of the Company was conducted by a Practicing Company Secretary. The Report submitted by the Practicing Company Secretary does not contain any qualification, reservation or adverse remark. The Secretarial Audit Report is annexed and forms part of this Report.

Internal Audit and Vigil Mechanism

The requirement for appointment of an Internal Auditor is not applicable to the Company under the Act. The requirement for establishment of a Vigil Mechanism as required under Section 177 of the Act read with Rule 7 (1) of the Companies (Meetings of Board and its Powers) Rules, 2014 is also not applicable on the Company.

Subsidiaries, Associates and Joint Ventures

The Company does not have any Subsidiary, Associate or Joint Venture Company.

Director/KMP Remuneration

Directors of the Company are not paid any remuneration except sitting fee for each meeting of the Board or Committee thereof. The Managing Director, Chief Financial Officer and Company Secretary do not draw any remuneration from the Company. Sitting fee of Rs. 40,000 per meeting of the Board or Committee thereof is paid to all Directors. Total sitting fee paid during the Financial Year 2022-23 was Rs.1.56 Million.

Top Ten Employees Remuneration

In accordance with Section 197 of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, a list of top ten employees' remuneration will be provided to members on request.

Particulars of Employees

There is no employee in the Company drawing remuneration more than the limit prescribed under Section 197 of the

Directors' Report (Contd.)

Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Acknowledgement

The Board expresses its gratitude to the Government of India, Department of Tourism and all other Central and State Government Departments, Banks and other stakeholders for their continued co-operation and support.

The Board also takes the opportunity to thank all employees for their commitment and dedication.

For and on behalf of the Board

Date: 12th May, 2023	**Arjun Singh Oberoi** **Chairman** **DIN: 00052106** **Place: Ajman**	**Manish Goyal** **Managing Director** **Din: 00059182** **Place: Chennai**

(ANNEXURE –I)

1. **Brief outline on CSR Policy of the Company**

The CSR Policy focuses on addressing the critical social, economic and educational needs of the marginalised under-privileged children of the society and primary health care services for India's elderly population (60+ years) who are poor and needy. Directing its energies to orphan and homeless children and care for their educational, nutritional, health and psychological development needs and primary health care for the elderly population and disaster management, including relief, rehabilitation and reconstruction activities. The policy also focusses on sanitation including contribution to the Swachh Bharat Kosh set up by the Central Government for the promotion of sanitation, contribution to Clean Ganga Fund set up by the Central Government for rejuvenation of river Ganga and also for contribution to the Prime Minister's National Relief Fund.

The Board of Directors at the Board Meeting held on 25th July 2022, on the recommendation of the CSR Committee, approved a CSR spend of Rs. 24,41,109 for the Financial Year 2022-23, being 2% of average net profit of the Company in the last three Financial Years. The amount was spent on primary healthcare services for India's elderly population (60+ years) who are poor and needy through Help Age India.

The CSR policy and the activities of the Company are available on the website of the Holding Company, EIH Ltd. i.e. www.eihltd.com

2. **Composition of the CSR Committee**

S.No.	Name of Director	Designation /nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Arjun Singh Oberoi	Director	2	2
2.	Mr. Vikramjit Singh Oberoi	Director	2	2
3.	Mr. Manish Goyal	Managing Director	2	1
4.	Mr. Raj Kumar Kataria	Director	2	2

3. **Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company::**

The Composition of CSR Committee of the Company and CSR projects approved by the Board are available on the website of the holding Company, EIH Limited, www.eihltd.com.

4. **Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable**

Not applicable.

5. (a) **Average Net-Profit of the Company as per Section 135(5): Rs. 12,20,55,460**

   (b) **Two-percent of average net profit of the company as per section 135(5):** Rs. 24,41,109

   (c) **Surplus arising out of CSR projects or programmes or activities of the previous financial years** - Nil

   (d) **Amount required to be set off for the financial year, if any** – Nil

   (e) **Total CSR obligation for the financial year [(b)+(c)-(d)]-Rs.** 24,41,109

6. (a) **Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project) – Rs.** 24,41,109

   (b) **Amount spent in Administrative overheads** - Nil

   (c) **Amount spent on Impact Assessment, if applicable.** - Nil

   (d) **Total amount spent for the Financial Year [(a)+(b)+(c)]–** Rs. 24,41,109

   (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 Section 135(6)		Amount required to be set-off for the financial year, if any (in Rs)	Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)	
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
NA					

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

S. No.	Particulars	Amount (in Rs)
(i)	Two percent of average net profit of the company as per section 135(5)	24,41,109
(ii)	Total amount spent for the financial year	24,41,109
(iii)	Excess amount spent for the financial year [(ii)-(i)]	Nil
(iv)	Surplus arising out of CSR project or programs or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	-

CSR Activities (Contd.)

7. Details of unspent CSR amount for the preceding three financial years –

Sl No	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135(6) (in Rs)	Balance Amount in Unspent CSR Account under sub- section (6) of section 135 (in Rs.)	Amount spent in the Financial Year (in Rs)	Amount transferred to a fund as specified under schedule VII as per Section 135(5), if any		Amount remaining to be spent in succeeding financial years (in Rs)	Deficiency, if any
					Amount (in Rs)	Date of transfer		
1	2021-22				Nil			
2	2020-21				Nil			
3	2019-20				Nil			

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year- No.

If yes, enter the number of Capital assets created / acquired:

Furnish the details relating to such asset(s) so created of 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
				NA			

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation/ Gram panchayat are to be specified and also the area of the immovable property as well as boundaries).

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):

The Company has fully spent the two percent of the average net profit as per Section 135(5) on the Financial Year 2022-23.

For and on behalf of the Board

Dated: 25th May 2023

Manish Goyal
Managing Director
DIN: 00059182
Place: Chennai

Vikramjit Singh Oberoi
Chairman - CSR Committee
DIN: 00052014
Place: Ajman

Secretarial Audit Report

For the Financial Year ended 31st March, 2023

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 read with Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members of
EIH Limited, and
Mumtaz Hotels Limited
4, Mangoe Lane,
Kolkata-700001

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **"Mumtaz Hotels Limited"** ("the Company"). 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 March 31, 2023 ("the financial year"), complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and 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 March 31, 2023, according to the provisions of:

I. The Companies Act, 2013 ("the Act") and the rules made thereunder, read with notifications, exemptions and clarifications thereto;

II. Foreign Exchange Management Act, 1999 ("FEMA") and the rules and regulations made thereunder, to the extent applicable in respect of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings.

III. Secretarial Standards issued by the Institute of Company Secretaries of India.

IV. Other significant laws specifically applicable to the Company, as amended from time to time, including:

   a) Tourism Policy of Government of India and Classification of Hotels.

   b) The Food Safety and Standards Act, 2006 and Rules made thereunder.

   c) The Air (Prevention and Control of Pollution) Act, 1981 and Rules made thereunder.

   d) The Water (Prevention and Control of Pollution) Act, 1974 and Rules made thereunder.

   e) Phonographic and Performance License.

   f) The Indian Explosives Act, 1884 and Rules made thereunder.

   g) The Apprentices Act, 1961 and Rules made thereunder.

   h) India Boiler Act, 1923

During the financial year, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned herein above.

We further report that:

1. The Board of Directors of the Company is duly constituted in accordance with the provisions of Companies Act, 2013. The changes in the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

2. During the financial year, adequate notice along with agenda and detailed notes on agenda was given to all directors for the meetings of the Board and its Committee(s) and in case of shorter notice, due compliance of relevant provisions of the Act and Secretarial Standards in this regard was made. There exists a system for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

3. All decisions of the Board and its committees were carried unanimously and hence, no dissenting views were required to be recorded in the minutes.

4. Mr. P.R.S. Oberoi, who was liable to retire by rotation at the Annual General Meeting ("AGM") to be held in the year 2022, expressed his unwillingness to be reappointed at the AGM and requested the Board to relieve him of his duties in view of his deteriorating health.

5. Consequent upon the retirement of Mr P.R.S. Oberoi as a Director of the Company at its AGM held on June 13, 2022 and resultant vacancy arisen in the office of the Chairman, the Board in its meeting held on July 25, 2022, appointed Mr Arjun Singh Oberoi as Chairman of the Board

6. In accordance with the guidelines prescribed by the Ministry of Corporate Affairs (the "MCA") for holding general meeting/ conducting postal ballot through

e-voting vide General Circular (GC) No. 21/2021 dated December 14, 2021 in continuation of GC Nos.14/2020 dated April 08, 2020; 17/2020 dated April 13, 2020; 20/2020 dated May 05, 2020; 22/2020 dated June 15, 2020; 33/2020 dated September 28, 2020; 39/2020 dated December 31, 2020; 02/2021 dated January 13, 2021; 10/21 dated June 23, 2021; 19/2021 dated December 8, 2021 and 20/2021 dated December 8, 2021 (the "Relevant Circulars") the Company conducted its AGM on June 13, 2022 through video conferencing.

7. The Shareholders of the Company in its AGM held on June 13, 2022 approved reappointment of Mr. Arjun Oberoi, Mr. T. K. Sibal and Mr. Manish Goyal who retired by rotation at the AGM and being eligible offered themselves for reappointment.

8. The Shareholders approved the amended Articles of Association of the Company in its Extra-ordinary General Meeting held on December 2, 2022 through video conferencing as allowed under the General Circular No. 3/2022 dated May 5, 2022 in continuation of Relevant Circulars issued earlier by the MCA.

9. The Company signed lease agreement with the Government of Andhra Pradesh for acquisition of land for setting up Trident Hotel in Tirupati with 125 keys.

We further report that during the financial year there were no specific events/ actions having major bearing on the Company's affairs affecting its going concern or alter the charter or capital structure or management or business operation or control etc., in pursuance of the above referred laws, regulations, guidelines, standards etc.

We further report that 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.

For the purpose of examining adequacy of compliances with other applicable laws including industry/sector specific, under both Central and State legislations, reliance has been placed on the quarterly compliance certificate and reporting by Mumtaz Hotels Limited to the Company Secretary of the Company and the Compliance Certificate duly signed by the Company Secretary, as placed before the meeting of the Board of Directors of the Company for each quarter. Also, the team of Chief Internal Auditor of EIHL conducts audit, of all hotels run by EIHL, along with unlisted material subsidiaries and joint venture companies of EIHL, which also covers compliances under applicable laws. Based on the aforesaid internal compliance management and certificate mechanism, we are of the opinion that the Company has complied with the following:

i) Deposit of Provident Fund, Employee State Insurance, Employee Deposit Linked Insurance and other employee related statutory dues;

ii) Applicable stipulations pertaining to the Payment of Wages Act, Minimum Wages Act, Contract Labour (Regulation and Abolition) Act and other related legislations;

iii) Deposit of taxes relating to Income Tax, Goods and Services Tax and other applicable taxes including Tax Deducted at Source. The estimated liability in respect of cases of disputed tax liabilities and other legal cases have been disclosed as contingent liability in the Notes to Accounts forming an integral part of the financial statement for the year under review, and brief of the same has also been disclosed in the Independent Auditors' Report;

iv) Applicable State and Central laws, including those related to the Environment, Food Safety & Standards and Standards of Weights & Measures, pertaining to the operations of the Company. However, notices from the statutory authorities, whenever received, are reported to the Management and appropriate action is taken from time to time.

For Jus & Associates
Company Secretaries

Dr. Ajay Kumar Jain
Proprietor
Membership Number: FCS - 1551
Certificate of Practice Number: 21898
Firm Registration Number: S2010DE695800
Peer Review Certificate Number: 1325/2021

Date: 12 May, 2023
Place: New Delhi

UDIN: F001551E000276474

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

Annexure to Secretarial Audit Report of even date

To,
The Members of
EIH Limited, and
Mumtaz Hotels Limited
4, Mangoe Lane,
Kolkata-700001

Our Secretarial Audit Report of even date for the financial year ended March 31, 2023 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 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 accounts of the company.

4. Wherever required, we have obtained Management representation about the compliance of laws, rules and regulations and occurrence of events etc.

5. The compliance of the provisions of corporate and other applicable laws, rules, regulations and standards is the responsibility of the Management. Our responsibility is to express an opinion based on examination of systems and procedures being followed by the Company.

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.

For Jus & Associates
Company Secretaries

Dr. Ajay Kumar Jain
Proprietor
Membership Number: FCS - 1551
Certificate of Practice Number: 21898
Firm Registration Number: S2010DE695800
Peer Review Certificate Number: 1325/2021

Date: 12 May, 2023
Place: New Delhi

Independent Auditor's Report

To The Members of Mumtaz Hotels Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **MUMTAZ HOTELS LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

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

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

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

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

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial 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.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:

    a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

    b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

    c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

    d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

    e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.

    f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "ANNEXURE A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.

    g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

        In our opinion and to the best of our information and according to the explanations given to us, no remuneration has been paid by the Company to any of its directors. Accordingly, the provisions of section 197 of the Act related to the managerial remuneration to directors are not applicable.

    h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements - Refer Note 38 to the financial statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses- Refer Note 33(B) to the financial statements;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company- Refer Note 45 to the financial statements.

iv. (a) The Management has represented that, to the best of it's knowledge and belief, as disclosed in note 50(viii) to the 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 persons or entities, 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.

(b) The Management has represented, that, to the best of it's knowledge and belief, as disclosed in note 50(ix) to the financial statements, no funds have been received by the Company from any persons or entities, 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 Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. As stated in note 34(b) to the 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 proposed is in accordance with section 123 of the Act, as applicable.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company w.e.f. April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "ANNEXURE B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 23093474BGYFGS7835)

Place: Gurugram
Date: May 12, 2023

ANNEXURE "A" TO INDEPENDENT AUDITOR'S REPORT

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

Report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statements of **MUMTAZ HOTELS LIMITED** ("the Company") as of March 31, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls with reference to financial statements based on the internal control 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls 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 was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls 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 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 control 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 control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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 control 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.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all

Independent Auditor's Report (Contd.)

material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the criteria for internal financial control with reference to financial statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 23093474BGYFGS7835)

Place: Gurugram
Date: May 12, 2023

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT

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

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that

(i) (a) A. A. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets.

B. The Company has maintained proper records showing full particulars of intangible assets.

(b) The property, plant and equipment, capital work-in-progress and right-of-use assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification at reasonable intervals and no material discrepancies were noticed on such verification.

(c) With respect to immovable properties (other than properties where the Company is the lessee and the lease agreement is duly executed in favour of the Company) disclosed in the financial statements included in property, plant and equipment, according to the information and explanations given to us and based on the examination of the registered sale deeds provided to us, we report that, the title deeds of such immovable properties are held in the name of the Company as at the balance sheet date, except for the following:

Description of property	As at the balance sheet date (Rs. Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Freehold land located at Khasra No.108, The Oberoi Amarvilas, Agra.	4.18	4.18	Goyal's International Hotels and Resorts Limited	No	August 14, 2000	The registered sales deeds are in the name of Goyal's International Hotels and Resorts Limited, erstwhile name of the Company which was changed to MUMTAZ HOTELS LIMITED pursuant to Certificate of incorporation issued by Government of India - Ministry of Corporate Affairs dated 28 May, 2002.
Freehold land located at Khasra No.91, The Oberoi Amarvilas, Agra.	0.38	0.38	Goyal's International Hotels and Resorts Limited	No	April 5, 2000	
Freehold land located at Khasra No.117, The Oberoi Amarvilas, Agra.	1.03	1.03	Goyal's International Hotels and Resorts Limited	No	May 4, 1991	
Freehold land located at Khasra No.145, Orchid Apartments, Tora, Agra.	6.00	6.00	Goyal's International Hotels and Resorts Limited	No	March 17, 2001	

(d) The Company has not revalued any of its property, plant, and equipment (including right-of-use assets) and intangible assets during the year.

(e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii) (a) The inventories were physically verified during the year by the Management at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and the nature of its operations. No discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with the books of account.

(b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets. In our opinion and according to the information and explanations given to us and based on the sanction letter and acknowledgment of correspondence with bank, the quarterly returns or statements comprising stock statements and book debt statements filed by the

Company with such banks or financial institutions are in agreement with the unaudited books of account of the Company of the respective quarters.

(iii) The Company has made investments in, and has not provided any guarantee or security and granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, in respect of which:

(a) The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause (iii)(a) of the Order is not applicable.

(b) In our opinion, the investments made during the year are prima facie, not prejudicial to the Company's interest.

The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year and there were no amounts outstanding during the year, and hence reporting under clause (iii)(c), (iii)(d), (iii)(e) & (iii)(f) of the Order is not applicable.

(iv) According to information and explanation given to us, the Company has not granted any loans, made investments or provided guarantees or securities that are covered under the provisions of sections 185 or 186 of the Companies Act, 2013, and hence reporting under clause (iv) of the Order is not applicable.

(v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.

(vi) The maintenance of cost records has not been specified for the activities of the Company by the Central Government under section 148(1) of the Companies Act, 2013.

(vii) (a) In respect of statutory dues:

Undisputed statutory dues, including Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, duty of Custom, cess and other material statutory dues applicable to the Company have generally been regularly deposited by it with the appropriate authorities though there have been slight delays in some cases in respect of remittance of Provident Fund.

We have been informed that the operations of the Company did not give rise to any liability of Sales Tax, Service Tax, duty of Excise and Value Added Tax during the year.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, cess and other material statutory dues in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.

(b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2023 on account of disputes are given below:

Name of statute	Nature of dues	Forum where dispute is pending	Period to which the amount relates^	Amount unpaid (₹ in million)
Income Tax Act, 1961	Income-Tax	Assessing Officer	2007-2008 and 2009-2010	0.31
	Income-Tax	Commissioner of Income Tax (Appeals)	2013-2014, 2014-2015 and 2016-17	1.65 *
Sub Total of Income- Tax				**1.96 ***
Expenditure Tax Act, 1987	Expenditure Tax	Joint Commissioner of Expenditure Tax	2002-03	0.10
Uttar Pradesh Trade Tax Act, 1948	Sales Tax	High Court	2007-08	-**
The Indian Stamp Act, 1899	Stamp Duty	High Court	2000-01	3.93
		Deputy Inspector General of Registration and Deputy Stamp Commissioner, Board of Revenue	2000-01	4.02
Sub-total of Stamp Duty				**7.95*** **

^ Period in respect of income tax and expenditure tax represents assessment year.

* Net of Rs. 1.43 million paid under protest.

** Net of Rs. 0.19 million paid under protest.

*** Net of Rs. 2.28 million paid under protest.

There are no statutory dues of Goods and Service tax, Provident Fund, Employees' State Insurance, Service Tax, duty of customs, duty of Excise, Value Added Tax, cess and other material statutory dues which have not been deposited on account of disputes as on March 31, 2023.

(viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.

(ix) (a) In our opinion, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause (ix)(c) of the Order is not applicable.

(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause (ix)(e) of the Order is not applicable.

(f) The Company has not raised any loans during the year and hence reporting on clause (ix)(f) of the Order is not applicable.

(x) (a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.

(b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x)(b) of the Order is not applicable to the Company

(xi) (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

(xiv) (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the 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 during the year the Company has not entered into any non-cash transactions with any of its directors or directors of it's holding company, or persons connected with such directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause (xvi)(a), (b) and (c) of the Order is not applicable.

The Group has more than one CIC as part of the group. There are two CICs forming part of the group.

(xvii) The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors of the Company during the year.

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) The Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the Companies Act or special account in compliance with the provision of sub-section (6) of section 135 of the said Act. Accordingly, reporting under clause (xx) of the Order is not applicable for the year.

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 23093474BGYFGS7835)

Place: Gurugram
Date: 12 May, 2023

Balance sheet

as at 31st March, 2023

(₹ in Million)

	Note	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	4(i)	1,113.17	1,092.12
(b) Right-of-use assets	4(ii)	23.52	0 .02
(c) Capital work-in-progress	5(i)	1.73	1 .40
(d) Intangible assets	5(ii)	0.29	0 .59
(e) Financial assets			
Other financial assets	6	10.44	10.44
(f) Tax assets (net)	7	31.89	2 7.53
(g) Other non-current assets	8	3.24	3 .09
Total non-current assets		**1,184.28**	**1,135.19**
Current assets			
(a) Inventories	9	25.33	24.79
(b) Financial assets			
(i) Investments	10	602.47	456.09
(ii) Trade receivables	11	93.50	12.32
(iii) Cash and cash equivalents	12	44.12	19.69
(iv) Other bank balances	13	71.78	0.66
(v) Other financial assets	14	7.13	0.87
(c) Other current assets	15	8.71	39.56
Total current assets		**853.04**	**553.98**
Total assets		**2,037.32**	**1,689.17**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	16	206.50	206.50
(b) Other equity	17	1,560.25	1,242.29
Total Equity		**1,766.75**	**1,448.79**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Lease liabilities	40	21.93	-
(ii) Other financial liabilities	18	0.18	0.17
(b) Provisions	19	4.22	4.71
(c) Deferred tax liabilities (net)	20	119.23	88.88
(d) Other non-current liabilities	21	0.01	0.03
Total non-current liabilities		**145.57**	**93.79**
Current liabilities			
(a) Financial liabilities			
(i) Lease liabilities	40	-	0.02
(ii) Trade payables			
Total outstanding dues of micro enterprises and small enterprises	35	3.88	2.15
Total outstanding dues of creditors other than micro enterprises and small enterprises	36	79.64	65.54
(iii) Other financial liabilities	22	10.62	43.04
(b) Provisions	20	0.50	0.46
(c) Other current liabilities	23	30.36	35.38
Total current liabilities		**125.00**	**146.59**
Total equity and liabilities		**2,037.32**	**1,689.17**

The accompanying notes form an integral part of the financial statements
As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: 12th May, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Chairman
(DIN No: 00052016)

Manish Goyal
Managing Director
(DIN: 00059182)

Kallol Kundu
Chief Financial Officer

Lalit Kumar Sharma
Company Secretary

Place: Delhi
Date: 12th May, 2023

Statement of Profit and Loss

for the year ended 31st March, 2023

(₹ in Million)

	Note	Year ended March 31, 2023	Year ended March 31, 2022
Income			
Revenue from operations	24	1 ,052.49	452.41
Other income	25	3 1.01	19.14
Total income		**1,083.50**	**471.55**
Expenses			
Consumption of provisions, wines & others	26	57.83	32.93
Employee benefits expense	27	114.38	87.79
Finance costs	28	0.09	0.03
Depreciation and amortisation expense	29	45.51	38.13
Other expenses	30	439.72	255.49
Total expenses		**657.53**	**414.37**
Profit / (Loss) before tax		**425.97**	**57.18**
Tax expense	31		
Current tax		77.44	0.61
Deferred tax		30.40	15.40
Profit / (Loss) for the year		**318.13**	**41.17**
Other Comprehensive Income/(Loss)			
Items that will not be reclassified to profit or loss			
Re-measurements of defined benefit plans		(0.22)	1.31
Tax relating to this item		0.05	(0.33)
Total other comprehensive income/(loss) for the year, net of tax		**(0.17)**	**0.98**
Total comprehensive income/(loss) for the year		**317.96**	**42.15**
Earnings per equity share (in Rs.) Face Value Rs. 10	43		
(1) Basic		15.41	1.99
(2) Diluted		15.41	1.99

The accompanying notes 1 to 51 are an integral part of the financial statements

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: 12th May, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Chairman
(DIN No: 00052016)

Manish Goyal
Managing Director
(DIN: 00059182)

Kallol Kundu
Chief Financial Officer

Lalit Kumar Sharma
Company Secretary

Place: Delhi
Date: 12th May, 2023

Statement of Cash Flows

for the year ended 31st March, 2022

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Cash flows from operating activities		
Profit/(Loss) before tax	425.97	57.18
Adjustments for		
Depreciation and amortisation expense	45.51	38.13
Loss on sale / discard of property, plant and equipment (Net)	5.77	16.00
Effect of exchange rate difference	-	0.01
Advances written off	-	0.19
Other assets (service export incentive) written off	-	5.91
Dividend income from financial assets measured at fair value	(16.61)	(14.66)
Fair value changes on investments measured at fair value through profit or loss	(10.38)	-
Interest income on financial assets carried at amortised cost	(2.12)	(0.58)
Provisions and liabilities no longer required, written back	0.09	0.03
Finance costs		
Change in operating assets and liabilities		
(Increase)/decrease in trade receivables	(81.18)	(3.68)
(Increase)/decrease in inventories	(0.54)	3.27
(Increase)/decrease in other financial assets	(4.15)	(6.02)
(Increase)/decrease in other non-current assets	0.12	13.56
(Increase)/decrease in other current assets	30.85	(7.99)
Increase/(decrease) in trade payables	16.26	2.42
Increase/(decrease) in provisions	(0.67)	0.28
Increase/(decrease) in other financial liabilities	21.94	0.01
Increase/(decrease) in other non-current liabilities	(0.02)	(0.01)
Increase/(decrease) in other current liabilities	(5.02)	19.94
Cash generated from / (used in) operations	**425.32**	**123.52**
Income taxes paid (net of refund)	(81.80)	(3.37)
Net cash from / (used in) from operating activities	**343.52**	**120.15**
Cash flows from investing activities		
Payments for property, plant and equipment	(129.93)	(155.67)
Proceeds from sale of property, plant and equipment	1.37	4.65
Dividends received	16.61	14.66
Purchase of mutual funds (gross)	(475.00)	(93.23)
Proceeds from sale of investment in mutual funds	339.00	110.00
Other bank balances - deposits matured/(placed)	(71.12)	(0.66)
Interest received	0.82	0.53
Net cash outflow from investing activities	**(318.25)**	**(119.72)**
Cash flows from financing activities		
Repayment of lease liabilities	(0.82)	(0.25)
Interest paid	(0.02)	(0.02)
Net cash outflow from financing activities	**(0.84)**	**(0.27)**
Net increase/(decrease) in cash and cash equivalents	24.43	0.16
Cash and cash equivalents at the beginning of the year	19.69	19.53
Cash and cash equivalents at the end of the year	**44.12**	**19.69**

Note :

The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Ind AS - 7 "Statement of Cash Flow ".

The accompanying notes 1 to 51 are an integral part of the financial statements

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration Number 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: 12th May, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Chairman
(DIN No: 00052016)

Manish Goyal
Managing Director
(DIN: 00059182)

Kallol Kundu
Chief Financial Officer

Lalit Kumar Sharma
Company Secretary

Place: Delhi
Date: 12th May, 2023

Statement of Changes In Equity

for the year ended 31st March, 2023

A. Equity Share Capital

(₹ in Million)

Balance as at April 1, 2021	**206.50**
Changes in equity share capital during the year	-
Balance as at March 31, 2022	**206.50**
Changes in equity share capital during the year	-
Balance as at March 31, 2023	**206.50**

B. Other Equity

(₹ in Million)

	Reserves and surplus			Total
	Securities Premium	General Reserve	Retained Earnings - Surplus	
Balance as at April 1, 2021	**293.50**	**85.50**	**821.14**	**1,200.14**
Profit for the year	-	-	41.17	41.17
Other comprehensive income/(loss) for the year, net of tax	-	-	0.98	0.98
Total comprehensive income/(loss) for the year	**-**	**-**	**42.15**	**42.15**
Balance as at March 31, 2022	**293.50**	**85.50**	**863.29**	**1,242.29**
Balance as at April 1, 2022	**293.50**	**85.50**	**863.29**	**1,242.29**
Profit for the year	-	-	318.13	318.13
Other comprehensive income/(loss) for the year, net of tax	-	-	(0.17)	(0.17)
Total comprehensive income/(loss) for the year	**-**	**-**	**317.96**	**317.96**
Balance as at March 31, 2023	**293.50**	**85.50**	**1,181.25**	**1,560.25**

The accompanying notes form an integral part of the financial statements

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration Number 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: 12th May, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Chairman
(DIN No: 00052016)

Manish Goyal
Managing Director
(DIN: 00059182)

Kallol Kundu
Chief Financial Officer

Lalit Kumar Sharma
Company Secretary

Place: Delhi
Date: 12th May, 2023

Notes to the Financial Statements

General Information

MUMTAZ HOTELS LIMITED is a Company limited by shares, incorporated and domiciled in India **having its registered office at 4, Mangoe Lane, Kolkata - 700001**. The Company is a subsidiary of EIH Limited and owns 'The Oberoi Amarvilas', a leading premium luxury hotel having 102 rooms. The Oberoi Amarvilas is located about 600 meters from the Taj Mahal and all rooms, suites, lobby, bar and lounge offer a picturesque view of the monument.

The Company has a long term management agreement with EIH Limited, the holding company for running and managing the hotel.

Note 1: Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements of Mumtaz Hotels Limited. These policies have been consistently applied to all the periods presented, unless otherwise stated.

a) Basis of preparation

(i) Compliance with Indian Accounting Standard (Ind AS)

The financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of 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.

Accounting Policies have been consistently applied except where a new issued Accounting Standard is initially adopted or a revision to an existing Accounting Standard requires a change in the accounting policy hitherto in use.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- defined benefit plans – plan assets measured at fair value
- customer loyalty programs

(iii) Use of estimates

In preparing the financial statements in conformity with accounting principles generally accepted in India, management is required to make estimates and assumptions that may affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as at the date of financial statements and the amount of revenue and expenses during the reported year. Actual results could differ from those estimates. Any revision of such estimates is recognised in the period the same is determined.

b) Revenue recognition

(i) Effective April 1, 2018, the Company had adopted Ind AS 115 "Revenue from Contracts with Customers" using the cumulative catch-up transition method, applied on contracts that were not completed as of April 1, 2018. Accordingly, the comparative information in the Statement of Profit and Loss had not been restated. The impact of adoption of the standard on financial statements of the Company had been insignificant.

(ii) Performance obligation in contract with customers is met throughout the stay of guest in the hotel or on rendering of services and sale of goods.

(iii) Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of services rendered is net of variable consideration on account of various trade discounts and schemes offered by the Company as part of the contract.

(iv) Revenue from interest is recognised on accrual basis and determined by contractual rate of interest.

The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company's activities as described below. The Company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Timing of revenue recognition from major business activities

- *Hospitality Services:* Revenue from hospitality services is recognised when the services are rendered and the same becomes chargeable or when collectability is certain.
- *Others:* Revenue from Shop License Fee included under "Other services" is recognised on accrual basis as per terms of the contract.
- Revenue in respect of customer loyalty is recognised when loyalty points are redeemed by the customers or on its expiry.

c) Foreign currency translation

(i) Presentation Currency

The Financial Statements are presented in INR which is the Functional Currency of the Company.

(ii) Transactions and balances

Notes to the Financial Statements

Effective April 1, 2018, the Company had adopted Appendix B to Ind AS 21, Foreign Currency Transactions and Advance Consideration which clarifies the date of transaction for the purpose of determining the exchange rate to be used on initial recognition of the related asset, expense or income when an entity had received or paid advance consideration in a foreign currency. The effect on account of adoption of this amendment had been insignificant.

Sales made in any currency other than the functional currency of the Company are converted at the prevailing applicable exchange rate. Gain/ Loss arising out of fluctuations in exchange rate is accounted for on realisation or translation at the year end.

Payments made in foreign currency are converted at the applicable rate prevailing on the date of remittance. Liability on account of foreign currency is converted at the exchange rate prevailing at the end of the year. Monetary items denominated in foreign currency are converted at the exchange rate prevailing at the end of the year.

d) Income tax

Current income tax is recognised based on the amount expected to be paid to the tax authorities, using tax rates and tax laws that have been enacted or substantially enacted on the date of balance sheet.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Effective April 1, 2019, the Company had adopted Appendix C to Ind AS 12 – Income taxes, which clarifies how to apply the recognition and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments.

e) Deferred Tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements using tax rates and tax laws that have been enacted or prescribed on the date of balance sheet.

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

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

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

Minimum Alternate Tax (MAT) is accounted for in accordance with tax laws which give rise to future economic benefits in the form of tax credit against which future income tax liability is adjusted and is recognised as deferred tax asset in the Balance Sheet.

f) Leases

Effective April 1, 2019, the Company had adopted Ind AS 116 “Leases” and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method. Accordingly, comparative information as at and for the year ended March 31, 2019 had not been restated. The impact of adoption of the standard on financial statements of the Company has been disclosed in the notes to accounts.

For leases previously classified as finance leases the entity recognised the carrying amount of the lease asset and lease liability immediately before transition as the carrying amount of the right of use asset and the lease liability at the date of initial application. The measurement principles of Ind AS 116 are only applied after that date.

The Company as a lessee:

The Company’s lease asset classes primarily consist of leases for vehicle leases. The Company assesses whether a contract contains a lease, at inception of a contract. 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. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contact involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset (“ROU”) and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives and estimated restoration costs of the underlying asset where applicable. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying assets useful life.

Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in- use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

To determine the incremental borrowing rate, the Company:

- where possible, uses recent third-party financing as a starting point, adjusted to reflect changes in financing conditions since third party financing was received
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Company, which does not have recent third-party financing, and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Lease liabilities and ROU assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

These lease payments would comprise:

- Fixed payments (including in substance fixed payments) less any lease incentive receivable
- Variable lease payments that are based on an index or a rate
- Amounts expected to be payable by the lessee under residual value guarantees
- The exercise price of a purchase option if the lessee is reasonably certain to exercise that option and
- Payment of penalties for terminating the lease when the Company is reasonably certain to exercise the exit option at the lease commencement date.

The Company applies the practical expedient by the standard allowing not to separate the lease component from other service components included in its lease agreements. Accordingly, all fixed payments provided for in the lease agreement, whatever their nature, are included in the lease liability.

The Company as a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right of-use asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income.

g) Impairment of assets

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 carrying amount exceeds its recoverable amount. 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.

h) Cash and cash equivalents

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.

i) Trade receivables

Trade receivables are initially measured (initial recognition amount) at their transaction price (in accordance with Ind AS 115) unless those contain a significant financing component determined in accordance with Ind AS 115 or when the entity applies the practical expedient in accordance with para 63 of Ind AS 115 and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

j) Inventories

Inventories are valued at cost which is based on Cumulative Weighted Average method and net realisable value, whichever is lower. Unserviceable/ damaged/discarded stocks and shortages are charged to the Statement of Profit or Loss.

k) Investments and other financial assets

(i) Classification

The Company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss)
- those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will be recorded in profit or loss. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

(ii) Measurement

At initial recognition, the Company measures a financial asset at its fair value, plus in the case of a financial asset not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial asset. 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.

Debt instruments

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost.

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method

Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in other gain/ (losses) in the Statement of profit and loss.

(iii) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 33 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The Company has transferred the rights to receive cash flows from the financial asset or

- Retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

(v) Income recognition

Interest income: Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

l) Financial liabilities

Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortised cost. Any discount or premium on redemption/settlement is recognised in the Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Balance Sheet. Financial liabilities are derecognised when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

m) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less accumulated depreciation. Historical cost represents direct expenses incurred on acquisition or construction of the assets and the share of indirect expenses relating to construction allocated in proportion to the direct cost involved.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Capital work-in-progress comprises the cost of property, plant and equipment that are not yet ready for their intended use on the reporting date and materials at site.

Transition to Ind AS

Effective 1 April, 2016, the Company had adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards, with 1 April, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

On transition to Ind AS, the Company had elected to continue with the carrying value of all of its property, plant and equipment recognised as at 1 April 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

Depreciation methods, estimated useful lives and residual value

Depreciation on property, plant and equipment other than land, the hotel buildings, and leased vehicles and equipment is provided on 'Straight Line Method' based on useful life as prescribed under Schedule II of the Companies Act 2013. Leased vehicles are depreciated over the lives of the respective asset or over the remaining lease period of the respective asset whichever is shorter.

The hotel buildings are depreciated equally over the balance useful life ascertained by independent technical expert, which is 52 years with effect from 31 March 2023 and is higher than those specified by Schedule II to the Companies Act, 2013. The management believes that the balance useful lives so assessed best represent the periods over which the hotel buildings are expected to be in use. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other gains/(losses).

n) Intangible assets

Intangible assets are stated at cost less accumulated amortisation and net of impairments, if any. An intangible asset is recognised if it is probable that the expected future economic benefits that are attributable to the asset will flow to the Company and its cost can be measured reliably. Intangible assets are amortised on straight line basis over their estimated useful lives.

Transition to Ind AS

On transition to Ind AS, the Company had elected to continue with the carrying value of all of its Intangible assets recognised as at 1 April 2015 measured as per the previous GAAP and used that carrying value as the deemed cost of the Intangible assets.

o) Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

p) Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of respective assets during the period of time that is required to complete and prepare the asset for its intended use. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed in the period in which they are incurred.

q) Provisions, contingent liabilities and contingent assets

Provisions are recognised when there is a present legal or statutory obligation or constructive obligation as a result of past events and where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made.

Contingent liabilities are recognised only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for.

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.

r) Employee benefits

(i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

(ii) Post-employment obligations

The Company operates the following post-employment schemes:

Gratuity obligations –

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of changes in equity and in the balance sheet.

Leave encashment on termination of service –

The liabilities for earned leave are expected to be settled after the retirement of employee. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in other comprehensive income.

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

Provident Fund –

The Company pays provident fund contributions to a fund administered by Government Provident Fund Authority. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

s) Dividends

Liability is created for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity.

t) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:

- the profit for the year attributable to equity shareholders of the Company
- by the weighted average number of equity shares outstanding during the financial year,

(ii) Diluted earnings per share

Diluted earnings per share adjusts the number of equity shares used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of equity shares including additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares happened.

u) Government grants / Incentives

Government grants / incentives that the Company is entitled to on fulfillment of certain conditions, but are available to the Company only on completion of some other conditions, are recognised as income at fair value on completion of such other conditions.

v) Grants / incentives that the Company is entitled to unconditionally on fulfillment of certain conditions, such grants are recognised at fair value as income when there is reasonable assurance that the grant/ incentives will be received.

Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest million with two decimals as per the requirement of Schedule III, unless otherwise stated.

2 Recent Accounting Pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 12 - Income Taxes

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company does not expect the amendment to have any significant impact in its financial statements.

Other amendments

Other amendments include amendments in Ind AS 102, Share-based Payments, Ind AS 103, Business Combination, Ind AS 109, Financial Instruments, Ind AS 115, Revenue from Contract with Customers, are mainly editorial in nature in order to provide better clarification of respective Ind AS. The Company does not expect to have any significant impact in its financial statements due to these amendments.

Significant estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Company's accounting policies.

This note provides information about the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed.

Estimates and judgements are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances.

Useful life of the Hotel Building

The Company has adopted useful life of property, plant and equipment as stipulated by Schedule II to the Companies Act, 2013 except for the hotel building for computing depreciation. In the case of the hotel building of the Company, due to superior structural condition, management decided to assess the balance useful life by independent technical expert. As per the certificate of the technical expert as on March 31, 2023, the balance useful life of the hotel building of the Company was 52 years. The carrying amount of the hotel building is being depreciated over its residual life. Based on management evaluation performed at each reporting period, there has been no change in the earlier assessed useful life.

4(i) Property, plant and equipment

(₹ in Million)

	Gross carrying amount				Accumulated Depreciation				
	Balance as at April 1, 2021	Additions during the year	Sales/ adjustment during the year	Balance as at March 31, 2023	Balance as at April 1, 2022	For the year	Less: Sales/ Adjustments	Balance as at March 31, 2023	Carrying value as at March 31, 2023
Freehold land	57.05	-	-	57.05	-	-	-	-	57.05
Buildings	769.51	26.47	4.81	791.17	63.64	12.80	0.49	75.95	715.22
Plant and equipment	385.75	43.92	4.83	424.84	78.90	28.78	2.11	105.57	319.27
Furniture and fittings	28.41	1.18	-	29.59	7.99	3.25	-	11.24	18.35
Vehicles	22.73	1.59	1.43	22.89	20.93	0.17	1.33	19.77	3.12
Office equipment	0.33	0.09	-	0.42	0.20	0.06	-	0.26	0.16
Total	**1,263.78**	**73.25**	**11.07**	**1,325.96**	**171.66**	**45.06**	**3.93**	**212.79**	**1,113.17**

(₹ in Million)

	Gross carrying amount				Accumulated Depreciation				
	Balance as at April 1, 2021	Additions during the year	Sales/ adjustment during the year	Balance as at March 31, 2022	Balance as at April 1, 2021	For the year	Less: Sales/ Adjustments	Balance as at March 31, 2022	Carrying value as at March 31, 2023
Freehold land	57.05	-	-	57.05	-	-	-	-	57.05
Buildings	696.49	91.20	18.18	769.51	52.87	11.87	1.10	63.64	705.87
Plant and equipment	273.80	120.22	8.27	385.75	61.00	22.74	4.84	78.90	306.85
Furniture and fittings	23.84	4.97	0.40	28.41	5.45	2.87	0.33	7.99	20.42
Vehicles	23.21	-	0.48	22.73	21.26	0.11	0.44	20.93	1.80
Office equipment	0.36	-	0.03	0.33	0.13	0.07	-	0 .20	0.13
Total	**1,074.75**	**216.39**	**27.36**	**1,263.78**	**140.71**	**37.66**	**6.71**	**171.66**	**1,092.12**

Notes:

(a) The Company had not revalued its property, plant and equipment during the year ending March 31, 2023 and March 31, 2022.

(b) Refer to note 48 in respect of the title deeds of immovable properties not in the name of the Company.

(c) Contractual Obligations

Refer to Note 39 for disclosure of contractual commitments for the acquisition of property, plant and equipment.

4(ii) Right-of-use asset

(₹ in Million)

	Gross carrying amount				Accumulated amortisation				
	Balance as at April 1, 2022	Additions during the year	Sales/ adjustment during the year	Balance as at March 31, 2023	Balance as at April 1, 2022	For the year	Less: Sales/ Adjustments	As at March 31, 2023	Carrying value as at March 31, 2023
Vehicles	0.98	-	0.98	-	0.96	0.02	0.98	-	-
Leasehold land	-	23.52	-	23.52	-			-	23.52
Total	**0 .98**	**23.52**	**0.98**	**23.52**	**0.96**	**0.02**	**0.98**	**-**	**23.52**

Right-of-use asset

(₹ in Million)

	Gross carrying amount				Accumulated amortisation				
	Balance as at April 1, 2021	Additions during the year	Sales/ adjustment during the year	Balance as at March 31, 2022	Balance as at April 1, 2021	For the year	Less: Sales/ Adjustments	As at March 31, 2022	Carrying value as at March 31, 2022
Vehicles	0.98	-	-	0.98	0.78	0.18	-	0.96	0.02
Total	**0.98**	**-**	**-**	**0.98**	**0.78**	**0.18**	**-**	**0.96**	**0.02**

Note: The Company had not revalued its right-of-use assets during the year ending March 31, 2023 and March 31, 2022.

Notes to the Financial Statements

5(i) Capital Work In Progress*

As at March 31, 2023 (₹ in Million)

Particulars	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	1.14	-	-	0.59	1.73
Projects temporarily suspended	-	-	-	-	-
Total CWIP	**1.14**	**-**	**-**	**0.59**	**1.73**

As at March 31, 2022 (₹ in Million)

Particulars	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	0.81	-	0.59	-	1.40
Projects temporarily suspended	-	-	-	-	-
Total CWIP	**0.81**	**-**	**0.59**	**-**	**1.40**

*Includes assets/ projects ("Projects") forming part of capital work in progress
There were no projects in respect of which the completion is overdue or has exceeded its cost compared to its original plan as at March 31, 2023 and March 31, 2022.

5(ii) Intangible assets

(₹ in Million)

	Gross carrying amount				Accumulated Amortisation				Carrying value as at March 31, 2022
	Balance as at April 1, 2022	Additions during the year	Sales/ adjustment during the year	**Balance as at March 31, 2023**	Balance as at April 1, 2021	For the year	Less: Sales/ Adjustments	**Balance as at March 31, 2022**	
Computer software	2.19	0 .14	-	2.33	1.61	0.43	-	2.04	0.29
Total	**2.19**	**0 .14**	**-**	**2.33**	**1.61**	**0.43**	**-**	**2.04**	**0.29**

(₹ in Million)

	Gross carrying amount				Accumulated Amortisation				Carrying value as at March 31, 2022
	Balance as at April 1, 2021	Additions during the year	Sales/ adjustment during the year	**Balance as at March 31, 2022**	Balance as at April 1, 2021	For the year	Less: Sales/ Adjustments	**Balance as at March 31, 2022**	
Computer software	2.19	-	-	2.19	1.31	0.29	-	1.60	0.59
Total	**2.19**	**-**	**-**	**2.19**	**1.31**	**0.29**	**-**	**1.60**	**0.59**

Notes:
(i) Intangible assets are amortised on straight line basis over their estimated useful lives, which is generally between 3 to 5 years.
(ii) The Company had not revalued its intangible assets during the year ending March 31, 2023 and March 31, 2022.

6 Non -current financial assets

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Land compensation claim recoverable*	5.19	5.19
Security deposits	5.25	5.25
Total non-current financial assets	**10.44**	**10.44**

* refers to cost of land acquired by Uttar Pradesh Shashan Van Anubhag.
During the year, compensation for land acquisition was awarded by Additional District Judge, Agra, Uttar Pradesh which was pending execution as at March 31, 2023.

7 Tax assets (net)*

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Opening balance	27.53	24.77
Less: Tax payable for the year	(77.46)	-
Add: Taxes paid (net of refund)	81.80	3.37
Add/(Less): Adjustment for earlier periods	0.02	(0.61)
Total tax assets	**31.89**	**27.53**
* Includes amounts paid under protest	1.79	1.43

8 Other non-current assets

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Capital advances	0.27	-
Prepaid expenses	0.34	0.46
Other advances*	2.63	2.63
Total other non-current assets	**3.24**	**3.09**
* Includes amounts paid under protest	2.47	2.47

9 Inventories *

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Provision, wines and others	8.31	7.01
Stores & operating supplies	17.02	17.78
Total inventories	**25.33**	**24.79**

* Inventories are valued at cost which is based on 'Cumulative Weighted Average Method' and net realisable value, whichever is lower. The cost of inventories recognised as an expense during the year as consumption of provisions, wines and others was Rs. 57.83 million (for the year ended March 31, 2022 Rs. 32.93 million).

10 Investments

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Investment in Mutual funds (Quoted)		
(Carried at fair value through Statement of Profit and Loss)		
615,860.365 (2022 - 2,061,562.755) units of Aditya Birla Sun Life Liquid Fund - Daily IDCW Direct Plan (Formerly known as Aditya Birla Sun Life Cash Plus)	61.70	206.56
Nil (2022 - 29,509.056) units of Nippon India Liquid Fund- Daily IDCW option - LFID	-	45.11
Nil (2022 - 87,667.394) units of Nippon India Liquid Fund- Direct plan Daily IDCW option - LFAD	-	134.02
735,531.957 (2022 - 146,228.897) units of Aditya Birla Sun Life Liquid Fund - Growth - Direct Plan (Formerly known as Aditya Birla Sun Life Cash Plus)	267.06	50.17
3,884.504 (2022 - 3,884.504) units of Nippon India Liquid Fund - Direct plan Growth plan - Growth option LFAG	21.39	20.23
8,050,181.255 (2022 - Nil) units of Bharat Bond FOF- Direct plan Growth	100.72	-
9,123,196.822 (2022 - Nil) units of Edelweiss Nifty PSU Bond Plus SDL 50:50 Index fund - Direct Plan Growth	101.00	-
4,824,662.992 (2022 - Nil) units of Aditya Birla Sun Life SDL plus PSU Bond - 60:40 Index Fund Direct-Growth	50.60	-
Total investments	**602.47**	**456.09**

Notes to the Financial Statements

11 Trade receivables*

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Unsecured, considered good		
Receivable from related parties (Refer note 37 (c))	0.31	0.35
Receivable from other than related parties	93.19	11.97
	93.50	12.32
Unsecured, which have significant increase in credit risk		
Receivable from other than related parties	0.07	0.07
Less: Allowance for doubtful trade receivables	(0.07)	(0.07)
	-	-
Total trade receivables	**93.50**	**12.32**

* Read with note 33 (B) and 44

As at March 31, 2023 — Outstanding for following periods from due date of payment (₹ in Million)

Particulars	Current but not due	Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) Undisputed trade receivables – considered good	67.90	25.60	-	-	-	-	93.50
(b) Undisputed trade receivables – which have significant increase in credit risk	-	-	-	-	-	0.07	0.07
(c) Undisputed trade receivables – credit impaired	-	-	-	-	-	-	-
Sub-total	**67.90**	**25.60**	-	-	-	**0.07**	**93.57**
Allowances							**(0.07)**
Total							**93.50**

As at March 31, 2022 — Outstanding for following periods from due date of payment (₹ in Million)

Particulars	Current but not due	Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) Undisputed trade receivables – considered good	1.87	10.43	0.02	-	-	-	12.32
(b) Undisputed trade receivables – which have significant increase in credit risk	-	-	-	-	0.07	-	0.07
(c) Undisputed trade receivables – credit impaired	-	-	-	-	-	-	-
Sub-total	**1.87**	**10.43**	**0.02**	-	0.07	-	**12.39**
Allowances							**(0.07)**
Total				-	-	-	**12.32**

12 Cash and cash equivalents

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Balances with banks		
- Current accounts	9.86	1.48
Cash in hand	0.41	0.39
Fixed deposits with original maturity of less than three months	33.85	17.83
Total cash and cash equivalents	**44.12**	**19.69**

13 Other bank balances

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Fixed deposits with original maturity of more than 3 months and having remaining maturity of less than 12 months from the Balance Sheet date	71.78	0.66
Total other bank balances	71.78	**0.66**

14 Other current financial assets

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Interest accrued on deposits	1.54	0.24
Security deposits	0.63	0.63
Other receivables	4.96	-
Total other current financial assets	**7.13**	**0.87**

15 Other current assets

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Prepaid expenses	4.17	3.44
Services export incentive	-	7.99
Balance with government authorities	-	21.24
Other advances	4.54	6.89
Total other current assets	**8.71**	**39.56**

16 Equity share capital

Authorised

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
25,000,000 Equity Shares of Rs. 10 each (2022 - 25,000,000)	250.00	250.00
	250.00	250.00
Issued, Subscribed & Fully Paid		
20,650,000 Equity Shares of Rs. 10 each (2022 - 20,650,000)	206.50	206.50
	206.50	**206.50**

(i) Reconciliation of equity share capital

	Number of shares	Equity share capital (par value) (₹Million)
As at April 1, 2021	**20,650,000**	**206.50**
Change during the year	-	-
As at March 31, 2022	**20,650,000**	**206.50**
Change during the year	-	-
As at March 31, 2023	**20,650,000**	**206.50**

(ii) Rights and preferences attached to equity shares :

The Company has one class of equity shares having a par value of Rs. 10 per share. These shares rank pari passu in all respects including voting rights and entitlement to dividend.

(iii) Details of shareholders holding more than 5 percent shares in the Company :

	As at March 31, 2023		As at March 31, 2022	
	Number of shares	% holding	Number of shares	% holding
EIH Limited	12,390,000	60.00%	12,390,000	60.00%
Mr. Shivy Bhasin	1,560,108	7.56%	1,560,108	7.56%
Mrs. Mridu Bhasin	1,560,107	7.55%	1,560,107	7.55%
Mr. Gaurav Goyal	1,112,286	5.32%	1,098,065	5.32%
Mr. Manav Goyal	1,098,065	5.32%	1,098,065	5.32%

(iv) Shares of the Company held by holding company:

	As at March 31, 2023	As at March 31, 2022
	Number of Shares	
EIH Limited	12,390,000	12,390,000

Notes to the Financial Statements

(v) Shareholding of promoters*

Sl. No.	Promoter Name	Number of shares as at April 1, 2022	Change during the year	Number of shares as at March 31, 2023	% of total shares	% Change during the year
1	EIH Limited	12,390,000	-	12,390,000	60.00%	-
2	Mr. Shivy Bhasin	1,560,108	-	1,560,108	7.56%	-
3	Mrs. Mridu Bhasin	1,560,107	-	1,560,107	7.55%	-
4	Mr. Gaurav Goyal	1,098,065	14,221	1,112,286	5.39%	1.3%
5	Mr. Manav Goyal	1,098,065	-	1,098,065	5.32%	-
6	Mr. Manish Goyal	818,713	9,480	828,193	4.01%	1.2%
7	Mr. Vinish Goyal	818,712	9,480	828,192	4.01%	1.2%
8	Mr. Ravish Goyal	818,711	9,480	828,191	4.01%	1.2%
9	Mrs. Vijay Goyal	260,005	-	260,005	1.26%	-
10	Chandra Seoni	113,752	-	113,752	0.55%	-
11	Shikha Madan	56,881	-	56881	0.28%	-
12	Shikha Goyal	-	14,220	14220	0.07%	100.0%
13	Ankush Malhotra	56,881	(56,881)	-	0.00%	-100.0%
	Total	**20,650,000**	**-**	**20,650,000**	**100.00%**	**0.0%**

Sl. No.	Promoter Name	Number of shares as at April 1, 2021	Change during the year	Number of shares as at March 31, 2022	% of total shares	% Change during the year
1	EIH Limited	12,390,000	-	12,390,000	60.00%	-
2	Mr. Shivy Bhasin	1,560,108	-	1,560,108	7.56%	-
3	Mrs. Mridu Bhasin	1,560,107	-	1,560,107	7.55%	-
4	Mr. Gaurav Goyal	1,098,065	-	1,098,065	5.32%	-
5	Mr. Manav Goyal	1,098,065	-	1,098,065	5.32%	-
6	Mr. Manish Goyal	818,713	-	818,713	3.96%	-
7	Mr. Vinish Goyal	818,712	-	818,712	3.96%	-
8	Mr. Ravish Goyal	818,711	-	818,711	3.96%	-
9	Mrs. Vijay Goyal	260,005	-	260,005	1.26%	-
10	Chandra Seoni	113,752	-	113,752	0.55%	-
11	Shikha Madan	56,881	-	56,881	0.28%	-
12	Ankush Malhotra	56,881	-	56,881	0.28%	-
	Total	**20,650,000**	**-**	**20,650,000**	**100.00%**	**-**

* Promoter here means promoter as defined in the Companies Act, 2013.

17 Other equity

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Reserve and surplus		
Securities premium	293.50	293.50
General reserve	85.50	85.50
Retained earnings (surplus)	1 ,181.25	8 63.29
Total other equity	**1 ,560.25**	**1,242.29**

(i) Securities premium

Opening balance	293.50	293.50
Adjustment during the year	-	-
Closing balance	**293.50**	**293.50**

(ii) General reserve

Opening balance	85.50	85.50
Adjustment during the year	-	-
Closing balance	**85.50**	**85.50**

(iii) Retained earnings (surplus)

Opening balance	8 63.29	821.14
Add: Profit/ (Loss) during the year as per Statement of Profit and Loss	3 18.13	41.17
Less: Final dividend	-	-
Dividend distribution tax	-	-
Add: Other comprehensive income/(loss) recognised directly in retained earnings Re-measurements of defined benefit plans	(0.17)	0.98
Closing balance	**1,181.25**	**8 63.29**

Nature and purpose of Reserves

(i) Securities premium

This reserve represents the premium on issue of shares and can be utilised in accordance with the provisions of the Companies Act, 2013.

(ii) General reserve

General reserve represents profits transferred from retained earnings from time to time to general reserve for appropriate purposes based on the provisions of the erstwhile Companies Act, 1956. Consequent to introduction of the Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. It can be utilised in accordance with the provisions of the Companies Act, 2013.

(iii) Retained earnings (surplus)

Retained earnings represents the premium on issue of shares and can be utilised in accordance with the provisions of the Companies Act, 2013.

18 Other non-current financial liabilities

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Security deposits	0.18	0.17
Total other non-current financial liabilities	**0.18**	**0.17**

19 Provisions

(₹ in Million)

Employee benefit obligations	As at March 31, 2023			As at March 31, 2022		
	Current	Non-current	Total	Current	Non-current	Total
Leave encashment- Unfunded						
Present value of obligation	0.42	3.58	**4.00**	0.37	4.09	**4.46**
Gratuity- unfunded						
Present value of obligation	0.08	0.64	**0.72**	0.09	0.62	**0.71**
Total employee benefit obligations	**0.50**	**4.22**	**4.72**	**0.46**	**4.71**	**5.17**

(i) Defined Benefit Plans

a) Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The gratuity plan is an unfunded plan and provision/ write back, if any, is made on the basis of the present value of the liability as at the Balance Sheet date determined by actuarial valuation following Projected Unit Credit Method.

b) Leave encashment

As per the policy of the Company, obligations on account of encashment of accumulated leave of an employee is settled only on separation of the employee. Such liability is recognised on the basis of actuarial valuation following projected unit credit method. It is an unfunded plan.

Notes to the Financial Statements

(ii) Defined contribution plans

The Company also has certain defined contribution plans. Contributions are made to provident fund in India for employees as per applicable regulations. The contributions are made to registered provident fund administered by the Government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognised during the year towards defined contribution plan is Rs. 4.17 million (March 31, 2022: Rs. 3.50 million).

(iii) Movement of defined benefit obligation and fair value on plan assets:

The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the year are as follows:

(₹ in Million)

	Gratuity		Leave encashment
	Present value of obligation	Net amount	Present value of obligation
April 1, 2021	**0.85**	**0.85**	**5.35**
Current service cost	0.16	0.16	0.58
Interest expense/(income)	0.05	0.05	0.29
Total amount recognised in Statement of Profit and Loss	**0.21**	**0.21**	**0.87**
Remeasurements			
Experience (gains)/losses	0.19	0.19	(0.84)
(Gain)/loss from change in financial assumptions	(0.10)	(0.10)	(0.57)
Total amount recognised in Other Comprehensive Income/ (Loss)	**0.09**	**0.09**	**(1.41)**
Employer contributions	-	-	-
Benefit payments	(0.44)	(0.44)	(0.35)
March 31, 2022	**0.71**	**0.71**	**4.46**
April 1, 2022	**0.71**	**0.71**	**4.46**
Current service cost	0.16	0.16	0.69
Interest expense/(income)	0.05	0.05	0.31
Total amount recognised in Statement of Profit and Loss	**0.21**	**0.21**	**1.00**
Remeasurements			
Experience (gains)/losses	(0.08)	(0.08)	0.21
(Gain)/loss from change in demographic assumptions	-	-	0.04
(Gain)/loss from change in financial assumptions	0.03	0.03	0.02
Total amount recognised in Other Comprehensive Income/ (Loss)	**(0.05)**	**(0.05)**	**0.27**
Employer contributions	-	-	-
Benefit payments	(0.15)	(0.15)	(1.73)
March 31, 2023	**0.72**	**0.72**	**4.00**

(iv) Post-Employment Benefits

The significant actuarial assumptions were as follows:

	March 31, 2023	March 31, 2022
Discount rate	7.30%	6.80%
Salary growth rate - Staff	6.00%	5.00%
Salary growth rate - Executive	5.50%	5.00%

Mortality	Indian Assured Lives Mortality (2012-14) ultimate	
March 31, 2023	Staff	Executive
Withdrawal rate - Up to 30 years	30%	20%
Withdrawal rate - 31 - 40 years	10%	10%
Withdrawal rate - Above 40 years	5%	5%

Mortality	Indian Assured Lives Mortality (2012-14) ultimate	
March 31, 2022	Staff	Executive
Withdrawal rate - Up to 30 years	30%	20%
Withdrawal rate - Above 30 years	5%	5%

(v) Sensitivity analysis

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

(₹ in Million)

	Change in assumption		Impact on defined benefit obligation			
			Increase by 1%		Decrease by 1%	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Gratuity						
Discount rate	1%	1%	(0.06)	(0.06)	0.06	0.07
Salary growth rate	1%	1%	0.06	0.07	(0.06)	(0.06)
Leave encashment						
Discount rate	1%	1%	(0.30)	(0.36)	0.35	0.41
Salary growth rate	1%	1%	0.35	0.41	(0.31)	(0.37)

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method i.e., projected unit credit method has been applied as that used for calculating the defined benefit liability recognised in the balance sheet.

(vi) Risk Exposure

The defined benefit obligations have the undermentioned risk exposures:

Discount rate risk: The Company is exposed to the risk of fall in discount rate. A fall in discount rate will eventually increase in the ultimate cost of providing the above benefit thereby increasing the value of the liability.

Liquidity risk: This risk arises from the short term asset and liability cash-flow mismatch thereby causing the Company being unable to pay the benefits as they fall due in the short term. Such a situation could be the result of holding large illiquid assets disregarding the results of cash-flow projections and cash outgo inflow mismatch. (Or it could be due to insufficient assets/cash.)

Future salary increase risk: The cost is sensitive to the assumed future salary escalation rates for all final salary defined benefit schemes. If actual future salary escalations are higher than that assumed in the valuation of actual cost, the value of the liability will be higher than that estimated.

Demographic risk: In the valuation of the liability certain demographic (mortality and attrition rates) assumptions are made. The Company is exposed to this risk to the extent of actual experience eventually being worse compared to the assumptions thereby causing an increase in the cost.

(vii) Defined benefit liability and employer contributions

The weighted average duration of the defined benefit obligation is 9 years (2022 - 9 years) and 8 years (2022- 9 years) for Gratuity and Leave encashment respectively.

The expected maturity analysis of undiscounted gratuity and leave encashment is as follows:

(₹ in Million)

	Less than a year	Between 2 - 5 years	Between 6 to 10 years	More than 10 years	Total
March 31, 2023					
Gratuity	0.08	0.34	0.22	0.95	1.59
Leave encashment	0.42	1.33	1.97	4.38	8.10
Total	**0.50**	**1.67**	**2.19**	**5.33**	**6.69**
March 31, 2022					
Gratuity	0.09	0.31	0.18	1.04	1.62
Leave encashment	0.37	1.27	2.04	5.09	8.77
Total	**0.46**	**1.58**	**2.22**	**6.13**	**10.39**

Notes to the Financial Statements

20 Deferred tax liabilities (net)

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Deferred tax liabilities on account of:		
Property, plant and equipment, right-of-use asset and intangible assets	119.19	109.02
Capital accretion on mutual funds	2.61	-
Total deferred tax liabilities (A)	**121.80**	**109.02**
Deferred tax assets on account of :		
Accrued expenses deductible on payment	1.24	1.39
Allowance for doubtful trade receivables	0.02	0.02
Unabsorbed Depreciation/ Business loss	-	16.96
Other temporary differences	1.31	1.77
Total deferred tax assets (B)	**2.57**	**20.14**
Deferred tax liabilities (Net-A-B)	**119.23**	**88.88**

Movement in deferred tax liabilities

(₹ in Million)

	Property, plant and equipment, right-of-use asset and intangible assets	Security deposits liability	Capital accretion on mutual funds	Total
As at April 1, 2021	**103.29**	-		103.29
Charged/(Credited):				
- to Statement of Profit and Loss	5.73	-	-	5.73
As at March 31, 2022	**109.02**	**-**	**-**	**109.02**
Charged/(Credited):				-
- to Statement of Profit and Loss	10.17	-	2.61	12.78
As at March 31, 2023	**119.19**	**-**	**2.61**	**121.80**

Movement in deferred tax assets

(₹ in Million)

	Accrued expenses deductible on payment	Allowance for doubtful trade receivables	Unabsorbed depreciation/ business loss	Other temporary differences	Total
As at April 1, 2021	1.61	0.02	26.63	1.87	**30.13**
(Charged)/Credited:	-	-	-	-	**-**
- to Statement of Profit and Loss	0.11	-	(9.67)	(0.10)	**(9.66)**
- to other comprehensive income/ (loss)	(0.33)	-	-		**(0.33)**
As at March 31, 2022	**0.39**	**0.02**	**16.96**	**1.77**	**20.14**
(Charged)/Credited:		-	-	-	
- to Statement of Profit and Loss	(0.21)	-	(16.96)	(0.46)	**(17.63)**
- to other comprehensive income/ (loss)	0.06	-		-	**0.06**
As at March 31, 2023	**1.24**	**0.02**	**-**	**1.31**	**2.57**

21 Other non-current liabilities

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Advance rent	0.01	0.03
Total other non- current liabilities	**0.01**	**0.03**

22 Other current financial liabilities

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Liability for capital expenditure	8.43	40.85
Security deposits	2.19	2.19
Total current financial liabilities	**10.62**	**43.04**

23 Other current liabilities

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Advance from customers	21.84	18.84
Statutory and other dues	8.51	16.54
Advance rent	0.01	-
Total other current liabilities	**30.36**	**35.38**

24 Revenue from operations

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Rooms	748.08	295.98
Food and beverages	251.29	145.64
Other services	53.12	10.79
Total revenue from operations	**1,052.49**	**452.41**

25 Other income

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Interest income on financial assets carried at amortised cost	2.12	0.58
Dividend income from financial assets measured at fair value	16.61	14.66
Other gains/(losses) :		
Net foreign exchange gain	0.11	0.36
Fair value changes on investments measured at fair value through profit or loss	10.38	-
Provisions and liabilities no longer required, written back	0.50	0.47
Miscellaneous income	1.29	3.07
Total other income	**31.01**	**19.14**

26 Consumption of provisions, wines & others

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Opening stock	7.01	8.62
Add: Purchases	59.13	31.32
	66.14	**39.94**
Less: Closing stock	8.31	7.01
Total consumption of provisions, wines & others	**57.83**	**32.93**

27 Employee benefits expense

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and wages	89.36	70.61
Contribution to provident fund and other funds (Refer note 19)	4.17	3.50
Gratuity (Refer note 19)	0.21	0.20
Staff welfare expenses	20.64	13.48
Total employee benefits expense	**114.38**	**87.79**

Notes to the Financial Statements

28 Finance costs

(₹ in Million)

	Year ended March 31, 2022	Year ended March 31, 2021
Interest expense	0.09	0.01
Interest on lease liabilities (Refer note 40)	-	0.02
Total finance costs	**0.09**	**0.03**

29 Depreciation and amortisation expense

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Depreciation of property, plant and equipment	45.06	37.66
Depreciation of right-of-use assets	0.02	0.18
Amortisation of intangible assets	0.43	0.29
Total depreciation and amortisation expense	**45.51**	**38.13**

30 Other expenses

(₹ in Million)

	Year Ended March 31, 2023	Year ended March 31, 2022
Power and fuel	65.08	46.90
Lease rent (Refer note 40)	5.30	5.29
Repairs to property, plant and equipment	45.61	26.47
Repairs to others	2.13	1.30
Insurance	2.70	2.38
Rates and taxes	17.11	15.33
Expenses on apartment and board	13.53	10.77
Hotel operating fees	59.38	7.15
Royalty	10.82	4.55
Advertisement, publicity and other promotional expenses	38.07	16.06
Commission to travel agents and others	74.78	34.28
Passage and travelling	3.26	1.65
Linen, uniform washing and laundry expenses	1 .18	1.22
Renewals and replacements	17.75	12.34
Auditors' remuneration [Refer note (a) below]	1 .82	1.76
CSR expenses [Refer note (b) below]	2.44	5.22
Expenses on contracts for service	22.90	17.85
Loss on sale / discard of property, plant and equipment (Net)	5.77	16.00
Director's sitting fees	1.56	1.68
Advance written off	-	0.19
Other assets (service export incentive) written off	-	5.91
Shared group services	22.66	-
Professional Charges	14.94	12.11
Miscellaneous expenses	10.93	9.08
Total other expenses	**439.72**	**255.49**
(a) Details of Auditors' remuneration		
As auditor:		
Audit fee	1.30	1.30
Review of special purpose financial information	0.20	0.20
Tax audit fee*	0.30	0.25
Reimbursement of expenses	0.02	0.01
Total auditors' remuneration	**1.82**	**1.76**

* includes relating to additional billing of Rs. 0.05 million

(b) Corporate Social Responsibility

As per section 135 of the Companies Act, 2013 and rules therein, the Company is required to spend at least 2% of average net profit of past three years towards Corporate Social Responsibility (CSR). Details of CSR expenditures as certified by Management are as follows:

(₹ in Million)

Particulars	Year Ended March 31, 2023	Year Ended March 31, 2022
(a) Amount required to be spent on CSR as per Section 135 of the Companies Act, 2013	2.44	5.22
(b) Amount approved by the board to be spent during the year	2.44	5.22
(c) Amount of expenditure incurred (as per table below)	2.44	5.22
(i) Construction/acquisition of any asset		
	-	-
(ii) On purposes other than (i) above		
Contribution for basic healthcare services to vulnerable communities with special focus to elderly people of Agra, Uttar Pradesh through Help Age India.	2.44	-
Contribution for promoting education for underprivileged children by developing schools in and around Agra through Save the Children, Bal Raksha Bharat. Bal Raksha Bharat	-	3.00
Contribution to SOS Children's Villages of India	-	2.22
	2.44	**5.22**
	2.44	**5.22**
(d) Shortfall at the end of the year (a - c)	-	-
(e) Total of previous year shortfall	-	-
(f) Reason for shortfall	-	-
(g) Details of related party transactions	-	-
(h) Liability against contractual obligations for CSR	-	-

Details of ongoing projects under 135(6) of the Companies Act, 2013

₹ in Million

Balance as on 1 April 2022		Amount required to be spent during the year	Amount spent during the year		Balance as on 31 March 2023	
With the Company	In separate CSR unspent account		From the Company's Bank account	From the separate CSR unspent account	With the Company	In separate CSR unspent account
Nil	Nil	Nil	Nil	Nil	Nil	Nil

₹ in Million

Balance as on 1 April 2021		Amount required to be spent during the year	Amount spent during the year		Balance as on 31 March 2022	
With the Company	In separate CSR unspent account		From the Company's Bank account	From the separate CSR unspent account	With the Company	In separate CSR unspent account
Nil	Nil	Nil	Nil	Nil	Nil	Nil

Details of CSR expenditure under Section 135(5) of the Act in respect of other than ongoing projects

₹ in Million

Balance as on 1 April 2022	Amount deposited in Specified Fund of Schedule VII of the Act within 6 months	Amount required to be spent during the year	Amount spent during the year	Balance as on 31 March 2023
Nil	Nil	2.44	2.44	Nil

₹ in Million

Balance as on 1 April 2021	Amount deposited in Specified Fund of Schedule VII of the Act within 6 months	Amount required to be spent during the year	Amount spent during the year	Balance as on 31 March 2022
Nil	Nil	5.22	5.22	Nil

Details of excess CSR expenditure under Section 135(5) of the Act

₹ in Million

Balance excess spent as at 1 April 2022	Amount required to be spent during the year	Amount spent during the year	Balance as on 31 March 2023
Nil	Nil	Nil	Nil

₹ in Million

Balance excess spent as at 1 April 2021	Amount required to be spent during the year	Amount spent during the year	Balance as on 31 March 2022
Nil	Nil	Nil	Nil

Notes to the Financial Statements

(c) :
Pursuant to the notification dated September 23, 2021with respect to Service Exports from India Scheme (SEIS) issued by the Ministry of Commerce & Industry, the management had reassessed the entitlement in respect of the service exports incentive and had charged off Rs. 5.91 million in 'Other expenses - Other assets (service export incentive) written off' in the Statement of Profit and Loss for the year ended March 31, 2022.

31 Tax expense

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
(a) Current tax		
Tax on profits for the year	77.46	-
Adjustments for prior years	(0.02)	0.61
Total income tax	**77.44**	**0.61**

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
(b) Deferred tax		
(Decrease) / Increase in deferred tax liabilities	12.78	5.73
Decrease / (Increase) in deferred tax assets	17.57	10.00
	30.35	**15.73**
Add : Recognised in other comprehensive income	0 .05	(0.33)
Total deferred tax expense/(benefit)	**30.40**	**15.40**
Total tax expense	**107.84**	**16.01**

(c) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate:

(₹ in Million)

	Year ended March 31, 2023	Year ended March 31, 2022
Profit before tax expense	425.97	57.18
Tax at the rate of 25.168% (F.Y. 2020-21 – 25.168%)	107.22	14.39
Adjustments for prior years		
Tax effect of amounts not deductible in calculating taxable income		
Corporate social responsibility expenditure	0.61	1.32
Expenses disallowed under the Income Tax Act, 1961	-	-
Tax effect of amounts not taxable in calculating taxable income		
Interest on MSME	0.02	0.07
Tax expense related to prior periods	(0.02)	0.61
Others (Tax benefit on rental income)	(0.10)	(0.11)
Adjustment relating to Property, plant and equipment:		
Adjustment on account of depreciable and leased assets	0.11	(0.28)
Total tax expense	**107.84**	**16.01**

32 Fair Value Measurements

Financial instruments by category

(₹ in Million)

	As at March 31, 2023		As at March 31, 2022	
	FVTPL	Amortised cost	FVTPL	Amortised cost
Financial assets				
Investments	602.47	-	456.09	-
Trade receivables	-	93.50	-	12.32
Cash and cash equivalents	-	44.12	-	19.69
Other bank balances	-	71.78	-	0.66
Security deposits	-	5.88	-	5.88
Other receivables	-	11.69	-	5.43
Total financial assets	**602.47**	**226.97**	**456.09**	**43.98**

(₹ in Million)

	As at March 31, 2023		As at March 31, 2022	
	FVTPL	Amortised cost	FVTPL	Amortised cost
Financial liabilities				
Lease liabilities	-	21.93	-	0.02
Security deposits	-	2.37	-	2.36
Trade payables	-	83.52	-	67.69
Liability for capital expenditure	-	8.43	-	40.85
Total financial liabilities	-	**116.25**	-	**110.92**

(i) Financial assets and liabilities measured at fair value - recurring fair value measurements

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
	Level 1	Level 1
Financial investments at FVTPL		
Investment in mutual funds (Refer Note 10)	602.47	456.09
Total financial assets	**602.47**	**456.09**

(ii) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entityspecific 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. This is the case for unlisted equity securities included in level 3.

(iii) Assets and liabilities which are measured at amortised cost for which fair values are disclosed.

All the financial asset and financial liabilities measured at amortised cost, carrying value is an approximation of their respective fair value.

33 Financial risk management

The Company's activities expose it to market risk (including currency risk, interest rate risk and other price risk), liquidity risk and credit risk.

This note explains the sources of risk which the entity is exposed to and how the entity manages the risk :

The Company's risk management is carried out by a senior management team under policies approved by the Board of Directors. The senior management team identifies, evaluates and hedges financial risks in close co-operation with the Company's operating unit. The Board of Directors provides principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, use of non-derivative financial instruments, and investment of excess liquidity.

(A) Market Risk

(i) Foreign Currency risk

Foreign currency risk arises from future commercial transactions and recognised assets or liabilities denominated in a currency that is not the Company's functional currency (Rs.).

The exposure of the Company to foreign currency risk is not significant. However, this is closely monitored by the Management to decide on the requirement of hedging. The position of foreign currency exposure to the Company as at the end of the year expressed in Rs. Million are as follows:

(₹ in Million)

Currency	Receivables	Payables
March 31, 2023		
US Dollar (USD)	-	1.20
Net exposure to foreign currency risk	**-**	**1.20**
March 31, 2022		
US Dollar (USD)	-	0.35
Net exposure to foreign currency risk	-	**0.35**

Sensitivity

If Rs. is depreciated or appreciated by 5% vis-s-a-vis foreign currency, the impact thereof on the profit and loss of the Company is as given below:

(₹ in Million)

	Impact on profit	
	March 31, 2023	March 31, 2022
USD sensitivity		
INR/USD Increases by 5% (March 31, 2022 - 5%)	(0.06)	(0.02)
INR/USD Decreases by 5% (March 31, 2022 - 5%)	0.06	0.02

(ii) Interest rate risk

As at the end of the reporting period, the Company does not have any variable rate borrowings outstanding, therefore, Company is not exposed to any interest rate risk.

(iii) Price Risk

The Company does not have investment in market quoted securities. Therefore, the Company is not exposed to market price risk.

(B) Credit risk

Credit risk arises when a counter party defaults on contractual obligations resulting in financial loss to the Company.

Trade receivables consist of large number of customers, spread across diverse industries and geographical areas. In order to mitigate the risk of financial loss from defaulters, the Company has an ongoing credit evaluation process in respect of customers who are allowed credit period. In respect of walk-in customers the Company does not allow any credit period and therefore, is not exposed to any credit risk. As per the Company's past collection history, credit risk is insignificant.

The Company does not have any derivative transaction and therefore is not exposed to any credit risk on account of derivatives.

Reconciliation of allowance for doubtful trade receivables :

(₹ in Million)

Loss allowance on April 1, 2021	**0.12**
Changes in loss allowance	(0.05)
Loss allowance on March 31, 2022	**0 .07**
Changes in loss allowance	-
Loss allowance on March 31, 2023	**0.07**

(C) Liquidity risk

The Company has a liquidity risk management framework for managing its short term, medium term and long term sources of funding visà- vis short term and long term utilisation requirement. This is monitored through a rolling forecast showing the expected net cashflow, likely availability of cash and cash equivalents, and available undrawn borrowing facilities.

(i) Financing arrangements: The position of undrawn borrowing facilities at the end of reporting period are as follows:

(₹ in Million)

Floating Rate	March 31, 2023	March 31, 2022
Expiring within one year		
ICICI Bank Limited Cash Credit Facility	70.00	70.00
Total	**70.00**	**70.00**

The bank cash credit facilities may be drawn at any time and may be terminated by the bank without notice. The Company had not utilised the cash credit facility during the year.

(ii) Maturities of financial liabilities

The table below analyses the Company's non-derivative financial liabilities into relevant maturity based on their contractual maturities. The amounts disclosed in the table are the contractual undiscounted cash flows.

Contractual maturities of financial liabilities:

(₹ in Million)

	Not later than 1 year	Between 1 and 5 years	Later than 5 years	Total
Non-derivatives				
March 31, 2023				
Lease liabilities	-	2.39	343.26	345.65
Liability for capital expenditure	8 .43	-	-	8.43
Trade payables	83.52	-	-	83.52
Security deposits	2.19	-	0.18	2.37
Total non-derivative liabilities	**94.14**	**2 .39**	**3 43.44**	**439.97**
March 31, 2022				
Lease liabilities	0.02		-	0.02
Liability for capital expenditure	40.85		-	40.85
Trade payables	67.69		-	67.69
Security deposits	2.19		0.17	2.36
Total non-derivative liabilities	**110.75**		**0 .17**	**110.92**

34 Capital Management

(a) Risk management

The Company's objectives when managing capital are to

- safeguard their ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital.

The Company manages the share capital issued and subscribed alongwith shareholder's fund appearing in the financial statements as capital of the Company.

(b) Dividends

(₹ in Million)

	March 31, 2023	March 31, 2022
Final dividend for the year ended March 31, 2022 of Rs. Nil (March 31, 2021 – Rs. Nil)	-	-
Dividends not recognised at the end of the reporting period	-	-
Liability for proposed dividend	1 54.88	-

The Board of Directors of the Company has proposed final dividend of Rs. 7.50 per share for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend proposed is in accordance with section 123 of the Act, as applicable.

Notes to the Financial Statements

35 Micro and Small Enterprises

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
(i) Principal amount remaining unpaid at the end of the year **	3.52	1.87
(ii) Interest due thereon remaining unpaid at the end of the year	0.08	0.28
(iii) The amount of interest paid along with the amounts of the payment beyond the appointed day	Nil	Nil
(iv) The amount of interest due and payable for the year	0.08	0.28
(v) The amount of interest accrued and remaining unpaid at the end of the year	0.36	0.28
(vi) The amount of further interest due and payable even in the succeeding period, until such date when the interest dues as above are actually paid	-	-
(vii) Interest remaining disallowable as deductible expenditure under the Income Tax Act, 1961	0.08	0.28
Total	**3.88**	**2.15**

** Details of dues to Micro Enterprises and Small Enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) are based on information made available to the Company.

36 Total outstanding dues of creditors other than micro enterprises and small enterprises

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
Trade payables to related parties	27.57	14.88
Trade payables - others	52.07	50.66
Total	**79.64**	**65.54**

As on March 31, 2023 (₹ in Million)

Particulars	Unbilled dues	Not due	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) MSME	-	-	3.88	-	-	-	3.88
(b) Others	25.34	18.27	0.47	0.08	0.06	-	79.64
Total	**25.34**	**18.27**	**39.38**	**0.47**	**0.06**	**-**	**83.52**

As on March 31, 2022

Particulars	Unbilled dues	Not due	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) MSME	-	-	2.15	-	-	-	2.15
(b) Others	36.23	4.14	24.50	0.08	0.59	-	65.54
Sub-total	36.23	4.14	**26.65**	**0.08**	**0.59**	**-**	**67.69**

Note: There are no disputed trade payables.

NOTE 37(a)

Related Party Transactions

a) List of Related Parties

(i) Key Management Personnel of the Company and its Parent Company

Mr. P. R. S. Oberoi	Chairman (resigned effective June 13, 2022)
Mr. Shivy Bhasin	Vice Chairman
Mr. Manish Goyal	Managing Director
Mr. Tej Kumar Sibal	Director
Mr. Manav Goyal	Director
Mr. Vikramjit Singh Oberoi	Director

Mr. Arjun Singh Oberoi	Chairman (effective July 25, 2022) Director (upto July 24, 2022)
Mr. Rajkumar Kataria	Director
Mr. Sandeep Kumar Barasia	Director
Dr. Chhavi Rajawat	Director
Mr. S. N. Sridhar	Company Secretary (upto September 1, 2021)
Mr. Lalit Kumar Sharma	Company Secretary (effective October 21, 2021)
Mr. Kallol Kundu	Chief Financial Officer
Mr. S. S. Mukherji	Vice Chairman of the Parent Company

(ii) Parent Company

EIH Limited

(iii) Fellow Subsidiaries with whom transactions have taken place during the current/previous year

Mashobra Resort Limited

(iv) Associate / Joint Venture of Parent Company with whom transactions have taken place during the current/previous year

(a) Associate of Parent Company

EIH Associated Hotels Limited

(b) Joint Venture of Parent Company

Mercury Car Rentals Private Limited

(v) Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant Influence with whom transactions have taken place during the current/previous year

Oberoi Hotels Private Limited

37(b)

Transactions with Related Parties for the year ended March 31, 2023 and March 31, 2022 are as follows:

(₹ in Million)

Nature of Transactions	Parent Company		Fellow Subsidiaries		Associate / Joint Venture of Parent Company		Enterprises in which Key Management Personnel and close member of Key management personnel have Joint Control or Significant Influence with whom transactions have taken place during the current/previous year		Key Management Personnel	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
PURCHASES										
Purchase of goods and services										
EIH Limited	121.50	81.65	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.62	0.62	-	-	-	-
Mercury Car Rentals Private Limited	-	-	-	-	2.90	1.81	-	-	-	-
Oberoi Hotels Private Limited	-	-	-	-	-	-	0.03	0.01	-	-
Total	**121.50**	**81.65**	**-**	**-**	**3.52**	**2.43**	**0.03**	**0.01**	**-**	**-**
Management Contract										
EIH Limited	95.61	19.16	-	-	-	-	-	-	-	-
Total	**95.61**	**19.16**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Royalty										
Oberoi Hotels Private Limited	-	-	-	-	-	-	12.77	5.37	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**12.77**	**5.37**	**-**	**-**

Notes to the Financial Statements

(₹ in Million)

Nature of Transactions	Parent Company		Fellow Subsidiaries		Associate / Joint Venture of Parent Company		Enterprises in which Key Management Personnel and close member of Key management personnel have Joint Control or Significant Influence with whom transactions have taken place during the current/previous year		Key Management Personnel	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**	**2022**	**2021**	**2022**	**2021**
Mr. P. R. S. Oberoi	-	-	-	-	-	-	-	-	0.04	0.04
Mr. Shivy Bhasin	-	-	-	-	-	-	-	-	0.12	0.16
Mr. Tej Kumar Sibal	-	-	-	-	-	-	-	-	0.16	0.16
Mr. Manish Goyal	-	-	-	-	-	-	-	-	0.16	0.20
Mr. Manav Goyal	-	-	-	-	-	-	-	-	0.16	0.16
Mr. Vikramjit Singh Oberoi	-	-	-	-	-	-	-	-	0.24	0.24
Dr. Chhavi Rajawat	-	-	-	-	-	-	-	-	0.04	0.16
Mr. Arjun Singh Oberoi	-	-	-	-	-	-	-	-	0.24	0.20
Mr. Raj Kataria	-	-	-	-	-	-	-	-	0.24	0.24
Mr. Sandeep Kumar Barasia	-	-	-	-	-	-	-	-	0.16	0.12
Total	-	-	-	-	-	-	-	-	**1.56**	**1.68**
	2023	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**
SALES	-	-	-	-	-	-	-	-	-	-
Sale of goods and services	-	-	-	-	-	-	-	-	-	-
EIH Limited	1.58	1.04	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.49	0.20	-	-	-	
Mashobra Resort Limited	-	-	0.05	0.01	-	-	-	-	-	-
Oberoi Hotels Pvt Ltd	-	-	-	-	-	-	0.15	-	-	-
Mr. Shivy Bhasin	-	-	-	-	-	-	-	-	0.05	-
Vikram Oberoi	-	-	-	-	-	-	-	-	*	-
Mr. Arjun Singh Oberoi	-	-	-	-	-	-	-	-	0.01	-
Total	**1.58**	1.04	0.05	**0.01**	**0.49**	0.20	0.15	-	**0.06**	

Nature of Transactions	Parent Company		Fellow Subsidiaries		Associate / Joint Venture of Parent Company		Enterprises in which Key Management Personnel and close member of Key management personnel have Joint Control or Significant Influence with whom transactions have taken place during the current/previous year		Key Management Personnel	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Sale of property, plant and equipment										
EIH Limited	0.02	0.09	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.02	0.02	-	-	-	-
Total	**0.02**	**0.09**	**-**	**-**	**0.02**	**0.02**	**-**	**-**	**-**	**-**
INCOME										
License agreement										
EIH Associated Hotels Limited	-	-	-	-	1.30	1.28	-	-	-	-
Total	**-**	**-**	**-**	**-**	**1.30**	**1.28**	**-**	**-**	**-**	**-**
Refund of collections to related party										
EIH Limited	2.17	0.46			-	-				-
Mercury Car Rentals Private Limited	-	-			-	0.22				-
EIH Associated Hotels Limited	-	-			2.15	0.44				-
Total	**2.17**	**0.46**			**2.15**	**0.66**				**-**
Expense reimbursed to related party										
EIH Limited	10.25	6.32	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.52	0.71	-	-	-	-
Total	**10.25**	**6.32**	**-**		**0.52**	**0.71**	**-**	**-**	**-**	**-**
RECEIPTS										
Recovery of collections by related party										
EIH Limited	3.40	0.84	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	2.08	0.01	-	-	-	-
Oberoi Hotels Private Limited							0.14			
Mashobra Resort Limited			0.58							
Total	**3.40**	**0.84**	**0.58**	**-**	**2.08**	**0.01**	0.14	**-**	**-**	**-**
Expense reimbursed by related party										
EIH Limited	0.12	0.38	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.37	0.25	-	-	-	-
Mashobra Resort Limited										
Mr. Shivy Bashin									0.17	
Oberoi Hotels Private Limited							0.04			
Total	**0.12**	**0.38**	**-**	**-**	**0.37**	**0.25**	**0.04**	**-**	**0.17**	**-**

* Less than +/- INR 5,000

Notes to the Financial Statements

37(c) The details of amounts due to or due from related parties as at March 31, 2023 and March 31, 2022 are as follows:

(₹ in Million)

Outstanding Balances	Parent Company		Fellow Subsidiaries		Associate / Joint Venture of Parent Company		Enterprises in which Key Management Personnel and close member of Key management personnel have Joint Control or Significant Influence with whom transactions have taken place during the current/previous year		Key Management Personnel	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
PAYABLES										
For goods, services and management Contract										
EIH Limited	22.04	13.29	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.13	0.01	-	-	-	
Mercury Car Rentals Private Limited	-	-	-	-	0.53	0.18	-	-	-	-
Total	**22.04**	**13.29**			**0.66**	**0.19**	**-**	**-**	**-**	**-**
Royalty										
Oberoi Hotels Private Limited	-	-	-	-	-	-	4.88	1.40	-	-
Total	-	-	-	-	-	-	**4.88**	**1.40**	**-**	**-**
RECEIVABLES										
For goods and services										
EIH Limited	0.29	0.35	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	-	0.02	-	-	-	-
Total	**0.29**	**0.35**	**-**	**-**	**-**	**0.02**	**-**	**-**	**-**	**-**

38 Contingent liabilities

The Company had contingent liabilities at March 31, 2023 in respect of:

(a) Claims against the Company pending appellate / judicial decisions not acknowledged as debts:

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
i. Stamp Duty	10.23	10.23
ii. Sales Tax	0.19	0.19
iii. Expenditure tax	0.10	0.10
iv. Income-tax (Refer note 31)	3.61	3.25

The matters listed above are in the nature of statutory dues, namely, Stamp Duty, Sales Tax, Expenditure Tax and Income Tax, all of which are under litigation, the outcome of which would depend on the merits of facts and law at an uncertain future date.The amounts shown in the items above represent the best possible estimates arrived at, are on the basis of currently available information and the cases that are disputed by the Company are those where the management is of the view that it has strong legal positions. The management is of the view that the outcomes of these matters are not envisaged to have any material adverse impact on the Company's financial position. Accordingly, management is of the view that no provision is considered necessary in respect thereof at this point in time as the likelihood of liability devolving on the Company is less than probable.

(a) Gaurantees

Counter guarantees issued to banks and remaining outstanding Rs. 3.10 million (2022- Rs. 3.10 million).

39 Commitments

(₹ in Million)

	As at March 31, 2023	As at March 31, 2022
i Capital expenditure contracted for at the end of the reporting period but not recognised as liabilities is as follows:recognised as liabilities is as follows:	-	-
Property, plant and equipment (Net of capital advances)	6.15	4.23

ii On March 31, 2023, the Company has entered into a lease agreement with the Andhra Pradesh Tourism Development Corporation for a period of 94 years towards developing and operating a luxury resort at Tirupati, Andhra Pradesh and has recognised a Right-of-use asset amounting to Rs. 23.52 million and Lease liability amounting Rs. 22.73

million. As per the terms of the lease, the Company has to complete the project (i.e., development of a hotel) within a period of 4 years from March 31, 2023, and apply for the occupancy certificate immediately thereafter.

40 Leases

(₹ in Million)

Amount recognised in Statement of Profit and Loss

The Statement of Profit and Loss shows the following amount relating to leases:

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Depreciation charge for the right-of-use assets (vehicle leases)	0.02	0.18
Interest expense (included in Finance costs)	-	0.02
Expense relating to short-term leases (included in other expenses)	5.30	5.29
Expense relating to leases of low-value assets that are not shown above as short-term leases (included in other expenses)	0.03	0.03

The total cash outflow flows for leases for the year ended March 31, 2023 is Rs. 0.82 million (March 31, 2022 was Rs. 0.27 million) were presented as part of cash flows from financing activities.

Following are the changes in the carrying value of right-of-use assets:

(₹ in Million)

	As at March 31, 2023		As at March 31, 2022	
	Vehicles	Leasehold land	Vehicles	Leasehold land
Opening Balance	0.02	-	0.20	-
Additions	-	23.52	-	-
Depreciation	0.02	-	0.18	
Closing Balance	**-**	**23.52**	**0.02**	**-**

The aggregate depreciation expense on right-of-use assets is included under depreciation and amortisation expense in the Statement of Profit and Loss.

The following is the break-up of current and non-current lease liabilities:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Current lease liabilities	-	0.02
Non-current lease liabilities	21.93	-
Total	**21.93**	**0.02**

The following is the movement in lease liabilities:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Opening Balance	0.02	0.27
Additions	22.73	-
Finance cost accrued during the year	-	0.02
Payment of lease liabilities	(0.82)	(0.27)
Closing Balance	**21.93**	**0.02**

The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Less than one year	-	0.02
One to five years	2 .39	-
More than five years	3 43.26	-
Total	**345.65**	**0.02**

The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

Assets given on Operating Lease-Lessor

The Company gives shops located at hotel unit on operating lease arrangements. These leases are generally not non-cancellable in nature and may generally be terminated by either party by serving notice.

41 Segment Reporting

The Company has no reportable segment other than hotel as per Ind AS 108,"Operating Segment".
The Company does not have transactions of more than 10% of total revenue with any single external customer.

42 Earnings per equity share

(₹ in Million)

	March 31, 2023	March 31, 2022
(a) Basic earnings per share	15.41	1.99
(b) Diluted earnings per share	15.41	1.99

(c) Reconciliations of earnings used in calculating earnings per equity share

(₹ in Million)

	March 31, 2023	March 31, 2022
Profit/ (Loss) attributable to the equity holders of the Company used in calculating basic earnings per share	318.13	41.17
Profit/ (Loss) attributable to the equity holders of the Company used in calculating diluted earnings per share:	318.13	41.17

(d) Weighted average number of shares used as the denominator

	March 31, 2023 Number of Shares	March 31, 2022 Number of shares
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	2,06,50,000	2,06,50,000
Adjustments for calculation of diluted earnings per share	-	-
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	2,06,50,000	2,06,50,000

43 Reconciliation of liabilities arising from financing activities

The table below details the changes in Company's borrowings arising from financing activities, including both cash and non-cash

(₹ in Million)

	As at March 31, 2022	Cash Flows	Non-cash changes		As at March 31, 2023
			New leases	Others*	
Lease liabilities	-	-			
Lease liabilities	-	-	22.73	(0.80)	21.93
Current borrowings		-	-	-	
Lease liabilities	0.02	(0.82)	-	0.80	
Total	**0.02**	**(0.82)**	**22.73**	**-**	21.93

(₹ in Million)

	As at March 31, 2021	Cash Flows	Non-cash changes		As at March 31, 2022
			New leases	Others*	
Non-current borrowings	-	-			
Lease liabilities	0.02	-	-	(0.02)	-
Current borrowings		-	-	-	
Lease liabilities	0.02	(0.25)	-	0.02	0.02
Total	**0.27**	**(0.25)**	**-**	**-**	0.02

* Effect of transfer of non-current portion of lease liabilities to current lease liabilities for future lease payments.

44 Disclosure on contract balances :

Trade receivables

A trade receivable is recorded when the Company has an unconditional right to receive payment. In respect of revenue from rooms, food and beverages and other services invoice is typically issued as the related performance obligations are satisfied as described in note 1(b) (Refer note 11).

Advance from customers

Advance from customers is recognised when payment is received before the related performance obligation is satisfied (Refer note 23).

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
As at the beginning of the year	18.84	5.95
Recognised as revenue during the year	18.84	5.95
As at the end of the year	21.84	18.84

45 There was no amounts required to be transferred to the Investor Education and Protection Fund by the Company.

46 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India and subsequently on November 13, 2020 draft rules were published and invited for stakeholders' suggestions. However, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code and Rules thereunder become effective.

47 Impact of COVID-19 on Business Operations

The consequences of the COVID-19 outbreak on the Company's business for the year ended March 31, 2022 and March 31, 2021 had been severe. However, with vaccination programs being implemented in India and across the globe, domestic air travel improved and international flights resumed. Consequently, both business and leisure travel resumed, resulting in improved revenue during the year ended March 31, 2023 as compared to the period prior to outbreak of COVID-19 i.e. the corresponding year ended March 31, 2020. With improved business conditions, management based on its assessment, does not foresee stress on liquidity, owing to the availability of liquid funds in the form of Cash and Cash equivalents, other bank balances and investments in mutual funds amounting to Rs. 718.37 million as on March 31, 2023. Based on current indicators of future economic conditions, the Company expects to recover the carrying amounts of its assets as on March 31, 2023. The impact of COVID-19 on the business may be different from that estimated on the date of approval of these financial statements. The management of the Company will continue to closely monitor any material changes to future economic conditions.

48 Title deeds of immovable properties not held in the name of the Company:

As on March 31, 2023 **(Rs. in Million)**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Net carrying value	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
Property, plant and equipment	Freehold land located at Khasra No.108, of The Oberoi Amarvilas, Agra	4.18	4 .18	Goyal's International Hotels and Resorts Limited	No	14 August 2000	The registered sales deeds are in the name of Goyal's International Hotels and Resorts Limited, erstwhile name of the Company which was changed to Mumtaz Hotels Limited pursuant to Certificate of incorporation issued by Government of India - Ministry of Corporate Affairs dated 28 May, 2002.
	Freehold land located at Khasra No.91, of The Oberoi Amarvilas, Agra	0 .38	0.38	Goyal's International Hotels and Resorts Limited	No	05 April 2000	
	Freehold land located at Khasra No.117, The Oberoi Amarvilas, Agra	1 .03	1.03	Goyal's International Hotels and Resorts Limited	No	04 May 1991	
	Freehold land located at Khasra No.145, Orchid Apartments, Tora, Agra	6 .00	6.00	Goyal's International Hotels and Resorts Limited	No	17 March 2001	

As on March 31, 2022 **(Rs. in Million)**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Net carrying value	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
Property, plant and equipment	Freehold land located at Khasra No.108, of The Oberoi Amarvilas, Agra	4.18	4 .18	Goyal's International Hotels and Resorts Limited	No	Monday 14 August 2000	The registered sales deeds are in the name of Goyal's International Hotels and Resorts Limited, erstwhile name of the Company which was changed to Mumtaz Hotels Limited pursuant to Certificate of incorporation issued by Government of India - Ministry of Corporate Affairs dated 28 May, 2002.
	Freehold land located at Khasra No.91, of The Oberoi Amarvilas, Agra	0 .38	0.38	Goyal's International Hotels and Resorts Limited	No	Wednesday 05 April 2000	
	Freehold land located at Khasra No.117, The Oberoi Amarvilas, Agra	1 .03	1.03	Goyal's International Hotels and Resorts Limited	No	Saturday 04 May 1991	
	Freehold land located at Khasra No.145, Orchid Apartments, Tora, Agra	6 .00	6.00	Goyal's International Hotels and Resorts Limited	No	Saturday 17 March 2001	

#Relative here means relative as defined in the Companies Act, 2013.
*Promoter here means promoter as defined in the Companies Act, 2013.

Notes to the Financial Statements

49. Ratios*

Sl. No.	Ratio	Numerator	Denominator	Year Ended March 31, 2023	Year Ended March 31, 2022	% change
(a)	Current ratio (in times)	Current assets	Current liabilities	6.82	3.78	81%^
(b)	Debt-equity ratio (in times)	Total debt including lease liabilities (Non-current and current)	Shareholder's equity (Total equity)	0.01	0.00	89816%$
(c)	Debt service coverage ratio (in times)	Earnings available for debt service = net profit after taxes + depreciation and amortisation expense + finance costs + noncash operating expenses + other non-cash adjustments	Debt service = interest and lease payments + principal repayments	439.88	342.96	28%#
(d)	Return on equity ratio (in %)	Net profit/(loss) after taxes	Average shareholder's equity	19.79%	2.95%	571%#
(e)	Inventory turnover ratio (in times)	Consumption of provisions, wines and others	Average inventory (Provisions, wines and others)	19.79%	4.21	79%**
(f)	Trade receivables turnover ratio (in times)	Credit sales = revenue from operations - cash sales	Average trade receivable	19.23	39.90	-52%^^
(g)	Trade payables turnover ratio (in times)	Net credit purchases	Average trade payables	6.13	3.63	69%$$
(h)	Net capital turnover ratio (in times)	Revenue from operations	Working capital = current assets - current liabilities	1.45	1.11	30%##
(i)	Net profit ratio (in %)	Net profit/(loss) after taxes	Total income	29.36%	9.00%	226%***
(j)	Return on capital employed (in %)	Earning before interest and taxes	Capital employed= tangible net worth + total debt + deferred tax liability	22.33%	4.00%	458%^^^
(k)	Return on investment (in %)	Income generated from investments	Time weighted average investments	5.10%	3.16%	61%$$$

* Based on the requirements of schedule III.

^ The increase is due to an increase in current assets and decrease in current liabilities as at the current year end viz. a viz. the previous year end.

$ The increase is mainly due to an increase in lease liabilities leading to an increase in total debt.

\# The increase is mainly due to an increase in net profit after taxes in the current year as compared to the previous year on account of improved business conditions and improved revenue from operations during the current year.

** The increase is due to an increase in consumption of provisions, wines and others in the current year as compared to the previous year on account of improved business conditions and also due to decrease in average inventory.

^^ The decrease is mainly due to increase in average trade receivables on account of improved business conditions and improved revenue from operations.

$$ The increase is mainly due to increase in net credit purchases in the current year as compared to the previous year on account of improved business conditions and only a marginal increase in average trade payables.

\## The increase is mainly due to increase in revenue from operations in the current year as compared to the previous year on account of improved business conditions.

*** The increase is mainly due to increase in net profit after taxes in the current year as compared to the previous year on account of improved business conditions.

^^^ The increase is mainly due to higher earnings before interest and taxes in the current year as compared to the previous year on account of improved business conditions.

$$$ The increase is mainly due to increase in income generated from investments in the current year as compared to the previous year.

Notes to the Financial Statements

50 Other Statutory Information

i. Title deeds of immovable properties are in the name of the Company, other than as disclosed in note 48.

ii. The Company was not holding any benami property and no proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

iii. The Company has been sanctioned a fund based and non-fund based working capital limit from a bank on the basis of security of current assets. Based on the sanction letter and acknowledgement of correspondence with the bank, the returns / statements submitted at the end of each quarter comprising stock statements and book debt statements filed by the Company till the date of approval of these financial statements are in agreement with unaudited books of account of the Company of the respective quarters ended June 30, 2022, September 30, 2022 and December 31, 2022. The return/statements till February 28, 2023 have been duly submitted. The Company is yet to submit the return / statement for the month of March 31, 2023, the due date of which is on or before May 15, 2023.

iv. The Company did not have any transactions with struck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

v. The Company did not have any charges or satisfaction which were yet to be registered with ROC beyond the statutory period.

vi. The Company has not traded or invested in Crypto currency or Virtual Currency during years ended 31 March, 2023 and March 31, 2022.

vii. The Company had not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment.

viii. The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) any funds to or in any other persons or entities, 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.

ix. The Company has not received any funds from any persons or entities, 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 Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

x. The Company did not have any transaction which had not been recorded in the books of account that had 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).

xi. The Company had not been declared a wilful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

51 The financial statements were approved for issue by the Board of Directors on May 12, 2023.

For and on behalf of the Board of Directors

Arjun Singh Oberoi Chairman (DIN No: 00052016)	**Manish Goyal** Managing Director (DIN No: 00059182)
Kallol Kundu Chief Financial Officer	**Lalit Kumar Sharma** Company Secretary

Place: Delhi
Date: 12th May, 2023

MASHOBRA RESORT LIMITED

BOARD OF DIRECTORS

Mr. Ram Subhag Singh	(upto 25.07.2022)
Mr. Subhashish Panda	(upto 29.04.2022)
Mr. Ram Das Dhiman	(w.e.f. 25.07.2022 upto 13.01.2023)
Mr. Prabodh Saxena	
Mr. Devesh Kumar	(w.e.f. 29.04.2022)
Mr. Arjun Singh Oberoi, Managing Director	
Mr. Vikramjit Singh Oberoi	
Mr. Tej Kumar Sibal	
Mr. Kallol Kundu, Director	

KEY MANAGERIAL PERSONNEL

Mr. Kallol Kundu, Chief Financial Officer
Mr. Lalit Kumar Sharma, Company Secretary

AUDITORS

Deloitte Haskins & Sells LLP,
Chartered Accountants
7th Floor, Building 10, Tower B
DLF Cyber City Complex
DLF City Phase – II
Gurugram – 122002
Haryana

REGISTERED OFFICE

Wildflower Hall
(An Oberoi Resort)
Chharabra
Shimla - 171 012
Himachal Pradesh

CORPORATE OFFICE

7, Sham Nath Marg
Delhi 110 054

Directors' Report

The Members

Mashobra Resort Limited

The Board presents its Twenty Eighth Annual Report together with the Audited Financial Statement and the Auditor's Report for the Financial Year ended 31st March 2023.

Financial Highlights

The financial highlights of the year under review as compared to the previous year are as follows:

Rs. in Million

Particulars	2022-23	2021-22
Total Revenue	802.30	738.55
Operating Profit before Interest, Depreciation, Taxes, Amortisations and Exceptional Items (EBIDTA)	384.26	418.60
Interest	52.88	1.03
Depreciation and Amortization Expenses	22.88	14.16
Exceptional Item	-687.61	-
Profit /(Loss) before Tax	-379.11	403.41
Tax including Deferred Tax	-73.63	118.79
Profit/ (Loss) after Tax	-305.48	284.62
Other Comprehensive Income/(Loss), net of tax	0.58	0.04
Total Comprehensive Income	-304.90	284.66
Profit/(Loss) Brought Forward from earlier year	701.98	417.32
Profit/(Loss) Carried Over	397.08	701.98

Performance

India's successful vaccination drive resulted in controlling the Covid-19 pandemic infection. This combined with marketing and sales initiatives delivered higher occupancy levels, increased revenue and strong performance by the Company for the Financial Year.

A note on the impact of Covid-19 on the Company's operations is provided in Note No.46 of the Notes to the Accounts.

During the year, the Division Bench of the Hon'ble High Court had passed an order dated 13th October 2022 dismissing the appeal of EIH Limited and Mashobra Resort Limited upholding the Arbitration Award dated 23rd July 2005. The Company and EIH Limited were legally advised to comply with the directions of Arbitral Award within reasonable time from the order of High Court dated 13th October 2022. Consequently, the Company's intention to implement the Arbitral Award was communicated to the Government of Himanchal Pradesh vide letter dated October 18, 2022 and an execution petition was filed with the Hon'ble High Court of Himachal Pradesh on 28 March, 2023. The Company has recorded necessary obligations amounting to Rs. 749.59 million and made required disclosures in the audited financial statement for the year ended 31st March 2023. Pending disposal of execution petition and directions from Government of Himachal Pradesh, the accounts for the year ended 31st March 2023 were approved by the Company.

Directors' Responsibility Statement

In accordance with the provisions of Section 134 (5) of the Companies Act, 2013 ("the Act"), and based on representations from Management, the Board states that:

a) in the preparation the annual accounts, applicable Accounting Standards have been followed and there are no material departures;

b) the directors have selected accounting policies, applied them consistently and made judgements and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year and of the profit of the Company for that period;

c) the directors, to the best of their knowledge and ability, have taken proper and sufficient care in maintaining adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the Annual Accounts of the Company on a "going concern" basis; and

e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

Directors

Mr. Subhasish Panda and Mr. Ram Subhag Singh relinquished their office as Directors w.e.f. 29th April 2022 and 25th July 2022 respectively. The Board places on record its deep appreciation of the services rendered and valuable guidance provided by Mr. Subhasish Panda and Mr. Ram Subhag Singh during their tenure as Directors on the Board of the Company.

Mr. Devesh Kumar (DIN: 00329576) and Mr. Ram Dass Dhiman (DIN: 01687377) were appointed as Additional Directors on the Board of the Company w.e.f. 29th April 2022 and 25th July 2022 respectively. The Company received a letter from Government of Himachal Pradesh informing about the retirement of Mr. R.D. Dhiman from the services of the Government of Himachal Pradesh and appointment of Mr. Prabodh Saxena as Chief Secretary of the Government of Himachal Pradesh. Mr. R.D. Dhiman has relinquished his office as Director on the Board of the Company w.e.f 13th January 2023. Mr. Devesh Kumar was appointed as regular director by the Shareholders in their Annual General Meeting held on 1st July 2022, liable to retire by rotation.

Mr. Prabodh Saxena (DIN: 08255489) and Mr. Kallol Kundu (DIN: 09377233) will retire by rotation at the ensuing Annual General Meeting and being eligible, offered themselves for re-appointment. The Directors recommend re-appointment of Mr. Prabodh Saxena and Mr. Kallol Kundu as Directors on the Board, liable to retire by rotation.

Board Meeting

During the year, the Company held four Board Meetings on 29th April 2022, 25th July 2022, 28th October 2022 and 21st January 2023. The attendance of the Directors are as under:

Name of the Director	No. of Meetings attended/held
Mr. Prabodh Saxena	4/4
Mr. Devesh Kumar	4/4
Mr. Arjun Singh Oberoi	4/4
Mr. Vikramjit Singh Oberoi	4/4
Mr. T.K. Sibal	4/4
Mr. R.D. Dhiman*	2/2
Mr. Kallol Kundu	4/4
Mr. Ram Subhag Singh**	1/1

* appointed as Director w.e.f. 25.07.2022 in place of Mr. Ram Subhag Singh and ceased to be Director w.e.f. 13.01.2023

** ceased to be Director w.e.f. 25.07.2022

Audit Committee and the Nomination and Remuneration Committee

The Company is a Joint Venture between EIH Ltd and the Government of Himachal Pradesh. Therefore, the Company is not required to comply with the provisions relating to Audit Committee (Section 177) and Nomination and Remuneration Committee (Section 178) pursuant to Rule 6 of the Companies (Meetings of Board and its Powers) Rules, 2014 read with Rule 4 of the Companies (Appointment and Qualifications of Directors) Rules, 2014.

Independent Directors and their Meeting

The Company is a Joint Venture between EIH Ltd and the Government of Himachal Pradesh. Therefore, in accordance with Section 149(4) of the Act read with Rule 4 of the Companies (Appointment and Qualifications of Directors) Rules, 2014 as amended by Companies (Appointment and Qualifications of Directors) Amendment Rules, 2017, the Company is not required to appoint Independent Directors and as such requirement of holding at least one meeting of the Independent Directors in a year pursuant to Schedule IV of the Act is not applicable to the Company.

Corporate Social Responsibility

In accordance with Section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules 2014, the Company's CSR Policy formulated in the Financial Year 2014-15 can be accessed on the Holding Company's, EIH Limited website, www.eihltd.com.

The Annual Report with details on Corporate Social Responsibility activities for the Financial Year 2022-23 is attached as an Annexure –I and forms part of this report.

Directors Appointment and Remuneration Policy

The Company is not covered under sub- section (1) of Section 178 of the Act, being a Joint Venture Company. Therefore, the requirement of clause (e) of sub-section 3 of Section 134 does not apply to the Company.

Board Evaluation

The Company has put in place a policy and process for evaluation of the Board of Directors, Individual Directors and Committees etc. M/s Excellence Enablers Private Limited has conducted the evaluation of the Board, Committees and Individual Directors. The Board Evaluation Report for the Financial Year 2022-23 submitted by M/s Excellence Enablers Private Limited has been taken on record by the Board.

Risk Management

The Company is a subsidiary of EIH Limited. EIH Limited has in place a comprehensive Risk Management policy, framework and risk committee which is made applicable to the Company's hotel Wildflower Hall and the Company. The risks, if any, on the Company and the Company's hotel are monitored periodically and reported to the Board.

Energy Conservation Measures

Focussed Energy Conservation efforts continued during the year. Key measures taken during the year include installation of condensate recovery system, installation of instantaneous water heaters for SPA avoiding loss of temperature due to long distance, replacement of fluorescent tube lights with LED panel lights in plant room and BOH areas. Furthermore, conservation measures in form of tight control of kitchen and laundry operation were implemented. Major plant and machinery like elevators, chillers, boilers, ventilation equipment, etc. were operated with adaptive control in relation to occupancy and ambient weather conditions.

Some of the actions planned for coming year are installation of liquid offtake system for LPG, installation of water flow optimisers for guest rooms, replacement of remaining fluorescent tube lights & incandescent lamps with energy efficient LED lights and installation of demand based ventilation for laundry and kitchen.

With various energy conservation measures taken in F.Y. 2022-23, we were able to reduce our overall absolute energy consumption by about 3,00,000 kWh in comparison to F.Y. 2019-20 in spite of better business volumes. These energy savings resulted in reduction of our carbon dioxide emissions by about 160 tonnes in comparison to F.Y. 2019-20.

Foreign Exchange Earnings and outgo

Foreign exchange earnings during the year amounted to Rs 71.86 Million as compared to Rs. 37.62 Million in the previous year. The outflow of foreign exchange during the year was Rs. 1.86 Million as compared to Rs. 6.58 Million in the previous year.

Secretarial Standards

During the year, the Company has complied with the applicable Secretarial Standards.

Auditors

At the 27th Annual General Meeting of the Company held in year 2022, members have approved the re-appointment of M/s Deloitte Haskins & Sells LLP, Chartered Accountants (FRN 117366W/W-100018) as the Statutory Auditors of the Company to hold office for further 5 (five) consecutive years from the conclusion of the 27th Annual General Meeting held in the year 2022 till the conclusion of the 32nd Annual General Meeting of the Company to be held in the year 2027.

Auditor's Report

The Auditor's Observations, if any, in their report have been fully explained in Notes 3(ii) of the financial statement and do not call for any further comments.

Cost Records

The Company is not required to maintain cost records in accordance with Section 148 of the Act read with Rule 3 of the Companies (Cost Records and Audit) Rules, 2014 as the services of the Company are not covered under these rules.

Significant and Material Orders, if any

During the year, there were no significant or material orders passed by the Regulators, Courts or Tribunals impacting the going concern status and the Company's operations.

Prevention of Sexual Harassment at Work Place

During the year, no complaint of sexual harassment at the work place (Wildflower Hall) was received. The Company has complied with the provisions relating to the constitution of the Internal Complaints Committee (ICC) under the Sexual Harassment of Women at the Workplace (Prevention, Prohibition, and Redressal) Act, 2013 and filed necessary returns under the Act.

Related Party Transactions

The contracts, arrangements or transactions with Related Parties are in the ordinary course of business and at arm's length. There are no material contracts, arrangements or transactions entered into by the Company with its Related Parties, required to be reported in the prescribed form in accordance with Section 188 of the Act read with Rule 8 (2) of the Companies (Accounts) Rules, 2014. The Related Party Transactions entered during the year are given in Note no. 36 of the Financial Statements.

Internal Financial Controls

The Company has put in place adequate internal financial control systems commensurate with the size and operation of the business.

Annual Return

In accordance with Section 92(3) of the Companies Act, 2013 read with rules made thereunder, the Annual Return of the Company in Form MGT-7 has been placed on the website of the holding company, www.eihltd.com.

Loans, Guarantees or Investments

During the year, the Company has not given any intercorporate loan or guarantee and has not made any intercorporate investments.

Deposits

During the year, the Company has not accepted any deposits.

Secretarial Audit

The Secretarial Audit of the records of the Company was conducted by a Practicing Company Secretary. The report submitted by the Practicing Company Secretary does not contain any qualification, reservation or adverse remark. The Secretarial Audit Report is annexed and forms part of this report.

Internal Audit and Vigil Mechanism

The Company does not require the appointment of an Internal Auditor under the relevant provisions of the Act. However, the Chief Internal Auditor of the holding Company, EIH Limited, also conducts internal audit(s) of the records of the Company and his report is periodically placed before the Board.

The requirement of establishment of a vigil mechanism as required under Section 177 of the Act read with Rule 7 (1) of the Companies (Meetings of Board and its Powers) Rules, 2014 is not applicable on the Company.

Subsidiaries, Associates and Joint Ventures

The Company does not have any subsidiary, associate or joint venture Company.

Director/KMP Remuneration

The Key Managerial Personnel of the Company do not draw any remuneration from the Company. Sitting fee of Rs. 40,000 per meeting of the Board or a Committee thereof is paid to all Directors. The total sitting fee paid during the Financial Year 2022-23 was Rs. 1.20 Million.

Top 10 Employees Remuneration

In accordance with Section 197 of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, a list of top 10 employees' remuneration details will be provided to members on request.

Particulars of Employees

There is no employee in the Company drawing remuneration more than the limit prescribed under Section 197 of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Directors' Report (Contd.)

Acknowledgement

Your Directors wish to place on record their deep appreciation of the commitment and dedication of the employees at all levels, which has been critical for the Company's performance. The Directors look forward to their continued support.

For and on behalf of the Board

Arjun Singh Oberoi	**Tej Kumar Sibal**
Managing Director	Director
Din: 00052106	Din: 00038992

Place: New Delhi
Dated: 9th May 2023

1. **Brief outline on CSR Policy of the Company**

The Company's CSR Policy focuses on addressing the critical social, economic and educational needs of the marginalized under-privileged and differently abled children of the society. Directing its energies to orphan, homeless and differently abled children and care for their educational, nutritional, health, psychological development needs and Promotion and Development of Traditional Arts and Handicrafts. The policy also focusses on sanitation including contribution to the Swachh Bharat Kosh set up by the Central Government for the promotion of sanitation, contribution to Clean Ganga Fund set up by the Central Government for rejuvenation of river Ganga, ensuring environment sustainability, ecological balance and also for contribution to the Prime Minister's National Relief Fund.

The Board of Directors at the Board meeting held on 29th April 2022, on the recommendation of the CSR Committee, approved a CSR spend of Rs. 5,472,336 for the Financial Year 2022-23, being 2% of average net profit of the Company in the last three Financial Years. The amount was spent on the following activities:

a) Skill Development through vocational training of students at the School for hearing and visually impaired at village, Dhalli, Mashobra, Shimla;

b) Operation, Repair and Maintenance work at the school for hearing and visually impaired at village, Dhalli, Mashobra, Shimla;

c) Skill Development through vocational training at Model Children Home at Mashobra, Shimla (home for the blind) and

d) Operation, Repair and Maintenance work at Model Children School at Mashobra, Shimla (home for the blind).

2. **Composition of the CSR Committee**

S. No.	Name of Director	Designation /nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Arjun Singh Oberoi	Managing Director	1	1
2.	Mr. Vikramjit Singh Oberoi	Nominee Director	1	1
3.	Mr. Devesh Kumar*	Director	1	0

* appointed as member w.e.f 29th April 2022

3. **Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company:**

The Composition of CSR Committee of the Company and CSR projects approved by the Board are available on the holding Company's EIH Limited website, www.eihltd.com.

4. **Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable**

Not applicable.

5. (a) **Average Net profit of the Company as per Section 135(5):** Rs. 27,36,16,800

(b) **Two-percent of average net profit of the company as per section 135(5):** Rs. 54,72,336

(c) **Surplus arising out of CSR projects or programmes or activities of the previous financial years -** Nil

(d) **Amount required to be set off for the financial year, if any –** Nil

(e) **Total CSR obligation for the financial year [(b)+(c)-(d)]-** Rs. 54,72,336

6. (a) **Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project) –** Rs. 56,14,209

(b) **Amount spent in Administrative overheads** - Nil

(c) **Amount spent on Impact Assessment, if applicable.** - Nil

(d) **Total amount spent for the Financial Year [(a)+(b)+(c)]–** Rs. 56,14,209

(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 Section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
NA					

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

S. No.	Particulars	Amount (in Rs)
(i)	Two percent of average net profit of the company as per section 135(5)	54,72,336
(ii)	Total amount spent for the financial year	56,14,209
(iii)	Excess amount spent for the financial year [(ii)-(i)]	141,873
(iv)	Surplus arising out of CSR project or programs or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	-

CSR Activities (Contd.)

7. Details of unspent CSR amount for the preceding three financial years –

S. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135(6) (in Rs)	Balance Amount in Unspent CSR Account under sub-section (6) of section 135 (in Rs.)	Amount spent in the Financial Year (in Rs)	Amount transferred to a fund as specified under schedule VII as per Section 135(5), if any		Amount remaining to be spent in succeeding financial years (in Rs)	Deficiency, if any
					Amount (in Rs)	Date of transfer		
1	2021-22			Nil				
2	2020-21			Nil				
3	2019-20			Nil				

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year- No.

If yes, enter the number of Capital assets created / acquired:

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

S. 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
			NA				

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation/ Gram panchayat are to be specified and also the area of the immovable property as well as boundaries)

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):

The Company has fully spent the two percent of the average net profit as per Section 135(5) on the Financial Year 2022-23.

For and on behalf of the Board

Arjun Singh Oberoi
Chairman- CSR Committee
DIN: 00052106

T.K. Sibal
Director
DIN: 00038992

Place: Delhi
Dated: May 9, 2023

SECRETARIAL AUDIT REPORT

For the Financial Year ended March 31, 2023

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 read with Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

The Members of
EIH Limited, and
Mashobra Resort Limited
Hotel Wildflower Hall,
Chharabra, Shimla
Himachal Pradesh-171012

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **"Mashobra Resort Limited"** ("the Company"). 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 books, papers, minutes 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 March 31, 2023 ("the financial year"), complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place, to the extent, in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minutes books, forms and returns filed and other records maintained by the Company for the financial year ended March 31, 2023, according to the provisions of:

I. The Companies Act, 2013 ("the Act") and the rules made thereunder read with notifications, exemptions and clarifications thereto;

II. Foreign Exchange Management Act, 1999 ("FEMA") and the rules and regulations made thereunder to the extent applicable in respect of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

III. Secretarial Standards issued by the Institute of Company Secretaries of India;

IV. Other significant laws specifically applicable to the Company, including:

a) Tourism Policy of Government of India and Classification of Hotels

b) The Food Safety and Standards Act, 2006 and Rules made thereunder

c) The Air (Prevention and Control of Pollution) Act, 1981 and Rules made thereunder

d) The Water (Prevention and Control of Pollution) Act, 1974 and Rules made thereunder

e) Phonographic and Performance License

f) The Indian Explosives Act, 1884 and Rules made thereunder

g) The Apprentices Act, 1961 and Rules made thereunder

h) The India Boiler Act, 1923

During the financial year, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned herein above.

We further report that:

1. The Board of Directors of the Company ("the Board") is duly constituted in accordance with the provisions of the Act. The changes in the Board that took place during the period under review were carried out in compliance with the provisions of the Act.

2. The Board in its Meeting held on April 29, 2022 appointed Mr Devesh Kumar, as additional director to hold office till the next Annual General Meeting ("AGM"), as a nominee of the Himachal Pradesh government in place of Mr Subhashish Panda.

   The Board in its meeting held on July 25, 2022 appointed Mr Ram Dass Dhiman, as additional director to hold office till the next AGM, as a nominee of the Himachal Pradesh government in place of Mr Ram Suhag Singh.

   Mr Prabodh Saxena, nominee director of Himachal Pradesh government, took over as a Chairman of the Company in its Board meeting held on January 21, 2023, upon retirement of the current chairman, Mr. R.D. Dhiman from the services of government of Himachal Pradesh with effect from January 13, 2023.

3. During the financial year, adequate notice along with agenda and detailed notes on agenda was given to all directors for the meetings of the Board and its Committee(s) and in case of shorter notice, due compliance of relevant provisions of the Act and Secretarial Standards in this regard was made. There exists a system for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

4. In the Board and Committee meetings, the majority decision is carried through while the dissenting members' views are captured and recorded in the minutes.

5. In accordance with the guidelines prescribed by the MCA for holding general meeting/ conducting postal ballot through e-voting vide General Circular (GC) No.02/2022 dated May 5, 2022 read with earlier GC Nos.14/2020 dated April 08, 2020; 17/2020 dated April 13, 2020; 20/2020 dated May 05, 2020; 22/2020 dated June 15, 2020; 33/2020 dated September 28, 2020; 39/2020 dated December 31, 2020; 02/2021 dated January 13, 2021; 10/21 dated June 23, 2021; 19/2021 dated December 8, 2021; 20/2021 dated December 8, 2021; 21/2021 dated December 14, 2021; the Company called its AGM on June 24, 2022 through video conferencing. The AGM having been adjourned due to lack of quorum was finally convened on July 1, 2022.

6. The Shareholders of the Company in its adjourned AGM held on July 1, 2022 appointed Mr. Devesh Kumar and Mr. Ram Suhag Singh, who were appointed as additional director during the year, as directors liable to retire by rotation. Mr. T.K. Sibal, who retired by rotation and being eligible offered for reappointment, was also reappointed as a director liable to retire by rotation. The shareholders also appointed Mr. Kallol Kundu as a director liable to retire by rotation.

We further report that during the financial year there were no specific events/ actions having major bearing on the Company's affairs affecting its going concern or alter the charter or capital structure or management or business operation or control etc., in pursuance of the laws, regulations, guidelines, standards etc. referred to above.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the company to monitor and ensure compliance with the applicable laws, rules, regulations and guidelines.

For the purpose of examining adequacy of compliances with other applicable laws including industry/sector specific, under both Central and State legislations, reliance has been placed on the quarterly Compliance Certificate and reporting by Mashobra Resorts Ltd. to the Company Secretary of the Company and the Compliance Certificate duly signed by the Company Secretary, as placed before the meeting of the Board of Directors of the Company for each quarter. Also, the team of Chief Internal Auditor of EIHL conducts audit, of all hotels run by EIHL, along with unlisted material subsidiaries and joint venture companies of EIHL, which also covers compliances under applicable laws. Based on the aforesaid internal compliance management and certification mechanism, we are of the opinion that the Company has generally complied with the following:

i) Deposit of Provident Fund, Employee State Insurance, Employee Deposit Linked Insurance and other employee related statutory dues;

ii) Applicable stipulations pertaining to the Payment of Wages Act, Minimum wages Act, Contract Labour (Regulation and Abolition) Act and other related legislations;

iii) Deposit of taxes relating to Income Tax, Goods and Services Tax and other applicable taxes including Tax Deducted at Source. The estimated liability in respect of cases of disputed tax liabilities and other legal cases have been disclosed as contingent liability in the Notes to Accounts forming an integral part of the financial statement for the year under review, and brief of the same has also been disclosed in the Independent Auditors' Report;

iv) Applicable State and Central laws, including those related to the Environment, Food Safety & Standards and Standards of Weights and Measures, pertaining to the operations of the Company. However, notices from the statutory authorities, whenever received, are reported to the Management and appropriate action is taken from time to time.

For **Jus & Associates**
Company Secretaries

Dr. Ajay Kumar Jain
Proprietor
Membership Number: FCS -1551
Certificate of Practice Number: 21898
Firm Registration Number: S2010DE695800
Peer Review Certificate Number: 1325/2021

Date: May 9, 2023
Place: New Delhi

UDIN: F001551E000271744

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

ANNEXURE TO SECRETARIAL AUDIT REPORT OF EVEN DATE

To,

The Members of
EIH Limited, and
Mashobra Resort Limited
Hotel Wildflower Hall,
Chharabra, Shimla
Himachal Pradesh-171 012

Our Secretarial Audit Report of even date for the financial year ended March 31, 2023 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 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 accounts of the company.

4. Wherever required, we have obtained the Management Representation about the compliance of laws, rules and regulations and occurrence of events etc.

5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of the Management. Our responsibility is to express an opinion based on examination of systems and procedures being followed by the Company.

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.

For **Jus & Associates**
Company Secretaries

Dr. Ajay Kumar Jain
Proprietor
Membership Number: FCS - 1551
Certificate of Practice Number: 21898
Firm Registration Number: S2010DE695800
Peer Review Certificate Number: 1325/2021

Date: May 9, 2023
Place: New Delhi

Independent Auditor's Report

To The Members of Mashobra Resort Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **MASHOBRA RESORT LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its loss, total comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Emphasis of Matter

We draw attention to Note 3(ii) to the financial statements, which describes the effects of the order of the Division Bench of Hon'ble High Court of Himachal Pradesh, dated 13 October, 2022, on the financial statements of the Company for the year ended March 31, 2023.

Our opinion is not modified in respect of this matter.

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

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

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

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

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial 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.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:

    a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

    b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books

    c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

    d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

    e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.

    f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "ANNEXURE A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.

    g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

        In our opinion and to the best of our information and according to the explanations given to us, no remuneration has been paid by the Company to any of its directors. Accordingly, the provisions of Section 197 of the Act relating to remuneration to directors are not applicable.

h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements - Refer Note 37 to the financial statements. Also refer Note 3(ii) to the financial statements which describes the outcome of litigation and the effects of the order of the Division Bench of Hon'ble High Court of Himachal Pradesh, dated 13 October, 2022;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses- Refer Note 31(B) to the financial statements;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company- Refer Note 44 to the financial statements.

iv. (a) The Management has represented that, to the best of it's knowledge and belief, as disclosed in Note 48(7) to the 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 persons or entities, 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.

(b) The Management has represented, that, to the best of it's knowledge and belief, as disclosed in Note 48(8) to the financial statements, no funds have been received by the Company from any persons or entities, 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 Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company w.e.f. April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "ANNEXURE B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 23093474BGYFGQ8854)

Place: Gurugram
Date: May 9, 2023

"ANNEXURE A" TO THE INDEPENDENT AUDITOR'S REPORT

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

Report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statements of **MASHOBRA RESORT LIMITED** ("the Company") as of March 31, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls with reference to financial statements based on the internal control 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls 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 was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls 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 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 control 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 control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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 control 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.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the criteria for internal financial control with reference to financial statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 23093474BGYFGQ8854)

Place: Gurugram
Date: May 9, 2023

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT

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

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that

(i)(a) A. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets.

B. The Company has maintained proper records showing full particulars of intangible assets.

(i)(b) The Property, Plant and Equipment, capital work-in-progress and right-of-use assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification at reasonable intervals and no material discrepancies were noticed on such verification.

(i)(c) With respect to immovable properties disclosed in the financial statements included in property, plant and equipment, according to the information and explanations given to us and based on the examination of the conveyance deed provided to us, we report that, the title deed of such immovable properties are not held in the name of the Company, as mentioned below and as indicated in Note 3(ii) to the financial statements, the Company has filed an execution petition with the Hon'ble High Court of Himachal Pradesh for implementation of the Arbitral Award:

Description of property	As at the balance sheet date		Held in the name of	Whether promoter, director or their relative or employee	Period held	Reason for not being held in name of Company
	Gross carrying value (INR Million)	Carrying value in the financial statements (INR Million)				
Freehold land of Wildflower Hall located at Shimla admeasuring 77,471 sq. mtrs	74.41	74.41	Mashobra Resort Private Limited (See remarks)	No	February 6 1997	The Company's building is situated on a land which has been classified as freehold, based on the conveyance deed dated February 6, 1997. The conveyance deed was executed pursuant to a Joint Venture Agreement(" the Agreement") dated October 30, 1995 between the Government of Himachal Pradesh and EIH Limited, the Holding Company pursuant to which the Company was established for setting up and running the Hotel. The conveyance deed was signed when the name of the company was Mashobra Resort Private Limited. Later the word private was deleted and the company was converted into a public company under section 43-A(1) of the Companies Act, 1956 w.e.f March 22, 1997 vide order dated July 1, 1997. The Government of Himachal Pradesh, from whom the land was acquired had terminated the said Agreement for alleged non fulfilment of its terms by EIH Limited and sought to take consequential actions pursuant thereto. The matter was disputed before an arbitrator appointed by the Hon'ble High Court of Himachal Pradesh who rendered an award on July 23, 2005. The Arbitral Award required, amongst other things, the execution of the lease deed for the said land between the Company and the Government of Himachal Pradesh.

						Being aggrieved by the Arbitral Award, the Company and EIH Limited, challenged the award, firstly before the Single Judge and then the Division Bench of the Hon'ble High Court of Himachal Pradesh. The Division Bench of Hon'ble High Court of Himachal Pradesh vide its order dated October 13, 2022 has upheld the Arbitral Award dated July 23, 2005. Consequently, the Company's intention to implement the Arbitral Award was communicated to the Government of Himanchal Pradesh vide letter dated October 18, 2022 and execution petition was filed with the Hon'ble High Court of Himachal Pradesh on March 28, 2023. The cancellation of conveyance deed will be carried out upon the finalisation of the terms of the lease and execution of the lease deed. [Refer note 3(ii) to the financial statements]
Buildings constructed on the above mentioned Freehold land of Wildflower Hall located at Shimla	401.83	345.66	See remarks	No	Refer note below	Pursuant to the purchase of land, the Company built the hotel building of 85 rooms out of which no objection certificate for 28 rooms was received by the Company from the Town & Country Planning Department, Government of Himanchal Pradesh. The completion certificate for the balance rooms was not received by the Company and this matter amongst others was disputed before an arbitrator appointed by the Hon'ble High Court of Himachal Pradesh who rendered an award on July 23, 2005. Being aggrieved by the Arbitral Award, the Company and EIH Limited, challenged the award, firstly before the Single Judge and then the Division Bench of the Hon'ble High Court of Himachal Pradesh. The Division Bench of Hon'ble High Court of Himachal Pradesh vide its order dated October 13, 2022 has upheld the Arbitral Award dated July 23, 2005. Consequently, the Company's intention to implement the Arbitral Award was communicated to the Government of Himanchal Pradesh vide letter dated October 18, 2022 and execution petition was filed with the Hon'ble High Court of Himachal Pradesh on March 28, 2023. The Company continues to keep 30% of the Room Revenue in respect of the balance 57 rooms out of 85 rooms which are pending registration by the authorities under The Himachal Pradesh Registration of Tourist Trade Act, 1988 pursuant to the Arbitral Award, in fixed deposits and current account with a Nationalised Bank. Refer note 3(ii) to the financial statements

Note: Includes additions (net of deletions) from the date of execution of the conveyance deed, upto the year ended March 31, 2023.

(i) (d) The Company has not revalued any of its property, plant, and equipment (including right-of-use assets) and intangible assets during the year.

(i) (e) No proceedings have been initiated during the year or are pending against the Company as at 31 March 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii) (a) The inventories were physically verified during the year by the Management at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and the nature of its operations. No discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories, when compared with the books of account.

(ii)(b) According to the information and explanations given to us, at any point of time of the year, the Company has not been sanctioned any working capital facility from banks or financial institutions and hence reporting under clause (ii)(b) of the Order is not applicable.

(iii) The Company has not made any investments in, provided any guarantee or security, and granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships, or any other parties during the year, and hence reporting under clause (iii) of the Order is not applicable.

(iv) The Company has not granted any loans, made investments or provided guarantees or securities and hence reporting under clause (iv) of the Order is not applicable.

(v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.

(vi) The maintenance of cost records has not been specified for the activities of the Company by the Central Government under section 148(1) of the Companies Act, 2013.

(vii)(a) In respect of statutory dues:

Undisputed statutory dues, including Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, duty of Custom, cess and other material statutory dues applicable to the Company have generally been regularly deposited by it with the appropriate authorities though there has been some delay in certain cases in respect of remittance of Goods and Service tax, Provident Fund and Employees' State Insurance.

We have been informed that the operations of the Company did not give rise to any liability of Sales Tax, Service Tax, duty of Excise and Value Added Tax during the year.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, cess, and other material statutory dues in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.

(vii)(b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2023 on account of disputes are given below:

Name of the Statute	Nature of Dues	Forum where dispute is pending	Period	Amount unpaid (₹ in million)
Himachal Pradesh Tax on Luxuries (in Hotels and Lodging Houses) Rules, 1979	Luxury Tax	Deputy Excise & Taxation Commissioner- Cum-Assessing Authority	2013-2014 to 2015-2016	10.12*

* Net of INR Nil paid under protest

There are no statutory dues of Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, cess and other material statutory dues which have not been deposited on account of disputes as on 31 March, 2023.

(viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.

(ix)(a) In our opinion, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

(ix)(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(ix)(c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause (ix)(c) of the Order is not applicable.

(ix)(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(ix)(e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause (ix)(e) of the Order is not applicable.

(ix)(f) The Company has not raised any loans during the year and hence reporting on clause (ix)(f) of the Order is not applicable.

(x)(a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.

(x)(b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x)(b) of the Order is not applicable to the Company.

(xi)(a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(xi)(b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(xi)(c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

(xiv)(a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business. According to the information and explanation given to us, the Company is, however not required to have an internal audit system as per the provisions of the Companies Act 2013.

(xiv)(b) We have considered the internal audit reports of the Company issued till date, for the period under audit.

(xv) In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause (xvi)(a), (b) and (c) of the Order is not applicable.

The Group has more than one CIC as part of the group. There are 2 CIC forming part of the group.

(xvii) The Company has incurred cash losses amounting to INR 356.49 million in the financial year covered by our audit but had not incurred cash losses in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors of the Company during the year.

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx)(a) The Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the Companies Act or special account in compliance with the provision of sub-section (6) of section 135 of the said Act. Accordingly, reporting under clause (xx) of the Order is not applicable for the year.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership No. 93474)
(UDIN: 23093474BGYFGQ8854)

Place: Gurugram
Date: May 9, 2023

Balance Sheet

As at March 31, 2023

₹ Million

	Notes	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	4	491.52	501.76
(b) Right-of-use assets	4	-	0.09
(c) Capital work-in-progress	5(i)	2.96	0.47
(d) Intangible assets	5(ii)	0.07	0.15
(e) Financial assets			
(i) Other financial assets	6 (i)	1.22	1.22
(f) Deferred tax assets (net)	7	19.27	-
(g) Tax assets (net)	8	75.90	14.66
(h) Other non-current assets	9	1.35	1.80
Total non-current assets		**592.29**	**520.15**
Current assets			
(a) Inventories	10	35.57	31.37
(b) Financial assets			
(i) Trade receivables	11	22.36	18.51
(ii) Cash and cash equivalents	12	68.97	51.23
(iii) Other bank balances	13	2,184.43	1,878.71
(iv) Other financial assets	6(ii)	7.58	3.65
(c) Other current assets	14	9.81	14.04
Total current assets		**2,328.72**	**1,997.51**
Total Assets		**2,921.01**	**2,517.66**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	15	330.00	330.00
(b) Other equity	16	397.08	701.98
Total Equity		**727.08**	**1,031.98**
Advance towards equity	**17**	**1,361.93**	**1,361.93**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	18(i)	-	5.00
(ii) Lease liabilities	39	-	-
(b) Provisions	19	2.42	3.13
(c) Deferred tax liabilities (net)	7	-	54.66
Total non-current liabilities		**2.42**	**62.79**
Current Liabilities			
(a) Financial liabilities			
(i) Borrowings	18(ii)	5.00	-
(i) Lease liabilities	39	-	0.11
(iii) Trade payables			
Total outstanding dues of micro enterprises and small enterprises	34	0.75	2.65
Total outstanding dues of creditors other than micro enterprises and small enterprises	35	806.52	37.64
(iii) Other financial liabilities	20	0.54	1.74
(b) Provisions	19	0.10	0.14
(c) Other current liabilities	21	16.67	18.68
Total current liabilities		**829.58**	**60.96**
Total Equity and Liabilities		**2,921.01**	**2,517.66**

The accompanying notes form an integral part of the financial statements

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: May 9, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Managing Director
(DIN: 00052106)

Tej Kumar Sibal
Director
(DIN: 00038992)

Kallol Kundu
Director and Chief Financial Officer
(DIN: 09377233)
Place: New Delhi
Date: May 9, 2023

Lalit Sharma
Company Secretary

Statement of Profit and Loss

for the Year ended March 31, 2023

₹ Million

	Notes	Year Ended March 31, 2023	Year Ended March 31, 2022
Income			
Revenue from operations	22	704.13	661.17
Other income	23	98.17	77.38
Total Income		**802.30**	**738.55**
Expenses			
Consumption of provisions, wines & others	24	47.23	41.77
Employee benefits expense	25	90.93	71.34
Finance costs	26	52.88	1.03
Depreciation and amortisation expense	27	22.88	14.16
Other expenses	28	279.88	206.84
Total Expenses		**493.80**	**335.14**
Profit before exceptional item and tax		**308.50**	**403.41**
Exceptional items	29 and 3(ii)	(687.61)	-
(Loss) / Profit before tax		**(379.11)**	**403.41**
Tax expense			
Current tax	30	0.30	117.91
Deferred tax	30	(73.93)	0.88
(Loss) / Profit for the year		**(305.48)**	**284.62**
Other comprehensive income/ (loss)			
Items that will not be reclassified to profit or loss			
Re-measurements of defined benefit plans		0.80	0.05
Tax relating to this item		(0.22)	(0.01)
Total other comprehensive income/(loss) for the year, net of tax		**0.58**	**0.04**
Total comprehensive income/ (loss) for the year		**(304.90)**	**284.66**
Earnings per equity share (in Rs.) - Face Value Rs. 10	41		
(1) Basic		(9.26)	8.62
(2) Diluted		(9.26)	8.62

The accompanying notes form an integral part of the financial statements

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: May 9, 2023

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Kallol Kundu
Director and Chief Financial Officer
(DIN: 09377233)
Place: New Delhi
Date: May 9, 2023

Lalit Sharma
Company Secretary

Statement of Cash Flows

for the Year ended March 31, 2023

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Cash flows from operating activities		
(Loss) / Profit before tax	**(379.11)**	**403.41**
Adjustments for		
Depreciation and amortisation expense	22.88	14.16
Effect of exchange rate difference	0.04	0.01
Interest income on financial assets carried at amortised cost	(96.68)	(75.98)
Provisions and liabilities no longer required, written back	(0.15)	(0.09)
Profit on sale of property, plant and equipment (net)	(0.01)	-
Other assets (service export incentive) written off	-	0.15
Finance costs	52.88	1.03
Change in operating assets and liabilities		
(Increase)/decrease in trade receivables	(3.85)	2.92
(Increase)/decrease in inventories	(4.20)	(6.35)
(Increase)/decrease in other financial assets	(0.01)	(0.02)
(Increase)/decrease in other non-current assets	0.45	0.13
(Increase)/decrease in other current assets	4.23	(5.30)
Increase/(decrease) in trade payables	715.09	9.93
Increase/(decrease) in employee benefit obligations	(0.17)	0.28
Increase/(decrease) in other financial liabilities	(1.20)	1.00
Increase/(decrease) in other current liabilities	(2.01)	(2.80)
Cash generated from operations	**308.18**	**342.48**
Income taxes paid (net of refund)	(61.54)	(74.26)
Net cash inflow from operating activities	**246.64**	**268.22**
Cash flows from investing activities		
Payments for property, plant and equipment	(14.96)	(27.62)
Proceeds from sale of property, plant and equipment	0.01	-
Other bank balances - deposits placed	(305.72)	(299.55)
Interest received	92.76	75.34
Net cash outflow used in investing activities	**(227.91)**	**(251.83)**
Cash flows from financing activities		
Repayment of lease liabilities	(0.11)	(0.20)
Interest paid	(0.88)	(0.94)
Net cash outflow used in financing activities	**(0.99)**	**(1.14)**
Net increase/(decrease) in cash and cash equivalents	17.74	15.25
Cash and cash equivalents at the beginning of the year	51.23	35.98
Cash and cash equivalents at the end of the year	**68.97**	**51.23**

Note :

The above Cash Flow Statement has been prepared under the "Indirect Method"as set out in Ind AS - 7 "Statement of Cash Flows".

The accompanying notes form an integral part of the financial statements
As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: May 9, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Managing Director
(DIN: 00052106)

Tej Kumar Sibal
Director
(DIN: 00038992)

Kallol Kundu
Director and Chief Financial Officer
(DIN: 09377233)

Lalit Sharma
Company Secretary

Place: New Delhi
Date: May 9, 2023

Statement of changes in equity

for the Year ended March 31, 2023

A. Equity share capital

	₹ Million
Balance as at April 1, 2021	**330.00**
Add/(less): Changes in equity share capital due to prior period errors	-
Restated balance as at April 1, 2021	**330.00**
Changes in equity share capital during the year	-
Balance as at March 31, 2022	**330.00**
Add/(less): Changes in equity share capital due to prior period errors	-
Restated balance as at April 1, 2022	**330.00**
Any Other change in equity share capital during the year	-
Balance as at March 31, 2023	**330.00**

B. Other equity

	Retained earnings (Surplus/ (Deficit))
Balance as at April 1, 2021	417.32
Changes in accounting policy or prior period errors	-
Restated balance as at April 1, 2021	**417.32**
Profit for the year	284.62
Other comprehensive income/(loss) for the year, net of tax	0.04
Total comprehensive income for the year	**284.66**
Balance as at March 31, 2022	**701.98**
Balance as at April 1, 2022	**701.98**
Changes in accounting policy or prior period errors	-
Restated balance as at April 1, 2022	**701.98**
Loss for the year	(305.48)
Other comprehensive income/(loss) for the year, net of tax	0.58
Total comprehensive income for the year	**(304.90)**
Balance as at March 31, 2023	**397.08**

The accompanying notes form an integral part of the financial statements
As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Alka Chadha
Partner
(Membership Number 93474)

Place: Gurugram
Date: May 9, 2023

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Managing Director
(DIN: 00052106)

Tej Kumar Sibal
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Kallol Kundu
Director and Chief Financial Officer
(DIN: 09377233)

Lalit Sharma
Company Secretary

Place: New Delhi
Date: May 9, 2023

Notes to the Financial Statements

As at March 31, 2023

General Information

MASHOBRA RESORT LIMITED is a Company limited by shares, incorporated consequent upon a Joint Venture Agreement between EIH Limited and Government of Himachal Pradesh and domiciled in India having its registered office at Wildflower Hall, Chharabra, Shimla. The Company is primarily engaged in owning premium luxury hotel under the luxury 'Oberoi' brand.

Note 1: Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements of Mashobra Resort Limited. These policies have been consistently applied to all the periods presented, unless otherwise stated.

a) **Basis of preparation**

(i) Compliance with Indian Accounting Standard (Ind AS)

The financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of 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.

Accounting Policies have been consistently applied except where a new issued Accounting Standard is initially adopted or a revision to an existing Accounting Standard requires a change in the accounting policy hitherto in use.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- defined benefit plans – plan assets measured at fair value
- customer loyalty programs

(iii) Use of estimates

In preparing the financial statements in conformity with accounting principles generally accepted in India, management is required to make estimates and assumptions that may affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as at the date of financial statements and the amount of revenue and expenses during the reported year. Actual results could differ from those estimates. Any revision of such estimates is recognised in the period the same is determined.

b) **Revenue recognition**

(i) Effective April 1, 2018, the Company had adopted Ind AS 115 "Revenue from Contracts with Customers" using the cumulative catch-up transition method, applied on contracts that were not completed as of April 1, 2018. Accordingly, the comparative information in the statement of profit and loss has not been restated. The impact of adoption of the standard on financial statements of the Company had been insignificant.

(ii) Performance obligation in contract with customers is met throughout the stay of guest in the hotel or on rendering of services and sale of goods.

(iii) Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of services rendered is net of variable consideration on account of various trade discounts and schemes offered by the Company as part of the contract..

(iv) Revenue from interest is recognised on accrual basis and determined by contractual rate of interest.

The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company's activities as described below. The Company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Timing of revenue recognition from major business activities

- Hospitality Services: Revenue from hospitality services is recognised when the services are rendered and the same becomes chargeable or when collectability is certain.
- Others: Revenue from Shop License Fee included under "Other services" is recognised on accrual basis as per terms of the contract.
- Revenue in respect of customer loyalty is recognised when loyalty points are redeemed by the customers or on its expiry.

c) **Foreign currency translation**

(i) Presentation Currency

The Financial Statements are presented in INR which is the Functional Currency of the Company.

(ii) Transactions and balances

Notes to the Financial Statements

Effective April 1, 2018, the Company had adopted Appendix B to Ind AS 21, Foreign Currency Transactions and Advance Consideration which clarifies the date of transaction for the purpose of determining the exchange rate to be used on initial recognition of the related asset, expense or income when an entity had received or paid advance consideration in a foreign currency. The effect on account of adoption of this amendment had been insignificant.

Sales made in any currency other than the functional currency of the Company are converted at the prevailing applicable exchange rate. Gain/Loss arising out of fluctuations in exchange rate is accounted for on realisation or translation at the year end.

Payments made in foreign currency are converted at the applicable rate prevailing on the date of remittance. Liability on account of foreign currency is converted at the exchange rate prevailing at the end of the year. Monetary items denominated in foreign currency are converted at the exchange rate prevailing at the end of the year.

d) **Income tax**

Current income tax is recognised based on the amount expected to be paid to the tax authorities, using tax rates and tax laws that have been enacted or substantially enacted on the date of balance sheet.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Effective April 1, 2019, the Company had adopted Appendix C to Ind AS 12 – Income taxes, which clarifies how to apply the recognition and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments.

e) **Deferred Tax**

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements using tax rates and tax laws that have been enacted or prescribed on the date of balance sheet.

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

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

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

Minimum Alternate Tax (MAT) is accounted for in accordance with tax laws which give rise to future economic benefits in the form of tax credit against which future income tax liability is adjusted and is recognised as deferred tax asset in the Balance Sheet.

f) **Leases**

Effective April 1, 2019, the Company had adopted Ind AS 116 “Leases” and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method. Accordingly, comparative information as at and for the year ended March 31, 2019 had not been restated. The impact of adoption of the standard on financial statements of the Company has been disclosed in the notes to accounts.

For leases previously classified as finance leases the entity recognised the carrying amount of the lease asset and lease liability immediately before transition as the carrying amount of the right of use asset and the lease liability at the date of initial application. The measurement principles of Ind AS 116 are only applied after that date.

The Company as a lessee:

The Company’s lease asset classes primarily consist of leases for vehicle leases. The Company assesses whether a contract contains a lease, at inception of a contract. 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. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contact involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset (“ROU”) and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives and estimated restoration costs of the underlying asset where applicable. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying assets useful life.

Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

To determine the incremental borrowing rate, the Company:

- Where possible, uses recent third-party financing as a starting point, adjusted to reflect changes in financing conditions since third party financing was received
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Company, which does not have recent third-party financing, and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Lease liabilities and ROU assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

These lease payments would comprise:

- Fixed payments (including in substance fixed payments) less any lease incentive receivable
- Variable lease payments that are based on an index or a rate
- amounts expected to be payable by the lessee under residual value guarantees
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option and
- Payment of penalties for terminating the lease when the Company is reasonably certain to exercise the exit option at the lease commencement date.

The Company applies the practical expedient by the standard allowing not to separate the lease component from other service components included in its lease agreements. Accordingly, all fixed payments provided for in the lease agreement, whatever their nature, are included in the lease liability.

The Company as a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right of-use asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income.

g) **Impairment of assets**

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 carrying amount exceeds its recoverable amount. 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.

h) **Cash and cash equivalents**

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.

i) **Trade receivables**

Trade receivables are initially measured (initial recognition amount) at their transaction price (in accordance with Ind AS 115) unless those contain a significant financing component determined in accordance with Ind AS 115 or when the entity applies the practical expedient in accordance with para 63 of Ind AS 115 and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

j) **Inventories**

Inventories are valued at cost which is based on Cumulative Weighted Average method or net realisable value, whichever is lower. Unserviceable/ damaged/discarded stocks and shortages are charged to the Statement of Profit or Loss.

k) **Investments and other financial assets**

(i) Classification

The Company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss)
- those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will be recorded in profit or loss. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

(ii) **Measurement**

At initial recognition, the Company measures a financial asset at its fair value, plus in the case of a financial asset not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Statement of Profit or Loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Debt instruments

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost.

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in other gain/ (losses) in the Statement of profit and loss.

(iii) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 31 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The Company has transferred the rights to receive cash flows from the financial asset or
- Retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

(v) Income recognition

Interest income: Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

l) Financial Liabilities

Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortised cost. Any discount or premium on redemption/ settlement is recognised in the Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Balance Sheet. Financial liabilities are derecognised when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

m) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less accumulated depreciation. Historical Cost represents direct expenses incurred on acquisition or construction of the assets and the share of indirect expenses relating to construction allocated in proportion to the direct cost involved.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Capital work-in-progress comprises the cost of property, plant and equipment that are not yet ready for their intended use on the reporting date and materials at site.

Notes to the Financial Statements

Transition to Ind AS

Effective 1 April, 2016, the Company had adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards, with 1 April, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

On transition to Ind AS, the Company had elected to continue with the carrying value of all of its property, plant and equipment recognised as at 1 April 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

Depreciation methods, estimated useful lives and residual value

Depreciation on property, plant and equipment other than land, the hotel buildings, and leased vehicles and equipment is provided on 'Straight Line Method' based on useful life as prescribed under Schedule II of the Companies Act 2013. Leased vehicles are depreciated over the lives of the respective asset or over the remaining lease period of the respective asset whichever is shorter.

The hotel buildings are depreciated equally over the balance useful life ascertained by independent technical expert or over the remaining term as per the arrangement stipulated in the arbitral award pending execution of the lease deed (as indicated in Note 3(ii) to the financial statements) whichever is shorter. The management believes that the balance useful lives so assessed best represent the periods over which the hotel buildings are expected to be in use. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

In the case of the hotel building of the Company, due to superior structural condition, management decided to assess the balance useful life by independent technical expert or over remaining lease period whichever is shorter. As per the certificate of the technical expert as on March 31, 2023, the balance useful life of the hotel building of the Company was 52 years. Further, pursuant to the arbitral award [refer note 3(ii)], management has re-evaluated the useful life of hotel building located on the parcel of land, as indicated in the said note, during the current year in respect of which the lease deed is yet to be executed. Pending such execution of lease deed, management has considered 22 years as the balance useful life of hotel building as on March 31, 2023 which is lower of the useful life determined by the independent technical expert and remaining term stipulated in the arbitral award. Accordingly, the carrying amount of the hotel building is being depreciated over its estimated useful life.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other gains/(losses).

n) ***Intangible assets***

Intangible Assets are stated at cost less accumulated amortisation and net of impairments, if any. An intangible asset is recognised if it is probable that the expected future economic benefits that are attributable to the asset will flow to the Company and its cost can be measured reliably. Intangible assets are amortised on straight line basis over their estimated useful lives.

Transition to Ind AS

On transition to Ind AS, the Company had elected to continue with the carrying value of all of its Intangible assets recognised as at 1 April 2015 measured as per the previous GAAP and used that carrying value as the deemed cost of the Intangible assets.

o) ***Trade and other payables***

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

p) ***Borrowing costs***

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of respective assets during the period of time that is required to complete and prepare the asset for its intended use. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed in the period in which they are incurred.

q) ***Provisions, contingent liabilities and contingent assets***

Provisions are recognised when there is a present legal or statutory obligation or constructive obligation as a result of past events and where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made.

Contingent liabilities are recognised only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for.

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.

r) ***Employee benefits***

(i) ***Short-term obligations***

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

(ii) ***Post-employment obligations***

The Company operates the following post-employment schemes:

Gratuity obligations –

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of changes in equity and in the balance sheet.

Leave encashment on termination of service –

The liabilities for earned leave are expected to be settled after the retirement of employee. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in other comprehensive income.

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

Provident Fund –

The Company pays provident fund contributions to a fund administered by Government Provident Fund Authority. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

s) ***Dividends***

Liability is created for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity.

t) ***Earnings per share***

(i) **Basic earnings per share**

Basic earnings per share is calculated by dividing:

- the profit for the year attributable to equity shareholders of the Company
- by the weighted average number of equity shares outstanding during the financial year,

(ii) **Diluted earnings per share**

Diluted earnings per share adjusts the number of equity shares used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of equity shares including additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares happened.

u) ***Government grants / Incentives***

Government grants / incentives that the Company is entitled to on fulfillment of certain conditions, but are available to the Company only on completion of some other conditions, are recognised as income at fair value on completion of such other conditions.

Grants / incentives that the Company is entitled to unconditionally on fulfillment of certain conditions, such grants are recognised at fair value as income when there is reasonable assurance that the grant / incentives will be received.

v) ***Rounding of amounts***

All amounts disclosed in the financial statements and notes have been rounded off to the nearest million with two decimals as per the requirement of Schedule III, unless otherwise stated.

2 Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 12 - Income Taxes

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company does not expect the amendment to have any significant impact in its financial statements.

3 Significant estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Company's accounting policies.

This note provides information about the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed.

Estimates and judgements are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances.

(i) Useful life of the Hotel Building

The Company has adopted useful life of property, plant and equipment as stipulated by Schedule II to the Companies Act, 2013 except for the hotel building for computing depreciation. In the case of the hotel building of the Company, due to superior structural condition, management decided to assess the balance useful life by independent technical expert or over remaining lease period whichever is shorter. As per the certificate of the technical expert as on March 31, 2023, the balance useful life of the hotel building of the Company was 52 years. Further, pursuant to the arbitral award [refer note 3(ii)], management has re-evaluated the useful life of hotel building located on the parcel of land, as indicated in the said note, during the current year in respect of which the lease deed is yet to be executed. Pending such execution of lease deed, management has considered 22 years as the balance useful life of hotel building as on March 31, 2023 which is lower of the useful life determined by the independent technical expert and remaining term stipulated in the arbitral award. Accordingly, the carrying amount of the hotel building is being depreciated over its estimated useful life.

(ii) Significant and material order

The Company's building is situated on a land which has been classified as freehold, based on the conveyance deed dated February 6, 1997. The conveyance deed was executed pursuant to a Joint Venture Agreement(" the Agreement") dated October 30, 1995 between the Government of Himachal Pradesh and EIH Limited, the Holding Company pursuant to which the Company was established for setting up and running the Hotel. The Government of Himachal Pradesh, from whom the land was acquired had terminated the said Agreement for alleged non fulfilment of its terms by EIH Limited and sought to take consequential actions pursuant thereto. The matter was disputed before an arbitrator appointed by the Hon'ble High Court of Himachal Pradesh who rendered an award on July 23, 2005. The Arbitral Award required, amongst other things, the execution of the lease deed for the said land between the Company and the Government of Himachal Pradesh.

Being aggrieved by the Arbitral Award, the Company and EIH Limited challenged the award, firstly before the Single Judge and then before the Division Bench of the Hon'ble High Court of Himachal Pradesh. The operation of the said award was stayed till the disposal of appeal. The Division Bench of Hon'ble High Court of Himachal Pradesh vide its order dated October 13, 2022 has upheld the Arbitral Award dated July 23, 2005.

The Company and EIH Limited were legally advised to comply with the directions of the Arbitral Award within a reasonable period from the High Court order dated October 13, 2022. Consequently, the Company's intention to implement the Arbitral Award was communicated to the Government of Himanchal Pradesh vide letter dated October 18, 2022 and execution petition was filed with the Hon'ble High Court of Himachal Pradesh on March 28, 2023.

The Company has recorded an obligation of INR 687.61 million based on the management's best estimate of expense upon compliance with the Arbitral Award which has been classified as "Exceptional items" in the financial statements for the year ended March 31, 2023. Based on discussion with Government of Himachal Pradesh, there may be further obligation of interest on Arbitral Award therefore the Company has recorded obligation of INR 408.71 million towards interest and disclosed as Exceptional items which is included in the above mentioned obligation.

Based on above Arbitral Award, the Company has recorded a further obligation of INR 51.98 million and Rs. 10.00 million which has been disclosed as finance costs and other expenses, respectively, in the financial statements for the year ended March 31, 2023. The necessary accounting for the lease and cancellation of conveyance deed will be carried out upon the finalisation of the terms of the lease and execution of the lease deed.

The obligations recorded in the Financial Statements for the year ended March 31, 2023 are subject to the outcome of the execution petition filed before the Hon'ble High Court of Himanchal Pradesh.

In addition, based on the change in circumstances, management has re-evaluated the useful life of immovable assets located on the parcel of land in respect of which the lease terms are to be finalised and recorded an additional depreciation charge amounting to INR 9.00 million in the financial statements for the year ended March 31, 2023.

Further, as per the Arbitral Award, upon execution of the lease deed in respect of land and upon payment of the stipulated consideration, the Government of Himachal Pradesh is to facilitate transfer of all its shares to EIH Limited. Pending transfer of shares held by the Government of Himachal Pradesh in favour of EIH Limited pursuant to the settlement under the Arbitral Award, amounts received in previous years from EIH Limited, the holding company, amounting to INR 1,361.93 million (March 31, 2022 - INR 1,361.93 million) continue to be recorded as "Advance towards equity" as the Company intends to issue shares against the said advances without allotment till the date of actual transfer of the shares. In view of the above, the same has not been included in Non-Current Liability but as a separate line item below Equity.

Also, the Company continues to keep 30% of the Room Revenue in respect of the balance 57 rooms out of 85 rooms which are pending registration by the authorities under The Himachal Pradesh Registration of Tourist Trade Act, 1988 pursuant to the Arbitral Award, in fixed deposits and current account with a Nationalised Bank aggregating to INR 1,263.43 million as on March 31, 2023 which have been included under other bank balances.

4 (i)

Property, plant and equipment

₹ Million

	Gross carrying amount				Accumulated Depreciation				
	Balance as at April 1, 2022	**Additions during the year**	**Sales/adjustment during the year**	**Balance as at March 31, 2023**	**As at April 1, 2022**	**For the year**	**Less: Sales/ Adjustments**	**As at March 31, 2023**	**Carrying value as at March 31, 2023**
Freehold land (refer note 4(iii))	74.41	-	-	74.41	-	-	-	-	74.41
Buildings	401.68	0.15	-	401.83	41.62	14.55	-	56.17	345.66
Plant and equipment	101.45	8.57	0.04	109.98	48.76	4.55	0.04	53.27	56.71
Furniture and fittings	8.81	3.09	0.69	11.21	4.11	0.93	0.69	4.35	6.86
Vehicles	15.44	-	-	15.44	6.60	2.18	-	8.78	6.66
Office equipment	0.16	0.10	-	0.26	0.04	0.05	-	0.09	0.17
Computers	6.27	0.56	-	6.83	5.33	0.45	-	5.78	1.05
Total	**608.22**	**12.47**	**0.73**	**619.96**	**106.46**	**22.71**	**0.73**	**128.44**	**491.52**

₹ Million

Right-of-use asset	Gross carrying amount				Accumulated Depreciation				
	Balance as at April 1, 2022	**Additions during the year**	**Sales/adjustment during the year**	**Balance as at March 31, 2023**	**As at April 1, 2022**	**For the year**	**Less: Sales/ Adjustments**	**As at March 31, 2023**	**Carrying value as at March 31, 2023**
Vehicles	1.68	-	1.68	-	1.59	0.09	1.68	-	-

	Gross carrying amount				Accumulated Depreciation				
	Balance as at April 1, 2021	**Additions during the year**	**Sales/adjustment during the year**	**Balance as at March 31, 2022**	**As at April 1, 2021**	**For the year**	**Less: Sales/ Adjustments**	**As at March 31, 2022**	**Carrying value as at March 31, 2022**
Freehold land (refer note 4(iii))	74.41	-	-	74.41	-	-	-	-	74.41
Buildings	382.66	19.02	-	401.68	35.53	6.09	-	41.62	360.06
Plant and equipment	91.82	9.63	-	101.45	44.66	4.10	-	48.76	52.69
Furniture and fittings	7.16	1.65	-	8.81	3.37	0.74	-	4.11	4.70
Vehicles	15.44	-	-	15.44	4.33	2.27	-	6.60	8.84
Office equipment	0.16	-	-	0.16	0.01	0.03	-	0.04	0.12
Computers	6.27	-	-	6.27	4.64	0.69	-	5.33	0.94
Total	**577.92**	**30.30**	-	**608.22**	**92.54**	**13.92**	-	**106.46**	**501.76**

Right-of-use asset	Gross carrying amount				Accumulated Depreciation				
	Balance as at April 1, 2021	**Additions during the year**	**Sales/adjustment during the year**	**Balance as at March 31, 2022**	**As at April 1, 2021**	**For the year**	**Less: Sales/ Adjustments**	**As at March 31, 2022**	**Carrying value as at March 31, 2022**
Vehicles	1.68	-	-	1.68	1.43	0.16	-	1.59	0.09

Note: The Company had not revalued its property, plant and equipment and right-of use assets during the year ended March 31, 2023 and March 31, 2022.

4 (ii)

Contractual Obligations

Refer to Note 38 for disclosure of contractual commitments for the acquisition of property, plant and equipment.

4 (iii)

Title deeds of immovable properties not held in the name of the Company

		Gross carrying amount					
Relevant line item in balance sheet	**Description of item of property**	**Gross carrying value as at 31 March, 2023 Rupees Million**	**Carrying value as at 31 March, 2023 Rupees 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 name of Company**
Property, plant and equipment	Freehold land of Wildflower Hall located at Shimla admeasuring 77,471 sq. mtrs	74.41	74.41	Mashobra Resort Private Limited (See remarks)	No	6 February, 1997	The Company's building is situated on a land which has been classified as freehold, based on the conveyance deed dated 6th February 1997. The conveyance deed was executed pursuant to a Joint Venture Agreement(" the Agreement") dated 30th October 1995 between the Government of Himachal Pradesh and EIH Limited, the Holding Company pursuant to which the Company was established for setting up and running the Hotel. The conveyance deed was signed when the name of the company was Mashobra Resort Private Limited. Later the word private was deleted and the company was converted into a public company under section 43-A(1) of the Companies Act, 1956 w.e.f 22 March, 1997 vide order dated 01 July, 1997. The Government of Himachal Pradesh, from whom the land was acquired had terminated the said Agreement for alleged non fulfilment of its terms by EIH Limited and sought to take consequential actions pursuant thereto. The matter was disputed before an arbitrator appointed by the Hon'ble High Court of Himachal Pradesh who rendered an award on 23rd July 2005. The Arbitral Award required, amongst other things, the execution of the lease deed for the said land between the Company and the Government of Himachal Pradesh. Being aggrieved by the Arbitral Award, the Company and EIH Limited, challenged the award, firstly before the Single Judge and then the Division Bench of the Hon'ble High Court of Himachal Pradesh. The Division Bench of Hon'ble High Court of Himachal Pradesh vide its order dated 13th October 2022 has upheld the Arbitral Award dated 23rd July 2005. Consequently, the company's intention to implement the Arbitral Award was communicated to the Government of Himanchal Pradesh vide letter dated October 18, 2022 and execution petition was filed with the Hon'ble High Court of Himachal Pradesh on 28 March, 2023 The cancellation of conveyance deed will be carried out upon the finalisation of the terms of the lease and execution of the lease deed. [Refer note 3(ii)]

Property, plant and equipment	Buildings constructed on the above mentioned Freehold land of Wildflower Hall located at Shimla	401.83	345.66	See remarks	No	Refer remarks	Pursuant to the purchase of land, the Company built the hotel building of 85 rooms out of which no objection certificate for 28 rooms was received by the Company from the Town & Country Planning Department, Government of Himanchal Pradesh. The completion certificate for the balance rooms was not received by the Company and this matter amongst others was disputed before an arbitrator appointed by the Hon'ble High Court of Himachal Pradesh who rendered an award on July 23, 2005. Being aggrieved by the Arbitral Award, the Company and EIH Limited, challenged the award, firstly before the Single Judge and then the Division Bench of the Hon'ble High Court of Himachal Pradesh. The Division Bench of Hon'ble High Court of Himachal Pradesh vide its order dated 13th October 2022 has upheld the Arbitral Award dated 23rd July 2005. Consequently, the Company's intention to implement the Arbitral Award was communicated to the Government of Himanchal Pradesh vide letter dated October 18, 2022 and execution petition was filed with the Hon'ble High Court of Himachal Pradesh on 28 March, 2023. The Company continues to keep 30% of the Room Revenue in respect of the balance 57 rooms out of 85 rooms which are pending registration by the authorities under The Himachal Pradesh Registration of Tourist Trade Act, 1988 pursuant to the Arbitral Award, in fixed deposits and current account with a Nationalised Bank. Refer Note 3(ii)

Note: Includes net of additions/deletions from the date of execution of the conveyance deed, upto the year ended March 31, 2023

Relative here means relative as defined in the Companies Act, 2013

* Promoter here means promoter as defined in the Companies Act, 2013

Notes to the Financial Statements

5(i)
Capital Work In Progress (CWIP)*
(a) CWIP ageing schedule

₹ Million

As at March 31, 2023	Amount in CWIP for a period of				
Particulars	**Less Than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Projects in progress	2.64	-	-	-	2.64
Projects temporarily suspended**	-	-	-	0.32	0.32
Total CWIP	**2.64**	**-**	**-**	**0.32**	**2.96**

₹ Million

As at March 31, 2022	Amount in CWIP for a period of				
Particulars	**Less Than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Projects in progress	0.03	-	-	-	0.03
Projects temporarily suspended**	-	-	-	0.44	0.44
Total CWIP	**0.03**	**-**	**-**	**0.44**	**0.47**

*Includes assets/ projects ("Projects") forming part of capital work in progress

(b) (i) Capital-work-in progress, whose completion is overdue

₹ Million

As at March 31, 2023	To be completed in				
Particulars	**Less Than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Projects temporarily suspended**	-	-	-	-	
Bathtubs	-	-	-	0.32	0.32
Total of projects temporarily suspended	**-**	**-**	**-**	**0.32**	**0.32**

As at March 31, 2022	To be completed in				
Particulars	**Less Than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Projects temporarily suspended**	-	-	-	-	
Bathtubs	-	-	-	0.44	0.44
Total of projects temporarily suspended	**-**	**-**	**-**	**0.44**	**0.44**

** Comprises assets where original plans for capitalisation were temporarily suspended

(b)(ii) There is no Capital-work-in progress, which has exceeded its cost compared to its original plan as at March 31, 2023 and March 31, 2022.

5(ii)

Intangible assets

₹ Million

	Gross carrying amount				Accumulated Amortisation				Carrying value as at March 31, 2023
	Balance as at April 1, 2022	**Additions during the year**	**Sales/adjustment during the year**	**Balance as at March 31, 2023**	**As at April 1, 2022**	**For the year**	**Less: Sales/ Adjustments**	**As at March 31, 2023**	
Computer Software	0.97	-	-	0.97	0.82	0.08	-	0.90	0.07
Total	**0.97**	**-**	**-**	**0.97**	**0.82**	**0.08**	**-**	**0.90**	**0.07**

₹ Million

	Gross carrying amount				Accumulated Amortisation				Carrying value as at March 31, 2022
	Balance as at April 1, 2021	**Additions during the year**	**Sales/adjustment during the year**	**Balance as at March 31, 2022**	**As at April 1, 2021**	**For the year**	**Less: Sales/ Adjustments**	**As at March 31, 2022**	
Computer Software	0.97	-	-	0.97	0.74	0.08	-	0.82	0.15
Total	**0.97**	**-**	**-**	**0.97**	**0.74**	**0.08**	**-**	**0.82**	**0.15**

Note: (i) Intangible assets are amortised on straight line basis over their estimated useful lives, which is generally between 3 to 5 years.
(ii) The Company had not revalued its intangible assets during the year ending March 31, 2023 and March 31, 2022.

Notes to the Financial Statements

6

Other financial assets

(i) Non-current financial assets

₹ Million

	As at March 31, 2023	As at March 31, 2022
Security deposits	1.22	1.22
Total other non-current financial assets	**1.22**	**1.22**

₹ Million

(ii) Current financial assets	As at March 31, 2023	As at March 31, 2022
Interest accrued on deposits	7.39	3.47
Security deposits	0.19	0.16
Other receivables	-	0.02
Total other current financial assets	**7.58**	**3.65**

7

Deferred tax assets/ (liabilities) (net)

₹ Million

	As at March 31, 2023	As at March 31, 2022
Deferred tax assets on account of:		
Accrued expenses deductible on payment	2.67	1.76
Unabsorbed depreciation/ business loss	91.00	-
MAT credit entitlement	-	31.35
Other temporary differences	-	0.02
Total deferred tax assets (A)	**93.67**	**33.13**
Deferred tax liabilities on account of:		
Property, plant and equipment, right-of-use asset and intangible assets	74.40	87.79
Total deferred tax liabilities (B)	**74.40**	**87.79**
Deferred tax assets/(liabilitics) (net) (A-B)	**19.27**	**(54.66)**

Movement in deferred tax assets

₹ Million

	Accrued expenses deductible on payment	MAT credit entitlement	Unabsorbed depreciation/ business loss	Other temporary differences	Total
As at April 1, 2021	**1.83**	**78.77**		**0.02**	**80.62**
(Charged)/Credited:					
- to profit and loss	(0.07)	(47.42)		-	(47.49)
- to other comprehensive income	-	-		-	-
As at March 31, 2022	**1.76**	**31.35**		**0.02**	**33.13**
(Charged)/Credited:					
- to profit and loss	0.91	(31.35)	91.00	(0.02)	60.54
- to other comprehensive income	-	-		-	-
As at March 31, 2023	**2.67**	**-**	**91.00**	**-**	**93.67**

Movement in deferred tax liabilities

₹ Million

	Property, plant and equipment, right-of-use asset and intangible assets
As at April 1, 2021	**86.97**
(Charged)/Credited:	
- to profit and loss	0.82
As at March 31, 2022	**87.79**
(Charged)/Credited:	
- to profit and loss	(13.39)
As at March 31, 2023	**74.40**

Notes to the Financial Statements

8
Non-current tax assets (net)

₹ Million

	As at March 31, 2023	As at March 31, 2022
Opening balance	14.66	10.89
Less: Tax payable for the year	(0.30)	(117.91)
Add: MAT credit utilised	-	47.42
Add: Taxes paid	61.54	74.26
Total non-current tax assets (net)	**75.90**	**14.66**

9
Other non-current assets

₹ Million

	As at March 31, 2023	As at March 31, 2022
Capital advances	1.29	1.78
Prepaid expenses	0.06	0.02
Total other non-current assets	**1.35**	**1.80**

10
Inventories*

₹ Million

	As at March 31, 2023	As at March 31, 2022
Provisions, wines and others	12.83	13.19
Stores & Operating supplies	22.74	18.16
Goods-in-transit (Operating supplies)	-	0.02
Total inventories	**35.57**	**31.37**

*Inventories are valued at cost which is based on 'Cumulative Weighted Average Method' or net realisable value, whichever is lower.

The cost of inventories recognised as an expense during the year as consumption of provisions, wines and others was Rs. 47.23 million (for the year ended March 31, 2022: Rs. 41.77 million). (Refer note 24).

11
Trade receivables*

₹ Million

	As at March 31, 2023	As at March 31, 2022
Unsecured, considered good		
Receivables from related parties	0.03	0.06
Receivable from other than related parties	22.33	18.45
Total trade receivables	**22.36**	**18.51**

*Read with note 32

₹ Million

As at March 31, 2023	Outstanding for following periods from due date of payment						
Particulars	**Current but not due**	**Less than 6 months**	**6 months to 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(a) Undisputed trade receivables – considered good	18.89	3.07	0.01	0.39	-	-	22.36
(b) Undisputed trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(c) Undisputed trade receivables – credit impaired	-	-	-	-		-	-
Subtotal	18.89	3.07	0.01	0.39	-	-	22.36
Unbilled dues	-	-	-	-	-	-	-
Total	**18.89**	**3.07**	**0.01**	**0.39**	**-**	**-**	**22.36**

₹ Million

As at March 31, 2022	Outstanding for following periods from due date of payment						
Particulars	**Current but not due**	**Less than 6 months**	**6 months to 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(a) Undisputed trade receivables – considered good	7.45	7.37	3.69	-	-	-	18.51
(b) Undisputed trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(c) Undisputed trade receivables – credit impaired	-	-	-	-		-	-
Subtotal	7.45	7.37	3.69	-	-	-	18.51
Unbilled dues	-	-	-	-	-	-	-
Total	**7.45**	**7.37**	**3.69**	**-**	**-**	**-**	**18.51**

Note: There are no disputed trade receivables

Notes to the Financial Statements

12
Cash and cash equivalents

₹ Million

	As at March 31, 2023	As at March 31, 2022
Balances with banks		
- Current accounts	22.80	50.62
Cash in hand	0.43	0.61
Fixed deposits with original maturity of less than 3 months	45.74	-
Total cash and cash equivalents	**68.97**	**51.23**

13
Other bank balances

₹ Million

	As at March 31, 2023	As at March 31, 2022
Current account *	0.03	0.02
Fixed deposits with original maturity of more than 3 months and having remaining maturity of less than 12 months from the Balance Sheet date *	1,263.40	1,104.06
Fixed deposits with original maturity of more than 3 months and having remaining maturity of less than 12 months from the Balance Sheet date	921.00	774.63
Total other bank balances	**2,184.43**	**1,878.71**

* Maintained pursuant to Arbitral Award [Refer Note 3(ii)]

14
Other current assets

₹ Million

	As at March 31, 2023	As at March 31, 2022
Prepaid expenses	1.90	1.42
Services exports incentive	-	1.77
Balance with government authorities	0.10	-
Other advances	7.81	10.85
Total other current assets	**9.81**	**14.04**

15
Equity share capital

₹ Million

	As at March 31, 2023	As at March 31, 2022
AUTHORISED		
50,000,000 Equity Shares of Rs. 10 each (2022 - 50,000,000)	500.00	500.00
	500.00	**500.00**
ISSUED, SUBSCRIBED & FULLY PAID		
33,000,000 Equity Shares of Rs. 10 each (2022 - 33,000,000)	330.00	330.00
	330.00	**330.00**

(i) Reconciliation of equity share capital

	Number of shares	Equity share capital (par value) ₹ Million
As at April 1, 2021	33,000,000	330.00
Change during the year	-	-
As at March 31, 2022	33,000,000	330.00
Change during the year	-	-
As at March 31, 2023	33,000,000	330.00

(ii) Rights and preferences attached to equity shares :

The Company has one class of equity shares having a par value of Rs. 10 per share. These shares rank pari passu in all respects including voting rights and entitlement to dividend.

Notes to the Financial Statements

(iii) Details of shareholders holding more than 5 percent shares in the Company:

	As at March 31, 2023		As at March 31, 2022	
Shareholder Name	**Number of shares**	**% holding**	**Number of shares**	**%holding**
EIH Limited	25,999,995	78.79%	25,999,995	78.79%
Government of Himachal Pradesh	7,000,000	21.21%	7,000,000	21.21%

(iv) Shares of the Company held by holding Company:

	As at March 31, 2023	As at March 31, 2022
	Number of Shares	
EIH Limited	25,999,995	25,999,995

(v) Shareholding of promoters*

Sl. No.	Promoter Name	Number of shares as at April 1, 2022	Change during the year	Number of shares as at March 31, 2023	% of total shares	% Change during the year
1	EIH Limited	2,59,99,995	-	2,59,99,995	78.79%	-
2	Government of Himachal Pradesh	70,00,000	-	70,00,000	21.21%	-
3	Oberoi Hotels Private Limited	1	-	1	0.00%	-
4	Oberoi Holdings Private Limited	1	-	1	0.00%	-
5	Oberoi Properties Private Limited	1	-	1	0.00%	-
6	Oberoi Investments Private Limited	1	-	1	0.00%	-
7	Oberoi Plaza Private Limited	1	-	1	0.00%	-
		3,30,00,000	-	3,30,00,000	100.00%	-

Sl. No.	Promoter Name	Number of shares as at April 1, 2021	Change during the year	Number of shares as at March 31, 2022	% of total shares	% Change during the year
1	EIH Limited	2,59,99,995	-	2,59,99,995	78.79%	-
2	Government of Himachal Pradesh	70,00,000	-	70,00,000	21.21%	-
3	Oberoi Hotels Private Limited	1	-	1	0.00%	-
4	Oberoi Holdings Private Limited	1	-	1	0.00%	-
5	Oberoi Properties Private Limited	1	-	1	0.00%	-
6	Oberoi Investments Private Limited	1	-	1	0.00%	-
7	Oberoi Plaza Private Limited	1	-	1	0.00%	-
		3,30,00,000	-	3,30,00,000	100.00%	-

*Promoters here means promoter as defined in the Companies Act, 2013

(vI) Pursuant to the order of the Division Bench of Hon'ble High Court of Himachal Pradesh, dated 13 October, 2022, as per the Arbitral Award, upon execution of the lease deed in respect of land and upon payment of the stipulated consideration, the Government of Himachal Pradesh is to facilitate transfer of all its shares to EIH Limited. [Refer note 3(ii)]

16
Other equity

₹ Million

	As at March 31, 2023	As at March 31, 2022
Reserves and Surplus		
Retained earnings*	397.08	701.98
Total other equity	**397.08**	**701.98**
***Retained earnings**		
Opening Balance	701.98	417.32
Add: Profit during the year as per Statement of Profit and Loss	(305.48)	284.62
Less: Other comprehensive income recognised directly in retained earnings - Remeasurements of post-employment benefit obligation, net of tax	(0.58)	(0.04)
Closing Balance	**397.08**	**701.98**

Nature and purpose of Reserves

Retained earnings

Retained earnings represents accumulated profits of the Company. It can be utilised in accordance with the provisions of the Companies Act, 2013.

17
Advance towards equity

₹ Million

	As at March 31, 2023	As at March 31, 2022
Advance towards equity (Refer note below)	1,361.93	1,361.93
	1,361.93	**1,361.93**

As per the Arbitral Award, upon execution of the lease deed in respect of land and upon payment of the stipulated consideration, the Government of Himachal Pradesh is to facilitate transfer of all its shares to EIH Limited. Pending transfer of shares held by the Government of Himachal Pradesh in favour of EIH Limited pursuant to the settlement under the Arbitral Award, amounts received in previous years from EIH Limited, the holding company, amounting to INR 1,361.93 million (31st March 2022 - INR 1,361.93 million) continue to be recorded as "Advance towards equity" as the Company intends to issue shares against the said advances without allotment till the date of actual transfer of the shares.[Refer note 3(ii)]

18
(i) Non-current borrowings - at amortised cost

₹ Million

	Maturity Date	Terms of repayments	Coupon/ Interest rate per annum	As at March 31,2023	As at March 31,2022
Unsecured					
Government of Himachal Prades	Refer note below	Half-Yearly	16.50%	-	5.00
Total				**-**	**5.00**

Note:
Unsecured borrowings from the Government of Himachal Pradesh outstanding as on March 31, 2022 which were repayable at the option of the Company had been classified as non-current borrowings. Pursuant to the order of the Division Bench of Hon'ble High Court of Himachal Pradesh, dated 13 October, 2022, unsecured borrowings from the Government of Himachal Pradesh are repayable upon execution of the lease deed in respect of land and have accordingly been classified as current borrowings.[Refer note 3(ii)]

(ii) Current borrowings - at amortised cost

₹ Million

	Maturity Date	Terms of repayments	Coupon/ Interest rate per annum	As at March 31,2023	As at March 31,2022
Unsecured					
Government of Himachal Prades	Refer note 18(i)	Half-Yearly	16.50%	5.00	-
Total				5.00	**-**

Refer note 18(i)

19
Provisions

₹ Million

	As at March 31, 2023			As at March 31, 2022		
Employee benefit obligations	Current	Non-current	Total	Current	Non-current	Total
Leave Encashment - Unfunded						
Present value of obligation	0.08	1.75	1.83	0.11	2.49	2.60
Gratuity - Unfunded						
Present value of obligation	0.02	0.67	0.69	0.03	0.64	0.67
Total employee benefit obligations	**0.10**	**2.42**	**2.52**	**0.14**	**3.13**	**3.27**

(i) Defined benefit plans

a) Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The gratuity plan is an unfunded plan and provision/ write back, if any, is made on the basis of the present value of the liability as at the Balance Sheet date determined by actuarial valuation following Projected Unit Credit Method.

b) **Leave Encashment**

As per the policy of the Company, obligations on account of encashment of accumulated leave of an employee is settled only on termination / retirement of the employee. Such liability is recognised on the basis of actuarial valuation following Projected Unit Credit Method. It is an unfunded plan.

(ii) Defined contribution plans

The Company also has certain defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the Government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognised during the year towards defined contribution plan is Rs. 3.19 million for the year ended March 31, 2022: Rs. 2.78 million).

(iii) Movement of defined benefit obligation and fair value of plan assets :

The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the year are as follows:

₹ Million

	Gratuity			Leave Encashment
	Present value of obligation	Fair value of plan assets	Net amount	Present value of obligation
April 1, 2021	0.71	-	0.71	2.32
Current service cost	0.14	-	0.14	0.30
Interest expense/(Income)	0.05	-	0.05	0.16
Total amount recognised in Statement of Profit and Loss	**0.19**	**-**	**0.19**	**0.46**
Remeasurements				
Experience (gains)/losses	0.03	-	0.03	0.07
(Gain)/loss from change in financial assumptions	(0.03)	-	(0.03)	(0.12)
Total amount recognised in Other Comprehensive Income	**-**	**-**	**-**	**(0.05)**
Employer contributions	-	-	-	-
Benefit payments	(0.23)	-	(0.23)	(0.13)
March 31, 2022	**0.67**	**-**	**0.67**	**2.60**
April 1, 2022	**0.67**	**-**	**0.67**	**2.60**
Current service cost	0.21	-	0.21	0.54
Interest expense/(income)	0.05	-	0.05	0.19
Total amount recognised in Statement of Profit and Loss	**0.26**	**-**	**0.26**	**0.73**
Remeasurements				
Experience (gains)/losses	(0.02)	-	(0.02)	(0.71)
(Gain)/loss from change in financial assumptions	(0.02)	-	(0.02)	(0.05)
Total amount recognised in Other Comprehensive Income	**(0.04)**	**-**	**(0.04)**	**(0.76)**
Employer contributions	-	-	-	-
Benefit payments	(0.20)	-	(0.20)	(0.74)
March 31, 2023	**0.69**	**-**	**0.69**	**1.83**

(iv) Post-Employment benefits

The significant actuarial assumptions were as follows:

	March 31, 2023	March 31, 2022
Discount rate	7.50%	7.30%
Salary growth rate	5.00%	5.00%

	March 31, 2023	March 31, 2022
Mortality	Indian Assured Lives Mortality (2012-14) ultimate	Indian Assured Lives Mortality (2012-14) ultimate
Withdrawal rate - up to 40 years	4.2	4.2
Withdrawal rate - 40 - 54 years	1.8	1.8
Withdrawal rate - 55 - 57 years	2.2	2.2

(v) Sensitivity analysis

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

₹ Million

	Change in assumption		Impact on defined benefit obligation			
			Increase by 1%		Decrease by 1%	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Gratuity						
Discount rate	1%	1%	(0.09)	(0.09)	0.11	0.11
Salary growth rate	1%	1%	0.11	0.11	(0.09)	(0.09)
Leave encashment						
Discount rate	1%	1%	(0.20)	(0.29)	0.24	0.34
Salary growth rate	1%	1%	0.25	0.35	(0.21)	(0.30)

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method i.e., projected unit credit method has been applied as that used for calculating the defined benefit liability recognised in the balance sheet.

(vi) Risk exposure

The defined benefit obligations have the undermentioned risk exposures:

Discount Rate risk: The Company is exposed to the risk of fall in discount rate. A fall in discount rate will eventually increase in the ultimate cost of providing the above benefit thereby increasing the value of the liability.

Liquidity Risk: This risk arises from the short term asset and liability cash-flow mismatch thereby causing the Company being unable to pay the benefits as they fall due in the short term. Such a situation could be the result of holding large illiquid assets disregarding the results of cash-flow projections and cash outgo inflow mismatch. (Or it could be due to insufficient assets/cash.)

Future Salary Increase Risk: The cost is sensitive to the assumed future salary escalation rates for all final salary defined benefit schemes. If actual future salary escalations are higher than that assumed in the valuation of actual cost, the value of the liability will be higher than that estimated.

Demographic Risk: In the valuation of the liability certain demographic (mortality and attrition rates) assumptions are made. The Company is exposed to this risk to the extent of actual experience eventually being worse compared to the assumptions thereby causing an increase in the cost.

(vii) Defined benefit liability and employer contributions

The weighted average duration of the defined benefit obligation is 18.29 years (2022 - 17.92 years) and 17.90 years (2022- 17.40 years) for gratuity and leave encashment respectively.

The expected maturity analysis of undiscounted gratuity and leave encashment is as follows:

₹ Million

	Less than a year	Between 1 - 2 years	Between 2 - 5 years	Between 6 to 10 years	More than 10 years	Total
March 31, 2023						
Gratuity	0.02	-	0.15	0.20	2.39	2.76
Leave encashment	0.08	-	0.33	0.44	4.75	5.60
Total	**0.10**	**-**	**0.48**	**0.64**	**7.14**	**8.36**
March 31, 2022						
Gratuity	0.03	-	0.15	0.17	2.11	2.46
Leave encashment	0.11	-	0.43	0.54	6.24	7.32
Total	**0.14**	**-**	**0.58**	**0.71**	**8.35**	**9.78**

20
Other current financial liabilities

₹ Million

	As at March 31, 2023	As at March 31, 2022
Liability for capital expenditure	0.54	0.74
Liability towards Corporate Social Responsibility	-	1.00
Total current financial liabilities	**0.54**	**1.74**

Notes to the Financial Statements

21
Other current liabilities

₹ Million

	As at March 31, 2023	As at March 31, 2022
Advance from customers	12.47	16.64
Statutory dues	4.20	2.04
Total other current liabilities	**16.67**	**18.68**

22
Revenue from operations

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Rooms	501.39	475.91
Food and beverage	157.47	148.42
Other services	45.27	36.84
Total revenue from operations	**704.13**	**661.17**

23
Other income

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Interest income on financials assets carried at amortised cost :		
Bank deposits	96.68	75.98
Other gains/(losses) :		
Net foreign exchange gain	0.16	-
Provisions and liabilities no longer required, written back	0.15	0.09
Profit on sale of property, plant and equipment (net)	0.01	-
Miscellaneous income	1.17	1.31
Total other income	**98.17**	**77.38**

24
Consumption of provisions, wines & others

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Opening stock	13.19	9.84
Add : Purchases	46.87	45.12
	60.06	**54.96**
Less : Closing stock	12.83	13.19
Total Consumption of provisions, wines & others	**47.23**	**41.77**

25
Employee benefits expense

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Salaries and wages	67.38	52.17
Contribution to provident fund and other funds (Refer note 19)	3.19	2.78
Gratuity (Refer note 19)	0.26	0.19
Staff welfare expenses	20.10	16.20
Total employee benefits expense	**90.93**	**71.34**

26
Finance costs

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Interest expense	0.83	0.83
Interest on MSME (Refer note 34)	0.02	0.09
Interest on lease liabilities (Refer note 39)	0.05	0.11
Others [Refer note 3(ii)]	51.98	-
Total finance costs	**52.88**	**1.03**

Notes to the Financial Statements

27
Depreciation and amortisation expense

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 20202
Depreciation of property, plant and equipment	22.71	13.92
Depreciation of right-of-use asset	0.09	0.16
Amortisation of intangible assets	0.08	0.08
Total depreciation and amortisation expense	**22.88**	**14.16**

28
Other expenses

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Power and fuel	41.80	36.57
Rent (Refer note 39)	13.69	1.88
Repairs and maintenance		
- Buildings	14.67	8.27
- Plant and equipment	12.27	10.42
- Others	3.52	2.35
Insurance	2.63	2.33
Rates and taxes	4.96	3.77
Expenses on apartment and board	15.53	17.32
Advertisement, publicity and other promotional expenses	13.61	7.82
Commission to travel agents and others	70.46	44.93
Passage and travelling	13.20	12.81
Postage, telephone, etc.	0.87	1.31
Legal and professional charges	8.45	7.08
Linen, uniform washing and laundry expenses	1.79	1.32
Renewals and replacements	11.18	7.94
Musical, banquet and kitchen expenses	1.45	0.51
Auditors' remuneration (Refer Note 28(a))	0.14	0.15
CSR expenses (Refer note 28(b))	5.61	4.40
Expenses on contracts for service	21.38	20.60
Water charges	7.88	8.09
Director's sitting fees	1.20	1.20
Printing and stationery	1.56	1.19
Subscriptions	0.81	0.24
Other assets (service export incentive) written off	-	0.15
Net foreign exchange loss	-	0.13
Miscellaneous expenses	11.22	4.06
Total other expenses	**279.88**	**206.84**

28 (a)		
Details of Auditors' remuneration		
As auditor:		
- Audit fee	0.09	0.09
- Tax Audit fee	0.03	0.05*
- Reimbursement of expenses	0.02	0.01
	0.14	**0.15**

* includes additional billing of Rs. 0.02 million

28 (b)

Corporate Social Responsibility

As per section 135 of the Companies Act, 2013 and rules therein, the Company is required to spend at least 2% of average net profit of past three years towards Corporate Social Responsibility (CSR). Details of corporate social responsibility expenditures as certified by Management are as follows:

Notes to the Financial Statements

₹ Million

Particulars	Year Ended March 31, 2023	Year Ended March 31, 2022
(a) Amount required to be spent on CSR as per Section 135 of the Companies Act, 2013	5.47	4.40
(b) Amount approved by the board to be spent during the year	5.47	4.40
(c) Amount of expenditure incurred (as per table below)	6.61	3.40
(i) Construction/acquisition of any asset		
Procurement of capital items at Modern Children Home, Mashobra	1.83	-
	1.83	-
(ii) On purposes other than (i) above		
Repair and maintenance work and supplies at Modern Children Home, Mashobra	-	0.91
Skill Development (Vocational Training) at school for hearing and visually impaired at Dhalli, Shimla	3.78	2.23
Procurement of Bench for SEOG Water Catchment Area	-	0.26
Contribution for PM CARES FUND (Refer note 1 below)	1.00	-
	4.78	3.40
	6.61	3.40
(d) Shortfall/ (excess) at the end of the year (a - c) (Refer notes below)	(1.14)*	1.00*
(e) Total of previous year shortfall (Refer note 1 below)	1.00*	-
(f) Reason for shortfall		Refer note 1 below
(g) Details of related party transactions	-	-
(h) Liability against contractual obligations for CSR	-	-

Details of ongoing projects under 135(6) of the Companies Act, 2013

₹ Million

Balance as on 1 April 2022		Amount required to be spent during the year	Amount spent during the year		Balance as on 31 March 2023	
With the Company	In separate CSR unspent account		From the Company's Bank account	From the separate CSR unspent account	With the Company	In separate CSR unspent account
Nil	Nil	Nil	Nil	Nil	Nil	Nil

₹ Million

Balance as on 1 April 2021		Amount required to be spent during the year	Amount spent during the year		Balance as on 31 March 2022	
With the Company	In separate CSR unspent account		From the Company's Bank account	From the separate CSR unspent account	With the Company	In separate CSR unspent account
Nil	Nil	Nil	Nil	Nil	Nil	Nil

Details of CSR expenditure under Section 135(5) of the Act in respect of other than ongoing projects

₹ Million

Balance as on 1 April 2022	Amount deposited in Specified Fund of Schedule VII of the Act within 6 months	Amount required to be spent during the year	Amount spent during the year	Balance as on 31 March 2023
1.00 Refer note 1 below	1.00	5.47	6.61	(0.14) Refer note 2 below

₹ Million

Balance as on 1 April 2021	Amount deposited in Specified Fund of Schedule VII of the Act within 6 months	Amount required to be spent during the year	Amount spent during the year	Balance as on 31 March 2022
Nil	Nil	4.40	3.40	1.00 Refer note 1 below

Details of excess CSR expenditure under Section 135(5) of the Act

₹ Million

Balance excess / (shortfall) spent as at 1 April 2022	Amount required to be spent during the year	Amount spent during the year	Balance excess spent/ (shortfall) as on 31 March 2023
(1.00) Refer note 1 below	5.47	6.61	(0.14) Refer note 2 below

Balance excess spent as at 1 April 2021	Amount required to be spent during the year	Amount spent during the year	Balance excess spent/ (shortfall) as on 31 March 2022
Nil	4.40	3.40	(1.00) Refer note 1 below

Notes:

1. The Company has made payment of INR 1.00 million to a Fund specified in Schedule VII to the Companies Act, 2013 in respect of the shortfall of expenditure for the financial year 2021- 22 on April 29, 2022, within the time period permitted under the second proviso to section 135(5) of the Act.
2. During the year ended 31 March 2023, amount required to be spent on CSR as per Section 135 of the Companies Act, 2013 and approved by the Board of Directors was Rs. 5.47 million whereas the amount incurred is Rs. 5.61 million. The excess amount spent by the Company would not be carried forward for setting off such expenditure in succeeding financial years.

29

Exceptional items - profit / (loss)

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
Obligation pursuant to the Arbitral Award [Refer note 3(ii)]	687.61	-
Total income tax	**687.61**	**-**

30

Tax Expense

₹ Million

	Year Ended March 31, 2023	Year Ended March 31, 2022
(a) Current tax		
Tax on profits for the year	-	117.91
Adjustments for prior years	0.30	-
Total income tax	**0.30**	**117.91**
(b) Deferred tax		
Decrease (increase) in deferred tax assets	(60.54)	47.49
(Decrease) increase in deferred tax liabilities	(13.17)	0.82
	(73.71)	**48.31**
Less: MAT credit utilised	-	(47.42)
Add / (Less): Recognised in OCI	(0.22)	(0.01)
Total deferred tax expense/(benefit)	**(73.93)**	**0.88**
Total tax expense	**(73.63)**	**118.79**
(c) Reconciliation of tax expense and the accounting profit multiplied by tax rate:		
(Loss) / Profit before tax expense	**(379.11)**	**403.41**
Tax at the rate of 29.12% (F.Y. 2021-22 – 29.12%)	(110.40)	117.47
Tax effect of amounts which are not deductible in calculating taxable income:		
CSR expenses	1.63	1.28
Interest on MSME (Refer note 34)	0.00*	0.03
Others	0.75	-
Adjustments related to property, plant and equipment:		
Adjustment on account of depreciable and leased assets	0.01	0.01
Other differences:		
Impact of decrease in tax rate on deferred tax [Refer note (i) below]	3.03	-
MAT credit entitlement written off and charged to Statement of Profit and Loss [Refer note (i) below]	31.35	-
Tax expense as per Income Tax	**(73.63)**	**118.79**

* Amount less than Rs. 0.01 million

Notes:

(i) The Company has decided to exercise the option permitted under section 115BAA of the Income-tax Act, 1961 as introduced by the Taxation Laws (Amendment Ordinance, 2019 dated 20 September, 2019 from financial year 2023-2024 ownwards. Accordingly, the Company has remeasured its deferred tax assets (net) basis the rate prescribed in the said section and has taken the full effect to the Statement of Profit and Loss during the year ended 31 March, 2023. Prior to such election, the Company was accounting for Minimum Alternate Tax (MAT) in accordance with tax laws which gave rise to future economic benefits in the form of tax credit against which future income tax liability was being adjusted and it was being recognised as an asset in the Balance Sheet. MAT credit entitlement of Rs. 31.35 million has been written off during the year ended 31 March, 2023, on exercising such option.

(ii) Effective April 1, 2019, the Company had adopted Appendix C to Ind AS 12 – Income taxes retrospectively with cumulative effect of initially applying Appendix C recognised by adjusting equity on initial application, without adjusting comparatives. The effect on account of initial application and effect on adoption of this amendment was Nil (previous year Nil).

31
FAIR VALUE MEASUREMENTS
Financial instruments by category

₹ Million

	As at March 31, 2023	As at March 31, 2022
	Amortised cost	Amortised cost
Financial assets		
Trade receivables	22.36	18.51
Cash and cash equivalents	68.97	51.23
Other bank balances	2,184.43	1,878.71
Other receivables	7.39	3.49
Security deposits	1.41	1.38
Total financial assets	**2,284.56**	**1,953.32**
Financial liabilities		
Borrowings	5.00	5.00
Lease liabilities	-	0.11
Trade payables	807.27	40.29
Others	0.54	1.74
Total financial liabilities	**812.81**	**47.14**

(i) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market 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. This is the case for unlisted equity securities included in level 3.

(ii) Assets and liabilities which are measured at amortised cost for which fair values are disclosed.

For all the financial assets and financial liabilities measured at amortised cost, carrying value is an approximation of their respective fair value.

32
Financial risk management

The Company's activities expose it to market risk (including currency risk, interest rate risk and other price risk), liquidity risk and credit risk.

This note explains the sources of risk which the entity is exposed to and how the entity manages the risk :

The Company's risk management is carried out by a senior management team under policies approved by the Board of Directors. The senior management team identifies, evaluates and hedges financial risks in close co-operation with the Company's operating unit. The Board of Directors provides principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, use of non-derivative financial instruments, and investment of excess liquidity.

(A) Market risk

(i) Foreign currency risk

Foreign currency risk arises from future commercial transactions and recognised assets or liabilities denominated in a currency that is not the Company's functional currency (Rs.).

The exposure of the Company to foreign currency risk is not significant. However, this is closely monitored by the Management to decide on the requirement of hedging. The position of foreign currency exposure to the Company as at the end of the year expressed in Rs. Million are as follows:

₹ Million

Currency	Receivables	Payables
March 31, 2023	-	-
Euro	-	-
US Dollar (USD)	-	0.34
Net Exposure to foreign currency risk	-	**0.34**
March 31, 2022		
Euro	-	0.45
US Dollar (USD)	-	-
Net Exposure to foreign currency risk	-	**0.45**

Sensitivity

If Rs. is depreciated or appreciated by 5% vis-s-a-vis foreign currency, the impact thereof on the profit and loss of the Company are given below:

	Impact on profit	
	March 31, 2023	**March 31, 2022**
EURO sensitivity		
INR/EURO Increases by 5% (March 31, 2020 - 5%)	-	(0.02)
INR/EURO Decreases by 5% (March 31, 2020 - 5%)	-	0.02
USD sensitivity		
INR/USD Increases by 5% (March 31, 2020 - 5%)	(0.02)	-
INR/USD Decreases by 5% (March 31, 2020 - 5%)	0.02	-

(ii) Interest rate risk

The status of borrowings in terms of fixed rate and floating rate are as follows:

₹ Million

	March 31, 2023	March 31, 2022
Variable rate borrowings	-	-
Fixed rate borrowings	-	5.00
Total borrowings	-	**5.00**

As at the end of the reporting period, the Company does not have any variable rate borrowings outstanding, therefore, the Company is not exposed to any interest rate risk.

(iii) Price risk

The Company does not have investment in market quoted securities. Therefore, the Company is not exposed to market price risk.

(B) Credit risk

Credit risk arises when a counter party defaults on contractual obligations resulting in financial loss to the Company.

Trade receivables consist of large number of customers, spread across diverse industries and geographical areas. In order to mitigate the risk of financial loss from defaulters, the Company has an ongoing credit evaluation process in respect of customers who are allowed credit period. In respect of walk-in customers the Company does not allow any credit period and therefore, is not exposed to any credit risk.

The Company does not have any derivative transaction and therefore is not exposed to any credit risk on account of derivatives. The Company does not have any long-term contracts for which there were any material foreseeable losses.

For trade receivables, the Company has decided to provide loss allowance for lifetime credit loss on the basis of expected credit loss model. However, as per the Company's past collection history, credit risks (default risk and delay risk) are insignificant. As per the past practice, the Company's trade receivables are generally collected within the acceptable credit period. In some instances, there is a practice of delay in receipt of payment, however the quantum of same is insignificant in comparison to the total trade receivables. Therefore, no loss allowance has been provided by the Company on trade receivables under Ind AS.

(C) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. However, the Company has a past practice of maintaining sufficient liquidity (Cash and bank balances) to meet its obligation.

Further, the Company does not have significant debt liability outstanding. Therefore, the Company does not maintain any committed credit facilities or borrowing to mitigate liquidity risk as the same is insignificant as per the Company's current capital structure.

Notes to the Financial Statements

Maturities of financial liabilities

The table below analyses the Company's non-derivative financial liabilities into relevant maturity based on their contractual maturities.

Contractual maturities of financial liabilities:

₹ Million

	Not later than 1 year	Between 1 and 5 years	Later than 5 years	Total
Non-derivatives				
March 31, 2023				
Borrowings [Refer note 18(i)]	5.00	-	-	5.00
Lease liabilities	-	-	-	-
Liability for capital expenditure	0.54	-	-	0.54
Trade payables	807.27	-	-	807.27
Total non-derivative liabilities	**812.81**	**-**	**-**	**812.81**
March 31, 2022				
Borrowings*	0.83	3.30	5.00	9.13
Lease liabilities	0.11	-	-	0.11
Liability for capital expenditure	0.74	-	-	0.74
Liability towards Corporate Social Responsibility	1.00	-	-	1.00
Trade payables	40.29	-	-	40.29
Total non-derivative liabilities	**42.97**	**3.30**	**5.00**	**51.27**

* The borrowing was repayable at the option of the Company. Accordingly, interest component payable after 5 years had not been considered. [Refer note 18(i)]

33
Capital Management

Risk management

The Company's objectives when managing capital are to

- safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital.

The Company manages the share capital issued and subscribed alongwith shareholder's fund appearing in the financial statement as capital of the Company.

The Company does not have significant borrowings outstanding. Further, borrowing of Rs. 5 million (2022 - Rs. 5 million) appearing in the books of account of the Company is a loan from Government of Himachal Pradesh. There are no significant covenants to the loan. The loan was repayable at the option of the Company. (Refer note 18)

34
Trade Payables to Micro and Small Enterprises

₹ Million

	As at March 31, 2023	As at March 31, 2022
(i) Principal amount remaining unpaid at the end of the year *	0.64	2.56
(ii) Interest due thereon remaining unpaid at the end of the year	0.11	0.09
(iii) The amount of interest paid along with the amounts of the payment beyond the appointed day.	-	Nil
(iv) The amount of interest due and payable for the year	0.02	Nil
(v) The amount of interest accrued and remaining unpaid at the end of the year	0.11	0.09
(vi) The amount of further interest due and payable even in the succeeding period, until such date when the interest dues as above are actually paid	Nil	Nil
(vii) Interest remaining disallowable as deductible expenditure under the Income-tax Act, 1961	0.11	0.09
Total [(i)+(v)]	**0.75**	**2.65**

* Details of dues to Micro Enterprises and Small Enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) are based on information made available to the Company.

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Trade Payables To Other Than Micro And Small Enterprises

₹ Million

	As at March 31, 2023	As at March 31, 2022
Trade payables to related parties	4.55	3.23
Trade payables - others	801.97	34.41
Total	**806.52**	**37.64**

As at March 31, 2023	Outstanding for following periods from due date of payment						
Particulars	Unbilled dues	Not due	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) MSME		-	0.66	0.09	-	-	0.75
(b) Others	775.55	12.79	11.74	1.53	1.35	3.56	806.52
Total	**775.55**	**12.79**	**12.40**	**1.62**	**1.35**	**3.56**	**807.27**

As at March 31, 2022	Outstanding for following periods from due date of payment						
Particulars	Unbilled dues	Not due	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) MSME	-	0.39	2.25	0.01	-	-	2.65
(b) Others	15.50	5.45	11.23	0.50	2.89	2.07	37.64
Total	15.50	**5.84**	**13.48**	**0.51**	**2.89**	**2.07**	**40.29**

Note: There are no disputed trade payables.

36 (a)
Related Party Disclosures
List of Related Parties

(i) Key Management Personnel of the Company and its Parent Company

Mr. Ram Subhag Singh (w.e.f. February 1, 2022 upto July 25, 2022) - Chairman
Mr. Anil Kumar Khachi (w.e.f. January 21, 2020 upto October 21, 2021) - Chairman
Mr. Subhashis Panda (w.e.f October 26, 2021 upto April 29, 2022) - Director
Mr. Ram Dass Dhiman (w.e.f. July 25, 2022 upto January 13, 2023) - Chairman
Mr. Prabodh Saxena (w.e.f. January 13, 2023) - Chairman
Mr. Devesh Kumar (w.e.f. April 29, 2022) - Director
Mr. Vikramjit Singh Oberoi - Director
Mr. Tej Kumar Sibal - Director
Mr. Kallol Kundu - Director and Chief Financial Officer
Mr. Arjun Singh Oberoi - Managing Director
Mr. S. N. Sridhar - Company Secretary and Director (upto September 1, 2021)
Mr. Lalit Kumar Sharma - Company Secretary (w.e.f. October 26, 2021)

(ii) Parent Company

EIH Limited

(iii) Fellow Subsidiaries

Mumtaz Hotels Limited
Oberoi Kerala Hotels and Resorts Limited
EIH Flight Services Ltd, Mauritius (Upto December 22, 2022)
EIH International Ltd
EIH Holdings Ltd
PT Widja Putra Karya
PT Waka Oberoi Indonesia
PT Astina Graha Ubud

(iv) Associates / Joint Ventures of Parent Company

Associates of Parent Company:
EIH Associated Hotels Limited
La Roseraie De L'atlas
Usmart Education Limited
Joint Ventures of Parent Company:
Mercury Car Rentals Private Limited
Oberoi Mauritius Ltd (including its subsidiary, Island Resort Limited)

(v) Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence with whom transactions have taken place during the year

Oberoi Hotels Private Limited

(vi) Joint Venture Partner

Government of Himachal Pradesh [Refer note 3(ii) and 15(vi)]

Notes to the Financial Statements

36 (b)

Transactions with Related Parties for the year ended March 31, 2023

₹ Million

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associates / Joint Ventures of Parent Company		Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence with whom transactions have taken place during the year		Key Management Personnel	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
PURCHASES										
Purchase of goods and services										
EIH Limited	50.04	38.33	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.80	0.24	-	-	-	-
Mumtaz Hotels Limited	-	-	0.05	0.01	-	-	-	-	-	-
Oberoi Hotels Private Limited	-	-	-	-	-	-	0.01			
PT Waka Oberoi Indonesia	-	-	0.12	-	-	-	-			
PT Widja Putra Karya	-	-	0.05	-	-	-	-			
Mercury Car Rentals Private Limited	-	-	-	-	6.02	5.05	-	-	-	-
Total	**50.04**	**38.33**	**0.22**	**0.01**	**6.82**	**5.29**	**0.01**	**-**	**-**	**-**
EXPENSES										
Directors' sitting fees										
Mr. Arjun Singh Oberoi	-	-	-	-	-	-	-	-	0.20	0.24
Mr. Vikramjit Singh Oberoi	-	-	-	-	-	-	-	-	0.20	0.24
Mr. Tej Kumar. Sibal	-	-	-	-	-	-	-	-	0.16	0.16
Mr. S.N. Sridhar	-	-	-	-	-	-	-	-	-	0.08
Mr. Kallol Kundu	-	-	-	-	-	-	-	-	0.16	0.04
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**0.72**	**0.76**
SALES										
Sale of goods and services										
EIH Limited	1.42	1.89	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.23	0.22	-	-	-	-
Oberoi Hotels Private Limited	-	-	-	-	-	-	-	0.01	-	-
Total	**1.42**	**1.89**	**-**	**-**	**0.23**	**0.22**	**-**	**0.01**	**-**	**-**
PAYMENTS										
Refund of collections to related party										
EIH Limited	1.40	0.10	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	**2.16**	0.60				
Oberoi Hotels Private Limited	-	-	-	-	-	-	0.01			
Mumtaz Hotels Limited	-	-	**0.58**	-	-	-	-	-	-	-
Total	**1.40**	**0.10**	**0.58**	**-**	**2.16**	**0.60**	**0.01**	**-**	**-**	**-**
Expenses reimbursed to related party										
EIH Limited	3.23	2.87	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.05	0.65	-	-	-	-
Oberoi Hotels Private Limited	-	-	-	-	-	-		0.23	-	-
Total	**3.23**	**2.87**	**-**	**-**	**0.05**	0.65		0.23	**-**	**-**
Expenses reimbursed by related party										
EIH Associated Hotels Limited	-	-	-	-	0.01	0.05	-	-	-	-
Total	**-**	**-**	**-**	**-**	**0.01**	**0.05**	**-**	**-**	**-**	**-**
RECEIPTS										
Recovery of Collection by Related Party										
EIH Limited	1.53	-	-	-	-	-	-			
EIH Associated Hotels Limited	-	-	-	-	0.26	-	-			
Total	**1.53**	**-**	**-**	**-**	**0.26**	**-**	**-**			

36 (c)

The details of amounts due to or due from related parties as at March 31, 2023 and March 31, 2022 are as follows :

₹ Million

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associates / Joint Ventures of Parent Company		Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence with whom transactions have taken place during the year		Key Management Personnel	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
PAYABLES										
For goods and services										
EIH Limited	3.96	3.21	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.01	-	-	-	-	-
Mercury Car Rentals Private Limited	-	-	-	-	0.46	-	-			
PT Waka Oberoi Indonesia	-	-	**0.12**	-	-	-	-			
PT Widja Putra Karya	-	-	-	-	-	-	-			
Oberoi Hotels Private Limited	-	-	-	-	-	-	-	0.02	-	-
Total	**3.96**	**3.21**	**0.12**	**-**	**0.47**	**-**	**-**	**0.02**	**-**	**-**
Advance towards equity										
EIH Limited	1,361.93	1,361.93	-	-	-	-	-	-	-	-
Total	**1,361.93**	**1,361.93**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
RECEIVABLES										
For goods and services										
EIH Limited	0.01	0.02	-	-	-	-	-	-	-	-
EIH Associated Hotels Limited	-	-	-	-	0.02	0.04	-	-	-	-
Oberoi Hotels Private Limited	-	-	-	-	-	-	-	-	-	-
Total	**0.01**	**0.02**	**-**	**-**	**0.02**	**0.04**	**-**	**-**	**-**	**-**

Notes to the Financial Statements

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The Company had contingent liabilities at March 31, 2023 in respect of:

Claims against the Company pending appellate / judicial decisions not acknowledged as debts:

₹ Million

	As at March 31, 2023	As at March 31, 2022
i. Luxury Tax	10.12	10.12

Note - The matter listed above is in the nature of statutory dues, namely, luxury tax, which is under litigation, the outcome of which would depend on the merits of facts and law at an uncertain future date. The amount shown in the item above represents the best possible estimate arrived at, is on the basis of currently available information. The Company engages reputed professional advisors to protect its interest, and cases that are disputed by the Company are those where the management has been advised that it has strong legal positions. Hence, the outcome of this matter is not envisaged to have any material adverse impact on the Company's financial position.

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Commitments

₹ Million

	As at March 31, 2023	As at March 31, 2022
Capital expenditure contracted for at the end of the reporting period but not recognised as liabilities is as follows:		
Property, plant and equipment (Net of capital advances)	10.30	0.82

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Leases

Amount recognised in the Statement of Profit and Loss

The Statement of Profit and Loss shows the following amount relating to leases:

₹ Million

Particulars	As at March 31, 2023	As at March 31, 2022
Depreciation charge for the right-of-use assets (vehicle leases)	0.09	0.16
Interest expense (included in Finance costs)	0.05	0.11
Expense relating to short-term leases (included in other expenses)	13.69	1.88
Expense relating to leases of low-value assets that are not shown above as short-term leases (included in other expenses)	-	0.03

The total cash outflows for leases for the year ended March 31, 2023 was Rs. 0.16 million (March 31, 2022 - Rs. 0.31 million) which are presented as part of cash flows from financing activities.

Following are the changes in the carrying value of right -of- use assets:

₹ Million

	As at March 31, 2023	As at March 31, 2022
Opening balance	0.09	0.25
Additions	-	-
Depreciation	0.09	0.16
Closing balance	-	0.09

The aggregate depreciation expense on right-of-use assets is included under depreciation and amortisation expense in the Statement of Profit and Loss.

Notes to the Financial Statements

The following is the break-up of current and non-current lease liabilities:

₹ Million

Particulars	As at March 31, 2023	As at March 31, 2022
Current lease liabilities	-	0.11
Non-current lease liabilities	-	-
Total	**-**	**0.11**

The following is the movement in lease liabilities:

₹ Million

Particulars	As at March 31, 2023	As at March 31, 2022
Opening Balance	0.11	0.31
Additions	-	-
Finance cost accrued during the year	0.05	0.11
Payment of lease liabilities	0.16	0.31
Closing Balance	**-**	**0.11**

The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:

₹ Million

Particulars	As at March 31, 2023	As at March 31, 2022
Less than one year	-	0.11
One to five years	-	-
More than five years	-	-
Total	**-**	**0.11**

The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

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Segment Reporting

There are no reportable segments other than hotels as per Ind AS 108,"Operating Segment". The Company does not have transactions of more than 10% of total revenue with any single external customer.

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Earnings per equity share

₹ Million

	Year ended March 31, 2023	Year ended March 31, 2022
(a) Basic earnings per share	(9.26)	8.62
(b) Diluted earnings per share	(9.26)	8.62

(c) Reconciliations of earnings used in calculating earnings per equity share

₹ Million

	Year ended March 31, 2023	Year ended March 31, 2022
Profit attributable to the equity holders of the Company used in calculating basic earnings per share	(305.48)	284.62
Profit attributable to the equity holders of the Company used in calculating diluted earnings per share	(305.48)	284.62

Notes to the Financial Statements

(d) Weighted average number of shares used as the denominator

	March 31, 2023 Number of shares	March 31, 2022 Number of shares
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	33,000,000	33,000,000
Adjustments for calculation of diluted earnings per share	-	-
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	33,000,000	33,000,000

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Reconciliation of Liabilities arising from financing activities

The table below details the changes in Company's borrowings arising from financing activities, including both cash and non-cash.

₹ Million

	As at March 31, 2022	Cash Flows	Non-cash Changes*	As at March 31, 2023
Non-current borrowings	5.00	-	(5.00)	-
Current borrowings	-	-	5.00	5.00
Lease liabilities	0.11	(0.11)	-	-
Current borrowings	-	-	-	-
Total	**5.11**	**(0.11)**	**-**	**5.00**

* Refer note 18

₹ Million

	As at March 31, 2021	Cash Flows	Non-cash Changes	As at March 31, 2022
Non-current borrowings (including current maturities of finance lease obligations)	5.00	-	-	5.00
Lease liabilities	0.31	(0.20)	-	0.11
Current borrowings	-	-	-	-
Total	**5.31**	**(0.20)**	**-**	**5.11**

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Disclosure on Contract balances :

Trade receivable

A trade receivable is recorded when the Company has an unconditional right to receive payment. In respect of revenue from rooms, food and beverages and other services invoice is typically issued as the related performance obligations are satisfied as described in note 1(b). (Refer Note 11)

Advance from Customers

Advance from Customers is recognised when payment is received before the related performance obligation is satisfied (Refer Note 21).

₹ Million

Particulars	As at March 31, 2023	As at March 31, 2022
As at the beginning of the year	16.64	19.03
Recognised as revenue during the year	16.64	19.03
As at the end of the year	12.47	16.64

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There was no amounts required to be transferred to the Investor Education and Protection Fund by the Company.

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The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India and subsequently on November 13, 2020, draft rules were published and invited for stakeholders' suggestions. However, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period in which the Code and Rules thereunder become effective.

Notes to the Financial Statements

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Impact of COVID-19 on Business Operations

The consequences of the COVID-19 outbreak on the Company's business was severe during April and May 2021 and year ended 31 March, 2021. However, with vaccination programs being implemented in India and across the globe, domestic air travel improved and international flights resumed. Consequently, both business and leisure travel resumed, resulting in improved revenue during the year ended March 31, 2023 as compared to the period prior to outbreak of COVID-19 i.e. the corresponding year ended March 31, 2020. With improved business conditions, management based on its assessment, does not foresee stress on liquidity, owing to the availability of liquid funds in the form of cash and cash equivalents and other bank balances (other than earmarked accounts) amounting to Rs. 989.97 Million as on March 31, 2023. Based on current indicators of future economic conditions, the Company expects to recover the carrying amounts of its assets as on March 31, 2023. The impact of COVID-19 on the business may be different from that estimated on the date of approval of these financial statements. The management of the Company will continue to closely monitor any material changes to future economic conditions.

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Ratios **

Sl. No.	Ratio	Numerator	Denominator	Year Ended March 31, 2023 [Refer note 3(ii)]	Year Ended March 31, 2022	% Change (increase/ (decrease))
(a)	Current ratio (in times)	Current assets	Current liabilities	2.81	32.77	-91.43%^
(b)	Debt-equity ratio (in times)	Total debt including lease liabilities (Non-current and current)	Shareholder's equity (Total equity)	0.00*	0.00*	
(c)	Debt service coverage ratio (in times)	Earnings available for debt service = net profit after taxes + depreciation and amortisation expense + finance costs + non-cash operating expenses + other non-cash adjustments	Debt service = interest and lease payments + principal repayments	(4.34)	243.80	-101.78%#
(d)	Return on equity ratio (in %)	Net profit after taxes	Average shareholder's equity	-34.73%	31.99%	-208.56%#
(e)	Inventory turnover ratio (in times)	Consumption of provisions, wines and others	Average inventory (Provisions, wines and others)	3.63	3.65	-0.66%
(f)	Trade receivables turnover ratio (in times)	Credit sales = revenue from operations - cash sales	Average trade receivables	30.38	29.00	4.76%
(g)	Trade payables turnover ratio (in times)	Net credit purchases	Average trade payables	0.79	6.83	-88.47%$
(h)	Net capital turnover ratio (in times)	Revenue from operations	Working capital = current assets - current liabilities	0.47	0.34	37.57%^^
(i)	Net profit ratio (in %)	Net profit after taxes	Total income	-38.08%	43.05%	-188.45%#
(j)	Return on capital employed (in %)	Earning before interest and taxes	Capital employed= tangible net worth + total debt + deferred tax liability	-44.57%	37.05%	-220.27%#
(k)	Return on investment (in %)	Income generated from investments	Time weighted average investments	NA	NA	

** Based on the requirements of schedule III.

* Value is less than 0.01

^ The decrease is mainly due to an increase in current liabilities as at the current year end viz. a viz. the previous year end.

The decrease is mainly due to exceptional items recorded during the year

$ The decrease is mainly due to increase in average trade payables as at the current year end as compared to the previous year end.

^^ The increase is mainly due to increase in revenue from operations during the current year as compared to the previous year on account of improved business conditions.

Notes to the Financial Statements

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Other Statutory Information

1 Title deeds of immovable properties are in the name of the Company, other than as disclosed in note 4(iii).

2 The Company was not holding any benami property and no proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

3 The Company did not have any transactions with struck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

4 The Company did not have any charges or satisfaction which were yet to be registered with ROC beyond the statutory period.

5 The Company had not traded or invested in Crypto currency or Virtual Currency during year ended 31 March, 2023.

6 The Company had not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment.

7 The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) any funds to or in any other persons or entities, 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.

8 The Company has not received any funds (which are material either individually or in the aggregate) from any persons or entities, 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 Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

9 The Company did not have any transaction which had not been recorded in the books of account that had 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).

10 The Company had not been declared a willful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India.

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The financial statements were approved for issue by the Board of Directors on May 9, 2023.

For and on behalf of the Board of Directors

Arjun Singh Oberoi
Managing Director
(DIN: 00052106)

Tej Kumar Sibal
Director
(DIN: 00038992)

Kallol Kundu
Director and Chief Financial Officer
(DIN: 09377233)

Lalit Sharma
Company Secretary

Place: New Delhi
Date: May 9, 2023

OBEROI KERALA HOTELS AND RESORTS LIMITED

BOARD OF DIRECTORS

Mr. Arjun Singh Oberoi	
Mr. Vikramjit Singh Oberoi	
Mr. Tej Kumar Sibal	
Dr. Venu V	upto 20.07.2022
Dr. Manoj Kumar K	w.e.f. 20.04.2022
Mr. Srinivas Kukatlapalli Shashidhar	w.e.f. 20.07.2022

AUDITORS

Ray & Ray, Chartered Accountants
205, Ansal Bhawan, 2nd Floor
16, Kasturba Gandhi Marg
New Delhi 110 001

REGISTERED OFFICE

C-46-452 (H)
Bristow Road
Willingdon Island
Cochin 682 003
Ernakulam, Kerala

CORPORATE OFFICE

7, Sham Nath Marg
Delhi 110 054

Directors' Report

The Members
Oberoi Kerala Hotels and Resorts Limited

The Board presents the Twenty Ninth Annual Report with the Audited Financial Statement and Auditor's Report for the Financial Year ended 31st March 2023.

Financial Highlights

The Company has recorded a profit of Rs. 0.21 lakhs during the Financial Year 2022-23 as against loss of Rs. 1.37 lakhs during the previous year. The accumulated losses as on 31st March 2023 amounted to Rs. 81.57 lakhs. This is being carried forward. There were no material changes affecting the financial position of the Company.

Directors' Responsibility Statement

In accordance with the provisions of Section 134(5) of the Companies Act, 2013, ("the Act"), and based on representations from the Management, the Board states that:

a) in the preparation of the annual accounts, the applicable Accounting Standards have been followed and that there are no material departures;

b) the directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company as at the end of the Financial Year;

c) the directors, to the best of their knowledge and ability, have taken proper and sufficient care in maintaining adequate accounting records in accordance with the provisions of the Act and for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the Annual Accounts of the Company on a "going concern" basis; and

e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Board Meeting

During the year, the Company held four Board Meetings on 20th April 2022, 20th July 2022, 17th October 2022 and 18th January 2023. All the meetings during the Financial Year 2022- 23 were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs.

The attendance of the Directors in the Board meetings are as under:

Name of the Director	Number of Meetings Attended/held
Mr. Arjun Singh Oberoi	4 / 4
Mr. Vikramjit Singh Oberoi	3 / 4
Mr. T.K. Sibal	4 / 4
Dr. Venu V*	–
Mr. Manoj Kumar K**	3 / 4
Mr. Srinivas Kukatlapalli Shashidhar***	1 / 2

* ceased to be Director w.e.f. 20th July 2022
**appointed as Director w.e.f 20th April 2022
*** appointed as Director w.e.f 20th July 2022

Directors

Dr. Venu Vasudevan (DIN: 01105099) relinquished the office of Director of the Company w.e.f. 20th July 2022. Board place on record deep sense of appreciation for his contribution as Director on the Board.

Mr. K. S. Srinivas (DIN: 01644154) was appointed as Director of the Company by the Board on 20th July 2022 in the casual vacancy caused due to the vacation of office by Dr. Venu Vasudevan. The Directors recommend appointment of Mr. K. S. Srinivas as a regular Director on the Board for the approval of the Shareholders, liable to retire by rotation.

Mr. Vikramjit Singh Oberoi (DIN: 00052014) and Mr. Tej Kumar Sibal (DIN: 00038992), are liable to retire by rotation at the ensuing Annual General Meeting, being eligible for re- appointment, have offered themselves for reappointment as Director on the Board. The Directors recommend re-appointment of Mr. Vikramjit Singh Oberoi and Mr. Tej Kumar Sibal as Directors on the Board, liable to retire by rotation.

Energy Conservation Measures & Risk Management

The Company is yet to commence any construction/operation of the hotel. Therefore, Energy Conservation measures and Risk Management reviews are not applicable to the Company.

Foreign Exchange Earnings and outgo

There has been no foreign exchange earnings and outgo during the year.

Annual Return

In accordance with Section 92(3) of the Companies Act, 2013 read with rules made thereunder, the Annual Return of the Company in Form MGT-7 has been placed on the website of the Holding Company, www.eihltd.com

Employees

The Company does not have employees. Therefore, the provisions of Section 197 of the Act read with Rule 5 (2) of the Companies (Appointment and Remuneration) Rules, 2014 do not apply.

Directors' Report (Contd.)

Deposits

During the year, the Company has not accepted any deposits.

Directors' Remuneration

None of the Directors were paid any remuneration during the year under review.

Loans, Guarantees or Investments

During the year, the Company has not made any loans or guarantees and has not made any investments.

Related Party Transactions

The contracts or arrangements entered into by the Company with Related Parties are in the ordinary course of business and are at arm's length price. There are no material contracts or arrangements with Related Parties required to be reported in the prescribed form in accordance with Section 188 of the Act read with Rule 8 (2) of the Companies (Accounts) Rules, 2014. The Related Party Transactions entered during the year are given in Note No 26 of the Financial Statements.

Subsidiaries Associates and Joint Ventures

The Company has no subsidiaries, associates or joint venture companies.

Internal Financial Controls

The Company has adequate Internal Financial Control systems commensurate with the size and operations of the Company.

Non applicability of Company's compliance under provisions of Companies Act, 2013

Under the Companies Act, 2013, the Company is not required to comply with the following:

(i) Formulation of policy on appointment of key managerial personnel;

(ii) Policy on Directors appointment and remuneration u/s 178 (3);

(iii) Risk Management policy;

(iv) Policy on CSR and CSR compliance;

(v) Whistle Blower Policy;

(vi) Board Evaluation process;

(vii) Appointment of Internal Audit;

(viii) Appointment of Secretarial Audit;

(ix) Formation of Audit Committee;

(x) Formation of Nomination and Remuneration Committee.

Auditors

The Auditors, M/s Ray & Ray (FRN 301072E) were re-appointed as Auditors of the Company who shall hold office commencing from the conclusion of the Annual General Meeting held in the year 2022 till the conclusion of the Annual General Meeting to be held in the year 2027.

Auditor's Report

The Report of the Auditors does not contain any qualification, reservation or adverse remarks.

Significant and Material Orders, if any

During the year, there were no significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and of the Company's operation in future.

For and on behalf of the Board

Arjun Singh Oberoi	T.K. Sibal
Director	**Director**
DIN: 00052106	**DIN: 00038992**

Place: New Delhi

Date: 12 May, 2023

Independent Auditor's Report

To The Members of Oberoi Kerala Hotels & Resorts Limited

Report on the Financial Statements

Financial Statement Opinion

We have audited the accompanying Ind AS financial statements of **Oberoi Kerala Hotels & Resorts Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standard ("Ind AS") prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended (Ind AS), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its loss, total comprehensive income, the changes in equity and 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 Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Ind AS financial matter.

Emphasis of Matter

We draw attention to:

a) Note 4(ii) to the Ind AS financial statements regarding the Company not commencing any construction/ operation of the hotel on the freehold land at Thekkady having a cost of Rs 171.80 Lakhs

b) Note 4(iii) to the Ind AS financial statements regarding an in-principle approval received from one shareholder to purchase the shares of the other shareholder.

Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements of the current period. During the course of our audit, we have nothing to report on these matters.

Information other than the Ind AS Financial Statements and Auditor's Report Thereon

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

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

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Management's Responsibility for the Ind AS Financial Statements

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

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

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

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

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial 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 system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.

- • Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS 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

1. As required by Section 143(3) of the Act, we report that:

    a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

    b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

c) the Balance Sheet, the statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account;

d) in our opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act;

e) on the basis of the written representations received from the directors of the Company as on 31st March, 2023 and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section164(2) of the Act;

f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in Annexure "A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid /provided any remuneration to its directors during the year. As such the provisions of section 197 of the Act are not applicable at present.

h) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company does not have any pending litigations which would impact its financial position.

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

   iii. There were no amounts required to be transferred to the Investor Education and Protection Fund by the Company and as such, the question of delay does not arise.

   iv. a) The management has represented that, to the best of it's knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities "Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

   b) The management has represented, that, to the best of it's knowledge and belief, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

   c) Based on such audit procedures that we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under subclause (i) and (ii) of Rule 11 (e) , as provided in (a) and (b) above, contain any material mis-statement.

   v. No dividend was declared or paid during the year by the company

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in Annexure "B", a statement on the matters specified in paragraphs 3 and 4 of the Order.

For RAY & RAY
Chartered Accountants
Firm's Registration no. 301072E

Anil P. Verma
Partner
Membership no. 090408
UDIN- 22090408AHMXVH5848

Place: New Delhi
Date: 12 May 2023

ANNEXURE "A" TO INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 (f) under 'Report on Other Legal and Regulatory Requirements section or our report to the members of Oberoi Kerala Hotels and Resorts Limited of even date).

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

We have audited the internal financial controls over financial reporting of **Oberoi Kerala Hotels & Resorts Limited** ("the Company") as at 31st March, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditure 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.

Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **RAY & RAY**
Chartered Accountants
Firm's Registration no. 301072E

Anil P. Verma
Partner
Membership no. 090408
UDIN- 22090408AHMXVH5848

Place: New Delhi
Date: 12 May 2023

ANNEXURE "B" TO INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 3 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Oberoi Kerala Hotels and Resorts Limited of even date).

(i) In respect of the Company's property, plant & equipment:

(a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(B) The Company does not have any intangible assets. Accordingly, reporting under this clause is not applicable.

(b) The property, plant and equipment of the Company namely land have been physically verified by the management during the year which in our opinion is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such verification.

(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 all the immovable properties. (other than properties where the Company is the lessee and the lease agreements are in the process of being executed in favour of the lessee) disclosed in the financial statements are held in the name of the company.

(d) The Company has not revalued its Property, Plant and Equipment during the year. Accordingly, reporting under this clause is not applicable.

(e) According to information and explanations given to us and on the basis of our checking of records etc., proceedings have not been initiated or are pending against the company for holding any Benami property under the "Benami Transactions (Prohibition) Act, 1988 and Rules made thereunder.

(ii). (a) The Company did not have any inventory during the year. Accordingly, reporting under clause (a) and (b) of paragraph 3 (ii) of the Order is not applicable to the Company.

(iii). The Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnership or any other parties Accordingly, clauses (a) to (f) of paragraph 3 (iii) the Order are not applicable to the Company.

(iv) In our opinion and according to the information and explanations given to us, the Company has not made investments. given loans and provided guarantees and security. Accordingly, reporting under paragraph 3 (iv) of the Order is not applicable to the Company.

(v) The Company has not accepted any deposits. There is no amount which is deemed to be deposits. Accordingly, reporting under paragraph 3 (v) of the Order is not applicable to the Company.

(vi) The Central Government has not prescribed the maintenance of cost records by the Company under Section 148 (1) of the Companies Act, 2013. Accordingly, paragraph 3 (vi) of the Order is not applicable to the Company.

(vii) (a) According to the records of the Company, the Company is generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of above were outstanding, as at 31.03.2023 for a period of more than six months from the date they became payable.

(b) According to the records of the company, there are no dues referred in (a) above which have not been deposited on account of any dispute.

(viii) According to information and explanations given to us and on the basis of our checking of records etc., there is no transaction which is not recorded in the books of account and has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) The Company does have any loans or other borrowings from any lender. Accordingly, clauses(a)to (f) of paragraph 3 (ix) of the Order is not applicable to the Company.

(x) (a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year.

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.

Accordingly, paragraph 3 (x) of the Order is not applicable to the Company.

(xi) (a) According to the information and explanations given to us, no fraud by the company or on the Company has been noticed or reported during the year.

(b) In view of this, the reporting under clause 2 (xi) (b) is not applicable to the company.

(c) On the basis of our checking of records and information and explanations provided to us, no whistle-blower complaint has been received during the year by the Company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3 (xii) clauses (a) to (c) of the Order is not applicable to the Company.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are generally in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) The requirement of having an internal audit is not mandatory for the Company as per section 138 of the Companies Act 2013. Accordingly, reporting under paragraph 3 (xiv) clauses (a) to (b) of the Order is not applicable to the Company.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-1A of the Reserve Bank of India Act, 1934. Accordingly, reporting under paragraph 3 (xvi) clauses (a) to (d) of the Order is not applicable to the Company.

(xvii) The Company has not incurred cash loss during the year. There were cash losses of Rs. 1.16 lakhs in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year.

(xix) on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

(xx) On the basis of our checking of records, the provisions of section 135 of the Companies Act 2013 is not applicable to the Company. Accordingly, the reporting under clauses 2(a) and (b) of paragraph 3 (xx) are not applicable to the Company.

For **RAY & RAY**
Chartered Accountants
Firm's Registration no. 301072E

Anil P. Verma
Partner
Membership no. 090408
UDIN- 22090408AHMXVH5848

Place: New Delhi
Date: 12 May 2023

Balance Sheet

as at 31st March, 2023

₹ in Lakh

	Note	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
(a) Property, Plant and Equipment	5	203.31	203.31
Total non-current assets		**203.31**	**203.31**
Current assets			
(a) Financial assets			
(i) Trade receivables	6	2.05	2.22
(ii) Cash and cash equivalents	7	2.31	2.89
(iii) Other financial assets	8	20.92	20.92
(b) Current tax assets (net)	9	0.59	0.43
(c) Other current assets	10	0.35	0.12
Total current assets		**26.22**	**26.58**
Total Assets		**229.53**	**229.89**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	11	272.00	272.00
(b) Other equity	12	(81.57)	(81.78)
Total Equity		**190.43**	**190.22**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
Other Non Current Financial Liabilities	13	-	14.04
(b) Deferred Tax Liabilities (Net)	14	0.04	0.16
(c) Other Non Current Liabilities	15	-	0.26
Total non-current liabilities		**0.04**	**14.46**
Current Liabilities			
(a) Financial liabilities			
(i) Trade payables	16	4.34	4.82
(ii) Other Financial Liabilities	17	34.46	19.08
(b) Other Current Liabilities	18	0.26	1.31
Total current liabilities		**39.06**	**25.21**
Total Equity and Liabilities		**229.53**	**229.89**

The accompanying notes form an integral part of the financial statements

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration Number 301072E

Place: New Delhi
Date : May 12, 2023

For and on behalf of the Board

Vikramjit Singh Oberoi
Director

T.K. Sibal
Director

Kallol Kundu
Chief Financial Officer

Lalit Kumar Sharma
Company Secretary

Statement of Profit and Loss

for the Year ended 31st March, 2023

₹ in Lakh

	Note	Year ended March 31, 2023	Year ended March 31, 2022
Other income	19	9.02	9.03
Total Income		**9.02**	**9.03**
Expenses			
Finance costs	20	1.54	1.39
Other expenses	21	6.26	7.92
Total Expenses		**7.80**	**9.31**
Profit / (Loss) before Tax		**1.22**	**(0.28)**
Tax Expense			
Current tax	22	1.13	1.20
Deferred tax	22	(0.12)	(0.11)
Profit / (Loss) for the period		**0.21**	**(1.37)**
Other Comprehensive Income		-	-
Total other comprehensive income for the period, net of tax		-	-
Total comprehensive income / (loss) for the period		**0.21**	**(1.37)**
EARNINGS PER EQUITY SHARE (In INR) FACE VALUE INR 10			
(l) BASIC		**0.01**	**(0.05)**
(2)DILUTED		**0.01**	**(0.05)**

The accompanying notes form an integral part of the financial statements

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration Number 301072E

Place: New Delhi
Date: May 12, 2023

For and on behalf of the Board

Arjun Singh Oberoi
Director

T.K. Sibal
Director

Statement of Cash Flows

for the Year ended 31st March, 2023

₹ in Lakh

	Year ended March 31, 2023	Year ended March 31, 2022
Cash flows from operating activities		
Profit / (Loss) before Tax	1.22	(0.28)
Adjustments for		
Rent Received	(7.95)	(7.96)
Finance costs	1.54	1.39
Change in operating assets and liabilities		
(Increase)/decrease in trade receivables	0.17	(1.98)
Increase/(decrease) in trade payables	(0.48)	3.03
(Increase)/decrease in other current assets	(0.23)	(0.08)
(Increase/(decrease) in other non current liabilities	(0.26)	(1.08)
lncrease/(decrease) in other non current liabilities	(0.20)	0.07
Cash generated from operations	**(7.24)**	**(6.89)**
Income taxes paid (net of refund)	(1.29)	(1.06)
Net cash used in operating activities	**(8.53)**	**(7.95)**
Cash flows from investing activities		
Rent Received	7.95	7.96
Net cash outflow from investing activities	**7.95**	**7.96**
Cash flows from financing activities		
Interest paid	-	-
Net cash used in financing activities	-	-
Net increase/(decrease) in cash and cash equivalents	(0.58)	0.01
Cash and cash equivalents at the beginning of the year	2.89	2.88
Cash and cash equivalents at the end of the year	**2.31**	**2.89**

Note:

The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Ind AS - 7 "Statements of Cash Flow".

The accompanying notes 1 to 36 are an integral part of the financial statements.

As per our report of even date attached

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration Number 301072E

Place: New Delhi
Date : May 12, 2023

For and on behalf of the Board

Arjun Singh Oberoi
Director

T.K. Sibal
Director

Statement of changes in equity

for the Year ended 31st March, 2023

	₹ in Lakhs
A. Equity share capital	
Balance at April 1, 2021	**272.00**
Add/(Less): Changes in Equity Share Capital due to prior period errors	-
Restated balance as at April 1, 2021	**272.00**
Changes in equity share capital during the year	-
Balance at March 31, 2022	**272.00**
Add/(Less): Changes in Equity Share Capital due to prior period errors	-
Restated balance as at April 1, 2022	**272.00**
Changes in equity share capital during the year	-
Balance at March 31, 2023	**272.00**

B. Other equity	
	Retained Earnings
Balance at April 1, 2021	**(80.41)**
Add/(Less): Changes in Equity Share Capital due to prior period errors	-
Restated balance as at April 1, 2021	(80.41)
Profit for the year	(1.37)
Other comprehensive income/(loss) for the year, net of tax	
Total comprehensive income for the year	(1.37)
Balance at March 31, 2022	(81.78)
Balance at April 1, 2022	**(81.78)**
Add/(Less): Changes in Equity Share Capital due to prior period errors	**-**
Restated balance as at April 1, 2022	**(81.78)**
Profit for the year	0.21
Other comprehensive income/(loss) for the year, net of tax	**-**
Total comprehensive income for the year	**0.21**
Balance at March 31, 2023	**(81.57)**

The accompanying notes form an integral part of the financial statements

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration Number 301072E

Place: New Delhi
Date : May 12, 2023

For and on behalf of the Board

Arjun Singh Oberoi
Director

T.K. Sibal
Director

Notes to Financial Statements

Note 1: General Information

OBEROI KERALA HOTELS AND RESORTS LIMITED is a company limited by shares, incorporated and domiciled in India consequent upon a joint venture between EIH Limited and Kerala Tourism Infrastructure Limited [formerly known as Tourist Resorts (Kerala) Limited] **having its registered office at C-46-452(H), Bristow Road, Willingdon Island, Cochin 682 003, Kerala**. The company is primarily engaged in the development of tourism related projects in Kerala by way of establishing premium luxury hotels. The Company is yet to commence any construction / operation of the hotel.

Note 2: Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements of Oberoi Kerala Hotels and Resorts Limited. These policies have been consistently applied to all the period presented, unless otherwise stated.

a) Basis of preparation

(i) Compliance with Indian Accounting Standard (Ind AS).

The financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standard) Rules, 2015 as amended and other accounting principles generally accepted in India, as a going concern on an accrual basis.

Accounting policies have been consistently applied except where a newly issued Accounting Standard is initially adopted or a revision of an existing Accounting Standard requires a change in accounting policy hitherto in use.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis

(iii) Use of estimates

In preparing the financial statements in conformity with accounting principles generally accepted in India, management is required to make estimates and assumptions that may affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as at the date of financial statements and the amount of revenue and expenses during the reported period. Actual results could differ from those estimates. Any revision of such estimates is recognized in the period the same is determined.

b) Revenue recognition

(i) (i) Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of trade allowances, rebates, value added taxes, Goods and Service Tax and amounts collected on behalf of third parties.

(ii) Revenue from interest is recognized on accrual basis and determined by contractual rate of interest.

The company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the company's activities as described below. The company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

c) Income tax

Current income tax is recognized based on the taxable profit for the year, using tax rates and tax laws that have been enacted or made applicable on the date of balance sheet.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Effective April 1, 2019, the Company has adopted Appendix C to Ind AS 12 – Income taxes, which clarifies how to apply the recognition and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments

d) Deferred Tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the standalone financial statements, using tax rates and tax laws that have been enacted or prescribed on the date of balance sheet.

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

Deferred tax assets are recognized for the future tax consequences to the extent it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

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

Current and deferred tax are recognised in statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case, the taxes are also recognised in other comprehensive income or directly in equity respectively.

e) Leases

Effective April 1, 2019, the Company has adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method.

The Company as a lessee:

The Company assesses whether a contract contains a lease, at inception of a contract. 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. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contact involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives and estimated restoration costs of the underlying asset where applicable. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying assets useful life.

Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Lease liabilities and ROU assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

The Company applies the practical expedient by the standard allowing not to separate the lease component from other service components included in its lease agreements. Accordingly, all fixed payments provided for in the lease agreement, whatever their nature, are included in the lease liability.

The Company as a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right of-use asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income.

f) Impairment of assets

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 carrying amount exceeds its recoverable amount. Non-financial 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.

g) Cash and cash equivalents

Cash Flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non cash nature. For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash in hand and cash at bank.

h) Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

i) Investments and other financial assets

(i) Classification

The company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss)
- those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will be recorded in profit or loss. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

(ii) Measurement

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost.

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss

Changes in the fair value of financial assets at fair value through profit or loss are recognised in other gain/ (losses) in the statement of profit and loss.

(iii) Impairment of financial assets

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 24 details how the company determines whether there has been a significant increase in credit risk.

For trade receivables only, the company applies the simplified approach permitted by Ind AS 109

Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The company has transferred the rights to receive cash flows from the financial asset or

- Retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the company has not retained control of the financial asset. Where the company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

(v) Income recognition

Interest income: Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

j) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical Cost represents direct expenses incurred on acquisition or construction of the assets and the share of indirect expenses relating to construction allocated in proportion to the direct cost involved.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Capital work-in-progress comprises the cost of fixed assets that are not yet ready for their intended use on the reporting date and materials at site.

Transition to Ind AS

Effective 1 April, 2016, the Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards, with 1 April, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

On transition to Ind AS, the company has decided to continue with the carrying value of all of its property, plant and equipment recognized as at 1 April 2015 measured under previous GAAP and use that carrying value as the deemed cost of property, plant and equipment.

Depreciation methods, estimated useful lives and residual value

Depreciation on fixed assets is provided on 'Straight Line Method' based on useful life as prescribed under Schedule II of the Companies Act 2013. Freehold land is not amortised.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other gains/(losses).

k) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

l) Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of respective assets during the period of time that is required to complete and prepare the asset for its intended use. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed in the period in which they are incurred.

m) Foreign currencies

Effective 1st April, 2018, the Company has adopted Appendix B to Ind AS 21, Foreign Currency Transactions and Advance Consideration which clarifies the date of transaction for the purpose of determining the exchange rate to be used on initial recognition of the related asset, expense or income when an entity has received or paid advance consideration in a foreign currency. There is no impact of adoption of the standard on the financial statement.

n) Provisions, contingent liabilities and contingent assets

Provisions are recognised when there is a present legal or statutory obligation or constructive obligation as a result of past events and where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made.

Contingent liabilities are recognized only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for.

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.

o) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:

- the profit for the year attributable to equity shareholders of the company
- by the weighted average number of equity shares outstanding during the financial year,

(ii) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

p) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to rupees in lakhs with two decimals as per the requirement of Schedule III, unless otherwise stated.

3 Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, 2019 notifies new standard or amendments to the standards. There is no such new notification which would be applicable from April 1, 2022.

4 Significant Estimates & Judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.

This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgements is included hereunder together with information about the basis of calculation for each affected line item in the financial statements.

Estimates and judgements are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the company and that are believed to be reasonable under the circumstances.

Notes to Financial Statements

(i) The company's operations, however, are restricted to taking a boat jetty on lease from the Government of Kerala and giving it on lease to its Parent / Holding company. The process of renewal of the lease agreement has been initiated by the company and the same is expected to be renewed shortly. The Government of Kerala has also not expressed any intention to terminate the lease till the signing of these accounts. Similarly, the Parent / Holding company, a hotel conglomerate having hotels spread across locations in India and overseas, has not expressed any intention to terminate the lease upto the date of signing of these financial statements and has confirmed that the lease agreement shall be renewed. Therefore, the company does not foresee any impact on its financials on account of this. The financial statements have been prepared on a going concern basis.

(ii) The company has not commenced any construction / operation of the hotel on the freehold land at Thekkady having a cost of Rs. 171.80 lakhs. The fair value of the land, as determined by an independent valuer on March 10, 2022, was far in excess of the carrying value. The company's assessment indicates that the fair value of the land continues to be far in excess of the carrying value as of the March 31, 2023.

(iii) EIH Limited (EIH), one of the shareholders had, during one the previous years, written to Kerala Tourism Infrastructure Limited (KTIL), the other shareholder, with a request to either (a) get the approval from the Government of Kerala for sale of land expedited; or (b) consider a discontinuance of the Joint Venture arrangement by either of the Joint Venture partners taking over the shares of the other Joint Venture partner based on a valuation of the company's assets by an expert. During the year 2021-22, the Company received a letter from KTIL informing that the Government of Kerala has accorded in-principle approval to the purchase by KTIL of shares held by EIH Limited (EIH) in the Company at a price based on the valuation of those shares by an independent valuer. Further steps for completion of the aforementioned transaction are currently in process.

5 PROPERTY, PLANT AND EQUIPMENT

₹ in Lakh

	Gross carrying amount				Accumulated Depreciation				
	Balance as at 1 April 2021	Additions during the period	Sales/ adjustment during the period	Balance as on 31 March, 2022	As at 1 April 2022	For the period	Less: Sales/ Adjustments	Balance as on 31 March, 2022	Carrying Value As at 31 March, 2022
Freehold Land	31.51	-	-	31.51	-	-		-	31.51
Freehold Land *	171.80	-	-	171.80	-	-		-	171.80
Total Property, plant & equipment	**203.31**	**-**	**-**	**203.31**	**-**	**-**	**-**	**-**	**203.31**

₹ in Lakh

	Gross carrying amount				Accumulated Depreciation				
	Balance as at 1 April 2022	Additions during the period	Sales/ adjustment during the period	Balance as on 31 March, 2023	As at 1 April 2022	For the period	Less: Sales/ Adjustments	Balance as on 31 March, 2023	Carrying Value As at 31 March, 2023
Freehold Land	31.51	-	-	31.51	-	-		-	31.51
Freehold Land *	171.80	-	-	171.80	-	-		-	171.80
Total Property, plant & equipment	**203.31**	**-**	**-**	**203.31**	**-**	**-**	**-**	**-**	**203.31**

Note: The Company has not revalued its Property, Plant and Equipment/Right-of Use Assets/Intangible Assets, if any, during the year ending March 31, 2022 and March 31, 2023.

Note:

Contractual obligations

Contractual commitments in respect of acquisition of property, plant and equipment - Nil (2022- Nil)

* Refer para (ii) in Note 4

Notes to Financial Statements

6
Trade receivable
(Unsecured, Considered Good)

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Receivable from related parties - [EIH Limited - The Holding Company]	2.05	0.24
	2.05	**0.24**

As at March 31, 2023							
Particulars	**Not Due**	**Less Than 6 months**	**6 months to 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(a) Undisputed Trade receivables – considered good	2.05	-	-	-	-	-	2.05
(b) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(c) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(d) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(e) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(f) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	**2.05**	-	-	-	-	-	**2.05**
Unbilled Dues		-	-	-	-	-	
As at March 31, 2022	**Not Due**	**Less Than 6 months**	**6 months to 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(a) Undisputed Trade receivables – considered good	2.22	-	-	-	-	-	2.22
(b) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(c) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(d) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(e) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(f) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	**2.22**	-	-	-	-	-	**2.22**
Unbilled Dues		-	-	-	-	-	
TOTAL	-	-	-	-	-	-	-

	As at March 31, 2023	As at March 31, 2022
7		
Cash and cash equivalents		
Balances with banks		
Current account	2.31	2.89
	2.31	**2.89**
8		
Other financial assets		
(Unsecured, Considered Good)		
Security Deposits	20.92	20.92
	20.92	**20.92**
9		
Current Tax Assets (net)		
Opening balance	0.43	0.57
Less : Current tax payable for the year	1.13	1.20
Less : Refund received for prior periods	-	0.17
Add : Taxes paid for the current year	1.29	1.23
	0.59	**0.43**
10		
Other current assets		
(Unsecured, Considered Good)		
Goods & Service Tax Adjustable	0.35	-
Other Advances	-	0.12
	0.35	**0.12**

Notes to Financial Statements

11
Equity share capital

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
AUTHORISED		
10,000,000 (2022 - 10,000,000) Equity Shares of Rs. 10 each	1,000.00	1,000.00
	1,000.00	1,000.00
ISSUED, SUBSCRIBED AND FULLY PAID		
2,720,007 (2022 - 2,720,007) Equity Shares of Rs. 10 each fully paid	272.00	272.00
	272.00	272.00

(i) The reconciliation of the number of shares outstanding and the amount of share capital is set out below

₹ in Lakh

	As at March 31, 2023		As at March 31, 2022	
	Number of shares	Amount	Number of shares	Amount
Number of shares at the beginning of the year	2,720,007	272.00	2,720,007	272.00
Add/Less: Movement during the period	-	-	-	
Number of shares at the end of the period	2,720,007	272.00	2,720,007	272.00

(ii) Details of shareholders holding more than 5 percent shares in the Company:

₹ in Lakh

	As at March 31, 2022		As at March 31, 2021	
	Number of shares	% holding	Number of shares	% holding
EIH Limited - the Holding Company	2,176,000	80.00%	2,176,000	80.00%
Kerala Tourism Infrastructure Limited	544,000	20.00%	544,000	20.00%

(iii) Shares of the company held by holding company:

Number of shares

	As at March 31, 2023	As at March 31, 2022
EIH Limited	2,176,000	2,176,000

Details of shareholding of all promoters*:

Shares held by promoter at the end of the year		As at March 31, 2023		% Change during the year
Sl. No.	Promoter Name	Number of shares	% of total shares	
1	EIH Limited - the Holding Company	21,76,000	80.00%	-
2	Kerala Tourism Infrastructure Limited	5,44,000	20.00%	-

Shares held by promoter at the end of the year		As at March 31, 2022		% Change during the year
Sl. No.	Promoter Name	Number of shares	% of total shares	
1	EIH Limited - the Holding Company	2176000	80%	-
2	Kerala Tourism Infrastructure Limited	544000	20%	-

12
Other equity

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Reserves And Surplus		
Retained Earnings *	(81.57)	(81.78)
	(81.57)	**(81.78)**
***Retained Earnings**		
Opening Balance	(81.78)	(80.41)
Add; Profit/(Loss) for the year as per Statement of Profit & Loss	0.21	(1.37)
Add: Other comprehensive income	-	-
	(81.57)	**(81.78)**

Nature and purpose of Reserves

Retained Earnings in the statement of profit and loss

Retained Earnings represents net loss remaining after adjustment of all allocations/ profit

Notes to Financial Statements

13
Other Non Current Financial Liabilities

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Security Deposits (From EIH Limited - The Holding Company)	-	14.04
	-	**14.04**

14
Deferred tax liabilities (net)

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Deferred Tax Assets on account of :		
Unabsorbed depreciation	-	-
Unabsorbed business Loss	-	-
Total deferred tax assets (A)	-	-
	-	-
Deferred Tax Liabilities on account of:		
Security Deposits measured at fair value	0.04	0.16
Total deferred tax liabilities (B)	0.04	**0.16**
Deferred tax liabilities (net) (B-A)	0.04	**0.16**

Movement in deferred tax liabilities	₹ in Lakh
As at 31 March, 2021	0.27
Deferred tax for earlier year	0.03
(Charged)/Credited to profit and loss	0.08
As at 31 March, 2022	0.16
Deferred tax for earlier year	-
(Charged)/Credited to profit and loss	0.12
As at 31 March, 2023	**0.04**

15
Other Non Current Liabilities

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Deferred Rent Income - Security Deposit Liability	-	0.26
	-	**0.26**

16
Trade payables

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Trade payables	4.34	4.82
	4.34	**4.82**

Classification as required by Micro, Small and Medium Enterprises Development Act, 2006		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	4.34	4.82
	4.34	**4.82**

Notes to Financial Statements

As at March 31, 2023							
Particulars	**Not Due**	**Less than 6 month**	**6 months to 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(a) MSME	-	-	-	-	-	-	-
(b) Others	4.34	-	-	-	-	-	4.34
(c) Disputed - MSME	-	-	-	-	-	-	-
(d) Disputer - Others	-	-	-	-	-	-	-
Total	**4.34**	-	-	-	-	-	**4.34**
Not due	-	-	-	-	-		-
Unbilled Dues	-	-	-	-	-		-
	4.34	-	-	-	-		**4.34**

As at March 31, 2022							
Particulars	**Not Due**	**Less Than 6 months**	**6 months to 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(a) MSME	-	-	-	-	-	-	-
(b) Others	4.82	-	-	-	-	-	1.79
(c) Disputed - MSME	-	-	-	-	-	-	-
(d) Disputed - Others	-	-	-	-	-	-	-
Total	**4.82**	-	-	-	-	-	**1.79**
Not due	-	-	-	-	-		-
Unbilled Dues	-	-	-	-	-		
	4.82	-	-	-	-		**4.82-**

17
Other Financial Liabilities

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Security Deposits (From EIH Limited - The Holding Company)	34.46	19.08
	34.46	**19.08**

18
Other Current Liabilities

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
Deferred Rent Income - Security Deposit Liability	0.26	1.07
Statutory Liabilities	-	0.24
	0.26	**1.31**

19
Other income

₹ in Lakh

	Year Ended 31 March, 2023	Year Ended 31 March, 2022
Rental Income [From related party - The Holding Company]	7.96	7.96
Rental Income on Security Deposit	1.07	1.07
	9.02	**9.03**

20
Finance costs

₹ in Lakh

	Year Ended 31 March, 2023	Year Ended 31 March, 2022
Interest Expense	1.54	1.39
	1.54	**1.39**

Notes to Financial Statements

21
Other expenses

₹ in Lakh

	Year Ended 31 March, 2023	Year Ended 31 March, 2022
Electricity & Water	-	0.01
Lease Rental	2.07	2.06
Legal & Professional	0.70	0.71
Rates & Taxes	0.22	1.91
Expenses for contractual services	2.79	2.79
Auditors' Remuneration (Refer Note below)	0.25	0.25
Miscellaneous Expenses	0.23	0.19
	6.26	**7.92**

22
Tax Expense

₹ in Lakh

	Year Ended 31 March, 2023	Year Ended 31 March, 2022
(a) Tax expense		
Current tax		
Current tax on profits for the period	1.13	1.20
Total current tax expense	**1.13**	**1.20**
Deferred tax		
Decrease (increase) in deferred tax assets	-	-
(Decrease) increase in deferred tax liabilities	(0.12)	(0.11)
Total deferred tax expense	**(0.12)**	**(0.11)**
Total tax expense	**1.01**	**1.09**
(b) Reconciliation of tax expense and the accounting profit multiplied by tax rate:		
Profit before tax expense	**1.22**	**(0.28)**
Tax at the rate of 25.168% (F.Y. 2021-22 – 25.168%)	0.31	(0.07)
Tax effect of amounts which arc not deductible in calculating taxable income:		
Others (Disallowed Expenses)	0.70	1.19
Other differences		
Deferred tax for earlier year	-	(0.03)
Tax for earlier year charged to statement of Profit & Loss		
MAT Credit adjustment for earlier years		
Tax expense as per Income Tax	**1.01**	**1.09**

23
FAIR VALUE MEASUREMENTS
Financial instruments by category

₹ in Lakh

	As at March 31, 2023	As at March 31, 2022
	Amortised cost	Amortised cost
Financial assets		
Trade Receivables (receivable from related parties)	2.05	2.22
Cash and cash equivalents	2.31	2.89
Security deposits - other financial assets	20.92	20.92
Total financial assets)	**25.28**	**26.03**

	Amortised cost	Amortised cost
Financial liabilities		
Other Non Current Financial Liabilities - Security Deposits (From EIH Ltd - The Holding Company)	4.34	14.04
Trade payables	34.46	4.82
Other Financial Liabilities - Security Deposits (From EIH Ltd - The Holding Company)	38.80	19.08
Total financial liabilities	**37.94**	**37.94**

Fair value hierarchy

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e.) derived from prices)

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs). However, the company does not have any financial asset/liability which is measured at fair value on the reporting date

Assets and liabilities which are measured at amortised cost for which fair values are disclosed

1) The carrying amounts of trade receivables, trade payables, cash and cash equivalents and other current financial liabilities are considered to be the same as their fair values, due to their short-term nature.
2) Security deposit have been amortised using the assumption that market participants would use when pricing the cost of liability, assuming that market participants act in their economic best interest. The amortisation has been done in accordance with market rate.

24
Financial risk management

The company's activities expose it to market risk, liquidity risk and credit risk.

This note explains the sources of risk the entity is exposed to and how the entity manages the risk :

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, trade receivables, financial assets measured at amortised cost.	Ageing analysis Credit ratings	Trade Receivables - Follow up with the Holding Company Financial Assets - Periodic ageing review by the management
Liquidity risk	Other liabilities	Rolling cash flow forecasts	Availability of sufficient liquid funds (Cash and Bank Balance)
Market risk - security prices	Company does not have investment in market quoted securities. Therefore company is not exposed to market price risk		

Company's risk management is carrried out by senior management team. The risk management includes identification, evaluation and identifying the best possible option to reduce such risk.

(A) Credit risk

Credit risk arises from cash and cash equivalents and deposits with banks as well as credit exposures to outstanding receivables.

Credit risk management

Credit risk is managed on a company basis.

For financial assets, the company does not have a history of significant credit loss. Accordingly, company identifies and evaluate credit risk on case to case basis. On the basis of past experience, if the company believes there are chances of expected default, then company specifically provides for such expected losses.

For trade receivables company has decided to provide loss allowance for lifetime credit loss on the basis of expected credit loss model. However, as per company's past collection history, credit risk (default risk and delay risk) are insignificant. As per the past practice, company's trade receivables are generally collected within the acceptable credit period. In some instances, there is a practice of delay in receipt of payment, however the quantum of same is insignificant in comparison to the total trade receivables. Therefore, no loss allowance has been provided by the company on trade receivables under Ind AS.

(B) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. However, the company has a past practice of maintaining sufficient liquidity (Cash and Bank Balance) to meet its obligation. Further, the company does not have significant debt liability outstanding. Therefore, company does not maintain any committed credit facilities or borrowing to mitigate liquidity risk as the same is insignificant as per the company's current capital structure.

Maturities of financial liabilities

The tables below analyse the company's financial liabilities in terms of relevant maturity based on their contractual maturities for all non-derivative financial liabilities

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months is equal to their carrying balances as the impact of discounting is not significant.

Contractual maturities of financial liabilities:

₹ in Lakh

	Not later than 1 year	Between 1 and 5 year	Later than 5 years	Total
March 31, 2023				
Non-derivatives				
Security Deposits (from EIH Ltd - the Holding Company) - Current	34.46	-	-	34.46
Trade payables	4.34	-	-	4.34
Total non-derivative liabilities	**38.80**	**-**	**-**	**38.80**
March 31, 2022				
Non-derivatives				
Security Deposits (from EIH Ltd - the Holding Company)	19.08	16.00	-	35.08
Trade payables	4.82	-	-	4.82
Total non-derivative liabilities	**23.90**	**16.00**	**-**	**39.90**

(C) Liquidity risk

Company does not have investment in market quoted securities. Therefore company is not exposed to market price risk

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Capital management

(a) Risk management

The company manages its capital to ensure

- to continue as a going concern while maximising its return to stakeholders and
- an optimal capital structure to reduce the cost of capital.

The company's capital structure is determined by the management from time to time on the basis of factors such as profitability, liquidity, etc.

(b) Dividend

Company has not paid any dividend during the period covered by the financial statements

Notes to Financial Statements

26
Related Party Disclosures
26.1 List of Related Parties

Key Management Personnel of the company and its Parent Company
Mr. Srinivas Kukatlapalli Shashidhar - Director of the Company (w.e.f. 20th July, 2022)
Mr. Manoj Kumar - Director of the Company (w.e.f. 20th April, 2022)
Ms. Rani George - Director of the Company (upto 2nd August 2021)
Mr. T. K. Sibal - Director of the Company
Mr. Vikramjit Singh Oberoi - Director of the Company
Mr. Arjun Singh Oberoi - Director of the Company

Parent Company
EIH Limited

Fellow Subsidiaries of Parent Company
Mumtaz Hotels Limited
Mashobra Resort Limited
EIH International Ltd.
EIH Flight Services Limited (upto 22nd December, 2022)
EIH Holdings Ltd.
PT Widja Putra Karya
PT Waka Oberoi Indonesia
PT Astina Graha Ubud

Associates/ Joint Ventures of Parent Company
EIH Associated Hotels Limited
Mercury Car Rentals Private Limited
Usmart Education Limited
Oberoi Mauritius Ltd.
Island Resort Ltd.
La Roseraie De L'atlas

Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence with whom transactions have taken place during the current and previous year
No transactions during the current and previous year

Joint Venture Partner
Kerala Tourism Infrastructure Limited

Notes to Financial Statements

26.2 The details of the related parties transactions entered into by the company during the year ended March 31, 2023 and March 31, 2022 are as follows:

₹ in Lakh

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associate/ Joint Venture of Parent Company	
	2023	2022	2023	2022	2023	2022
INCOME						
License Agreement						
EIH Limited	9.02	9.03	-	-	-	-
Total	**9.02**	**9.03**	**-**	**-**	**-**	**-**
PAYMENT REIMBURSEMENTS						
EIH Limited	1.11	0.18	-	-	-	-
EIH Associated Hotels	-	-			0.10	0.12
Total	**1.11**	**0.18**	**-**	**-**	**0.10**	0.12
RECEIPTS						
Security Deposit						
EIH Limited	-	1.20	-	-	-	-
Total	**-**	**1.20**	**-**	**-**	**-**	**-**

26.3 The details of amounts due to or due from related parties (unamortised) as at March 31, 2023 and March 31, 2022 are as follows:

₹ in Lakh

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associate/ Joint Venture of Parent Company	
	2023	2022	2023	2022	2023	2022
PAYABLES						
Security Deposit						
EIH Limited	34.46	35.08				
Total	**34.46**	**35.08**	**-**	**-**	**-**	**-**
RECEIVABLES						
For Goods & Services						
EIH Limited	2.05	2.22	-	-	-	-
Total	**2.05**	**2.22**	**-**	**-**	**-**	**-**

26.4 There are no other transactions with Fellow Subsidiaries, Associates / Joint Ventures and Key Management personnel

27
Segment Reporting

The company is yet to commence operations. There is no reportable segment as per Ind AS 108.

28
Offsetting financial assets and financial liabilities

No offsetting has been done by the company.

29
Assets pledged as security

No asset has been pledged by the company.

30
Contingent Liabilities and Commitments

There are no contingent liabilities and capital commitments.

Notes to Financial Statements

31
Earnings per share

₹ in Lakh

	Year Ended March 31, 2023	Year Ended March 31, 2022
(a) Basic and diluted earnings per share attributable to the equity holders of the company	0.01	(0.05)
(b) Profit attributable to the equity holders of the company used in calculating basic and diluted earnings per share:	0.21	(1.37)
(c) Weighted average number of shares used as the denominator		

Number of Shares

	March 31, 2023 Number of shares	March 31, 2022 Number of shares
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	2,720,007	2,720,007
Adjustments for calculation of diluted earnings per share:	-	-
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	2,720,007	2,720,007

32
Leases

The Company as a lessee:

The Company has entered into lease arrangements with Irrigation Department, Government of Kerala for construction of a jetty. This lease is for a period of one year and is cancellable in nature and may generally be terminated by either party by serving a notice.

Amount recognised in Statement of Profit and Loss

The Statement of Profit and Loss shows the following amount relating to leases for the year ended March 31, 2023 and March 31, 2022 :

₹ in Lakh

	Year Ended March 31, 2023	Year Ended March 31, 2022
Expense relating to short-term leases (included in other expenses)	2.07	2.06

The Company as a lessor

The Company has given 50 cents of land to EIH Ltd [Holding Company] and a facility for Jetty on operating lease arrangements. These leasing arrangements which are not non-cancellable are usually renewable on mutually agreeable terms. Lease income in respect of these are shown as Rental Income.

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Sl. No.	Ratio	Numerator	Denominator	Year Ended March 31, 2023	Year Ended March 31, 2022	% Change	Remarks
(a)	Current Ratio	Current Assets	Current Liabilities	0.67	1.05	-36%	Current liability is increase due to transfer of security deposit Rs. 14.04 Lakh from non current liability to current liability as lease agreement is due to expire in June 2023
(b)	Debt-Equity Ratio	Total Debt(Short term and Long term)	Shareholders Equity	-	-	-	
(c)	Return on Equity Ratio	Net Profit after taxes	Average Shareholders Equity	0.00	(0.01)	-108%	Profit is high in current year FY 2022-23 as in previous year FY 2021-22 arrears of GST on lease rent of preceeding 3 years was charged by Kerala Government.
(d)	Trade Receivables Turnover Ratio	Credit Sales = Revenue from operations - Cash sales	Average Trade Receivable	4.22	7.04	-42%	Average trade recievable was high in previous financial year 2021-22 due to arears of GST charge by Kerala Government was recoverable from EIH Limited.
(e)	Trade Payables Turnover Ratio	Net Credit Purchases including Salaries and Wages, Staff Welfare Expenses and Other Expenses on credit	Average Trade Payables	1.32	1.82	-27%	Average trade payable was high in previous financial year 2021-22 because of provisions for expense, invoices of which were pending to be received.
(f)	Net Capital Turnover Ratio	Revenue from Operations	Working Capital= Current assets - current liabilities	-	6.57	-100%	Current liability is increase due to transfer of security deposit Rs. 14.04 Lakh from non current liability to current liability as lease agreement is due to expire in June 2023
(g)	Net Profit Ratio	PAT	Total Income	0.02	(0.15)	-115%	Profit is high in current year FY 2022-23 as in previous year FY 2021-22 arrears of GST on lease rent of preceeding 3 years was charged by Kerala Government.
(h)	Return on Capital Employed	EBIT	Capital Employed=Tangible Net Worth+Total Debt+Deferred Tax Liability	0.01	0.01	149%	DTL increase as increase in PAT

Note:

1. Inventory turnover ratio is not applicable to the Company being into Hotel Industry.
2. Debt Servcie Coverage Ratio is not applicable as no borrowings exist as at March 31, 2023 and March 31, 2022.

Notes to Financial Statements

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The previous year's figures have been regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as an integral part of the current year Financial Statements and are to be read in relation to the accounts and other disclosures relating to the current year.

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1. The Company was not holding any benami property and no proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
2. The Company did not have any transactions with struck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
3. The Company did not have any charges or satisfaction which were yet to be registered with ROC beyond the statutory period.
4. The Company has not traded or invested in Crypto currency or Virtual Currency during year ended March 31, 2023.
5. The Company had not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment.
6. The Company had not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other persons or entities, 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."
7. The Company had not received any fund from any persons or entities, 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."
8. The Company did not have any transaction which had not been recorded in the books of account that had 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).
9. The Company had not been declared a wilful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
10. The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

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The Financial Statements were approved for issue by the Board on May 12, 2023.

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration no. 301072E

Place: New Delhi
Date : May 12, 2023

For and on behalf of the Board

Vikramjit Singh Oberoi	T.K. Sibal
Director	**Director**

EIH International Ltd

BOARD

Mr. Prithviraj Singh Oberoi (Resigned 15 March 2023)
Mr. Deepak Madhok (Resigned 30 March 2023)
Mr. Pathmanaban Selvadurai (Resigned 30 March 2023)
Mr. Sudipto Sarkar (Resigned 30 March 2023)
Mr. Kallol Kundu (Appointed 30 March 2023)
Mr. Rajaraman Shankar (Appointed 30 March 2023)

AUDITORS

Ernst & Young
Ernst & Young Building
121, King William Street
Adelaide SA 5000
Australia

REGISTERED OFFICE

Commerce House
Romasco Place, Wickhams Cay 1,
Road Town, Tortola,
British Virgin Islands

Directors' Report

DIRECTORS

The directors have pleasure in submitting the Statement of Financial Position of EIH International Ltd (the 'Company') as at 31 March 2023, and the related statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended and report as follows:

The names of the directors in office at the date of this report are:

Prithviraj Singh Oberoi (resigned 15 March 2023)
Deepak Madhok (resigned 30 March 2023)
Pathmanaban Selvadurai (resigned 30 March 2023)
Sudipto Sarkar (resigned 30 March 2023)
Kallol Kundu (appointed 30 March 2023)
Rajaraman Shankar (appointed 30 March 2023)

The Directors were in office for the entire year unless otherwise stated.

PRINCIPAL ACTIVITY

The principal activity of the Group during the course of the year was investment and management. There were no significant changes in activities of the Group during the year.

RESULTS

The net loss for the year was $5,790,835 (2022: loss of $10,697,746) for the Group and loss of $7,739,765 (2022: loss of $99,382) for the Company, after provision of income tax benefit of $624,325 (2022: Expense of $170,156) for the Group and $ nil (2022: nil) for the Company.

EVENTS AFTER THE BALANCE DATE

No material matters or circumstances have arisen since the end of the year that requires disclosure in the financial statements.

ENVIRONMENTAL REGULATIONS AND PERFORMANCE

The Group operations are not regulated by any significant environmental regulation.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

There are no significant changes in state of affairs.

The results of the Company operations during the period have not, in the opinion of the Directors, been affected by any item, transaction or event of a material or unusual nature.

DIVIDENDS

During the year a dividend totalling $nil (2022: $nil) was declared and paid.

DIRECTORS' REMUNERATION

No director has received or become entitled to receive a benefit, other than benefits disclosed in the financial statements or the fixed salary of a full-time employee of the Group or a related body corporate, by reason of a contract made by the Group or a related body corporate with the director or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

SHARE OPTIONS

No options over issued shares or interests in the company were granted during or since the end of the year and there were no options outstanding at the date of this report.

AUDITORS INDEPENDENCE

A copy of the auditor's independence declaration is attached to this financial report.

This report has been made in accordance with a resolution of directors.

Kallol Kundu
Director

Date: 28 April, 2023

Independent Auditor's Report

To the Directors of EIH International Ltd

Opinion

We have audited the financial report of EIH International Ltd (the Company) and its subsidiaries (collectively the Group), which comprises:

- the Group consolidated and Company statements of financial position as at 31 March 2023;
- the Group consolidated and Company statements of comprehensive income, statements of changes in equity and statements of cash flows for the year then ended;
- notes to the financial statements, including a summary of significant accounting policies; and
- the directors' declaration.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of the Company and the Group as at 31 March 2023, and their financial performance and their cash flows for the year then ended in accordance with International Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with International Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

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

The directors are responsible for the other information. The other information is the directors' report accompanying the financial report.

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

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation and fair presentation of the financial report in accordance with International Accounting Standards and for such internal control as the directors determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's and Group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or Group or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is 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 the International Auditing Standards 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 this financial report.

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

- Identify and assess the risks of material misstatement of the financial report, 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's or the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's or Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report 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 or the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors 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.

Ernst & Young
Adelaide

28 April, 2023

Statement of Comprehensive Income

For the year ended March 31, 2023

Expressed in United States Dollars ($)

	Note	Consolidated		Parent	
		Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Continuing Operations					
Turnover	3	10,840,938	2,287,584	300,121	-
Cost of sales		637,661	4,975	-	-
Gross profit		**10,203,277**	**2,282,609**	**300,121**	**-**
Operating Expenses					
Other operating expenses		1,336,613	144,720	-	-
Payroll and related expenses		2,633,192	1,627,696	-	-
Administration and general expenses		2,852,577	1,633,358	95,779	99,087
Marketing expenses		344,647	87,481	-	-
Upkeep and service cost		1,256,511	433,266	-	-
Provision for furniture, fixture and equipment		221,910	2,305	-	-
Other expenses		32,138	34,387	287	295
Depreciation and amortisation		1,424,070	1,481,775	-	-
Total Operating Expenses		**10,101,658**	**5,444,988**	**96,066**	**99,382**
Other Income/(Expense)					
Interest expense		(139,274)	(133,479)	-	-
Share of profit/(loss) of investments accounted for using the equity method		(2,449,668)	(5,715,852)	-	-
Provision for impairment of receivables		(3,500,000)	(1,502,317)	(2,310,000)	-
Provision for impairment of investments		(2,349,598)	-	(5,633,820)	-
Other income/(expense)		(78,239)	(13,563)	-	-
Early termination fee income		2,000,000	-	-	-
Total Other Income/(Expense)		**(6,516,779)**	**(7,365,211)**	**(7,943,820)**	**-**
Profit/(loss) before taxation		**(6,415,160)**	**(10,527,590)**	**(7,739,765)**	**(99,382)**
Taxation (expense)/benefit	4	624,325	(170,156)	-	-
Profit/(loss) after taxation		**(5,790,835)**	**(10,697,746)**	**(7,739,765)**	**(99,382)**
Profit/(Loss) for the year is attributable to:					
Owners of the parent		(6,022,626)	(9,988,668)	(7,739,765)	(99,382)
Non-controlling interest		231,791	(709,078)	-	-
		(5,790,835)	**(10,697,746)**	**(7,739,765)**	**(99,382)**
Other comprehensive income/(loss)					
Profit/(loss) after taxation		**(5,790,835)**	**(10,697,746)**	**(7,739,765)**	**(99,382)**
Share of other comprehensive income/(loss) of Investments accounted for using the equity method		(3,964)	(26,932)	-	-
Re-measurement of employee benefits		(23,102)	50,223	-	-
Movement in foreign currency translation reserve		(335,747)	104,002	-	-
Total comprehensive income		**(6,153,648)**	**(10,570,453)**	**(7,739,765)**	**(99,382)**
Total comprehensive income/(loss) for the year is attributable to:					
Owners of the parent		(6,320,783)	(9,880,642)	(7,739,765)	(99,382)
Non-controlling interest		167,135	(689,811)	-	-
		(6,153,648)	**(10,570,453)**	**(7,739,765)**	**(99,382)**

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Statement of Financial Position

As at March 31, 2023

Expressed in United States Dollars ($)

	Notes	Consolidated		Parent	
		As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Non-Current Assets					
Property, plant and equipment	7	12,910,347	13,842,900	-	-
Intangibles assets	8	56,218,758	57,128,758	-	-
Deferred tax assets	4	1,238,170	463,375	-	-
Financial					
Amount due from related parties		4,920,113	8,007,748	2,499,495	4,537,259
Other assets		253,406	253,824	-	-
Non-Financial					
Investments	6	11,762,548	16,565,778	89,041,394	94,675,214
Other assets		124,480	136,012	-	-
Total Non-Current Assets		**87,427,822**	**96,398,395**	**91,540,889**	**99,212,473**
Current Assets					
Inventories		246,217	230,013	-	-
Financial					
Cash and cash equivalents	10	5,292,005	1,323,022	3,312,383	880,564
Receivable	11	562,232	1,009,286	-	-
Amount due from related parties	9	264,554	179,178	-	2,500,000
Non-Financial					
Other assets		264,049	248,654	-	-
Total Current Assets		**6,629,057**	**2,990,153**	**3,312,383**	**3,380,564**
Total Assets		**94,056,879**	**99,388,548**	**94,853,272**	**102,593,037**
Current Liabilities					
Financial					
Trade and other payables	12	2,943,887	2,194,052	60,000	60,000
Lease Liability	14	754,989	504,773	-	-
Non-Financial					
Provision for taxation		119,608	27,496	-	-
Total Current Liabilities		**3,818,484**	**2,726,321**	**60,000**	**60,000**
Non-Current Liabilities					
Deferred tax liabilities		-	-	-	-
Employee benefits liabilities	13	606,572	755,347	-	-
Financial					
Amounts due to related parties		3,120,000	3,120,000	-	-
Long Term Lease Liability	14	2,316,322	2,437,731	-	-
Total Non-Current Liabilities		**6,042,894**	**6,313,078**	**-**	**-**
Total Liabilities		**9,861,378**	**9,039,399**	**60,000**	**60,000**
Net Assets		**84,195,501**	**90,349,149**	**94,793,272**	**102,533,037**
Equity					
Share Capital	15	106,607,800	106,607,800	106,607,800	106,607,800
Retained Earnings		(22,107,902)	(16,058,210)	(11,814,528)	(4,074,763)
Translation reserve		(1,356,731)	(1,085,640)	-	-
Minority Interest	16	1,052,334	885,199	-	-
Total Equity		**84,195,501**	**90,349,149**	**94,793 272**	**102,533,037**

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

For the year ended March 31, 2023

Expressed in United States Dollars ($)

	Note	Share Capital	Translation Reserve	Retained Earnings	Non-Controlling Interest	Total Equity
			Consolidated			
As at April 1, 2022	**15**	**106,607,800**	**(1,085,640)**	**(16,058,210)**	**885,199**	**90,349,149**
Issued during the year		-	-	-	-	-
Translation reserve		-	(271,091)	-	(64,656)	(335,747)
Profit for year		-	-	(6,022,626)	231,791	(5,790,835)
Other Comprehensive income		-	-	(27,066)	-	(27,066)
Dividend paid		-	-	-	-	-
As at March 31, 2023	**15**	**106,607,800**	**(1,356,731)**	**(22,107,902)**	**1,052,334**	**84,195,501**

	Note	Share Capital	Translation Reserve	Retained Earnings	Non-Controlling Interest	Total Equity
			Consolidated			
As at 1 April 2021	**15**	**106,607,800**	**(1,170,375)**	**(6,092,833)**	**1,575,010**	**100,919,602**
Issued during the year		-	-	-	-	
Translation reserve		-	84,735	-	19,267	104,002
Profit for year		-	-	(9,988,668)	(709,078)	(10,697,746)
Other Comprehensive income		-	-	23,291	-	23,291
Dividend paid		-	-	-	-	-
As at 31 March 2022	**15**	**106,607,800**	**(1,085,640)**	**(16,058,210)**	**885,199**	**90,349,149**

	Note	Share Capital	Retained Earnings	Total Equity
		Parent		
As at 1 April 2022	**15**	**106,607,800**	**(4,074,763)**	**102,553,037**
Shares issued		-	-	-
Profit/(loss) for year		-	(7,739,765)	(7,739,765)
Other Comprehensive income		-	-	-
Dividend paid		-	-	-
As at 31 March 2023	**15**	**106,607,800**	**(11,814,528)**	**94,813,272**

	Note	Share Capital	Retained Earnings	Total Equity
		Parent		
As at 1 April 2021	**15**	**106,607,800**	**(3,975,381)**	**102,632,419**
Shares issued		-	-	-
Profit for year		-	(99,382)	(99,382)
Other Comprehensive income		-	-	-
Dividend paid		-	-	-
As at 31 March 2022	**15**	**106,607,800**	**(4,074,763)**	**102,533,037**

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

For the year ended March 31, 2023

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	**Year ended March 31, 2022**	**Year ended March 31, 2023**	**Year ended March 31, 2022**
Cash flows from operating activities				
Profit/(Loss) before taxation	(6,415,160)	(10,527,590)	(7,739,765)	(99,382)
Adjustment for:				
Depreciation	1,424,070	1,481,775	-	-
Share of associates net (profit) / loss	2,449,668	5,715,852	-	-
Provision for impairment of receivables	3,500,000	-	2,310,000	-
Provision for impairment of investment	2,349,598	1,502,317	5,633,820	-
Interest income	(412,365)	-	(272,236)	-
Dividend received	(101,200)	-	(27,885)	-
Interest expense	139,274	133,479	-	-
Impact of foreign currency translation	92,535	13,788	-	-
Exchange differences on conversion of foreign Operation	336,594	-	-	-
(Increase)/Decrease in assets:				
Decrease/(Increase) in receivables	259,903	(867,003)	-	-
Decrease/(Increase) in inventories	(16,204)	15,954	-	-
Decrease/(Increase) in prepayments	(5,896)	(11,756)	-	-
(Decrease)/Increase in liabilities:				
(Decrease)/Increase in payables	255,981	150,116	-	-
(Decrease)/Increase in provision	331,217	(39,942)	-	-
Cash generated from/(used by) operations	**4,188,016**	**(2,433,010)**	**(96,066)**	**(99,382)**
Interest paid	-	-	-	-
Taxes paid	55,907	(173,271)	-	-
Net cash flows (used by)/from operating activities	**4,132,109**	**(2,259,739)**	**(96,066)**	**(99,382)**
Cash flows from investing activities				
Dividend received	101,200	-	27,885	-
Acquisition of fixed assets	(253,859)	(59,031)	-	-
Purchase of furniture, fixtures and equipment from provision for furniture, fixtures and equipment	-	(44,334)	-	-
Interest received	-	-	-	-
Loan to related party	-	-	2,500,000	(2,500,000)
Net cash flows from/(used by) investing activities	**(152,659)**	**(103,365)**	**2,527,885**	**(2,500,000)**
Cash flows from financing activities				
Proceeds from issuance of shares	-	-	-	-
Advances to related parties	-	(1,064,500)	-	-
Proceeds from related party borrowings	-	-	-	-
Payment of Principle Portion of Lease liabilities	(10,467)	(10,790)	-	-
Net cash flows from/(used by) financing activities	**(10,467)**	**(1,075,290)**	**-**	**-**
Net increase/(decrease) in cash and cash equivalents	3,968,983	(3,438,394)	2,431,819	(2,599,382)
Cash and cash equivalents at beginning of year	1,323,022	4,761,416	880,564	3,479,946
Effect of exchange rate changes on cash balances	-	-	-	-
Cash and cash equivalents at end of year (Note 10)	**5,292,005**	**1,323,022**	**3,312,383**	**880,564**

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Notes to the Financial Statements

For the year ended March 31, 2023

1. Corporate information

The financial report of EIH International Ltd and its controlled entities (the "Group") for the year ended 31 March 2023 was authorised for issue on 28 April 2023.

EIH International Ltd is a company limited by shares and incorporated in British Virgin Island. The principal activity of the Group during the course of the year was investment and management. The ultimate parent of the Group is EIH Limited, a company incorporated in India.

2. Summary of Significant Accounting Policies

(a) Basis of Preparation

The financial report has been prepared in accordance with the requirements of the International Financial Reporting Standards ('IFRS').

The financial report has also been prepared on a historical cost basis.

The financial report is presented in United States dollars and all values are rounded to the nearest dollars unless otherwise stated.

(b) Compliance with IFRS

The financial report complies with International Financial Reporting Standards as issued by the International Accounting Standards Board.

(c) Changes in accounting policies and disclosures

Accounting standards issued in the current period or those issued but not yet effective have been considered by management and are not expected to have a material impact on the business.

Remaining accounting policies adopted are consistent with those of the previous financial year.

(d) Basis of consolidation

The consolidated financial statements comprise the financial statements of EIH International Ltd (the "Company") and its controlled entities as at 31 March 2023 (the "Group"). The financial information of the controlled entities is prepared for the same reporting period as the parent company, using consistent accounting policies.

In preparing the consolidated financial statements, all intercompany balances and transactions, income and expenses and profit and losses resulting from intra-group transactions have been eliminated in full.

Subsidiaries are fully consolidated from the date on which control is obtained by the Group and cease to be consolidated from the date on which control is transferred out of the Group.

Investments in subsidiaries are stated at cost less provisions for any permanent diminution in value, with income from subsidiaries being recognised to the extent of dividends received and receivable.

(e) Business Combinations

Business combinations are accounted for using the acquisition method. The consideration transferred in a business combination shall be measured at fair value, which shall be calculated as the sum of the acquisition date fair values of the assets transferred by the acquirer, the liabilities incurred by the acquirer to former owners of the acquiree and the equity issued by the acquirer, and the amount of any non-controlling interest in the acquiree. For each business combination, the acquirer, measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic conditions, the Group's operating or accounting policies and other pertinent conditions as at the acquisition date.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured at fair value as at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability will be recognised either in profit or loss or in other comprehensive income. If the contingent consideration is classified as equity, it shall not be remeasured.

(f) Operating Segments

An operating segment is a component of an entity that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the same entity), whose operating results are regularly reviewed by the entity's chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available. This includes start up operations which are yet to earn revenues. Management will also consider other factors in determining operating segments such as the existence of a line manager and the level of segment information presented to the board of directors.

Operating segments have been identified based on the information provided to the chief operating decision makers being the executive management team. The group aggregates two or more operating segments when they have similar economic characteristics, and the segments are similar in each of the following respects:

- Nature of the products and services,
- Nature of the production processes,
- Type or class of customer for the products and services,
- Methods used to distribute the products or provide the services, and if applicable
- Nature of the regulatory environment.

Operating segments that meet the quantitative criteria are reported separately. However, an operating segment that does not meet the quantitative criteria is still reported separately where information about the segment would be useful to users of the financial statements.

(g) Foreign Currencies Translation

Transactions in foreign currency are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities in foreign currencies are translated into United States dollars at the exchange rates ruling at the balance date.

Non-monetary items measured at fair value in a foreign currency in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

Exchange gains and losses on foreign currency translation are dealt with in the Statement of Comprehensive Income account.

On consolidation, exchange differences arising from the translation of the net investment in subsidiaries are taken to the foreign currency translation reserve.

(h) Cash and Cash Equivalents

Cash and cash equivalents in the statement of financial position comprise cash at bank and in hand and short-term deposits with an original maturity 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.

(i) Receivables

Receivables, which generally have 30-60 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less an allowance for impairment.

(j) Inventories

Inventories are valued at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

(k) Investments

The Group's investments are recorded at fair value through other comprehensive income, as there is no quoted market price in an active market the fair value is estimated to approximate the cost. The Group does not intend to dispose its investment in the near future.

(l) Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The considerations made in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries. The Group's investments in its associate and joint venture are accounted for using the equity method.

Under the equity method, the investment in an associate or a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate or joint venture since the acquisition date. Goodwill relating to the associate or joint venture is included in the carrying amount of the investment and is neither amortised nor individually tested for impairment.

The statement of profit or loss reflects the Group's share of the results of operations of the associate or joint venture. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Group recognises its share of any changes, when applicable, in the statement of changes in equity.

Unrealised gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture.

The aggregate of the Group's share of profit or loss of an associate and a joint venture is shown on the face of the statement of profit or loss outside operating profit and represents profit or loss after tax and non-controlling interests in the subsidiaries of the associate or joint venture.

The financial statements of the associate or joint venture are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its associate or joint venture. At each reporting date, the Group determines whether there is objective evidence that the investment in the associate or joint venture is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value, then recognises the loss as 'Share of profit of an associate and a joint venture' in the statement of profit or loss.

Upon loss of significant influence over the associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any unsecured long-term receivables and loans, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Where the reporting dates of the associates are different to the Group, adjustments are made for the effects of significant transactions or events that occur between that date and the date of the Group's financial statements. The difference between the end of the reporting period of the associate and that of the Group is no more than three months. The associates' accounting policies to those used by the Group for like transactions and events in similar circumstances.

(m) Property, plant and equipment

Property, plant and equipment is stated at historical cost less accumulated depreciation and any accumulated impairment losses. Such cost includes the cost of replacing parts that are eligible for capitalisation when the cost of replacing the parts is incurred.

Similarly, when each major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement only if it is eligible for capitalisation. All other repairs and maintenance are recognised in profit or loss as incurred.

Depreciation is calculated on a straight-line basis over the estimated useful life of the specific assets as follows:

- Land - not depreciated
- Buildings - over 20 years
- Plant and equipment - over 5 to 15 years
- Leased equipment - over 8 to 10 years
- Motor vehicles - over 4 years
- Right-of-Use assets – over 38 years

Rights-of-use assets represent land and will be amortized over the lease terms.

The assets' residual values, useful lives and amortisation methods are reviewed, and adjusted if appropriate, at each financial year end.

Revaluations of land and buildings
Any revaluation increment is credited to the asset revaluation reserve included in equity, except to the extent that it reverses a revaluation decrement for the same asset previously recognised in profit or loss, in which case the increment is recognised in profit or loss.

Any revaluation decrement is recognised in profit or loss, except to the extent that it offsets a previous revaluation increment for the same asset, in which case the decrement is debited directly to the asset revaluation reserve to the extent of the credit balance existing in the revaluation reserve for that asset.

Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amounts of the assets and the net amounts are restated to the revalued amounts of the assets.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in the statement of comprehensive income. Upon disposal or derecognition, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings.

Derecognition
An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal.

(n) Intangible assets

Goodwill
Goodwill acquired in a business combination is initially measured at cost of the business combination being the excess of the consideration transferred over the fair value of the Group's net identifiable assets acquired and liabilities assumed. If this consideration transferred is lower than the fair value of the net identifiable assets of the subsidiary acquired, the difference is recognised in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31 March. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

Management contracts
Management contracts are measured at cost. After initial recognition, management contracts are measured at cost less any accumulated amortisation and impairment losses.

Amortisation of the various management contracts commenced from 1 April 2011 and was determined to be over a 40 year useful life, to be reassessed for reasonableness each period.

(o) Payables

Payables are carried at amortised cost and due to their short-term nature they are not discounted. They represent liabilities for goods and services provided to the Group prior to the end of the financial year that are unpaid and arise when the Group becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(p) Provision and employee benefits

(i) Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision resulting from the passage of time is recognised in finance costs.

(ii) Post-Employment Benefits

The Company recognizes short-term employee benefits liability when services are rendered and the compensation for such services are to be paid within twelve months after rendering such services. The liability is presented as part of "Accrued Expenses" in the statement of financial position.

Effective April 1, 2016, the Company applied PSAK No. 24 (Revised 2013), "Employee Benefits", which superseded PSAK No. 24 (Revised 2010), "Employee Benefits". The Company recognizes its unfunded pension benefits liability in accordance with Labor Law No. 1312003 dated March 25, 2003 ("the Law") and PSAK No. 24 (Revised 2013), "Employee Benefits".

This PSAK provides, among others, (i) the elimination of the "corridor approach" permitted under the previous version and (ii) significant changes in the recognition, presentation and disclosure of post-employment benefits which, among others, are as follows:

- Actuarial gains and losses are now required to be recognized in other comprehensive income (OCI) and excluded permanently from profit or loss.

- Expected return on plan assets will no longer be recognized in profit or loss. Expected returns are replaced by recognizing interest income (or expense) on the net defined benefit asset (or liability) in profit or loss, which is calculated using the discount rate used to measure the pension obligation.

  Unvested past service costs can no longer be deferred and recognized over the future vesting period. Instead, all past service costs will be recognized at the earlier of when the amendment/curtailment occurs or when the Company recognizes related restructuring or termination costs.

  Such changes are made in order that the net pension assets or liabilities are recognized in the statement of financial position to reflect the full value of the plan deficit or surplus.

  Further, past service costs arising from the introduction of a defined benefit plan or changes in the benefits payable of an existing plan are required to be amortized over the period until the benefits concerned become vested.

(q) Taxation

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the current period's taxable income. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

Deferred income tax is provided on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax liabilities are recognised for all taxable temporary differences except:

- When the deferred income tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and that, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

  When the taxable temporary difference is associated with investments in subsidiaries, associates or interests in joint ventures, and the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax credits and unused tax losses can be utilised, except:

When the deferred income tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

When the deductible temporary difference is associated with investments in subsidiaries, associates or interests in joint ventures, in which case a deferred tax asset is only recognised to the extent that it is probable that the temporary difference will reverse in the foreseeable future and taxable profit will be available against which the temporary difference can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Unrecognised deferred income tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

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

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

(r) Contributed Equity

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(s) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The following specific recognition criteria must be met before revenue is recognised:

(i) Rendering of Services

Revenue from management and service fees received as hotel operators and managers for services rendered is recognised by reference to the services being transferred to the customer.

(ii) Sale of Goods

Revenue is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services

(iii) Interest Income

Revenue is recognised as the interest accrues (using the effective interest method, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument) to the net carrying amount of the financial asset.

(t) Leases

The Group recognises right-of-use assets and lease liabilities for those leases previously classified as operating leases, except for short-term leases and leases of low-value assets. The right-of-use assets for most leases were recognized based on the carrying amount as if the standard had always been applied, apart from the use of incremental borrowing rate at the date of initial application. Lease liabilities were recognized based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application. The Company's lease accounting is as a lessee since the Company does not have any transactions as a lessor.

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the leases of low-value assets recognition exemption to leases of office equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

(u) Key judgements and estimates

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

i) Following the outbreak of Novel Coronavirus (COVID 19) in 2020, previous country restrictions have ceased and a return to normal business conditions is expected during 2023. This has impacted the key assumptions used in impairment testing for goodwill and other intangible assets (note 8).

ii) Leases - Estimating the incremental borrowing rate. The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates.

3. Turnover

Revenue represents income from hotel operations, management and service fees received as hotel operators and managers for services rendered to hotels, royalty, dividend and interest income.

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Hotel revenues	7,397,890	76,867	-	-
Hotel management fees	2,006,725	1,420,786	-	-
Sales and marketing	809,328	736,264	-	-
Royalty	113,430	53,667	-	-
Dividends	101,200	-	27,885	-
Interest	412,365	-	272,236	-
	10,840,938	**2,287,584**	**300,121**	**-**

4. Taxation

A reconciliation of the tax expense applicable to the profit before tax using the statutory rate to the tax expense at the effective tax rate is as follows:

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Profit / (loss) before tax	(6,415,160)	(10,527,590)	(7,739,765)	(99,382)
Tax at the statutory tax rate of Nil % (2022: Nil %)	-	-	-	-
Tax rate differential in foreign Countries	(624,325)	170,156	-	-
Taxation expense/(benefit)	**(624,325)**	**170,156**	**-**	**-**

Notes to the Financial Statements

For the year ended March 31, 2023

a. Taxes payable consist of the following:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Indonesia:				
Development tax I	62,098	7,983	-	-
Income tax				
Article 4(2)	-	-	-	-
Article 21	18,592	5,834	-	-
Article 23	31,820	6,416	-	-
Article 25	-	-	-	-
Article 26	336	95	-	-
Article 29	-	-	-	-
Value added tax	6,762	7,168	-	-
Withholding tax	-	-	-	-
Total	**119,608**	**27,496**	**-**	**-**

b. The reconciliation between the income tax expense derived by multiplying the income before income tax multiplied by the applicable tax rate and income tax expense - net as shown in the statement of profit or loss and other comprehensive income is as follows:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Income/(loss) before income tax	(6,415,161)	(10,527,590)	(7,739,765)	(99,382)
Tax expense at the applicable rate	(22,671)	(650,815)	-	-
Utilisation of carry forward tax losses	-	-	-	-
Unrecognised deferred assets	359,101	713,398	-	-
Tax effect on permanent differences:	-	26,369		
Net permanent differences at the applicable tax rate	4,288	5,395		
Tax effect on changes in the tax rate	-	45,716		
Interest income already subjected to final tax	(17)	(48)	-	-
Recognition of deferred tax assets	(883,238)	-	-	-
Non-deductible expenses	11,897	35,564		
Translation adjustments	(93,685)	20,946	-	-
Income tax expense/(benefit)				
Current year	(624,325)	158,143	-	-
Deferred year	-	-		
Prior Year	-	12,013	-	-
Total	**(624,325)**	**170,156**	**-**	**-**

Notes to the Financial Statements

For the year ended March 31, 2023

c. Deferred income tax benefit (expense) consists of:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Provision (payment of reserve) for replacement of furniture, fixtures and equipment – net	-	-	-	-
Provision for employee benefits - net	-	-	-	-
Depreciation and amortization - net	-	-	-	-
Translation Adjustments	-	-		
Net	**-**	**-**	**-**	**-**

d. Deferred tax assets/(liabilities) consist of:

Expressed in United States Dollars ($)

	Consolidated					
	As at 1 April, 2022	Profit or loss	Changes tax rate	Other comprehensive income	Translation Adj.	As at 31 March, 2023
Deferred tax assets						
Employee benefits liability	198,051	(81,851)	9,026	(2,045)	(2,989)	120,192
Reserve for replacement of furniture, fixtures and equipment	239,387	(84,502)	11,068	-	(5,278)	160,675
Lease Liability	61,354	87,170	-	-	-	148,524
Interest Expense	-	-	-	-	-	826,692
Tax loss carried forward	-	826,692	-	-	-	-
Total deferred tax assets	**498,792**	**747,509**	**20,094**	**(2,045)**	**(8,267)**	**1,256,083**
Deferred tax liabilities						
Depreciation and amortization - net	(23,296)	8,365	880	-	190	(13,861)
Translation adjustments	(12,121)	-	-	-	8,069	(4,052)
Net deferred tax assets	**463,375**	**755,874**	**20,974**	**(2,045)**	**(8)**	**1,238,170**

	Consolidated					
	As at 1 April, 2021	Profit or loss	Changes tax rate	Other comprehensive income	Translation Adj.	As at 31 March, 2022
Deferred tax assets						
Employee benefits liability	197,123	-	-	-	928	198,051
Reserve for replacement of furniture, fixtures and equipment	237,749	-	-	-	1,638	239,387
Lease Liability	7,263	-	-	-	-	7,263
Interest Expense	54,091	-	-	-	-	54,091
Change in Tax rates	-	-	-	-	-	-
Total deferred tax assets	**496,226**	**-**	**-**	**-**	**2,566**	**498,792**
Deferred tax liabilities						
Depreciation and amortization - net	56,352	(88,881)	8,066	-	1,167	(23,296)
Translation adjustments	(16,705)	-	-	-	4,584	(12,121)
Net deferred tax assets	**535,873**	**(88,881)**	**8,066**	**-**	**8,317**	**463,375**

	Parent			
	As at April 1, 2022	Profit or loss	Other comprehensive income	As at March 31, 2023
Deferred tax assets				
Employee benefits liability	-	-	-	-
Reserve for replacement of furniture, fixtures and equipment	-	-	-	-
Total deferred tax assets	-	-	-	-
Deferred tax liabilities				
Depreciation and amortization - net	-	-	-	-
Net deferred tax assets	-	-	-	-

Expressed in United States Dollars ($)

	Parent			
	As at April 1, 2021	Profit or loss	Other comprehensive income	As at March 31, 2022
Deferred tax assets				
Employee benefits liability	-	-	-	-
Reserve for replacement of furniture, fixtures and equipment	-	-	-	-
Total deferred tax assets	-	-	-	-
Deferred tax liabilities				
Depreciation and amortization - net	-	-	-	-
Net deferred tax assets	-	-	-	-

5. Directors' Remuneration

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Fees	-	-	-	-
Other emoluments	-	-	-	-
	-	-	-	-

6. Investments
Investments in Subsidiaries

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Unlisted shares				
Opening balance	-	-	89,043,714	89,043,714
Less: Provision for impairment	-	-	(5,209,380)	-
	-	**-**	**83,834,334**	**89,043,714**

Investments in Associates

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Oberoi Mauritius Limited	1,954,050	1,669,853	4,867,500	4,867,500
La Roseraie De L'Atlas SA	8,574,877	11,312,706	-	-
	10,528,927	**12,982,559**	**4,867,500**	**4,867,500**

Other Investments

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Tourism Investment Co. Sal Hasheesh				
Opening balance	3,583,219	5,085,536	764,000	764,000
Less: Provision for impairment	(2,349,598)	(1,502,317)	(424,440)	-
	1,233,621	**3,583,219**	**339,560**	**764,000**

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Total investments	**11,762,548**	**16,565,778**	**89,041,394**	**94,675,214**

Details of the subsidiaries are as follows:

Name	Place of incorporation	Percentage of equity attributable to the Company: Directly	Percentage of equity attributable to the Company: Indirectly	Principal Activities	Directors
EIH Holdings Ltd	British Virgin Island	100	-	Hotel investment and management	Mr. Kallol Kundu (Appointed 30 March 2023) Mr. Rajaraman Shankar (appointed 30 March 2023)
PT Widja Putra Karya	Indonesia	21.11	48.89	Hotel ownership	I Wayan Pasek I Made Sutarjana Mr. Deepak Madhok* Mr. Kallol Kundu (appointed 31 March 2023)
PT Waka Oberoi Indonesia	Indonesia	5.74	90.59	Hotel ownership	I Wayan Pasek I Ketul Siandana Mr. Deepak Madhok* Mr. Rajaraman Shankar (appointed 31 March 2023)
PT Astina Graha Ubud	Indonesia	-	60	Hotel development	I Wayan Pasek Tjokorda Raka Kerthayasa Mr. Deepak Madhok* Mr. Vikramjit Singh Oberoi (appointed 31 March 2023)

*Mr Deepak Madhok resigned as Director of the company on 31 March 2023, effective 30 April 2023.

7. Property, Plant and Equipment

Expressed in United States Dollars ($)

	Consolidated							
	Freehold Land	Freehold Buildings	Right of Use Asset	Plant and Equipment	Furniture & Fittings	Motor Vehicles	Project Expenses	Total
Cost								
At April 1, 2021	**5,453,486**	**6,486,182**	**3,032,311**	**2,539,173**	**3,016,498**	**237,332**	**1,524,995**	**22,289,977**
Additions	-	59,031	-	-	-	-	-	59,031
Transfers	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-
Foreign Exchange	5,936	100,586	47,126	39,464	46,880	3,689	6,397	250,078
At March 31, 2022	**5,459,422**	**6,645,799**	**3,079,437**	**2,578,637**	**3,063,378**	**241,021**	**1,531,392**	**22,599,086**
Additions	-	121,012	-	65,078	67,768	-	-	253,858
Transfers	-	-	-	-	-	-	-	-
Disposals/ Adjustments	-	-	-	-	-	(11,466)	(313,631)	(325,097)
Foreign Exchange	(18,359)	(314,350)	(145,773)	(121,933)	(144,872)	(11,133)	(20,425)	(777,155)
At March 31, 2023	**5,441,063**	**6,452,461**	**2,933,664**	**2,521,782**	**2,986,274**	**218,122**	**1,197,336**	**21,750,692**

Notes to the Financial Statements

For the year ended March 31, 2023

Depreciation								
At April 1, 2021	**-**	**(2,886,086)**	**(156,052)**	**(2,079,180)**	**(2,760,987)**	**(181,796)**	**-**	**(8,064,101)**
Depreciation Expense	-	(227,900)	(79,192)	(113,790)	(125,705)	(19,842)	-	(566,429)
Foreign Exchange	-	(44,980)	(2,472)	(32,381)	(42,983)	(2,840)	-	(125,656)
Disposals	-	-	-	-	-	-	-	-
At March 31, 2022	**-**	**(3,158,966)**	**(237,716)**	**(2,225,351)**	**(2,929,675)**	**(204,478)**	**-**	**(8,756,186)**
Depreciation Expense	-	(220,033)	(75,333)	(101,248)	(95,185)	(17,187)	-	(508,986)
Foreign Exchange	-	149,084	11,098	105,133	138,486	9,669	-	413,470
Disposals	-	-	-	-	-	11,357	-	11,357
At March 31, 2023	**-**	**(3,229,915)**	**(301,951)**	**(2,221,466)**	**(2,886,374)**	**(200,639)**	**-**	**(8,840,345)**

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2023	**As at March 31, 2022**	**As at March 31, 2023**	**As at March 31, 2022**
Freehold Land				
At Cost	5,441,063	5,459,422	-	-
Accumulated depreciation	-	-	-	-
	5,441,063	**5,459,422**	-	-
Freehold Buildings				
At Cost	6,452,461	6,645,799	-	-
Accumulated depreciation	(3,229,915)	(3,158,966)	-	-
	3,222,546	**3 486,833**	-	-
Right of Use Asset				
At Cost	2,933,664	3,079,437	-	-
Accumulated depreciation	(301,951)	(237,716)	-	-
	2,631,713	**2,841,721**	-	-
Plant and Equipment				
At Cost	2,521,782	2,578,637	-	-
Accumulated depreciation	(2,221,465)	(2,225,351)	-	-
	300,317	**353,286**	-	-
Furniture & Fittings				
At Cost	2,986,274	3.063,378	-	-
Accumulated depreciation	(2,886,374)	(2,929,675)	-	-
	99,900	**133,703**	-	-
Motor Vehicles				
At Cost	218,122	241,021	-	-
Accumulated depreciation	(200,640)	(204,478)	-	-
	17,482	**36,543**	-	-
Project Expenses	**1,197 326**	**1,531,392**	-	-
Total property, plant and equipment, net	**12,910,447**	**13,842,900**	-	-
At cost	21,750,692	22,599,085	-	-
Accumulated depreciation	(8,840,345)	(8,756,185)	-	-
Written Down Value	**12,910,347**	**13,842,900**	-	-

Notes to the Financial Statements

For the year ended March 31, 2023

8. Intangible Assets

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Goodwill	30,738,758	30,738,758	-	-
Management contracts	36,400,000	36,400,000	-	-
Less: accumulated amortisation	(10,920,000)	(10,010,000)	-	-
Management contracts, net	25,480,000	26,390,000	-	-
	56,218,758	**57,128,758**	**-**	**-**

Impairment testing of goodwill

Goodwill acquired through business combinations is attributed to the hotel ownership, operation and management cash-generating unit (CGU) for impairment testing.

Hotel ownership, operation and management cash-generating unit

In 2023, the recoverable amount of the hotel ownership, operation and management CGU was determined using a value-in-use calculation based on cash flow projections and financial budgets approved by senior management.

The key assumptions used in the value-in-use calculation are the forecast earnings, management fees, sales and marketing fees receivable from the CGU, the discount rate applied to the projected cash flows and the growth rate assumption on the value-in-use calculation.

A range of discount rates were considered and applied to the cash flow projections, from post-tax 12.00% to 23% and cash flows beyond the five-year period were projected using a terminal growth rate ranging from 2.0% to 4.0%, which is consistent with the long-term average growth rate of the industry and respective region. None of the scenarios tested resulted in an impairment of the carrying value of the assets of the CGU or the Group's intangible assets.

9. Related Parties

(a) List of Related Parties

In accordance with the requirements of International Accounting Standard (IAS)- 24 'Related Party Disclosures' the names of the related party where control exists/able to exercise significant influence along with the aggregate transactions and year-end balance with them in the ordinary course of business and on arms' length basis are given below:

Key Management Personnel of the company	**Fellow Subsidiaries**
Mr. P.R.S. Oberoi (resigned 15 March 2023)	Mumtaz Hotels Limited
Mr. Deepak Madhok (resigned 30 March 2023)	Mashobra Resort Limited
Mr. Pathmanaban Salvadurai (resigned 30 March 2023)	Oberoi Kerala Hotels and Resorts Limited
Mr. Sudipto Sarkar (resigned 30 March 2023)	EIH Flight Services Limited*
Mr. Kallol Kundu (appointed 30 March 2023)	
Mr. Rajaraman Shankar (appointed 30 March 2023)	
Parent Company	**Associates & Joint Ventures**
EIH Limited	**(a) Associates**
	La Roseraie De L'atlas
Subsidiaries	**(b) Joint Ventures**
EIH Holdings Ltd	Oberoi Mauritius Ltd
PT Widja Putra Karya	**(c) Subsidiary of Joint Venture**
PT Waka Oberoi Indonesia	Island Resort Ltd
PT Astina Graha Ubud	
	Associates & Joint Ventures of parent entity
	(a) Associates
	EIH Associated Hotels Limited
	Usmart Education Limited
	(b) Joint Ventures
	Mercury Car Rentals Private Limited

*EIH Flight Services Limited ceased to be a fellow subsidiary from 22 December 2022.

(b) Transactions with Related Parties for the year ended March 31, 2023

Expressed in United States Dollars ($)

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associate / Joint Venture	
	2023	**2022**	**2023**	**2022**	**2023**	**2022**
PURCHASES						
Purchase of Goods & Services						
EIH Ltd	3,662	616	-	-	-	-
Island Resorts Ltd	-	-	-	-	16,093	10,265
Total	**3,662**	**616**	**-**	**-**	**16,093**	**10,265**
SALES						
Sale of Goods and Services						
EIH Ltd	13,056	-	-	-	-	-
Island Resorts Ltd	-	-	-	-	4,025	8,450
Total	**13,056**	**-**	**-**	**-**	**4,025**	**8,450**
INCOME			-			
Management Fees						
Island Resorts Ltd	-	-	-	-	524,511	113,794
La Roseraie De'Atlas	-	-	-	-	256,642	33,509
Group Sales & Marketing			-	-		
Island Resorts Ltd	-	-			198,929	75,863
La Roseraie De'Atlas	-	-	-	-	166,434	22,882
Interest			-	-		
Oberoi Mauritius Ltd	-	-			412,365	-
Total	**-**	**-**	**-**	**-**	**1,558,881**	**246,048**
FINANCE PAYMENTS			-	-		
Dividend on Equity Shares						
EIH Ltd	-	-	-	-	-	-
Investment in Equity Shares			-	-		
La Roseraie De'Atlas	-	-	-	-	-	-
Advance to Related Party						
Oberoi Mauritius Ltd	-	-	-	-	412,365	-
La Roseraie De'Atlas	-	-	-	-	-	1,064,500
Total	**-**	**-**	**-**	**-**	**412,365**	**1,064,500**
RECEIPTS			-	-		
Repayment of Advance to Related Party						
Oberoi Mauritius Ltd	-	-	-	-	-	-
La Roseraie De'Atlas	-	-	-	-	-	-
EIH Flight Services	-	-	165,000	-	-	-
Total	**-**	**-**	**165,000**	**-**	**-**	**-**

(c) Outstanding Balances as on March 31, 2023

Expressed in United States Dollars ($)

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associate / Joint Venture	
	2023	**2022**	**2023**	**2022**	**2023**	**2022**
Receivable for Goods & Services						
EIH Ltd	2,097	-	-	-	-	-
Island Resorts Ltd	-	-	-	-	131,340	70,838
La Roseraie De'Atlas	-	-	-	-	131,117	108,340
Advance to Related Party						
Oberoi Mauritius Ltd*	-	-	-	-	7,285,112	6,872,747
La Roseraie De'Atlas	-	-	-	-	1,135,000	1,135,000
Total	**2,097**	**-**	**-**	**-**	**8,682,569**	**8,186,925**
Payable for Goods & Services						
EIH Ltd	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**

*Presented gross of any impairment reflected in the Statement of Financial Position

10. Cash and Cash Equivalents

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Cash at Bank	5,279,357	1,311,139	3,312,383	880,564
Cash on hand	12,648	11,883	-	-
	5,292,005	**1,323,022**	**3,312,383**	**880,564**

11. Receivables

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Trade receivables	397,232	1,009,286	-	-
Other receivables	165,000	-	-	-
	562,232	**1,009,286**	**-**	**-**

12. Payables

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Third parties	2,943,887	2,194,052	60,000	60,000
Related parties	-	-	-	-
	2,943,887	**2,194,052**	**60,000**	**60,000**

13. Long-term Employee Benefits Liability

The Group's long-term employee benefits liability consists only of post-employment benefits.

Employees of the Group relate to subsidiary company operations which are domiciled in Indonesia, as such the post-employment benefits to its employees are based on the provisions of Labor Law No. 13/2003 dated March 25, 2003 and other applicable regulations.

The components of post-employment benefits expense recognized in the statement of profit or loss and other comprehensive income and post-employment benefits liability recognized in the statement of financial position as determined by KKA Herman Budi Puiwanto, an independent firm of actuary, in their reports dated March 31, 2023 and March 31, 2022.

The key assumptions used in determining the employee benefits liability are as follows:

	PT Widja Putra Karya	PT Waka Oberoi Indonesia
Discount rate	7.21% in 2023 and 7.61% in 2022	7.17% in 2023 and 7.60% in 2022
Annual salary increase	8.5% in 2023 and 2022	8.50% 2023 and 8.0% in 2022
Mortality	TMI IV in 2023 and TMI IV in 2022	TMI IV in 2023 and TMI IV in 2022
Retirement age	58 years in 2023 and 2022	58 years in 2023 and 2022
Disability rate	5% of mortality table TMI IV in 2023 and TMI IV in 2022	10% mortality from table TMI IV in 2023 and TMI IV in 2022

As of March 31, 2023, if the discount rate is increased/decreased by 1% with all other variables held constant, the employee benefits liability would have been lower/higher by ($47,832)/ $54,219.

a. Details of post-employment benefits expense:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Past Service Cost	-	-	-	-
Current service cost	(91,767)	51,487		
IFRIC AD impact (press re!ease DSAK IAI)	(61,824)			
Interest cost	46,590	57,959	-	-
Total post-employee Benefits expense	**(107,001)**	**109,446**	**-**	**-**

b. Details of post-employment benefits liability:

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Present value of defined Benefits obligation	606,572	755,347	-	-
Unrecognized past service cost - unvested	-	-	-	-
Unrecognized actuarial loss	-	-	-	-
Employee benefit liability	**606,572**	**755,347**	**-**	**-**

c. Movements in post-employment benefits liability are as follows:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021
Beginning balance	755,347	805,784	-	-
Provision during the year	(45,086)	109,446	-	-
IFRIC AD impact (press release DSAK IAI)	(61,824)			
Payment during the year	(30,942)	(123,568)	-	-
Actuarial loss (gain) from Experience adjustment	7,249	(83,176)	-	-
Change in financial assumption	6,997	39,799	-	-
Demographic assumption	-	-		
Translation adjustment	(25,169)	7,062	-	-
Employee benefit liability	**606,572**	**755,347**	**-**	**-**

In respect of the Group's Indonesian operations, on February 2, 2021, the Government promulgated Government Regulation Number 35 Year 2021 (PP 35/2021) to implement the provisions of Article 81 and Article 185 (b) of Law no. 11/2020 concerning Job Creation (Cipta Kerja), which aims to create the widest possible employment opportunities. PP 35/2021 regulates the work agreement for a certain period (non permanent employees), outsourcing, working time, rest time and termination of employment, which can affect the minimum benefits that must be provided to employees. The Group has evaluated the impact and has calculated the employee benefits liability as of March 31, 2022 in line with PP35/2021. Management believes that the balance of employee benefits liability is sufficient to cover the minimum benefits required under the Law.

With regards to the DSAK- IAI press release "Compensation Attribution in the Service Period" in 2023, the Group changed the policy related to the attribution of pension compensation in the service period in accordance with the provisions in SFAS 24 for the general fact pattern of pension programs based on the Job Creation Law No. 11/2020 and Government Regulations 35/2021. The impact of the change in calculation is immaterial to the Group, therefore the impact of the changes is recorded entirety in the Group's financial statements for the current year.

14. Leases

The Group has entered into lease contracts of land in its operations in Indonesia wherein the lease term is valid from 2019 to 2057. The Group also has certain lease of office equipment with low value. The Group applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases. The rights-of-use assets represent assets from lease contracts for land valid until 2057 amounting to $3,104,882 and $3,032,311 with accumulated depreciation amounting to $301,951 and $237,616 as of March 31, 2023 and 2022, respectively. There is no transfer of ownership option for the lease.

The following are the amounts recognized in statement of profit or loss and other comprehensive income:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Depreciation expense of rights-of-use assets included in fixed assets	(75,333)	(79,192)	-	-
Interest expense on lease liabilities	(139,274)	(133,479)	-	-
Total	**(214,607)**	**(212,671)**	-	-

The rollforward analysis of lease liabilities as follows:

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
As at April 1	2,942,504	2,819,815	-	-
Additions	-	-	-	-
Interest expense	139,274	133,479	-	-
Payments	(10,467)	(10,790)	-	-
Foreign exchange loss (gain)	-	-	-	-
Total	**3,071,311**	**2,942,504**	**-**	**-**
Less current maturities portion	(754,989)	(504,773)		
Net of current portion	**2,316,322**	**2,437,731**		

Shown below is the maturity analysis of the undiscounted lease payments:

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
1 year	107,386	107,385	-	-
More than 1 years to 2 years	214,772	214,771	-	-
More than 2 years to 3 years	236,249	219,067	-	-
More than 3 years to 4 years	249,135	249,135	-	-
More than 5 years	5,709,934	5,834,501	-	-
Net of current portion	**6,517,476**	**6,624,859**	**-**	**-**

15. Contributed Equity

Share Capital

Expressed in United States Dollars ($)

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Issued and fully paid: 106,607,800 (2022: 106,607,800) ordinary shares	106,607,800	106,607,800	106,607,800	106,607,800

Expressed in United States Dollars ($)

	Consolidated		Parent	
	Number of Shares	$	Number of Shares	$
As at 31 March, 2021	**106,607,800**	**106,607,800**	**106,607,800**	**106,607,800**
Shares issued	-	-	-	-
As at 31 March, 2022	**106,607,800**	**106,607,800**	**106,607,800**	**106,607,800**
Share issued	-	-	-	-
As at 31 March, 2023	**106,607,800**	**106,607,800**	**106,607,800**	**106,607,800**

16. Non-controlling interest

	Consolidated		Parent	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Contributed equity	3,157,881	3,157,881	-	-
Translation reserve	(1,022,156)	(957,500)	-	-
Dividend paid	-	-	-	-
Retained earnings	(1,315,182)	(606,104)	-	-
Current year profit	231,791	(709,078)	-	-
	1,052,334	**885,199**	**-**	**-**

17. Financial Risk Management Objectives and Policies

Foreign currency risk

The Group has investments in entities with transactional currency exposures. Such exposures arise from sales or purchases by operating units in currencies other than the units' functional currencies. The Group does not require all its operating units to use forward currency contracts to eliminate the foreign currency exposures on any individual transactions

The following table demonstrates the sensitivity at the end of the reporting period to a reasonably possible change in the Indonesian Rupiah exchange rate, with all other variables held constant, of the Group's profit before tax.

	Increase/(decrease) in Rupiah rate %	Increase/ (decrease) in profit after tax US$	Increase/ (decrease) in equity US$
2023			
If the US dollar weakens against the Rupiah	5	46,766	(124,757)
If the US dollar strengthens against the Rupiah	(5)	(42,312)	112,875
2022			
If the US dollar weakens against the Rupiah	5	162,025	(91,747)
If the US dollar strengthens against the Rupiah	(5)	(170,126)	96,335

Credit risk

The credit risk of the Company's financial assets arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

Liquidity risk

The Company has minimal risk of shortage of funds as its shareholders have agreed to provide adequate funds for the Company to meet its liabilities as and when they fall due.

The maturity profile of the Company's financial liabilities as at the balance sheet date, based on the contracted undiscounted payments, was as follows:

Expressed in U.S. Dollar ($)

	2023		
	On demand	Over 1 year	Total
Trade and other payables	2,943,887	-	2,943,887
Provision for taxation	119,608	-	119,608
Amounts due to related parties	3,120,000	-	3,120,000

	2022		
	On demand	Over 1 year	Total
Trade and other payables	2,194,052	-	2,194,052
Provision for taxation	27,496	-	27,496
Amounts due to related parties	3,120,000	-	3,120,000

Capital management

The Company's primary objective for its own capital management aligns with its management of liquidity risk (see above) and is to safeguard its ability to continue as a going concern, and the Company may issue new shares to maintain or adjust its capital structure.

The Company is not subject to any externally imposed capital requirements and there were no changes in the objectives, policies or processes during the year. Capital of the Company comprises all components of shareholder's equity.

18. Events After Statement of Financial Position Date

No material matters or circumstances have arisen since the end of the year that requires disclosure in the financial statements.

19. Commitments and Contingencies

With regards to subsidiary PT Widja Putra Karya registered in Indonesia, in 2021, a litigation case was filed by Mr. I. Ketut Siandana and Mr. I Made Sutarjana (the "Plaintiffs") against the Company at the District Court of Denpasar claiming that the lease period for the land rightfully owned by the Plaintiffs have ended on December 31, 2019. The Company maintains that the lease term is up to December 31, 2057 in accordance with the minutes of meetings dated January 24, 2007 duly signed by the Plaintiffs. The Plaintiffs and the Company have filed their respective responses in the District Court. On February 23, 2022, the District Court has given the ruling in favour of the Plaintiffs, which rejected the Company's exception in its entirety and partially accepted the Plaintiffs lawsuit. Disagreeing to the ruling of the court in favour of the Plaintiff, on March 8, 2022, the Company submitted an appeal at the High Court of Denpasar. On May 20, 2022, Denpasar High Court's decision has given the ruling in favour of the Company, to accept the Company's basis on the legal validity of the lease refers to the signed Minutes of Meeting dated January 24, 2007. The Plaintiffs proceeded to appeal with the Supreme Court at the Cassation level. On February 7, 2023, the Company' legal counsel received notification from District Court of Denpasar informing decision of Supreme Court No.3765 K/Pdt/2022 dated October 26, 2022 to reject the Cassation appeal request by the Plaintiffs. Based on the aforementioned, there were no provision to be recognized.

There are no other outstanding commitments and contingencies at year end.

In the opinion of the directors:

(a) the statement of comprehensive income and statement of changes in equity is drawn up so as to give a true and fair view of the results of the Group for the year ended 31 March 2023;

(b) the statement of financial position is drawn up so as to give a true and fair view of the state of affairs of the Group at 31 March 2023; and

(c) at the date of this statement, there are reasonable grounds to believe that the Group will be able to pay its debts as and when they fall due.

This statement has been made in accordance with a resolution of directors.

28 April, 2023

Kallol Kundu
Director

EIH HOLDINGS LTD

BOARD

Mr. Prithviraj Singh Oberoi (Resigned 15 March 2023)
Mr. Deepak Madhok (Resigned 30 March 2023)
Mr. Pathmanaban Selvadurai (Resigned 30 March 2023)
Mr. Kallol Kundu (Appointed 30 March 2023)
Mr. Rajaraman Shankar (Appointed 30 March 2023)

AUDITORS

Ernst & Young
Ernst & Young Building
121, King William Street
Adelaide SA 5000
Australia

REGISTERED OFFICE

Commerce House
Romasco Place, Wickhams Cay 1,
Road Town, Tortola,
British Virgin Islands

Directors' Report

DIRECTORS

The directors have pleasure in submitting the Statement of Financial Position of EIH Holdings Ltd (the 'Company') as at 31 March 2023, and the related statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended and report as follows:

The names of the directors in office at the date of this report are:

Prithviraj Singh Oberoi (resigned 15 March 2023)

Deepak Madhok (resigned 30 March 2023)

Pathmanaban Selvadurai (resigned 30 March 2023)

Kallol Kundu (appointed 30 March 2023)

Rajaraman Shankar (appointed 30 March 2023)

The Directors were in office for the entire year unless otherwise stated.

PRINCIPAL ACTIVITY

The principal activity of the Company during the course of the year was investment and operational management of hotels.

RESULT

The net loss for the year was $13,157,499 (2022: profit of $891,755) after provision for income tax expense of $172,810 (2022: $77,317).

EVENTS AFTER THE BALANCE DATE

No material matters or circumstances have arisen since the end of the year that requires disclosure in the financial statements.

ENVIRONMENTAL REGULATIONS AND PERFORMANCE

The Company's operations are not regulated by any significant environmental regulation.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

There are no significant changes in state of affairs.

The results of the Company operations during the period have not, in the opinion of the Directors, been affected by any item, transaction or event of a material or unusual nature.

DIVIDENDS

During the year, no dividend (2022: nil) was declared and paid.

DIRECTORS' REMUNERATION

No director has received or become entitled to receive a benefit, other than benefits disclosed in the financial statements or the fixed salary of a full-time employee of the Company or a related body corporate, by reason of a contract made by the Company or a related body corporate with the director or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

SHARE OPTIONS

No options over issued shares or interests in the company were granted during or since the end of the year and there were no options outstanding at the date of this report.

AUDITOR'S INDEPENDENCE

A copy of the auditor's independence declaration is attached to this financial report.

This report has been made in accordance with a resolution of directors.

28 April 2023

Kallol Kundu
Director

Independent Auditor's Report

To the Directors of EIH Holdings Ltd

Opinion

We have audited the financial report of EIH Holdings Ltd (the Company), which comprises the statement of financial position as at 31 March 2023, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of the Company as at 31 March 2023, and its financial performance and its cash flows for the year then ended in accordance with International Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with International Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES *110 Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Emphasis of Matter - Basis of Accounting and Restriction on Use

Without modifying our opinion, we draw attention to Note 2 to the financial report which describes the basis of accounting. The financial report is prepared to assist the directors of EIH Holdings Ltd to meet their financial reporting requirements. As a result the financial report may not be suitable for another purpose. Our report is intended solely for the members of EIH Holdings Ltd and should not be distributed to parties other than the members

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

The directors are responsible for the other information. The other information is the directors' report accompanying the financial report.

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

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation and fair presentation of the financial report in accordance with International Accounting Standards and for such internal control as the directors determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is 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 the International Auditing Standards 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 this financial report.

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

- Identify and assess the risks of material misstatement of the financial report, 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors 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.

Ernst & Young
Adelaide
28 April, 2023

Statement of Comprehensive Income

For the year ended 31 March, 2023

Expressed in United States dollars ($)

	Notes	Year ended 31 March, 2023	Year ended 31 March, 2022
Continuing Operations			
Turnover	3	5,536,728	2,213,022
Cost of sales		-	-
Gross profit		**5,536,728**	**2,213,022**
Operating Expenses			
Administration and general expenses		1,977,616	1,230,162
Project development expenses		-	-
Total Operating Expenses		**1,977,616**	**1,230,162**
Other Income/(Expense)			
Other income/(expense)		(92,535)	(13,788)
Provision for impairment of receivables	8	(4,412,038)	-
Provision for impairment of investments	7	(12,039,228)	-
Total Other Income/(Expense)		**(16,543,801)**	**(13,788)**
Profit/(loss) before taxation	4	**(12,984,689)**	**969,072**
Taxation	5	(172,810)	(77,317)
Profit/(loss)after taxation		**(13,157,499)**	**891,755**
Other comprehensive income			
Other comprehensive income		-	-
Total comprehensive income/(loss)		**(13,157,499)**	**891,755**

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Statement of Financial Position

As at 31 March, 2023

Expressed in United States dollars ($)

	Notes	As at 31 March, 2023	As at 31 March, 2022
Non-Current Assets			
Investments	7	32,591,871	44,631,099
Amount due from related parties	8	2,885,566	3,935,437
		35,477,437	**48,566,536**
Current Assets			
Cash and cash equivalents	9	1,183,390	195,784
Receivables	10	3,060,965	6,659,948
Total Current Assets		**4,244,355**	**6,855,732**
Total Assets		**39,721,792**	**55,422,268**
Current Liabilities			
Payables	11	119,263	162,240
Amount due to related parties	8	-	2,500,000
Total Current Liabilities		**119,263**	**2,662,240**
Total Liabilities		**119,263**	**2,662,240**
Total Net Assets		**39,602,529**	**52,760,028**
		-	-
Equity			
Share Capital	12	47,085,714	47,085,714
Retained Earnings		(7,483,185)	5,674,314
Total Equity		**39,602,529**	**52,760,028**

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

For the year ended 31 March, 2023

Expressed in United States dollars ($)

	Note	Share Capital	Retained Earnings	Total Equity
As at 1 April, 2022	**12**	**47,085,714**	**5,674,314**	**52,760,028**
Income for the year		-	(13,157,499)	(13,157,499)
Other Comprehensive income/(loss)		-	-	-
Issue of capital		-	-	-
Dividend paid		-	-	-
As at 31 March, 2023	**12**	**47,085,714**	**(7,483,185)**	**39,602,529**
As at 1 April, 2021	**12**	**47,085,714**	**4,782,559**	**51,868,273**
Loss for the year		-	891,755	891,755
Other Comprehensive income/(loss)		-	-	-
Issue of capital		-	-	-
Dividend paid		-	-	-
As at 31 March 2022	**12**	**47,085,714**	**5,674,314**	**52,760,028**

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

For the year ended 31 March, 2023

Expressed in United States dollars ($)

	Year ended 31 March, 2023	Year ended 31 March, 2022
Cash flows from operating activities		
Profit/(loss) before taxation	(12,984,689)	969,072
Adjustment for:		
Interest income	-	-
Dividend income	(73,315)	-
Impairment of Receivables	4,412,038	-
Impairment of Investments	12,039,228	-
Other	92,535	13,788
(Increase)/Decrease in assets:		
Decrease/(increase) in receivables	284,409	(3,113,449)
Decrease/(increase) in related parties	-	-
(Decrease)/Increase in liabilities:		
(Decrease)/increase in payables	(42,978)	71,910
Cash generated from operations	**3,727,228**	**(2,058,679)**
Tax paid	(172,810)	(77,317)
Net cash flows from operating activities	**3,554,418**	**(2,135,996)**
Cash flows from investing activities		
Dividends paid	-	-
Dividend income	**73,315**	**-**
Increase in investments	-	-
Interest received	(140,129)	-
Advances to related parties	-	(1,064,500)
Net cash flows from/(used by) investing activities	**(66,814)**	**(1,064,500)**
Cash flows from financing activities		
Payments on loans provided to related parties	-	-
Issue of share capital	-	-
Loan received from related parties	-	2,500,000
Repayment of related party borrowings	(2,500,000)	-
Net cash flows used by financing activities	**(2,500,000)**	**2,500,000**
Net increase (decrease) in cash and cash equivalents	987,606	(700,496)
Cash and cash equivalents at beginning of year	195,784	896,280
Effect of exchange rate changes on cash balances	-	-
Cash and cash equivalents at end of year (Note 9)	**1,183,390**	**195,784**

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Notes to the Financial Statements

For the year ended 31 March, 2023

1. Corporate information

The financial report of EIH Holdings Ltd (the "Company") for the year ended 31 March 2023 was authorised for issue on 28 April 2023.

EIH Holdings Ltd is a company limited by shares and incorporated in British Virgin Island. The principal activity of the Company during the course of the year was investment and management.

The immediate holding company is EIH International Ltd, and the ultimate parent of the Company is EIH Limited, a company incorporated in India.

2. Summary of Significant Accounting Policies

(a) Basis of Preparation

The financial report has been prepared in accordance with the requirements of International Financial Reporting Standards ('IFRS'), except as outlined below.

The financial report has also been prepared on a historical cost basis.

The financial report is presented in United States dollars and all values are rounded to the nearest dollars unless otherwise stated.

(b) Compliance with IFRS

The financial report complies with International Financial Reporting Standards as issued by the International Accounting Standards Board, with the following exceptions:

- IFRS 10 "Consolidated Financial Statements", as consolidated financial statements have not been prepared.
- IFRS 9 "Financial Instruments" On the basis the company carries its unlisted equity investments at cost less any impairment loss.

(c) Changes in accounting policies and disclosures

Accounting standards issued in the current period or those issued but not yet effective have been considered by management and are not expected to have a material impact on the business.

Remaining accounting policies adopted are consistent with those of the previous financial year.

(d) Foreign Currencies Translation

Transactions in foreign currency are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities in foreign currencies are translated into United States dollars at the exchange rates ruling at the balance date.

Non-monetary items measured at fair value in a foreign currency in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

Exchange gains and losses on foreign currency translation are dealt with in the Statement of Comprehensive Income account.

(e) Cash and Cash Equivalents

Cash and cash equivalents in the statement of financial position comprise cash at bank and in hand and short-term deposits with an original maturity 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.

(f) Receivables

Receivables, which generally have 30-60 day terms, are recognised initially at fair value and subsequently measured at amortised cost.

(g) Investments

As outlined in Note 2 b), the Company's unlisted equity investments are recorded at cost on acquisition less any permanent diminution in value as there is no quoted market price in an active market the fair value cannot be reliably measured. The Company does not intend to dispose its investment in the near future.

(h) Investments in associates and joint ventures

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The considerations made in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries. The Company's investments in its associate and joint venture are accounted for at cost, less provision for any permanent diminution in value.

This is on the basis that the entity has exercised the exemption in IAS 28 to not apply equity accounting for investments in associated and joint ventures.

(i) Payables

Payables are carried at amortised cost and due to their short-term nature they are not discounted. They represent liabilities for goods and services provided to the Company prior to the end of the financial year that are unpaid and arise when the Company becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(j) Provision

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision resulting from the passage of time is recognised in finance costs.

(k) Taxation

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the current period's taxable income. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

Deferred taxation is calculated under the liability method in respect of the taxation effect arising from all timing differences between profit as computed for taxation purposes and profit as stated in the financial statements which are expected with reasonable probability to crystallise in the foreseeable future.

(l) Contributed Equity

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(m) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services:

(i) Rendering of Services

Revenue from management and service fees received as hotel operators and managers for services rendered is recognised by reference to the billing to the customers.

(ii) Interest Income

Revenue is recognised as the interest accrues (using the effective interest method, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument) to the net carrying amount of the financial asset.

(k) Key judgements and estimates

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

i) Following the outbreak of Novel Coronavirus (COVID 19) in 2020, previous country restrictions have ceased and a return to normal business conditions is expected during 2023.

3. Revenue

Revenue represents income from management and service fees received as hotel operators and managers for services rendered to hotels, royalty, dividend and interest income.

Expressed in United States dollars ($)

	Year ended 31 March, 2023	Year ended 31 March, 2022
Hotel management fees	2,178,616	1,420,786
Sales and marketing	1,031,238	738,569
Royalty	113,430	53,667
Dividends	73,315	-
Interest - Mauritius Loan	140,129	-
Dubai Early Termination Fee	2,000,000	-
	5,536,728	**2,213,022**

4. Profit Before Taxation

Profit before taxation is arrived at after charging and crediting:

Expressed in United States dollars ($)

	Year ended 31 March, 2023	Year ended 31 March, 2022
Interest income (Note 3)	140,129	-
Auditor remuneration		
- audit of financial report	**11,865**	17,200
	11,865	**17,200**

5. Taxation

A reconciliation of the tax expense applicable to the profit/(loss) before tax using the statutory rate to the tax expense at the effective tax rate is as follows:

Expressed in United States dollars ($)

	Year ended 31 March, 2023	Year ended 31 March, 2022
Profit/(loss) before tax	(12,984,689)	969,072
Tax at the statutory tax rate of Nil% (2022: Nil%)	-	-
Tax rate differential in foreign countries	172,810	77,317
Tax expense	**172,810**	**77,317**

6. Directors' Remuneration

Expressed in United States dollars ($)

	Year ended 31 March, 2023	Year ended 31 March, 2022
Fees	-	-
Other emoluments	-	-
	-	-

7. Investments

Investments in Subsidiaries

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Unlisted shares,		
PT Astina Graha Ubud		
Opening balance	1,560,000	1,560,000
Less: Provision for impairment		
	1,560,000	1,560,000
PT Widja Putra Karya		
Opening balance	8,800,000	8,800,000
Less: Provision for impairment	(5,353,528)	-
	3,446,472	8,800,000
PT Waka Oberoi Indonesia		
Opening balance	7,338,073	7,338,073
Less: Provision for impairment	(5,704,735)	-
	1,633,338	7,338,073
Total unlisted shares	**6,639,810**	**17,698,073**

Details of the subsidiaries are as follows:

Name	Place of incorporation	Percentage of equity attributable to the Company		Principal Activities	Directors
		Directly	Indirectly		
PT Widja Putra Karya	Indonesia	48.89	-	Hotel ownership	Mr. I Wayan Pasek Mr. I Putu Sumaniaka Mr. Deepak Madhok* Mr. Kallol Kundu (Appointed 31 March 2023)
PT Waka Oberoi Indonesia	Indonesia	90.59	-	Hotel ownership	Mr. I Ketut Siandana Mr. I Wayan Pasek Mr. Deepak Madhok* Mr. Rajaraman Shankar (Appointed 31 March 2023)
PT Astina Graha Ubud	Indonesia	60	-	Hotel development	Mr. I Wayan Pasek Mr. Tjokorda Raka- Kerthayasa Mr. Deepak Madhok* Mr. Vikramjit Singh Oberoi (Appointed 31 March 2023)

* Mr Deepak Madhok resigned as Director of the company on 31 March 2023, effective 30 April 2023.

Investments in Associates and Joint Ventures

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
La Roseraie De L'Atlas SA		
Opening balance	22,550,500	22,550,500
Less: Provision for impairment	-	-
	22,550,500	22,550,500
Oberoi Mauritius Ltd		
Opening balance	2,507,500	2,507,500
Less: Provision for impairment	-	-
	2,507,500	2,507,500
Total investments in associates and joint ventures	**25,058,000**	**25,058,000**

Investments associates and joint ventures and are carried at cost, less provision for any permanent diminution in value.

Other Investments

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Tourism Investment Co. at Sahl Hasheesh		
Opening balance	1,875,026	1,875,026
Less: Provision for impairment	(980,965)	-
	894,061	**1,875,026**

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Total investments opening balance	**44,631,099**	**44,631,099**
Less: Provision for impairment	(12,039,228)	-
Total investments closing balance	**32,591,871**	**44,631,099**

Impairment testing of investments

During the period, management has performed impairment testing over the recoverable amount of the investments using a value-in-use calculation based on cash flow projections and financial budgets approved by senior management.

The key assumptions used in the value-in-use calculation are the forecast earnings, management fees, sales and marketing fees receivable from the entities, the discount rate applied to the projected cash flows and the growth rate assumption on the value-in-use calculation.

A range of discount rates were considered and applied to the cash flow projections, with pre-tax WACC of 12% to 18.5% used for the varying investments and cash flows beyond the five-year period were projected using a terminal growth rate ranging from 3.0% to 4.0%, which is consistent with the long-term average growth rate of the industry and country.

As a result of the impairment testing, an impairment expense totalling $12.04m was recorded in the current period relating to the Company's direct ownership interest in PT Widja Putra Karya, PT Waka Oberoi Indonesia and Tourism Investment Co. at Sahl Hasheesh.

8. Related Parties

(a) List of Related Parties

In accordance with the requirements of International Accounting Standard (IAS) - 24 'Related Party Disclosures' the names of the related party where control exists/able to exercise significant influence along with the aggregate transactions and year-end balance with them in the ordinary course of business and on arms' length basis are given below:

Key Management Personnel of the company	Fellow Subsidiaries
Mr. P.R.S. Oberoi (resigned 15 March 2023)	**Mumtaz Hotels Limited**
Mr. Deepak Madhok (resigned 30 March 2023)	**Mashobra Resort Limited**
Mr. Pathmanaban Salvadurai (resigned 30 March 2023)	**Oberoi Kerala Hotels and Resorts Limited**
Mr. Kallol Kundu (appointed 30 March 2023)	**EIH Flight Services Limited (until 22 December 2022)**
Mr. Rajaraman Shankar (appointed 30 March 2023)	
	Associates & Joint Ventures
Ultimate Parent Company	**(a) Associates**
EIH Limited	La Roseraie De L'atlas
	(b) Joint Ventures
Parent Company	Oberoi Mauritius Ltd
EIH International Limited	**(c) Subsidiary of Joint Venture**
	Island Resort Ltd
Subsidiaries	
PT Widja Putra Karya	
PT Waka Oberoi Indonesia	
PT Astina Graha Ubud	

Associates & Joint Ventures of parent entities

(a) Associates

EIH Associated Hotels Limited

Usmart Education Limited

(b) Joint Ventures

Mercury Car Rentals Private Limited

(b) Transactions with Related Parties for the year ended March 31, 2023

Expressed in United States dollars ($)

NATURE OF TRANSACTIONS	Parent Company		Subsidiaries		Associate / Joint Venture	
	2023	2022	2023	2022	2023	2022
INCOME						
Management Fees						
Island Resorts Ltd	-	-	-	-	524,511	113,794
La Roseraie De L'Atlas	-	-	-	-	256,642	33,509
PT Widja Putra Karya	-	-	171,891	-	-	-
Group Sales & Marketing						
Island Resorts Ltd	-	-	-	-	198,929	75,863
PT Widja Putra Karya	-	-	171,378	457	-	-
PT Waka Oberoi Indonesia	-	-	50,532	1,848	-	-
La Roseraie De L'Atlas	-	-	-	-	166,434	50,263
Interest						
Oberoi Mauritius Ltd	-	-	-	-	140,129	-
Total	**-**	**-**	**393,801**	**2,305**	**1,286,645**	**273,429**

Notes to the Financial Statements

For the year ended 31 March, 2023

Expressed in United States dollars ($)

NATURE OF TRANSACTIONS	Parent Company		Subsidiaries		Fellow Subsidiaries		Associate / Joint Venture	
	2023	2022	2023	2022	2023	2022	2023	2022
FINANCE PAYMENTS								
Advance to Related Party								
EIH Flight Services Ltd	-	-	-	-	165,000	-		-
PT Widja Putra Karya		-	-	1,400,000	-	-	-	-
PT Waka Oberoi Indonesia	-	-	650,000	860,000	-	-	-	-
La Roseraie De L'Atlas		-	-	-	-	1,064,500	-	1,064,500
Repayment of Advance from Related Party	-	-	-	-				-
EIH International Ltd.	2,500,000	-	-	-	-		-	-
Total	**2,500,000**	**-**	**650,000**	**2,260,000**	**165,000**	**1,064,500**	**-**	**1,064,500**
RECEIPTS							-	-
Repayment of Advance to Related Party								
PT Widja Putra Karya			613,000	-	-	-	-	-
Advance from Related Party								
EIH International Ltd	-	2,500,000	-	-	-	-	-	-
Total	**-**	**2,500,000**	**613,000**	**-**	**-**	**-**	**-**	**-**

c) Outstanding Balances as on 31 March, 2023

Expressed in United States dollars ($)

NATURE OF TRANSACTIONS	Parent Company		Subsidiaries		Associate / Joint Venture	
	2023	2022	2023	2022	2023	2022
RECEIVABLES						
For Goods & Services						
Island Resort Ltd	-	-	-	-	131,340	70,838
La Roseraie De L'Atlas	-	-	-	-	131,117	108,340
PT Widja Putra Karya	-	-	79,826	457	-	-
PT Waka Oberoi Indonesia	-	-	7,913	1,848	-	-
Advance to Related Party						
PT Waka Oberoi Indonesia	-	-	3,222,038*	2,572,038	-	-
PT Widja Putra Karya			2,300,000	2,913,000	-	-
PT Astina Graha Ubud	-	-	464,948	464,948	-	-
Oberoi Mauritius Ltd*	-	-	-	-	2,475,618	2,335,488
La Roseraie De L'Atlas	-	-	-	-	1,135,000	1,135,000
EIH Investments NV			-	-	-	-
Total	**-**	**-**	**6,074,725**	**5,952,291**	**3,873,075**	**3,649,666**
PAYABLES						
Payable to Related Party						
EIH International Ltd	-	2,500,000	-	-	-	-
Total	**-**	**2,500,000**	**-**	**-**	**-**	**-**

*Presented gross of any impairment reflected in the Statement of Financial Position

9. Cash and Cash Equivalents

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Cash at Bank	**1,183,390**	**195,784**

Notes to the Financial Statements

For the year ended 31 March, 2023

10. Receivables

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Trade receivables	410,769	993,427
Related party receivables	2,650,196	5,666,521
	3,060,965	**6,659,948**

11. Payables

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Third parties	119,263	162,240
	119,263	**162,240**

12. Share Capital

Expressed in United States dollars ($)

	As at 31 March, 2023	As at 31 March, 2022
Issued and fully paid: 47,085,714 ordinary shares	47,085,714	47,085,714

Expressed in United States dollars ($)

	Number of Shares	$
As at 31 March, 2021	**47,085,714**	**47,085,714**
Shares issued	-	-
As at 31 March, 2022	**47,085,714**	**47,085,714**
Shares issued	-	-
As at 31 March, 2023	**47,085,714**	**47,085,714**

13. Events After Statement of Financial Position Date

No material subsequent events or transactions have been identified

14. Commitments and Contingencies

There are no other outstanding commitments and contingencies at year end.

In the opinion of the directors:

(a) the statement of comprehensive income and statement of changes in equity is drawn up so as to give a true and fair view of the result of the Company for the year ended 31 March 2023;

(b) the balance sheet is drawn up so as to give a true and fair view of the state of affairs of the Company at 31 March 2023; and

(c) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

This statement has been made in accordance with a resolution of directors.

28 April, 2023

Kallol Kundu
Director

PT WIDJA PUTRA KARYA

BOARD

Mr. I Wayan Pasek
Mr. Deepak Madhok
Mr. I Putu Sumaniake

AUDITORS

Purwanto, Sungkaro & Surja
A member firm of Ernst & Young Global Limited
Indonesia Stock Exchange Building
Tower 2, 7th Floor,
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190,
Indonesia

REGISTERED OFFICE

Jl. Kayu Aya – Seminyak Beach,
Kuta, Badung-Bali,
Indonesia

Report of the Directors

We present the report and the audited financial statements of PT Widja Putra Karya (the "Company") for the year ended March 31, 2023.

PRINCIPAL ACTIVITY

The principal activity of the Company is hotel ownership and management.

RESULTS

The Company's financial position and results of operations as of and for the year ended March 31, 2023 are set out in the financial statements on pages 1 to 7 preceded by the independent auditors' report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

We are responsible for the preparation and the presentation of the financial statements, and keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company. We are also responsible for the Company's internal control systems and safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing the financial statements of the Company, we are required to:

- select suitable accounting policies and then apply them consistently;
- prepare and present the financial statements in accordance with Indonesian Financial Accounting Standards;
- make judgments and estimates that are reasonable and prudent;

We confirm that we have complied with the above requirements in preparing the financial statements and all information contained in the financial statements are complete and correct. The financial statements do not contain or omit misleading information and/or facts.

This statement letter is made truthfully.

Bali, April 28, 2023

On behalf of the Board of Directors

I Wayan Pasek
President Director

Office address: JI. Kayu Aya, Seminyak Beach, Kuta-Badung
Domicile address: Jl. Sarigading Gg. Gadingmas 9/15 Denpasar
Telephone number: (0361) 730951

Independent Auditor’s Report

Report No. 01245/2.1032/AU.1/10/1175-8/1/IV/2023

The Shareholders and the Boards of Commissioners and Directors PT Widja Putra Karya

We have audited the accompanying financial statements of PT Widja Putra Karya (“the Company”), which comprise the statement of financial position as of March 31, 2023, and the statement of profit or loss and other comprehensive income, statement of changes in equity, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of March 31, 2023, and its financial performance and cash flows for the year then ended, in accordance with Indonesian Financial Accounting Standards.

BASIS FOR OPINION

We conducted our audit in accordance with Standards on Auditing established by the Indonesian Institute of Certified Public Accountants (“IICPA”). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements paragraph of our report. We are independent of the Company in accordance with the ethical requirements relevant to our audit of the financial statements in Indonesia, and we have fulfilled our other ethical responsibilities in accordance with such requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of management and those charged with governance for the financial statements.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Indonesian Financial Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

AUDITOR’S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements taken as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent 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 Standards on Auditing established by the IICPA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards on Auditing established by the IICPA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to such risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit 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 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, but not for the purpose of expressing an audit opinion on the effectiveness of the Company’s internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our independent auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our audit opinion. Our conclusion is based on the audit evidence obtained up to the date of our independent auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

KAP Purwantono, Sungkoro & Surja

Sd/-
Tjoa Tjek Nien, CPA
Public Accountant Registration No. AP.1175

April 28, 2023

Statement of Financial Position

As of March 31, 2023

	Notes	Indonesian Rupiah As at March 31, 2023	Indonesian Rupiah As at March 31, 2022	Translations into U.S. Dollar ($) Unaudited (Note 2n) As at March 31, 2023	Translations into U.S. Dollar ($) Unaudited (Note 2n) As at March 31, 2022
ASSETS					
CURRENT ASSETS					
Cash on hand and in banks	2c,2o,4,18	8,889,432,988	2,334,220,113	590,189	162,675
Trade receivables - third parties	2o,5,18	1,829,638,139	227,558,288	121,474	15,859
Inventories	2e,7	2,364,265,164	2,305,941,996	156,969	160,704
Prepayments and advances	2f, 8, 2d	2,106,923,840	1,549,585,340	139,883	107,993
Due from related parties	2d,2o,6,18	194,943,591	23,045,179	12,943	1,606
Other current financial assets	2o,6,18	55,427,723	257,915,585	3,680	17,974
TOTAL CURRENT ASSETS		**15,440,631,445**	**6,698,266,501**	**1,025,138**	**466,811**
NON-CURRENT ASSETS					
Due from related parties	2d, 2o,6,18	3,690,190,000	3,515,505,000	245,000	245,000
Fixed assets - net	2g,9	54,778,410,766	60,982,321,582	3,636,861	4,249,935
Tax amnesty assets - net	2m,12c	-	50,316,663	-	3,507
Deferred tax assets - net	2m,12d	18,649,323,716	4,298,100,941	1,238,170	299,540
Other non-current assets	2o,10,18	1,131,767,058	1,208,497,028	75,141	84,222
Estimated claims for tax refund	2m,12b	743,137,368	743,137,368	49,339	51,790
TOTAL NON-CURRENT ASSETS		**78,992,828,908**	**70,797,878,582**	**5,244,511**	**4,933,994**
TOTAL ASSETS		**94,433,460,353**	**77,496,145,083**	**6,269,649**	**5,400,805**

	Notes	Indonesian Rupiah As at March 31, 2023	Indonesian Rupiah As at March 31, 2022	Translations into U.S. Dollar ($) Unaudited (Note 2n) As at March 31, 2023	Translations into U.S. Dollar ($) Unaudited (Note 2n) As at March 31, 2022
LIABILITIES AND CAPITAL DEFICIENCY					
LIABILITIES					
CURRENT LIABILITIES					
Trade payables					
Third parties	2o,11,18	2,819,141,405	792,173,930	187,169	53,913
Other payables	2o,18				
Third parties	2d,6	241,060,887	2,827,961	16,005	197
Taxes payable	2m,12a	1,508,621,578	209,566,462	100,161	14,605
Accrued expenses	2o,13,18	6,611,587,100	4,727,231,597	438,958	329,447
Reserve for replacement of furniture, fixtures and equipment	2g,14	9,582,797,481	8,271,560,689	636,223	576,456
Current portion of lease liability	2p,17,18	11,371,645,080	7,242,982,069	754,989	504,773
Other current liabilities	2o,15	7,453,423,401	3,006,180,386	494,850	210,799
Due to a shareholder	2d,6	35,255,478,599	41,805,188,291	2,340,690	2,913,457
Due to hotel operator		589,472,416	-	39,136	-
TOTAL CURRENT LIABILITIES		**75,433,227,947**	**66,057,711,385**	**5,008,181**	**4,603,647**
NON-CURRENT LIABILITY					
Long-term employee benefits liability	2j,16	5,596,710,898	6,463,651,366	371,578	450,460
Lease liability - net of current portion	2p,17,18	34,888,441,964	34,978,997,626	2,316,322	2,437,731
TOTAL NON-CURRENT LIABILITIES		**40,485,152,862**	**41,442,648,992**	**2,687,900**	**2,888,191**
TOTAL LIABILITIES		**115,918,380,809**	**107,500,360,377**	**7,696,081**	**7,491,838**
CAPITAL DEFICIENCY					
Capital stock - Rp100,000 par value per share Authorized, issued and fully paid - 11,070 shares	19	1,107,000,000	1,107,000,000	659,603	659,603
Additional paid-in capital	2m,12c	3,019,000,000	3,019,000,000	226,635	226,635
Other comprehensive loss					
Re-measurement loss on long-term employee benefits liability		(1,528,685,106)	(1,263,896,406)	(113,941)	(96,398)
Translation adjustment	2n	-	-	(3,395,991)	(3,197,282)
Retained earnings (deficit)		(24,082,235,350)	(32,866,318,888)	1,197,262	316,409
TOTAL CAPITAL DEFICIENCY		**(21,484,920,456)**	**(30,004,215,294)**	**(1,426,432)**	**(2,091,033)**
TOTAL LIABILITIES AND CAPITAL DEFICIENCY		**94,433,460,353**	**77,496,145,083**	**6,269,649**	**5,400,805**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Statement of Profit or Loss And Other Comprehensive Income

For the Year Ended March 31, 2023

	Notes	Indonesian Rupiah Year Ended March 31, 2023	Indonesian Rupiah Year Ended March 31, 2022	Translations into U.S. Dollar ($) Unaudited (Note 2n) Year Ended March 31, 2023	Translations into U.S. Dollar ($) Unaudited (Note 2n) Year Ended March 31, 2022
DEPARTMENTAL REVENUES	2k, 20				
Rooms		61,779,646,660	138,311,824	4,093,242	9,639
Food and beverages		19,384,113,048	72,571,006	1,284,304	5,058
Other operating departments		5,056,962,468	7,493,549	335,052	522
Total Departmental Revenues		**86,220,722,176**	**218,376,379**	**5,712,598**	**15,219**
COST OF REVENUES	2k,21	**34,715,537,638**	**7,880,565,755**	**2,300,096**	**547,809**
GROSS PROFIT (LOSS)		**51,505,184,538**	**(7,662,189,376)**	**3,412,502**	**(532,590)**
HOTEL OPERATING EXPENSES	2k				
General and administrative expenses	22	10,493,380,024	4,289,015,581	695,244	298,258
Property operations, maintenance and energy expenses	23	14,024,693,042	3,268,869,545	929,213	227,274
Marketing and sales promotion expenses	24	6,232,201,177	943,719,693	412,918	65,556
Total Hotel Operating Expenses		**30,750,274,243**	**8,501,604,819**	**2,037,375**	**591,088**
HOTEL GROSS OPERATING PROFIT (LOSS)		**20,754,910,295**	**(16,163,794,195)**	**1,375,127**	**(1,123,678)**
OWNER'S OPERATING EXPENSES	2k				
Depreciation and amortization		3,646,191,156	4,531,283,544	241,580	315,608
Management fee		2,594,363,787	-	171,891	-
Professional fees		3,784,989,586	6,371,282,336	250,776	444,479
Insurance		1,566,259,740	1,512,439,659	103,773	106,839
Salaries and wages		1,486,352,096	757,367,461	98,479	52,613
Rental		8,148,560	6,993,449	540	488
Finance income - net		(1,136,122)	(3,142,609)	(75)	(218)
Foreign exchange gains - net		4,510,693,321	(848,245,853)	-	-
Other operating expenses- net		8,757,050,630	2,341,206,290	580,203	163,162
Total Owner's Operating Expenses - Net		**26,352,912,754**	**14,669,184,277**	**1,447,167**	**1,082,971**
LOSS BEFORE INCOME TAXES		**(5,598,002,460)**	**(30,832,978,472)**	**(72,040)**	**(2,206,649)**
Income tax benefit (expense)	2m,12b	14,382,085,998	(171,863,213)	952,893	(12,013)
NET INCOME (LOSS) FOR THE YEAR		**8,784,083,538**	**(31,004,841,685)**	**880,853**	**(2,218,662)**
OTHER COMPREHENSIVE INCOME (LOSS)					
Item not to be reclassified to profit or loss in subsequent periods: Re-measurement gain (loss) on long-term employee benefits liability		(233,925,477)	374,212,856	(15,499)	26,079
Related income tax		(30,863,223)	-	(2,044)	-
Item to be reclassified to profit or loss in subsequent periods: Difference in foreign currency translation		-	-	(198,709)	58,564
Other Comprehensive Income (Loss), Net of Tax		**(264,788,700)**	**374,212,856**	**(216,252)**	**84,643**
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR		**8,519,294,838**	**(30,630,628,829)**	**664,601**	**(2,134,177)**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Statement of Changes in Equity

For the Year Ended March 31, 2023

		Indonesian Rupiah				
	Note	Capital Stock	Additional Paid in Capital	Other Comprehensive Loss	Retained Earnings	Total Equity
Balance as of March 31, 2021		**1,107,000,000**	**3,019,000,000**	**(1,638,109,262)**	**(1,861,477,203)**	**626,413,535**
Net loss for the year		-	-	-	(31,004,.841,685)	(31,004,841,685)
Re-measurement gain on long-term employee benefits liability	16	-	-	374,212,856	-	374,212,856
Balance as of March 31, 2022		**1,107,000,000**	**3,019,000,000**	**(1,263,896,406)**	**(32,866,318,888)**	**(30,004,215,294)**
Net loss for the year		-	-	-	8,784,083,538	8,784,083,538
Re-measurement loss on long-term employee benefits liability	16	-	-	(264,788,700)	-	(264,788,700)
Balance as of March 31, 2023		**1,107,000,000**	**3,019,000,000**	**(1,528,685,106)**	**(24,082,235,350)**	**(21,484,920,456)**

		Translations into U.S. Dollar - Unaudited (Note 2n)					
	Note	Capital Stock	Additional Paid in Capital (Note 2m)	Retained Earnings	Other Comprehensive Loss	Translation Adjustment	Total Equity
Balance as of March 31, 2021		**659,603**	**226,635**	**2,535,071**	**(122,477)**	**(3,255,846)**	**42,986**
Net loss for the year		-	-	(2,218,662)	-	-	(2,218,662)
Re-measurement gain on long-term employee benefits liability	16	-	-	-	26,079	-	26,079
Translation adjustment		-	-	-	-	58,564	58,564
Balance as of March 31, 2022		**659,603**	**226,635**	**316,409**	**(96,398)**	**(3,197,282)**	**(2,091,033)**
Net loss for the year		-	-	880,853	-	-	880,853
Re-measurement gain on long-term employee benefits liability	16	-	-	-	(17,453)	-	(17,543)
Translation adjustment		-	-	-	-	(198,709)	(198,709)
Balance as of March 31, 2023		**659,603**	**226,635**	**1,197,262**	**(113,941)**	**(3,395,991)**	**(1,426,432)**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Statement of Cash Flows

For the Year Ended March 31, 2023

	Notes	Indonesian Rupiah Year Ended March 31, 2023	Indonesian Rupiah Year Ended March 31, 2022	Translations into U.S. Dollar ($) Unaudited (Note 2n) Year Ended March 31, 2023	Translations into U.S. Dollar ($) Unaudited (Note 2n) Year Ended March 31, 2022
CASH FLOWS FROM OPERATING ACTIVITIES					
Loss before income taxes		(5,598,002,460)	(30,832,978,472)	(72,040)	(2,206,649)
Adjustments to reconcile loss before income taxes for the year to net cash flows provided by operating activities:					
Depreciation and amortization	9, 10, 12	3,646,191,156	4,531,283,544	241,580	315,608
Disposal of fixed assets		4,663,293,113	-	308,742	-
Provision for replacement of furniture, fixtures and equipment	14,23	2,586,621,646	6,551,291	171,378	457
Provision for international sales promotion	6,23	2,586,621,646	6,551,291	171,378	457
Provision for employee benefits - net	16	(1,100,865,946)	(560,257,129)	(73,089)	(39,040)
Unrealized gain (loss) on forex - net		2,093,492,820	(630,456,498)	-	-
Interest expense		2,102,070,893	1,916,341,479	139,244	133,479
Changes in operating assets and liabilities:					
Trade receivables		(1,602,079,851)	(227,558,288)	(105,615)	(15,859)
Inventories		(58,323,168)	223,130,953	3,735	12,853
Other current financial assets		202,487,862	(113,046,458)	14,294	(8,032)
Prepayments and advances		(557,338,500)	13,104,047	(31,890)	(754)
Estimated claim for tax refund		-	3,923,257,195	2,451	268,440
Trade payables		2,045,542,089	(207,487,231)	90,197	(32,863)
Other payables		(2,354,939,991)	(5,491,534)	(156,027)	(381)
Taxes payable		1,329,918,339	(150,735,691)	99,819	9,102
Accrued expenses		1,884,355,503	882,054,478	109,511	65,573
Due to hotel operator		589,472,416	-	39,136	-
Other current liabilities		4,428,668,401	(215,467,689)	284,051	(11,553)
Net Cash Flows (Used in) Provided by Operating Activities		**16,887,185,968**	**(21,441,204,712)**	**1,236,855**	**(1,509,162)**
CASH FLOWS FROM INVESTING ACTIVITIES					
Acquisitions of fixed assets	9,30	(2,050,526,820)	(195,596,000)	(135,859)	(13,628)
Cash receipt from sales of fixed assets		72,000,000	-	4,770	-
Utilization of reserve for replacement of furniture, fixtures and equipment	14	(1,275,384,874)	(131,764,729)	(84,170)	(9,183)
Net Cash Flows Used in Investing Activities		**(3,253,911,694)**	**(327,360,729)**	**(215,259)**	**(22,811)**
CASH FLOWS FROM FINANCING ACTIVITY					
Payments of lease liabilities	17	(157,456,324)	(154,250,247)	(10,435)	(10,790)
Payments of (funds provided to) due from related parties		(171,898,412)	(23,045,179)	(11,337)	(1,606)
Receipts of funds from a shareholder	6	-	20,061,085,000	-	1,400,000
Payments of funds from a shareholder		(8,727,431,401)	-	(572,310)	
Net Cash Flows (Used in) Provided by Financing Activities		**(9,056,786,137)**	**19,883,789,574**	**(594,082)**	**1,387,604**
NET INCREASE (DECREASE) IN CASH ON HAND AND IN BANKS		**4,576,488,137**	**(1,884,775,867)**	**427,514**	**(144,369)**
NET EFFECT OF DIFFERENCES IN FOREIGN EXCHANGE RATES		**1,978,724,738**	**(255,249,000)**	**-**	**-**
CASH ON HAND AND IN BANKS AT BEGINNING OF YEAR		**2,334,220,113**	**4,474,244,980**	**162,675**	**307,044**
CASH ON HAND AND IN BANKS AT END OF YEAR	4	**8,889,432,988**	**2,334,220,113**	**590,189**	**162,675**

Information on non-cash activities are disclosed in Note 30

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Notes to the Financial Statements

As of March 31, 2023 and for the Year Then Ended
(Expressed in Indonesian Rupiah, unless otherwise stated with Translations into United States Dollar)

1. GENERAL

PT Widja Putra Karya (the "Company") was established based on notarial deed No.42 dated April 20, 1977 of Amir Sjarifuddin, S.H. The deed of establishment was approved by the Ministry of Justice in its decision letter No.Y.A.5/413/2 dated October 5, 1977. The Company subsequently changed its status to become a foreign capital investment company under the framework of the Foreign Capital Investment Law No. 1 of 1967 as amended by Law No. 11 of 1970 based on approval letter No.64/V/PMA/1995 dated December 4, 1995 of the State Minister for Mobilization of Investment Fund/ the Chairman of the Capital Investment Coordinating Board.

The Company's Articles of Association has been amended several times, the latest amendment of which was covered by notarial deed No. 3 dated October 10, 2022 of Febrian, S.H., regarding the changes of the composition of board of management. The latest amendment was reported to the Ministry of Law and Human Rights of the Republic of Indonesia and was acknowledged in its letter No. AHU-0080175.AH.01.02.dated November 4, 2022.

In accordance with Article 3 of the Company's articles of association, the Company is engaged in activities related to the tourism industry. Currently, the Company is the owner of The Oberoi Bali (the Hotel), located at Jalan Kayu Aya, Seminyak Beach, Bali. On March 19, 2019, EIH Management Services B.V assigned EIH Holdings Ltd to manage the hotel operations up to year 2032 with option to extend for 10 or 20 years.

The composition of the Company's Boards of Commissioners and Directors as of March 31, 2023 and 2022 are as follows:

March 31, 2023			
Board of Commissioners		**Board of Commissioners**	
I Made Sutarjana	- President Commissioner	I Wayan Pasek	- President Director
Sudarshan Vedaji Rao	- Commissioner	Deepak Madhok	- Director
I.B. Yudana	- Commissioner	I Putu Sumaniaka	- Director
March 31, 2022			
Board of Commissioners		**Board of Commissioners**	
Sudarshan Vedaji Rao	- President Commissioner	I Wayan Pasek	- President Director
I Ketut Siandana	- Commissioner	Deepak Madhok	- Director
I.B. Yudana	- Commissioner	I Made Sutarjana	- Director

The Company has a total of 130 and 131 permanent employees as of March 31, 2023 and 2022, respectively.

The management of the Company is responsible for the preparation and presentation of the accompanying financial statements that were completed and authorized for issuance by the Board of Directors on April 28, 2023.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Basis of Presentation of the Financial Statements

The financial statements have been prepared and presented in accordance with Indonesia Financial Accounting Standards ("SAK"), which comprise the Statements of Financial Accounting Standards ("PSAK") and Interpretations of Financial Accounting Standards ("ISAK") issued by the Indonesia Financial Accounting Standards Board ("DSAK") of the Indonesian Institute of Accountants.

Except for the statement of cash flows, the financial statements have been prepared on the accrual concept, using the historical cost concept of accounting, except for certain accounts which are measured on the bases described in the related accounting policies for those accounts.

The statement of cash flows, which has been prepared using the indirect method, presents cash receipts and disbursements of cash and cash equivalents into operating, investing and financing activities.

The company's functional currency is the Indonesian rupiah, which is also the currency used in the preparation of the financial statements, with translations into United States dollar.

The financial reporting period of the Company is April 1 to March 31.

b. Current and non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/ non-current classification. An asset is current when it is:

i) expected to be realized or intended to be sold or consumed in the normal operating cycle,

ii) held primarily for the purpose of trading,

iii) expected to be realized within 12 months after the reporting period, or cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is:

i) expected to be settled in the normal operating cycle,

ii) held primarily for the purpose of trading,

iii) due to be settled within twelve months after the reporting period, or

iv) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of the equity instruments do not affect its classification.

All other liabilities are classified as non-current.

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

c. Cash on Hand and in Banks

Cash on hand and in banks, in the statement of financial position comprise cash on hand and in banks which are not restricted to use, and which are subject to an insignificant risk of changes in value.

d. Transactions with Related Parties

The Company has transactions with certain parties which have related party relationships as defined under PSAK 7, "Related Party Disclosures".

The transactions are made based on terms agreed by the parties, whereas such terms may not be the same as those for transactions with unrelated parties.

All significant transactions and balances with related parties are disclosed in the relevant notes to the financial statements. Unless specifically identified as related parties, the parties disclosed in the Notes to the financial statements are unrelated parties.

e. Inventories

Inventories are valued at the lower of cost or net realizable value. Except for boutique inventories (which use the First-In First Out method), the cost is determined using the weighted-average method. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale. Allowance for decline in market value and obsolescence of inventories, if any, is provided to reduce the carrying value of inventories to their net realizable values based on the review of the market value and physical condition of the inventories.

f. Prepayments

Prepayments are amortized and charged to operations over the periods benefited using the straight-line method. The portion to be amortized within one year is presented as part of current assets; otherwise, as non-current assets.

g. Fixed Assets

Fixed assets, except land which is stated at cost and not depreciated, are stated at cost less accumulated depreciation and impairment loss, if any. The cost of fixed assets includes: (a) purchase price, (b) any costs directly attributable to bringing the asset to its present location and condition, and (c) the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, if any. Each part of an item of fixed assets with a cost that is significant in relation to the total cost of the item should be depreciated separately.

When significant renewals and betterments are performed, their costs are recognized in the carrying amount of the fixed assets as a replacement if the recognition criteria are satisfied. All other repairs and maintenance costs that do not meet the recognition criteria are charged directly to current operations.

Depreciation commences once the assets are available for their intended use and is computed using the straight-line method over the estimated useful lives of the assets, as follows:

	Years
Rights-of-use assets	38
Buildings	20
Structures and improvements	10
Machinery and equipment	8
Furniture, fixtures and equipment	5
Motor vehicles	5

Land is stated at cost and is not depreciated.

Rights-of-use assets represent land and will be amortized over the lease terms.

Construction in progress represents the accumulated cost of materials and other costs related to the asset under construction. The accumulated cost will be reclassified to the appropriate fixed asset account when the construction is completed and the constructed asset is ready for its intended use.

An item of fixed assets is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is credited or charged to operations in the year the asset is derecognized.

The costs incurred in order to acquire legal rights over land in the form of “Hak Guna Usaha” (HGU), “Hak Guna Bangunan” (HGB) or “Hak Pakai” (HP) upon initial acquisition of land are recognized as part of the acquisition cost of the land and are not amortized. Meanwhile, costs incurred in connection with the extension or renewal of the above rights are recognized as intangible asset (presented as part of “Other non-current assets” in the statement of financial position) and are amortized throughout the validity period of the rights or the economic useful life of the land, whichever period is shorter.

The Company recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are initially measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The initial cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received and estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

Unless the Company is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognized right-of-use assets are depreciated on a straight-line basis over the shorter of their estimated useful life and lease term. Right-of-use assets are subject to impairment.

h. Impairment of Non-financial Assets

The Company assesses at the end of each reporting period whether there is an indication that an asset may be impaired. If any such indication exists, the Company makes an estimate of the asset’s recoverable amount.

An asset’s recoverable amount is the higher of the asset’s or its cash-generating unit’s (CGU’s) fair value less costs to sell and its value in use, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses of continuing operations are recognized in the statement of profit or loss and other comprehensive income as “impairment losses”. In assessing the value in use, the estimated net future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. If no such transactions can be identified, an appropriate valuation model is used to determine the fair value of the asset. These calculations are corroborated by valuation multiples or other available fair value indicators.

In determining fair value less costs to sell, recent market transactions are taken into account, if available. Impairment losses of continuing operations, if any, are recognized in the statement of profit or loss and other comprehensive income under expense categories that are consistent with the functions of the impaired assets.

An assessment is made at each annual reporting period as to whether there is any indication that previously recognized impairment losses recognized for an asset may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss for an asset is reversed only if there has been a change in the assumptions used to determine the asset’s recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceeds the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Reversal of an impairment loss is recognized in the statement of profit or loss and other comprehensive income. After such a reversal, the depreciation charge on the said asset is adjusted in future periods to allocate the asset’s revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

i. Provisions and Contingencies

A provision is recognized when the Company has a present obligation (legal or constructive) where, 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.

All provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligations, the provisions are reversed.

Contingent liabilities are not recognized in the financial statement but are disclosed in the notes to the financial statements unless the outflow of resources embodying economic benefits is remote.

Contingent assets are not recognized in the financial statements but are disclosed in the notes to financial statements when an inflow of economic benefits is probable.

j. Employee Benefits Liability

Short-term employment benefits

The Company recognizes short-term employee benefits liability when services are rendered and the compensation for such services are to be paid within twelve months after rendering such services. The liability is presented as part of "Accrued expenses" in the statement of financial position.

Post-employment benefits

Effective February 2, 2021, the Company applied the Government Regulation Number 35 Year 2021 (PP 35/2021), implementing the provisions of Article 81 and Article 185 (b) of Law no. 11/2020 concerning Job Creation (Cipta Kerja) in its determination of the employee benefits liability.

The Company previously recognizes its unfunded employee benefits liability in accordance with Labor Law No. 13/2003 dated March 25, 2003 (the "Law") and PSAK 24 (Revised 2013), "Employee Benefits".

Pension costs under the Company's defined benefit pension plans are determined by periodic actuarial calculation using the projected-unit-credit method and applying the assumptions on discount rate and annual rate of increase in compensation.

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

Past service costs are recognized in profit or loss at the earlier between:

i) the date of the plan amendment or curtailment, and

ii) the date the Company recognizes related restructuring costs.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognizes the following changes in the net defined benefit obligation under "Cost of Goods Sold and Services" and "General and Administrative Expenses" as appropriate in the statement profit or loss and other comprehensive income:

i) Service costs comprising current service costs, past-service costs, gains or losses on curtailments and non-routine settlements, and

ii) Net interest expense or income.

k. Revenue and Expense Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates and Value-Added Taxes ("VAT").

Hotel room revenue is recognized based on room occupancy while other hotel revenues are recognized when the goods are delivered or services are rendered to the customers.

Expenses are recognized when they are incurred.

l. Foreign Currency Transactions and Balances

Transactions involving foreign currencies are recorded at the rates of exchange prevailing at the time the transactions are made. At the end of each reporting period, monetary assets and liabilities denominated in foreign currencies are adjusted to reflect the average buying and selling rates of exchange published by Bank Indonesia at the last banking transaction date of the year. The resulting gains or losses are credited or charged to current operations.

As of March 31, 2023 and 2022, the rates of exchange used were Rp15,062 and Rp14,349, respectively, to US$1.

m. Taxation

Current tax

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authority.

Current tax expense is determined based on the taxable profit for the year computed using the prevailing tax rates.

Underpayment/overpayment of income tax are presented as part of "Income tax expense - net" in the statement of profit or loss and other comprehensive income. Interests and penalties are presented as part of other operating income or expenses since they are not considered as part of the income tax expense.

Amendments to tax obligations are recorded when a tax assessment letter is received or, if appealed against, when the result of the appeal is determined.

Deferred Tax

Deferred tax assets and liabilities are recognized using the liability method for the future tax consequences attributable to differences between the carrying amounts of existing assets and liabilities in the financial statements and their respective tax bases at each reporting date. Deferred tax liabilities are recognized for all taxable temporary differences and deferred tax assets are recognized for deductible temporary differences and accumulated fiscal losses to the extent that it is probable that taxable profit will be available in future years against which the deductible temporary differences and accumulated fiscal losses can be utilized.

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax asset to be utilized. At the end of each reporting period, the Company reassesses unrecognized deferred tax assets. The Company recognizes a previously unrecognized deferred tax assets to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax is calculated at the tax rates that have been enacted or substantively enacted at the reporting date. Changes in the carrying amount of deferred tax assets and liabilities due to a change in tax rates are charged to current period operations, except to the extent that they relate to items previously charged or credited to equity.

Deferred tax assets and liabilities are offset in the statement of financial position, except if they are for different legal entities, consistent with the presentation of current tax assets and liabilities.

Value added tax ("VAT")

Revenues, expenses and assets are recognized net of the amount of VAT except:

- Where the VAT incurred on a purchase of assets or services is not recoverable from the Tax Office, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable.
- Receivables and payables that are stated with the amount of VAT included.

Final Tax

Tax regulation in Indonesia determined that certain taxable income is subject to final tax. Final tax applied to the gross value of transactions is applied even when the parties carrying the transaction are recognizing losses.

Referring to revised PSAK 46 as mentioned above, final tax is no longer governed by PSAK 46. Therefore, the Company has decided to present all of the final tax arising from interest income as separate line item.

Change in Tax Rates

On March 31, 2020, the Government issued a Government Regulation in lieu of the Law of the Republic of Indonesia Number 1 Year 2020 which stipulates, among others, reduction to the tax rates for corporate income tax payers and permanent establishments entities from previously 25% to become 22% for fiscal years 2020 and 2021 and 20% starting fiscal year 2022 and onwards, and further reduction of 3% for corporate income tax payers that fulfill certain criteria. The new tax rates are used as reference to measure the current and deferred tax assets and liabilities starting from the enactment date of the new regulation on March 31, 2020.

On October 7, 2021, Harmonization of Tax Regulation Law (UU HPP) was ratified and stipulates, among others, changes to the tax rates for corporate income tax payers and permanent establishments entities for the fiscal year 2022 and onwards which previously regulated under

Government Regulation in lieu of the Law of the Republic of Indonesia Number 1 Year 2020 from previously 20% to become 22%.

Tax Amnesty

On 19 September 2016, the Indonesia Financial Accounting Standards Board (DSAK IAI) issued PSAK 70, "Accounting for Tax Amnesty Assets and Liabilities".

This PSAK provides accounting policy choice for the entity to account the asset and liabilities in accordance with the provision of Tax Amnesty Law. The alternative accounting options are:

- To use the existing applicable standard under SAK.
- To use the specific provision in PSAK 70.

Management decided to use the specific provision in PSAK 70. According to specific provision of PSAK 70, tax amnesty assets are measured at the amount reported in the Tax Amnesty Approval Letter ("SKPP"), while tax amnesty liabilities are measured at the amount of cash or cash equivalents that will settle the contractual obligation related to the acquisition of the tax amnesty assets. The redemption money (the amount of tax paid in accordance with Tax Amnesty law) shall be charged directly to profit or loss in the period when the SKPP was received.

Tax Amnesty

Any difference between amounts initially recognized for the tax amnesty assets and the related tax amnesty liabilities shall be recorded in equity as Additional Paid-In Capital ("APIC"). The APIC shall not be reclassified to retained earnings or recycled to profit or loss subsequently.

n. Translations of Indonesian Rupiah Amounts into United States (US) Dollar

The financial statements are stated in Indonesian rupiah, the currency of the country in which the Company operates. The translations of Indonesian rupiah amounts into US Dollar were made at the following rates:

Assets and liabilities	Middle rate as of reporting date (Rp15,062 to US$1 and Rp14,349 to US$1 as last quoted by Bank Indonesia as of March 31, 2023 and 2022, respectively).
Capital stock	Historical rates
Revenue and expense accounts	Average exchange rates

The resulting difference arising from the translations of the statement of financial position and statement of profit or loss and other comprehensive income accounts is presented as "Translation adjustment" under the equity section of the statement of financial position.

o. Financial Instruments

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

i. Financial Assets

Initial Recognition and Measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under PSAK 72.

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement

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

- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortized cost (debt instruments)

This category is the most relevant to the Company. The Company measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and,
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Company's financial assets at amortized cost includes trade receivables, other current financial assets and other non-current financial assets.

Financial assets at fair value through OCI (debt instruments)

The Company measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and,
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the statement of profit or loss and computed in the same manner as for financial assets measured at amortized cost. The remaining fair value changes are recognized in OCI. Upon derecognition, the cumulative fair value change recognized in OCI is recycled to profit or loss.

The Company has no financial assets at fair value through OCI (debt instruments).

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under PSAK 50: Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the statement of profit or loss when the right of payment has been established, except when the Company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Company has no financial assets designated at fair value through OCI (equity investments).

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model.

Notwithstanding the criteria for debt instruments to be classified at amortized cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of profit or loss and other comprehensive income.

The Company has no financial assets at fair value through profit or loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

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

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

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

Impairment of financial assets

The Company recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

ii. Financial Liabilities

Initial Recognition and Measurement

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

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

The Company's financial liabilities include trade payables, other payables, accrued expenses, loan payable, due to related parties, due to a shareholder and other current financial liabilities.

Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by PSAK 71. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in PSAK 71 are satisfied. The Company has not designated any financial liability as at fair value through profit or loss.

Loans and borrowings

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

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

Derecognition

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

iii. Offsetting of financial instruments

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

p. Lease

The Company's lease accounting is as a lessee since the Company does not have any transactions as a lessor.

The Company recognized rights-of-use assets and lease liabilities for those leases previously classified as operating leases, except for short-term leases and leases of low-value assets. The right-of-use assets for most leases were recognized based on the carrying amount as if the standard had always been applied, apart from the use of incremental borrowing rate at the date of initial application. Lease liabilities were recognized based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application.

At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

In calculating the present value of lease payments, the Company uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

In accordance with the standard, by applying modified retrospective approach, the lessee shall not restate comparative information. Instead, the lessee shall recognize the cumulative effect of initially applying this Standard as an adjustment to the opening balance of retained earnings (or other component of equity, as appropriate) at the date of initial application.

The Company also elected to use the recognition exemptions for lease contracts that, at the commencement date, have a lease term of 12 months or less and do not contain a purchase option (short-term leases), and lease contracts for which the underlying asset is of low value (low-value assets).

Upon adoption, the Company applied a single recognition and measurement approach for all leases for which it is the lessee, except for short-term leases and leases of low-value assets.

The Company recognised lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the leases of low-value assets recognition exemption to leases of office equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

In the adoption of PSAK 73, the Company elected to measure the right-of-use assets at an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease recognized in the statement of financial position immediately before the date of initial application.

Prior to adoption of PSAK 73, Leases of fixed assets where the Company assumes substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalized at the inception of the lease at the lower of the fair value of the leased property or the present value of the minimum lease payments.

The corresponding rental obligations, net of finance charges, are included in obligations under finance leases. The interest element of the finance cost is taken to profit or loss over the leased period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Capitalized leased assets are depreciated over the estimated useful life of the assets except if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, in which case the leased assets are depreciated over the shorter of the estimated useful life of the assets and the lease term.

Where a significant portion of the risks and rewards of ownership are retained by the lessor, the leases are classified as operating leases. Payments made under operating leases are taken to profit or loss on a straight-line basis over the period of the lease.

q. Adoption of Amendments and Improvements of PSAK

The Company has adopted several amendments and improvements to PSAK and new ISAK that are mandatory for application effective April 1, 2022. The adoption of the following amendments and improvements to PSAK and new ISAK did not result in substantial changes to the Company's accounting policies and had no material effect on the amounts reported for the current or prior financial periods:

a Amendments to PSAK 22: Business Combinations - Reference to Conceptual Frameworks

These amendments clarify the interactions between PSAK 22, PSAK 57, ISAK 30 and the Conceptual Framework of Financial Reporting.

In general, the amendments to PSAK 22:

- Add a description regarding "liabilities and contingent liabilities within the scope of PSAK 57 or ISAK 30".
- Clarifying the contingent liabilities recognized at the acquisition date.
- Adds definition of a contingent asset and its accounting treatment.

These amendments did not have any significant impact to the financial reporting of the Company upon first-time adoption.

b. Amendments to PSAK 57: Provisions, Contingent Liabilities, and Contingent Assets - Onerous Contract Fulfillment Costs

These amendments provide that costs to fulfill an onerous contract consist of costs that are directly related to the contract, which consist of:

1. incremental costs to fulfill the contract, and
2. allocation of other costs that are directly related to fulfilling the contract.

Amendments to PSAK 57 did not have any significant impact to the financial reporting of the Company upon first-time adoption.

c. 2020 Annual Improvements – PSAK 71: Financial Instruments

The amendment clarifies the fees that an entity includes when assessing whether the modified terms of a financial liability required derecognition of the original financial liability and recognition of a new financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

The amendment did not have any significant impact to the financial reporting of the Company upon first-time adoption.

d. 2020 Annual Improvements - PSAK 73: Leases

The amendment to Illustrative Example 13 accompanying PSAK 73 removes from the example the illustration of the reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives are illustrated in that example.

The amendment did not have any significant impact to the financial reporting of the Company upon first-time adoption.

3. SIGNIFICANT JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes in future periods that require material adjustment to the carrying amounts of the assets or liabilities affected in future periods.

a. Judgments

The following judgments are made by management in the process of applying the Company's accounting policies that have the most significant effects on the amounts recognized in the financial statements:

Determination of Functional Currency

Based on the economic substance of the underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Indonesian rupiah. The Indonesian rupiah is the currency of the primary economic environment in which the Company operates and the currency that mainly influences revenue, costs and expenses.

Classification of Financial Assets and Financial Liabilities

The Company determines the classifications of certain assets and liabilities as financial assets and financial liabilities by judging if they meet the definition set forth in PSAK No.71. Accordingly, the financial assets and financial liabilities are accounted for in accordance with the Company's accounting policies disclosed in Note 2o.

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period that may cause a material adjustment to the carrying amounts of assets and liabilities in future periods are disclosed below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions as they occur.

b. Estimates and Assumptions

Provision for expected credit losses of trade receivables and other current financial assets

The Company uses a provision matrix to calculate ECLs for trade receivables and other current financial assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the manufacturing sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Estimation of Post-employment Benefits Liability

The pension cost and the present value of the pension obligation are determined using the projected-unit-credit method. Actuarial valuation includes making various assumptions which consist of, among other things, discount rates, expected rates of return on plan assets, rates of compensation increases and mortality rates. Due to the complexity of the valuation and its underlying assumptions and long-term nature, a defined benefit obligation is highly sensitive to changes in assumptions.

While the Company believes that its assumptions are reasonable and appropriate, significant differences in the Company's actual experience or significant changes in its assumptions may materially affect the costs and obligations of pension and other long-term employee benefits. Further details are disclosed in Note 16.

Allowance for Impairment of Non-Financial Assets

Impairment of a non-financial asset exists if there is an indication that the carrying value of the asset exceeds its recoverable amount, which is the higher of the asset's or its cash-generating unit's (CGU's) fair value less costs to sell. Management estimates the asset's recoverable amount by calculating fair value less costs to sell based on available data from binding sales transactions in arm's length transactions of similar assets or observable market price, less incremental costs to dispose the asset.

Management believes that there is no impairment in values of non-financial assets as of March 31, 2023 and 2022.

The Company estimates the useful lives of its fixed assets based on expected asset utilization as anchored on business plans and strategies that also consider expected future technological developments and market behavior. The estimation of the useful lives of fixed assets is based on the Company's collective assessment of industry practice, internal technical evaluation and experience with similar assets. The estimated useful lives are reviewed at least at the end of each financial year and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limitations on the use of the assets.

It is possible, however, that future results of operations could be materially affected by changes in the estimates brought about by changes in the factors mentioned above.

The amounts and timing of recorded expenses for any year will be affected by changes in these factors and circumstances. A reduction in the estimated useful lives of the Company's fixed assets will increase the recorded operating expenses and decrease non-current assets. Further details are disclosed in Note 9.

Estimation of Tax Liability

In certain circumstances, the Company may not be able to determine the exact amount of its current or future tax liabilities due to ongoing investigations by, or negotiations with, the taxation authority. Uncertainties exist with respect to the interpretation of complex tax regulations and the amount and timing of future taxable income. In determining the amount to be recognized in respect of an uncertain tax liability, the Company applies similar considerations as it would use in determining the amount of a provision to be recognized in accordance with PSAK No. 57, “Provisions, Contingent Liabilities and Contingent Asset”. The Company makes an analysis of all tax positions related to income taxes to determine if a tax liability for unrecognized tax benefit should be recognized.

Leases - Estimating the incremental borrowing rate

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company ‘would have to pay’, which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates.

Notes to the Financial Statements

As of March 31, 2023 and for the Year Then Ended

4. CASH ON HAND AND IN BANKS

This account consists of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Cash on hand Rupiah	91,000,000	91,000,000	6,041	6,342
Cash in banks				
Rupiah				
PT Bank Negara Indonesia (Persero) Tbk	6,154,061,980	1,764,152,112	408,582	122,946
PT Bank Central Asia Tbk	2,132,293,502	21,281,131	141,568	1,483
PT Bank BPD Bali	1,004,267	1,176,582	67	82
US dollars				
PT Bank Negara Indonesia (Persero) Tbk	511,073,239	456,610,288	33,931	31,822
Total	**8,889,432,988**	**2,334,220,113**	**590,189**	**162,675**

As of March 31, 2023 and 2022, none of the Company's cash on hand and in banks are restricted in use or used as collateral.

5. TRADE RECEIVABLES - THIRD PARTIES

This account consists of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Travel agent	1,602,076,146	172,461,247	106,365	12,019
Credit Card	293,768,566	55,097,041	19,504	3,840
Guest Ledger	18,159,679	-	1,206	-
Allowance for Expected Credit Losses	(84,366,252)	-	(5,601)	-
Total	**1,829,638,139**	**227,558,288**	**121,474**	**15,859**

The aging analysis of trade receivables - third parties is as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Current	18,159,679	-	1,206	-
Overdue :				
1-30 days	1,311,105,120	227,558,288	87,047	15,859
31-60 days	543,553,758	-	36,088	-
61-90 days	41,185,834	-	2,734	-
Total	**1,914,004,391**	**227,558,288**	**127,075**	**15,859**

Based on the review of the status of the individual receivable accounts at the end of the reporting period, management believes that allowance for expected credit losses on trade receivables is adequate to cover possible losses that may arise from uncollected trade receivables.

6. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

In the normal course of business, the Company entered into transactions with related parties. Details of transactions and balances with related parties are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Due from related parties:				
Current:				
PT Waka Oberoi Indonesia	163,367,699	23,045,179	10,846	1,606
Holiday Plan	31,575,892	-	2,096	-
Non-current				
PT Waka Gae Selaras	3,690,190,000	3,515,505,000	245,000	245,000
Total	**3,885,133,591**	**3,538,550,179**	**257,942**	**246,606**

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Other current financial assets	55,427,723	257,915,585	3,680	17,974
Due to a shareholder				
EIH Holdings Ltd	35,255,478,599	41,805,188,291	2,340,690	2,913,457

Salaries and wages of the Company's key management personnel amounted to Rp1,023,238,404 (US$64,583) and Rp 414,087,036 (US$28,206) in 2023 and 2022, respectively (unaudited).

In 2023 and 2022, the company received non-interest bearing cash advances from EIH Holdings Ltd amounting to a total of RpNil and Rp20,061,085,000 (US$1,400,000) respectively,

The Nature of relationship and types of transaction with related parties are as follows:

No.	Related Parties	Nature of Relationship	Types of Transaction
a.	PT Waka Gae Selaras	Shareholder	Advances
b.	EIH International Ltd	Shareholder	Advances and operating expenses
c.	EIH Holdings Ltd	Shareholder	Advances and operating expenses
d.	PT Waka Oberoi Indonesia	Under Common Control	Intercompany advances and share in proceeds from sale of vacation packages

7. INVENTORIES

Inventories consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Materials and supplies	1,136,915,803	1,331,076,966	75,483	92,765
Beverages	633,920,353	697,634,012	42,087	48,619
Food	587,647,076	267,481,850	39,015	18,641
Tobacco	5,781,932	9,749,168	384	679
Total	**2,364,265,164**	**2,305,941,996**	**156,969**	**160,704**

Management believes that no allowance for losses is necessary on the inventories as of March 31, 2023 and 2022 since the inventories are fully usable.

8. PREPAYMENTS AND ADVANCES

This account consists of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Prepaid expenses - insurance	1,437,380,160	1,150,255,383	95,431	80,163
Advance on purchase	367,603,617	92,437,792	24,406	6,443
Prepaid deferred cost of land rights	76,729,970	76,729,970	5,094	5,346
Prepaid expenses - others	225,210,093	230,162,195	14,952	16,041
Total	**2,106,923,840**	**1,549,585,340**	**139,883**	**107,993**

9. FIXED ASSETS - NET

The details of fixed assets - net are as follows:

	Indonesian Rupiah			
	Year Ended March 31, 2023			
	Beginning Balance	Additions	Deductions	Ending Balance
Cost				
Land	94,854,375	-	-	94,854,375
Buildings	20,327,018,450	1,434,610,520	-	21,761,628,970
Rights-of-use assets (Note 17)	44,186,840,610	-	-	44,186,840,610
Structures and improvements	12,188,667,201	-	-	12,188,667,201
Machinery and equipment	7,901,234,082	115,440,000	-	8,016,674,082
Furniture, fixtures and equipment	27,787,817,447	500,476,300	-	28,288,293,747
Motor vehicles	1,980,675,280	-	173,050,000	1,807,625,280
Construction in progress	5,998,005,303	-	4,733,656,445	1,264,348,858
Total Cost	120,465,112,748	2,050,526,820	4,906,706,445	117,608,933,123
Accumulated Depreciation				
Buildings	10,263,509,849	864,986,760	-	11,128,496,609
Rights-of-use assets (Note 17)	3,410,993,982	1,136,997,996	-	4,547,991,978
Structures and improvements	9,948,321,157	667,000,356	-	10,615,321,513
Machinery and equipment	6,962,185,526	265,418,566	-	7,227,604,092
Furniture, fixtures and equipment	27,305,390,372	376,365,844	-	27,681,756,216
Motor vehicles	1,592,390,280	208,375,001	171,413,332	1,629,351,949
Total Accumulated Depreciation	59,482,791,166	3,519,144,523	171,413,332	62,830,522,357
Net Book Value	**60,982,321,582**			**54,778,410,766**

	Translations into U.S. Dollar ($) - Unaudited (Note 2n)				
	Year Ended March 31, 2023				
	Beginning Balance	Additions	Deductions	Translation Adjustment	Ending Balance
Cost					
Land	6,610	-	-	(312)	6,298
Buildings	1,416,619	95,051	-	(66,867)	1,444,803
Rights-of-use assets (Note 17)	3,079,437	-	-	(145,773)	2,933,664
Structures and improvements	849,443	-	-	(40,210)	809,233
Machinery and equipment	550,647	7,649	-	(26,051)	532,245
Furniture, fixtures and equipment	1,936,568	33,159	-	(91,603)	1,878,124
Motor vehicles	138,035	-	11,466	(6,558)	120,011
Construction in progress	418,009	-	313,631	(20,435)	83,943
Total Cost	8,395,368	135,859	-	(397,809)	7,808,321
Accumulated Depreciation					
Buildings	715,277	57,310	-	(33,741)	738,846
Rights-use-of assets (Note 17)	237,716	75,333	-	(11,098)	301,951
Structures and improvements	693,311	44,193	-	(32,728)	704,776
Machinery and equipment	485,204	17,585	-	(22,932)	479,857
Furniture, fixtures and equipment	1,902,947	24,936	-	(90,029)	1,837,854
Motor vehicles	110,978	13,805	11,357	(5,250)	108,176
Total Accumulated Depreciation	4,145,433	233,162	11,357	(195,778)	4,171,460
Net Book Value	**4,249,935**				**3,636,861**

	Translations into U.S. Dollar ($) - Unaudited (Note 2n)				
		Year Ended March 31, 2022			
	Beginning Balance	Additions	Deductions	Translation Adjustment	Ending Balance
Cost					
Land	6,508	-	-	102	6,610
Buildings	1,381,518	13,628	-	21,473	1,416,619
Rights-of-use assets (Note 17)	3,032,311	-	-	47,126	3,079,437
Structures and improvements	836,443	-	-	13,000	849,443
Machinery and equipment	542,220	-	-	8,427	550,647
Furniture, fixtures and equipment	1,906,932	-	-	29,636	1,936,568
Motor vehicles	135,922	-	-	2,113	138,035
Construction in progress	411,612	-	-	6,397	418,009
Total Cost	8,253,466	13,628	-	128,274	8,395,368
Accumulated Depreciation					
Buildings	647,037	58,150	-	10,090	715,277
Rights-use-of assets (Note 17)	156,052	79,192	-	2,472	237,716
Structures and improvements	636,929	46,457	-	9,925	693,311
Machinery and equipment	454,678	23,445	-	7,081	485,204
Furniture, fixtures and equipment	1,828,230	46,277	-	28,440	1,902,947
Motor vehicles	94,809	14,684	-	1,485	110,978
Total Accumulated Depreciation	3,817,735	268,205	-	59,493	4,145,433
Net Book Value	**4,435,731**				**4,249,935**

Depreciation and amortization charged to operations amounted to Rp3,646,191,156 (US$241,580) and Rp4,531,283,544 (US$315,608) for the years ended March 31, 2023 and 2022, respectively. Depreciation arising from fixed assets amounted to Rp3,519,144,523 (US$233,162) and Rp3,850,753,574 (US$268,205) in 2023 and 2022, respectively. Depreciation arising from tax amnesty assets amounted to Rp50,316,663 (US$3,334) and (US$42,057) in 2023 and 2022 (Note 12c) while amortization arising from deferred cost of landrights amounted to Rp76,729,970 (US$5,084) and Rp76,729,970 (US$5,346) in 2023 and 2022, respectively (Note 8).

The Company's land properties are covered by landrights ownership or Hak Guna Bangunan (HGB) certificate No. 31 which is valid up to 2039.

Fixed assets and inventories are covered by insurance against losses from fire and other risks under blanket policies amounting to US$48,450,000 (Rp729,753,900,000) and US$48,450,000 (Rp695,209,050,000) as of March 31, 2023 and 2022, respectively. The management believes that the insurance coverage is adequate to cover possible losses arising from such risks.

As of March 31, 2023 and 2022, the Company's management believes that there is no impairment in the assets value as contemplated in PSAK No. 48.

10. OTHER NON-CURRENT ASSETS

This account consists of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Deferred cost of landrights - net	1,131,767,058	1,208,497,028	75,141	84,222
Total	**1,131,767,058**	**1,208,497,028**	**75,141**	**84,222**

11. TRADE PAYABLES - THIRD PARTIES

This account consists mainly of liabilities to the Hotel's suppliers of goods and services amounting to Rp2,746,912,591 (US$182,374) and Rp773,599,316 (US$53,913) as of March 31, 2023 and 2022, respectively.

Notes to the Financial Statements

As of March 31, 2023 and for the Year Then Ended

12. TAXATION

a. Taxes payable consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Development tax I	778,193,097	23,314,651	51,666	1,625
Income tax				
Article 21	208,896,472	57,792,011	13,869	4,027
Article 23	419,680,653	25,617,285	27,864	1,785
Value added tax	101,851,356	102,842,515	6,762	7,168
Total	**1,508,621,578**	**209,566,462**	**100,161**	**14,605**

b. The reconciliation between the income tax expense derived by multiplying the loss before income tax by the applicable tax rate, and income tax expense - net as shown in the statement of profit or loss and other comprehensive income is as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Loss before income taxes	(5,598,002,460)	(30,832,978,472)	(72,040)	(2,206,649)
Tax expense at the applicable rate	(1,231,560,541)	(6,783,255,264)	(15,849)	(485,463)
Tax effect on permanent differences:				
Tax effect on changes in tax rate	-	300,959,949	-	20,973
Interest income already subjected to final tax	(249,947)	(691,374)	(17)	(48)
Non-deductible expenses	179,548,972	510,300,830	11,897	35,564
Unrecognized deferred tax asset	-	6,144,549,072	-	428,221
Recognition of deferred tax asset	(13,329,824,482)	-	(883,238)	-
Translation adjustments	-	-	(65,686)	12,766
Income tax expense (benefit)	(14,382,085,998)	171,863,213	(952,893)	12,013
Total	**(14,382,085,998)**	**171,863,213**	**(952,893)**	**12,013**

Estimated claims for tax refund as of March 31, 2023 and 2022 consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Estimated claims for tax refund				
2021	743,137,368	743,137,368	49,339	51,790
Total	**743,137,368**	**743,137,368**	**49,339**	**51,790**

In August 2018, the Company received tax assessment letter from the Tax Office related to the underpayment of income tax articles 21, 23, 25, and 26 for the fiscal year 2017 for a total underpayment of Rp1,692,795,502 (US$117,563). The settlement of underpayment related to articles 21, 23 and 26 in September 2018 was presented as part of "General and administrative expenses" whereas the settlement of underpayment related to article 25 in September 2018 was presented as part of "Income tax expense - net" in the statement of profit or loss and other comprehensive income. The Company has filed an objection letter to the Tax Office dated November 26, 2018 related to the underpayment of corporate income tax. Based on the objection letter, the Company stated that they are in overpayment position of article 25 amounting to Rp1,480,327,843 (US$103,926) instead of underpayment of Rp698,607,276 (US$49,402). On September 30, 2019, the Tax Office partially approved the management objection wherein the objection related to the entertainment fiscal correction totaling to Rp1,106,610,443 (US$78,073) was approved while the objection on promotional expenses totaling to Rp6,677,653,663 (US$471,120) was rejected by the Tax Office. Thus, the total underpayment was reduced from Rp698,607,276 (US$49,402) to Rp283,628,360 (US$20,010) including the interest which was presented under "Income tax expense - net" in the statement of profit or loss and other comprehensive income.

On January 14, 2020, the Company filed a request to the Tax Office to appeal on the correction of promotional expense. In response, the Tax Office issued the "Surat Uraian Banding" dated April 28, 2020 stating that the Tax Office is suggesting Tax Court to reject the Company request to appeal. The Company had filed its rebuttal to the "Surat Uraian Banding" dated August 13, 2020 and closing statement to Tax Court on September 25, 2020.

On February 17, 2021, the Directorate General Tax approved the appeal letter from the Company, related to the promotional expenses totaling to US$471,120 (Rp6,677,653,663). Based on the results of the hearing of the Tax Court Decision, the total amount to be refunded by the Tax Office is Rp 1,669,413,416 (25% of Rp6,677,653,663) plus tax penalty which has been paid in full in tax audit level amounting to Rp94,542,787. On April 6, 2021, the Company received in full the claims for tax refund amounting to Rp1,763,956,203.

For the fiscal year 2019/2020, the Company has recorded claims for tax refund amounting to Rp2,902,438,492. On July 5, 2021, the Company received tax assessment letter stating that the approved overpayment is only Rp2,159,300,775. Subsequently on July 27, 2021, the Company received tax refund amounting to Rp1,987,437,779 whereas Rp171,863,213 was charged to income tax expense of prior year. On October 1, 2021, the Company filed an objection on the remaining balance of claims for tax refund for fiscal year 2019/2020. As of report date, the Company is still awaiting updates from the Tax Office on the objection.

On July 18, 2022, the Company received a letter from tax authorities regarding objection letter, in which they rejected the objection letter. In response to the tax authorities, on October 6, 2022, the Company has filed a tax appeal letter to the Tax Court. On December 29, 2022, the Company received the Objection Letter related to the appeal process issued by DGJ and sent by the tax court, the Company has to submit the Objection Letter to the Tax Court within 30 (thirty) days from the date of receipt. The Company has submitted the Objection Letter to the Tax Court within allotted time. To date, this case is still being reviewed by the Tax Court.

On March 30, 2017, the Company submitted a list of fixed asset items not yet registered in the Company's tax report up to 2015 to be administered under the tax amnesty program of the tax authority. These assets are in the form of paintings worth Rp3,019,000,000 (US$226,635) which are separately presented as part of "Non-current assets". The Company received the approval for tax amnesty program application from the Ministry of Finance in its decision letter dated April 28, 2018.

c. The movements of the tax amnesty assets are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Net book value at beginning of year	50,316,663	654,116,663	3,597	44,889
Depreciation during the year (Note 9)	(50,316,663)	(603,800,000)	(3,334)	(42,057)
Translation adjustment	-	-	(263)	675
Net book value at end of year	**-**	**50,316,663**	**-**	**3,507**

d. Deferred tax assets - net consists of:

	Indonesian Rupiah				
		Deferred tax Benefit (Expense) Credited (Charged) to			
	April 1, 2022	Profit or Loss	Other Comprehensive Income	Impact of Changes on Tax Rate	March 31, 2023
Deferred tax assets					
Employee benefits liability	1,498,065,510	(365,447,076)	(30,863,223)	129,521,187	1,231,276,398
Reserve for replacement of furniture, fixtures and equipment	1,688,471,617	260,925,138	-	158,818,695	2,108,215,450
Interest expense	756,564,607	884,050,721	-	-	1,640,615,328
Lease Liability	316,265,474	753,471,406	-	-	1,069,736,880
Depreciation and amortization - net	38,733,733	70,861,936	-	12,620,067	122,215,736
Tax Loss carry forward	-	12,477,263,923			12,477,263,923
Total deferred tax assets	**4,298,100,941**	**14,081,126,049**	**(30,863,223)**	**300,959,949**	**18,649,323,716**

	Indonesian Rupiah				
	Deferred tax Benefit (Expense) Credited (Charged) to				
	April 1, 2021	Profit or Loss	Other Comprehensive Income	Impact of Changes on Tax Rate	March 31, 2022
Deferred tax assets					
Employee benefits liability	1,498,065,510	-	-	-	1,498,065,510
Reserve for replacement of furniture, fixtures and equipment	1,688,471,617	-	-	-	1,688,471,617
Interest expense	756,564,607	-	-	-	756,564,607
Lease Liability	316,265,474	-	-	-	316,265,474
Depreciation and amortization - net	38,733,733	-	-	-	38,733,733
Total deferred tax assets	**4,298,100,941**	**-**	**-**	**-**	**4,298,100,941**

	Translations into U.S. Dollar ($) - Unaudited (Note 2n)					
	Deferred tax Benefit (Expense) Credited (Charged) to					
	April 1, 2022	Profit or Loss	Other Comprehensive Income	Impact of Changes on Tax Rate	Translation Adjustment	March 31, 2023
Deferred tax assets						
Employee benefits liability	137,424	(24,213)	(2,044)	9,025	-	120,192
Reserve for replacement of furniture, fixtures and equipment	132,319	17,288	-	11,068	-	160,675
Lease Liability	61,354	87,170	-	-	-	148,524
Tax Loss carry forward	-	826,692	-	-	-	826,692
Total deferred tax assets	331,097	906,937	(2,044)	20,093	-	1,256,083
Deferred tax liabilities						
Depreciation and amortization - net	(19,436)	4,695	-	880	-	(13,861)
Translation adjustment	(12,121)	-	-	-	8,069	(4,052)
Net deferred tax assets	**299,540**	**911,632**	**(2,044)**	**20,973**	**8,069**	**1,238,170**

	Translations into U.S. Dollar ($) - Unaudited (Note 2n)					
	Deferred tax Benefit (Expense) Credited (Charged) to					
	April 1, 2021	Profit or Loss	Other Comprehensive Income	Impact of Changes on Tax Rate	Translation Adjustment	March 31, 2022
Deferred tax assets						
Employee benefits liability	137,424	-	-	-	-	137,424
Reserve for replacement of furniture, fixtures and equipment	132,319	-	-	-	-	132,319
Lease Liability	61,354	-	-	-	-	61,354
Total deferred tax assets	331,097	-	-	-	-	331,097
Deferred tax liabilities						
Depreciation and amortization - net	(19,436)	-	-	-	-	(19,436)
Translation adjustment	(12,121)	-	-	-	-	(12,121)
Net deferred tax assets	**299,540**	**-**	**-**	**-**	**-**	**299,540**

13. ACCRUED EXPENSES

The details of this account are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Tax consultant fees	1,493,741,500	1,783,137,898	99,173	124,269
Salaries and employee benefits	1,666,162,278	1,511,690,362	110,620	105,352
Payroll, taxes, and employee relation	1,495,477,145	248,262,564	99,288	17,302
Audit and consultant fees	212,258,161	398,947,180	14,092	27,803
Heat, light and power	509,199,052	276,035,093	33,807	19,237
Others	1,234,748,964	509,158,500	81,978	35,484
Total	**6,611,587,100**	**4,727,231,597**	**438,958**	**329,447**

14. RESERVE FOR REPLACEMENT OF FURNITURE, FIXTURES AND EQUIPMENT

The details of this account are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Balance at beginning of year	8,271,560,689	8,396,774,127	576,456	576,227
Provisions during the year	2,586,621,666	6,551,291	171,378	457
Utilization of reserve	(1,275,384,874)	(131,764,729)	(84,170)	(9,183)
Translation adjustment	-	-	(27,441)	8,955
Balance at end of year	**9,582,797,481**	**8,271,560,689**	**636,223**	**576,456**

15. OTHER CURRENT LIABILITIES

This account consists of:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	**2023**	2022
Deposits from customers	7,371,473,606	2,967,756,528	489,409	206,827
Others	81,949,795	56,998,472	5,441	3,972
Balance at end of year	**7,453,423,401**	**3,024,755,000**	**494,850**	**210,799**

16. LONG-TERM EMPLOYEE BENEFITS LIABILITY

The Company's long-term employee benefits liability consists only of post-employment benefits.

On February 2, 2021, the Government promulgated Government Regulation Number 35 Year 2021 (PP 35/2021) to implement the provisions of Article 81 and Article 185 (b) of Law no. 11/2020 concerning Job Creation (Cipta Kerja), which aims to create the widest possible employment opportunities.

PP 35/2021 regulates the work agreement for a certain period (non-permanent employees), outsourcing, working time, rest time and termination of employment, which can affect the minimum benefits that must be provided to employees. The Company has evaluated the impact and has calculated the employee benefits liability as of March 31, 2022 in line with PP35/2021. Management believes that the balance of employee benefits liability is sufficient to cover the minimum benefits required under the Law.

In April 2022, the Institute of Indonesia Chartered Accountants' Accounting Standard Board "DSAK IAI") issued a press release regarding attribution of benefits to periods of service in accordance with PSAK 24: Imbalan Kerja which was adopted from IAS 19 Employee Benefits. The press release conveyed the information that the fact pattern of the pension program based on the Labor Law currently enacted in Indonesia is similar to those responded and concluded in the IFRS Interpretation Committee (IFRIC) Agenda Decision Attributing Benefit to Periods of Service IAS 19.

In prior years, the Company attribute benefits under the defined benefit plan's benefit formula to periods of service from the date when employees provide their services until their retirement age. Starting from April, 2022, based on the press release, the Company change the policy for attributing benefits under the plan to the date when employee service first leads to benefits under the plan until the date when further employee service will lead to no material amount of further benefits under the plan. However, the impact is not material to the financial statements and charged to current period.

The following tables summarize the components of employee benefit expense recognized in the statement of profit or loss and other comprehensive income and amounts recognized in the statement of financial position as employee benefits liability as of March 31, 2022 and 2021 as determined by KKA Herman Budi Purwanto, an independent actuary, in their reports dated March 31, 2023 and March 31, 2022, respectively.

The principal assumptions used in determining the employee benefits liability as of March 31, 2023 and 2022, are as follows:

Discount rate	: 7.21% in 2023 and 7.61% in 2022
Annual salary increase	: 8.5% in 2023 and 2022
Mortality	: TMI IV in 2023 and 2022
Retirement age	: 58 years in 2023 and 2022
Disability rate	: 5% of mortality table TMI IV in 2023 and 2022

a. Details of post-employment benefits expense:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Current service cost	530,823,103	460,393,869	35,243	32,081
Impact of changes on attribution period based on IAI press release	(2,085,761,514)	-	(138,479)	-
Interestcost	489,209,910	469,670,118	32,480	32,727
Total post-employee benefits expense	**(1,065,728,501)**	**930,063,987**	**(70,756)**	**64,808**

b. Details of post-employment benefits liability are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Present value of defined benefits obligation	**5,596,710,898**	**6,463,651,366**	**371,578**	**450,460**

c. Movements in post-employment benefits liability are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Beginning balance	6,463,651,366	7,398,121,351	450,460	507,694
Provision during the year - net	(1,065,728,501)	930,063,987	(70,756)	64,808
Payment during the year	(35,137,444)	(1,490,321,116)	(2,333)	(103,848)
Acturial gain from				
Experience adjustment	137,310,511	(637,281,996)	9,116	(44,410)
Change in financial assumption	96,614,966	263,069,140	6,414	18,331
Translation adjustment	-	-	(21,323)	7,885
Employee benefits liability	**5,596,710,898**	**6,463,651,366**	**371,578**	**450,460**

d. The expected total undiscounted benefit payments in Indonesian rupiah for the subsequent years are as follows::

Within the next 12 months (the next annual reporting year)	:	198,862,334
Between 1 and 2 years	:	228,318,550
Between 2 and 3 years	:	436,658,403
Between 3 and 4 years	:	365,245,651
Between 4 and 5 years	:	912,210,836
Beyond 5 years	:	88,646,905,181

The average duration of the long-term employee benefits liability is 10.26 years.

e. The effect of a one-percentage point change in discount rate and salary increase rate on long-term employee benefits liability for the year ended March 31, 2022 is shown below:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Discount Rate	Salary Rate	Discount Rate	Salary Rate
Increase by 1%	(478,195,376)	530,820,466	(31,653)	35,242
Decrease by 1%	546,651,535	(473,887,592)	36,293	31,462

Notes to the Financial Statements

As of March 31, 2023 and for the Year Then Ended

17. RIGHTS-OF-USE ASSETS AND LEASE LIABILITIES

The Company has entered into lease contracts of land in its operations where in the lease term is valid from 2019 to 2057. The Company also has certain lease of office equipment with low value. The Company applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

The rights-of-use assets represent assets from lease contracts for land valid until 2057 amounting to Rp44,186,840,610 (US$3,104,882) and Rp44,186,840,610 (US$3,032,311) with accumulated depreciation amounting to 4,547,991,978 (US$301,951) and Rp3,410,993,982 (US$237,616) as of March 31, 2023 and 2022, respectively. There is no transfer of ownership option for the lease. As of March 31, 2023 and 2022, the depreciation of the rights-of-use assets amounted to Rp1,136,997,994 (US$75,332) and Rp1,136,997,994 (US$79,192), respectively, and presented as "Depreciation expense" in the statement of profit and loss and other comprehensive income.

The following are the amounts recognized in statement of profit or loss and other comprehensive income:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Interest expense on lease liabilities	2,102,070,893	1,916,341,479	139,244	133,479
Depreciation expense of rights-of-use assets	1,136,997,996	1,136,997,996	75,332	79,192
Total	**3,239,068,889**	**3,053,339,475**	**214,576**	**212,671**

The roll forward analysis of lease liabilities are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Beginning balance	42,221,979,695	41,090,344,961	2,942,502	2,819,815
Interest expense	2,102,070,893	1,916,341,479	139,244	133,479
Payments	(157,456,324)	(154,250,247)	(10,435)	(10,790)
Foreign exchange gains	2,093,492,820	(630,456,498)	-	-
Total	**46,260,087,044**	**42,221,979,695**	**3,071,311**	**2,942,504**
Less current maturities portion	(11,371,645,080)	(7,242,982,069)	(754,989)	(504,773)
Total	**34,888,441,964**	**34,978,997,626**	**2,316,322**	**2,437,731**

Shown below is the maturity analysis of the undiscounted lease payments:

	March 31, 2023,	
	Indonesian Rupiah	Translations into U.S. Dollar - Unaudited (Note 2n)
1 year	1,617,445,522	107,385
More than 1 years to 2 years	3,234,891,044	214,771
More than 2 years to 3 years	3,558,379,313	236,249
More than 3 years to 4 years	3,752,472,274	249,135
More than 5 years	86,003,018,641	5,709,934
Total	**95,060,126,615**	**6,517,475**

18. FINANCIAL ASSETS AND LIABILITIES

The following table sets forth the estimated fair values, which are equal to the carrying amounts, of the financial assets and financial liabilities of the Company:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Financial Assets - Financial Assets Measured at Amortized Cost				
Cash on hand and in banks	8,889,432,988	2,334,220,113	590,189	162,675
Trade receivables - third parties	1,829,638,139	227,558,288	121,474	15,859
Other current financial assets	55,427,723	257,915,585	3,680	17,974
Due from related parties	3,885,133,591	3,538,550,179	257,943	246,606
Total Financial Assets	**14,659,632,441**	**6,358,244,165**	**973,286**	**443,114**

Financial Liabilities - Financial Liabilities Measured at Amortized Cost				
Trade payables - third parties	2,819,141,405	773,599,316	187,169	53,913
Other payables - third parties	241,060,887	2,827,941	16,005	197
Other payables - related party	-	6,551,291	-	457
Accrued expenses	6,611,587,100	4,727,231,597	438,958	329,447
Due to a shareholder	35,255,478,599	41,798,637,000	2,340,690	2,913,000
Lease liability	46,260,087,044	42,221,979,695	3,071,311	2,942,504
Total Financial Liabilities	**91,187,355,035**	**89,524,275,549**	**6,054,133**	**6,239,061**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

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

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate such value:

Current financial assets and liabilities:

- Current financial instruments with remaining maturities of one year or less (cash on hand and in banks, trade receivables, other receivables, other current financial assets, due from related parties, trade payables, other payables, accrued expenses, other current financial liabilities) and due to a shareholder .

  The carrying values of the Company's current financial assets and liabilities approximate their fair values due to the short-term nature of these financial assets and liabilities.

Non-current financial asset:

- Long-term financial assets (other non-current financial assets)

  The fair values of other non-current financial assets are assumed to be the same as the cash amount that will be received due to the fact that the maturity of such financial assets is not stated in related contract and the management is not yet able to determine when the financial assets will be realized.

Non-current financial liability:

- Lease liability

  Fair value of the lease liabilities is based on the present value of expected future cash flows using the appropriate discount rates.

19. CAPITAL STOCK

The share ownership details as of March 31, 2023 and 2022 are as follows:

Stockholders	Number of Shares Issued and Fully Paid	Percentage of Ownership	Amount	Translations into U.S. Dollar ($) Unaudited (Note 2n)
EIH Holdings Ltd	5,412	48.89	541,200,000	268,289
PT Waka Gae Selaras	3,321	30.00	332,100,000	252,064
EIH International Ltd	2,337	21.11	233,700,000	139,250
Total	**11,070**	**100.00**	**1,107,000,000**	**659,603**

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20. DEPARTMENTAL REVENUES

The details of departmental revenues are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Room Department				
Villa	40,710,396,746	11,483,800	2,697,288	8,839
Lanai	21,069,252,777	126,828,024	1,395,954	800
Total Room Department	**61,779,646,660**	**138,311,824**	**4,093,242**	**9,639**
Food and Beverages Department				
Food	14,106,511,614	41,053,079	934,634	2,861
Beverage	5,277,601,434	31,517,927	349,670	2,197
Total Food and Beverages Department	**19,384,113,048**	**72,571,006**	**1,284,304**	**5,058**
Other Operating Departments				
Health spa	2,154,869,838	1,100,000	142,772	77
Boutique	1,281,172,076	2,073,468	84,885	144
Others	1,620,920,554	4,320,081	107,395	301
Total Other Operating Departments	**5,056,962,468**	**7,493,549**	**335,052**	**522**
Total Departmental Revenues	**86,220,722,176**	**218,376,379**	**5,712,598**	**15,219**

21. COST OF REVENUES

The details of cost of revenues are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Food and Beverages	**5,791,454,671**	**22,116,714**	**383,716**	**1,726**
Payroll and Related Expenses				
Salaries and wages	7,900,803,916	3,765,680,641	523,472	261,729
Employee benefits	5,560,539,733	2,823,747,808	368,416	196,261
Total Payroll and Related Expenses	**13,461,343,649**	**6,589,428,449**	**891,888**	**457,990**
Other Expenses				
Travel agents	4,804,120,826	9,275,807	318,299	638
Cleaning and guest supplies	1,517,806,518	72,470,589	100,563	4,983
Linens and uniforms	1,357,975,845	6,768,000	89,973	465
Security	1,307,425,096	824,619,060	86,624	57,355
Laundry	1,094,246,406	3,587,939	72,500	247
Welcome drinks, fruit baskets and amenities	1,035,091,989	3,085,011	68,581	212
Boutique	854,419,621	387,377	56,610	27
Decoration	509,787,047	11,225,000	33,776	772
Cable television and music	484,166,485	108,680,000	32,079	7,473
Kitchen Fuel	323,242,862	-	21,417	-
Printing and stationery	314,629,491	30,890,245	20,846	2,124
Transportation and travel	294,150,336	4,625,000	19,489	318
Replacement other equipment	268,239,228	18,110,402	17,772	1,262
Mineral water and ice	261,013,860	1,134,830	17,294	78
Kitchen expenses	183,303,245	3,786,674	12,145	263
Consultant fees	181,270,228	-	12,010	-
Internet cost	131,918,871	-	8,740	-
Others (each below Rp100 million)	539,930,914	170,374,658	35,774	11,876
Total Other Expenses	**15,462,739,318**	**1,269,020,592**	**1,024,492**	**88,093**
Cost of Revenues	**34,715,537,638**	**7,880,565,755**	**2,300,096**	**547,809**

22. GENERAL AND ADMINISTRATIVE EXPENSES

The details of general and administrative expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Salaries and wages	5,485,670,880	2,907,443,400	363,456	202,183
Credit card commission	1,676,447,631	-	111,074	-
Professional fees	598,744,329	391,889,762	39,670	27,252
Taxes & legal expenses	559,265,410	68,791,201	37,054	4,790
Internal audit	443,547,995	35,537,736	29,388	2,645
Transportation and traveling	409,025,309	298,099,935	27,100	20,730
Data processing	324,073,185	320,525,978	21,472	22,289
Telephone and communication	265,665,496	135,226,438	17,602	9,404
Bank charge	144,403,660	12,85,710	9,568	899
Daily offering	133,667,000	77,709,000	8,856	5,408
Executive	102,765,040	6,442,881	6,809	448
Others	350,104,089	47,263,528	23,195	2,210
Total	**10,493,380,024**	**4,289,015,581**	**695,244**	**298,258**

23. PROPERTY OPERATIONS, MAINTENANCE AND ENERGY EXPENSES

The details of property operations, maintenance and energy expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Repairs and maintenance	9,429,674,051	1,703,781,620	624,768	118,467
Electricity	2,390,933,327	617,111,288	158,413	42,909
Water	1,122,633,118	366,658,310	74,381	25,494
Salaries and wages	944,928,872	517,217,199	62,607	35,963
Others (each below Rp100,000,000)	136,523,674	64,101,128	9,044	4,441
Total	**14,024,693,042**	**3,268,869,545**	**929,213**	**227,274**

24. MARKETING AND SALES PROMOTION EXPENSES

The details of marketing and sales promotion expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Group sales marketing	2,586,621,666	6,551,291	171,378	457
Salaries and wages	929,629,510	514,995,632	61,593	35,774
Sales representation	858,740,940	254,924,292	56,896	17,708
Trade association & subscription	553,324,090	103,549,531	36,661	7,193
Travelling	512,233,417	-	33,938	-
Brochure	388,449,414	-	25,737	-
Public relation	314,661,081	21,694,022	20,848	1,505
Others	88,541,059	42,004,925	5,867	2,919
Total	**6,232,201,177**	**943,719,693**	**412,918**	**65,556**

25. SIGNIFICANT AGREEMENTS AND CONTINGENCY

a. Hotel Operator Agreement

The Company entered into a Hotel Operation Agreement with EIH Management Services B.V. (the Operator) to manage and operate the Hotel effective December 31, 1998. On July 22, 2000, the Company signed a Renewal Agreement whereby the original term was extended until February 1, 2032. Following the change in ownership on September 27, 2018 from EIH Management Services B.V. to EIH Holdings Ltd, the assignment of EIH Management Services B.V as the hotel operator was also transferred to EIH Holdings Ltd with all terms and conditions retained and effective.

The Operator has automatic and irrevocable options to extend the Agreement for another 10 or 20 years. Under the agreement, the Hotel Operator is entitled to a fee of 12.5% of the total gross operating profit. Also, under the agreement, the Hotel Operator is entitled to pay out of the gross operating revenue and as part of gross operating expenses, an amount equal to 3% of the Hotel gross operating revenue for marketing and sales promotion expenses. Any loss incurred by the Hotel in any financial year shall be borne exclusively by the Company.

b. Legal Claim from PT Inter Sport Marketing (ISM)

In 2015, the Company was sued by PT Inter Sport Marketing (ISM) related to the airing of live broadcast of FIFA World Cup 2014 in the Company's commercial area without any license from ISM (which claimed to hold the official license for live broadcasting of FIFA World Cup 2014). In April 2018, ISM filed its claim to Surabaya Commercial court against the Company. Based on claim filed to the court, the Company was demanded to pay a compensation to ISM for a total amount of Rp203,700,000,000.

In September 12, 2018, the court has declared that PT ISM is granted a compensation of Rp500,000,000. Subsequently, the Company has filed memorial cassation dated October 8, 2018 to the Surabaya Commercial court. On October 24, 2018, the Company has received its counter memorial cassation from PT ISM stating that they disagree with the compensation awarded. In 2020, the Supreme Court has rendered a judgment that awards ISM with a compensation of Rp100,000,000 and nothing else. The Company has recognized a provision related to the compensation.

c. Litigation on Land Lease

In 2021, a litigation case was filed by Mr. I. Ketut Siandana and Mr. I Made Sutarjana (the "Plaintiffs") against the Company at the District Court of Denpasar claiming that the lease period for the land rightfully owned by the Plaintiffs have ended on December 31, 2019. The Company maintains that the lease term is up to December 31, 2057 in accordance with the minutes of meetings dated January 24, 2007 duly signed by the Plaintiffs. The Plaintiffs and the Company have filed their respective responses in the District Court. On February 23, 2022, the District Court has given the ruling in favor of the Plaintiffs, which rejected the Company's exception in its entirety and partially accepted the Plaintiff's lawsuit. Disagreeing to the ruling of the court in favor of the Plaintiff, on March 8, 2022, the Company submitted an appeal at the High Court of Denpasar. On May 20, 2022, Denpasar High Court's decision has given the ruling in favor of the Company, to accept the Company's basis on the legal validity of the lease refers to the signed Minutes of Meeting dated January 24, 2007. The Plaintiffs proceeded to appeal with the Supreme Court at the Cassation level. On February 7, 2023, the Company' legal counsel received notification from District Court of Denpasar informing decision of Supreme Court No.3765 K/Pdt/2022 dated October 26, 2022 to reject the Cassation appeal request by the Plaintiffs. Based on the aforementioned, there were no provision to be recognized.

26. ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

Information concerning monetary assets and liabilities denominated in foreign currencies as of March 31, 2023 and their rupiah equivalents converted using the middle exchange rates that were published by Bank Indonesia follows:

	Amount in Foreign Currencies		Rupiah Equivalents
Assets			
Cash in bank	US$	33,931	511,073,239
Due from related parties	US$	245,000	3,690,190,000
Total			**4,201,263,239**
Liabilities			
Due to a shareholder	US$	2,340,690	35,255,478,599
Lease liabilities	US$	2,942,504	46,260,087,083
Total			**81,515,565,682**
Net Liabilities			**77,314,302,443**

The translation of the foreign currency liabilities, net of foreign currency assets, should not be construed as a representation that these foreign currency assets and liabilities have been, could have been, or could in the future be, converted into rupiah at the prevailing exchange rates of the rupiah as of March 31, 2023 or at any other rates of exchange.

27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The main risks arising from the Company's financial instruments are foreign currency risk, credit risk and liquidity risk. The management reviews and approves policies for managing each of these risks, which are described in more details as follows:

a. **Foreign exchange rate risk**

Foreign exchange rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. As the Company's reporting currency is rupiah, it is exposed to exchange rate fluctuations primarily from its trade receivables from revenues in foreign currencies.

The Company does not have any formal hedging policy for foreign exchange exposure since it is not considered as necessary. However, the Company maintains transactions and balances in foreign currencies other than rupiah in connection with regular operations at a minimum level.

b. **Credit risk**

Credit risk is the risk that the Company will incur loss arising from its customers or counterparties that fail to discharge their contractual obligations. There are no significant concentrations of credit risk. The Company manages and controls this credit risk by setting limits on the amount of risk it is willing to accept for individual customers and by monitoring exposures in relation to such limits. The maximum exposure of the financial instruments is equal to the carrying values as disclosed in Note 18.

To mitigate the default risk of cash in banks, the Company has a policy to its cash only in banks with good reputation.

c. **Liquidity risk**

In the management of liquidity risk, the Company monitors and maintains a level of cash deemed adequate to finance the Company's operations and capital expenditures, service its maturing debts and to mitigate the effects of fluctuation in cash flows.

The Company also regularly evaluates its projected and actual cash flows and continuously assesses conditions in the financial markets to maintain its payable and receivable days' stability.

Except for the long-term employee benefit liability and lease liability, all of the Company's liabilities will be due in one year. The Company has current ratio at 0.20 and 0.10 as of March 31, 2023 and 2022, respectively.

Capital Management

The primary objective of the Company's capital management is to ensure that it maintains healthy cash flows in order to support its business. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return on capital or issue new shares.

For the year ended March 31, 2023, the Company reported revenue amounting to IDR86,220,772,176 (US$5,712,598), gross operating profit amounting to IDR20,754,910,295 (US$1,375,127) and net total comprehensive profit amounting to IDR8,519,294,838 (US$664,601). The Company's total current liabilities exceeded its total current assets by IDR59,992,596,502 (US$3,983,043) as of March 31, 2023. The Company has a deficit of IDR24,082,235,350 (retained earnings of US$1,197,262) with a capital deficiency of IDR21,484,920,456 (US$1,426,432) as of March 31, 2023.

In addition, management has agreed to evaluate the requirement of financial support if needed and take such steps as necessary to arrange for financial support after obtaining due approvals as per the Articles of Association and Joint Venture agreement as the case may be.

The financial statements have been prepared assuming that the Company will continue as a going concern entity.

28. RECENT DEVELOPMENTS AFFECTING ACCOUNTING STANDARDS

The accounting standards that have been issued up to the date of issuance of the Company's financial statements, but not yet effective are disclosed below. The management intends to adopt these standards that are considered relevant to the Company when they become effective. The Company is presently evaluating and has not yet determined the effects of these accounting standards on the financial statements.

- **Effective for annual reporting period beginning on or after January 1, 2023**

a. Amendments to PSAK 16: Fixed Assets - Proceeds before Intended Use

The amendments prohibit entities to deduct from the cost of an item of fixed assets, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in the profit or loss.

The amendment is effective for annual reporting periods beginning on or after January 1, 2023 and shall be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

b. Amendments to PSAK 1: Presentation of Financial Statements – Classification of a Liability as current or non-current

The amendments specify the requirements for classifying liabilities as current or non-current and clarify:

- what is meant by a right to defer settlement,
- the right to defer must exist at the end of the reporting period,
- classification is not affected by the likelihood that an entity will exercise its deferral right, and
- only if an embedded derivative in a convertible liability is an equity instrument would the terms and conditions of a liability will not impact its classification.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and shall be applied retrospectively.

c. Amendment of PSAK 1: Presentation of financial statement - Disclosure of accounting policies

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

The amendment is effective on or after 1 January 2023 with earlier application permitted.

d. Amendment of PSAK 25: Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Accounting Estimates

The amendments introduces a definition of 'accounting estimates' and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendment is effective on or after January 1, 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted. The Company is currently assessing the impact of the amendment to determine the impact they will have on the Company's financial reporting.

e. Amendment of PSAK 46: Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction

This amendment proposes that entities recognize deferred tax assets and liabilities at the time of initial recognition, for example from a lease transaction, to eliminate differences in current practice for such transactions and similar transactions.

The amendment is effective for annual reporting periods beginning on or after January 1, 2023 with early adoption permitted.

- **Effective for annual reporting period beginning on or after January 1, 2024**

a. Amendment of PSAK 1: Non-current Liabilities with Covenants

This amendment clarifies that only covenants with which entities must comply on or before the reporting date will affect a liability's classification as current or non-current.

The amendments are effective for annual reporting periods beginning on or after January 1, 2024 with early adoption permitted.

Entities apply retrospectively amendments to PSAK 1 (October 2020) regarding the classification of a liability as current or non-current for financial reporting starting on or after January 1, 2024 in accordance with PSAK 25. If entities apply the amendments to PSAK 1 (October 2020) in a period that earlier after the issuance of the amendment to PSAK 1 (December 2022) regarding non-current liabilities with covenants, entities also apply the amendment to PSAK 1 (December 2022) in that period. If entities apply the amendments to PSAK 1 (October 2020) for the previous period, the entity shall disclose this fact.

- **Effective for annual reporting period beginning on or after January 1, 2025**

a. PSAK 74: Insurance Contracts

A comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure, upon its effective date, PSAK 74 will replace PSAK 62: Insurance Contracts. PSAK 74 applies to all types of insurance contracts, life, non-life, direct insurance and re-insurance, regardless of the entities issuing them, as well as to certain guarantees and financial instruments with discretionary participation features, while a few scope exceptions will apply. The overall objective of PSAK 74 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers.

PSAK 74 is effective for reporting periods beginning on or after April 1, 2025, with comparative figures required. Early application is permitted, provided the entity also applies PSAK 71 and PSAK 72 on or before the date of initial application of PSAK 74. This standard is not expected to have any impact to the financial reporting of the Company upon first-time adoption.

29. EVENTS AFTER REPORTING PERIOD

In accordance with Tax Regulations Harmonization Law, the general VAT rate changed from 10% to 11% effective on April 1, 2022. Subsequently, this shall increase to 12% effective on January 1, 2025.

On March 31, 2023, Mr. Deepak Madhok submitted his resignation as the Director of the Company which will be in effect 30 days after the notification. As of the date of this report, there has not been any shareholder's circular resolution to accept and change the composition of the Company's Board of Commissioner and Directors.

30. CHANGES IN LIABILITIES ARISING FROM FINANCING ACTIVITIES

The reconciliation of liabilities arising from financing activities for the years ended March 31, 2023 and 2022 are as follows:

	Year Ended March 31, 2023				
	Beginning Balance	**Cash flows**	**Foreign Exchange**	**Others**	**Ending Balance**
Lease liability	42,221,979,695	(157,456,324)	2,093,492,820	2,102,070,893	46,260,087,084
Due to a shareholder	41,798,637,000	(8,727,431,401)	2,184,273,000	-	35,255,478,599
Total	**84,020,616,695**	**(8,884,887,725)**	**4,277,765,820**	**2,102,070,893**	**81,515,565,683**

	Year Ended March 31, 2022				
	Beginning Balance	**Cash flows**	**Foreign Exchange**	**Others**	**Ending Balance**
Lease liability	41,090,344,961	(154,250,247)	(630,456,498)	1,916,341,479	42,221,979,695
Due to a shareholder	22,047,436,000	20,061,085,000	(309,884,000)	-	41,798,637,000
Total	**63,137,780,961**	**19,906,834,753**	**(940,340,498)**	**1,916,341,479**	**84,020,616,695**

PT Waka Oberoi Indonesia

BOARD

Mr. I Ketut Siandana
Mr. Deepak Madhok
Mr. I Wayan Pasek

AUDITORS

Purwantono, Sungkaro & Surja
A member firm of Ernst & Young Global Limited
Indonesia Stock Exchange Building
Tower 2, 7th Floor,
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190,
Indonesia

REGISTERED OFFICE

Patai Medana,
Desa Sigar Penjalin-
Tangung-Lombok Utara-NTB
Indonesia

Report of the Directors

We present the report and the audited financial statements of PT Waka Oberoi Indonesia ("the Company") for the year ended March 31, 2023.

PRINCIPAL ACTIVITY

The principal activity of the Company is hotel ownership and management.

RESULTS

The Company's financial position and results of operations as of and for the year ended March 31, 2023 are set out in the financial statements on pages 1 to 5 preceded by the independent auditors' report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

We are responsible for the preparation and the presentation of the financial statements, and keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company. We are also responsible for the Company's internal control systems and safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In preparing the financial statements of the Company, we are required to:

- select suitable accounting policies and then apply them consistently;
- prepare and present the financial statements in accordance with Indonesian Financial Accounting Standards;
- make judgments and estimates that are reasonable and prudent;

We confirm that we have complied with the above requirements in preparing the financial statements and all information contained in the financial statements are complete and correct. The financial statements do not contain or omit misleading information and/or facts.

This statement letter is made truthfully.

Bali, 28 April, 2023

On behalf of the Board of Directors

I Wayan Pasek
President Director

Office address: Jl. Kayu Aya, Seminyak Beach, Kuta-Badung
Domicile address: Jl. Sarigading Gg. Gadingmas 9/15, Denpasar
Telephone number: (0361) 730951

Independent Auditor’s Report

Report No. 01238/2.1032/AU.1/10/1175-8/1/IV/2023

The Shareholders and the Boards of Commissioners and Directors PT Waka Oberoi Indonesia

OPINION

We have audited the accompanying financial statements of PT Waka Oberoi Indonesia (“the Company”), which comprise the statement of financial position as of March 31, 2023, and the statement of profit or loss and other comprehensive income, statement of changes in equity, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of March 31, 2023, and its financial performance and cash flows for the year then ended, in accordance with Indonesian Financial Accounting Standards.

BASIS FOR OPINION

We conducted our audit in accordance with Standards on Auditing established by the Indonesian Institute of Certified Public Accountants (“IICPA”). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements paragraph of our report. We are independent of the Company in accordance with the ethical requirements relevant to our audit of the financial statements in Indonesia, and we have fulfilled our other ethical responsibilities in accordance with such requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Indonesian Financial Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

AUDITOR’S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements taken as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent 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 Standards on Auditing established by the IICPA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards on Auditing established by the IICPA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to such risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit 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 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, but not for the purpose of expressing an audit opinion on the effectiveness of the Company’s internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our independent auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our audit opinion. Our conclusion is based on the audit evidence obtained up to the date of our independent auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

KAP Purwantono, Sungkoro & Surja

TJOA TJEK NIEN
Public Accountant Registration No. AP.1175

April 28, 2023

Statement of Financial Position

As of 31 March, 2023

(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

	Notes	Indonesian Rupiah As at 31 March, 2023	Indonesian Rupiah As at 31 March, 2022	Translations into U.S. Dollar ($) Unaudited (Note 2n) As at 31 March, 2023	Translations into U.S. Dollar ($) Unaudited (Note 2n) As at 31 March, 2022
ASSETS					
CURRENT ASSETS					
Cash on hand and in banks	2c, 2o, 4, 23,24	3,103,414,507	1,205,295,658	206,043	83,999
Trade receivable	5	451,693,788	-	29,989	-
Inventories	2e,6	1,344,254,322	994,512,018	89,248	69,309
Prepayments and advances	2f,7	1,796,430,695	1,745,541,772	119,269	121,649
Other current financial assets	2o,23,24	18,336,387	14,901,618	1,217	1,038
TOTAL CURRENT ASSETS		**6,714,129,699**	**3,960,251,066**	**445,766**	**275,995**
NON-CURRENT ASSETS					
Fixed assets - net	2g,8	46,519,560,726	48,901,644,839	3,088,538	3,408,017
Tax amnesty assets - net	2m,11d	-	27,866,667	-	1,942
Other non-current financial assets	2o, 23	126,615,000	126,615,000	8,406	8,824
Deferred tax assets - net	2m 11c	-	2,350,874,422	-	163,835
TOTAL NON-CURRENT ASSETS		**46,646,175,726**	**51,407,000,928**	**3,096,944**	**3,582,618**
TOTAL ASSETS		**53,360,305,425**	**55,367,251,994**	**3,542,710**	**3,858,613**
LIABILITIES AND EQUITY					
LIABILITIES					
CURRENT LIABILITIES					
Trade payables	2o, 9, 23, 24	724,490,510	761,286,185	48,101	53,055
Other payables - Third parties	2o, 10, 23, 24	377,190,240	228,950,974	25,043	15,955
Taxes payable	2m,10a	292,912,517	184,979,895	19,447	12,891
Accrued expenses	2o,12,23, 2d, 2o	3,446,025,102	2,895,346,697	228,789	201,780
Due to related parties	13, 23, 24	48,812,889,926	36,955,735,341	3,240,797	2,575,492
Reserve for replacement of furniture, fixtures and equipment	2i,14	6,954,964,435	6,957,702,495	461,756	484,891
Other current financial liabilities	2o,15,23, 24	3,430,087,505	650,289,368	227,730	45,319
TOTAL CURRENT LIABILITIES		**64,038,560,235**	**48,634,290,955**	**4,251,663**	**3,389,383**
NON-CURRENT LIABILITY					
Employee benefits liability	2j,16	3,539,486,014	4,374,828,445	234,994	304,887
TOTAL LIABILITIES		**67,578,046,249**	**53,009,119,400**	**4,486,657**	**3,694,270**
CAPITAL DEFICIENCY					
Capital stock A series - Rp180,000 par value Authorized, issued and fully paid - 129,385 shares	17	23,289,300,000	23,289,300,000	11,450,000	11,450,000
Capital stock B series - Rp750,000 par value Authorized, issued and fully paid - 461,359 shares	17	346,019,250,000	346,019,250,000	26,016,500	26,016,500
Additional paid-in capital	2m	385,000,000	385,000,000	28,902	28,902
Other comprehensive loss Re-measurement loss on long-term employee benefits liability		(728,693,602)	(748,033,037)	(58,493)	(59,777)
Translation adjustment	2n	-	-	(6,267,105)	(6,129,800)
Deficit		(383,182,597,222)	(366,587,384,369)	(32,113,751)	(31,141,482)
TOTAL NET EQUITY (CAPITAL DEFICIENCY)		**(14,217,740,824)**	**2,358,132,594**	**(943,947)**	**164,343**
TOTAL LIABILITIES AND NET EQUITY (CAPITAL DEFICIENCY)		**53,360,305,425**	**55,367,251,994**	**3,542,710**	**3,858,613**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Statement of profit or loss
And other comprehensive income

For the Year Ended 31 March, 2023

(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

				Translations into U.S. Dollar ($)	
		Indonesian Rupiah		Unaudited (Note 2n)	
		Year Ended 31 March,		Year Ended 31 March,	
	Note	2023	2022	2023	2022
DEPARTMENTAL REVENUES	2k,18				
Rooms		15,227,568,494	742,764,427	1,008,910	51,793
Food and beverages		8,376,633,132	138,762,422	554,998	9,691
Other operating departments		1,498,325,000	2,157,083	99,272	150
Others		320,456,700	198,348	21,232	14
Total Departmental Revenues		25,422,983,326	883,882,280	1,684,412	61,648
COST OF REVENUES	2k,19	**13,869,371,337**	**3,846,411,877**	**918,922**	**267,995**
GROSS PROFIT / LOSS		**11,553,611,989**	**(2,962,529,597)**	**765,490**	**(206,347)**
HOTEL OPERATING EXPENSES	2k				
General and administrative expenses	20	5,597,299,621	2,565,730,906	370,852	178,732
Property operations, maintenance and energy expenses	21	8,289,247,358	2,989,517,964	549,208	208,297
Marketing expenses	22,25	2,318,892,585	348,179,402	153,639	24,230
Total Hotel Operating Expenses		16,205,439,564	5,903,428,272	1,073,699	4,11,259
HOTEL GROSS OPERATING LOSS		**(4,651,827,575)**	**(8,865,957,869)**	**(308,209)**	**(617,606)**
OWNER'S OPERATING INCOME (EXPENSES)	2k				
Depreciation and amortization	8,10d	(4,190,921,402)	(4,358,643,325)	(277,672)	(303,587)
Foreign exchange (loss) gain - net	2n	(1,920,663,930)	369,939,479	-	-
Insurance		(1,424,642,872)	(1,392,240,748)	(94,390)	(98,045)
Professional fees		(1,220,487,503)	(864,599,998)	(80,864)	(60,210)
Salaries and wages		(528,969,916)	(246,070,746)	(35,047)	(17,114)
Taxes		(190,441,863)	-	(12,618)	-
Finance income		130,262	107,507	9	7
Other operating expense– net		(116,513,632)	(93,318,526)	(7,720)	(6,484)
Owner's Operating Loss – Net		**(9,592,510,856)**	**(6,584,826,357)**	**(508,302)**	**(485,433)**
LOSS BEFORE INCOME TAX EXPENSE		**(14,244,338,431)**	**(15,450,784,226)**	**(816,511)**	**(1,103,039)**
Income tax expense	2m,11b	(2,350,874,422)	(1,159,775,134)	(155,758)	(80,826)
LOSS FOR THE YEAR		**(16,595,212,853)**	**(16,610,559,360)**	**(972,269)**	**(1,183,865)**
OTHER COMPREHENSIVE INCOME (LOSS)					
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods: Re-measurement gain long-term employment benefits liability - net of tax		19,339,435	248,254,278	1,284	17,301
Other comprehensive loss to be reclassified to profit or loss in subsequent periods: Translation adjustment		-	-	(137,305)	46,222
NET COMPREHENSIVE INCOME (LOSS) FOR THE YEAR		**(16,575,873,418)**	**(16,362,305,082)**	**(1,108,290)**	**(1,120,342)**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Statement of Changes in Equity

For the Year Ended 31 March, 2023

(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah				
	Note	Capital Stock	Additional Paid in Capital	Other Comprehensive Loss	Deficit	Equity (Capital Deficiency)
Balance as of 31 March, 2021		**369,308,550,000**	**385,000,000**	**(996,287,315)**	**(349,976,825,009)**	**18,720,437,676**
Loss for the year		-	-	-	(16,610,559,360)	(16,610,559,360)
Re-measurement gain on long-term employee benefits liability	16	-	-	248,254,278	-	248,254,278
Balance as of 31 March, 2022		**369,308,550,000**	**385,000,000**	**(748,033,037)**	**(366,587,384,369)**	**2,358,132,594**
Loss for the year		-	-	-	(16,595,212,853)	(16,595,212,853)
Re-measurement gain on long-term employee benefits liability	16	-	-	19,339,435	-	19,339,435
Balance as of 31 March, 2023		**369,308,550,000**	**385,000,000**	**(728,693,602)**	**(383,182,597,222)**	**(14,217,740,824)**

		Translations into U.S. Dollar - Unaudited (Note 2n)					
	Note	Capital Stock	Additional Paid in Capital	Deficit	Other Comprehensive Loss	Translation Adjustment (Note 2n)	Equity (Capital Deficiency)
Balance as of March 31, 2021		**37,466,500**	**28,902**	**(29,957,617)**	**(77,078)**	**(6,176,022)**	**1,284,685**
Loss for the year		-	-	(1,183,865)	-	-	(1,183,865)
Re-measurement gain on long-term employee benefits liability	16	-	-	-	17,301	-	17,301
Translation adjustment		-	-	-	-	46,222	46,222
Balance as of March 31, 2022		**37,466,500**	**28,902**	**(31,141,482)**	**(59,777)**	**(6,129,800)**	**164,343**
Loss for the year		-	-	(972,269)	-	-	(972,269)
Re-measurement gain on long-term employee benefits liability	16	-	-	-	1,284	-	1,284
Translation adjustment		-	-	-	-	(137,305)	(137,305)
Balance as of March 31, 2023		**37,466,500**	**28,902**	**(32,113,751)**	**(58,493)**	**(6,267,105)**	**(943,947)**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Statement of Cash Flows

For the Year Ended 31 March, 2023

(Expressed in Rupiah, unless otherwise stated, with Translations into United States Dollar)

		Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
		Year Ended March 31,		Year Ended March 31,	
	Notes	2023	2022	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES					
Loss before income tax		(14,244,338,431)	(15,450,784,226)	(816,511)	(1,103,039)
Adjustments to reconcile Loss before income tax for the year to net cash provided by (used in) operating activities:					
Depreciation and amortization	8,11d	4,190,921,403	4,358,643,325	277,672	303,587
Provision for replacement of furniture, fixtures and equipment	14	762,689,500	26,516,468	50,532	1,848
Provision for international sales marketing	13	762,689,500	26,516,468	50,532	1,848
Provision for employee benefits net of benefit payments	16	(816,002,996)	279,311,435	(64,763)	24,918
Unrealized loss (gain) on foreign exchange		1,920,663,930	(369,939,479)	-	-
Changes in operating asset and liabilities:					
Trade receivables		(451,693,788)	-	(29,989)	-
Inventories		(349,742,304)	60,647,113	(19,939)	3,101
Prepayments and advances		(50,888,923)	(85,862,829)	2,380	(7,754)
Other current financial assets		(3,434,769)	13,971,974	(179)	943
Trade payables		(36,795,675)	499,910,287	(4,954)	35,118
Other payables		148,239,266	(86,004,001)	18,755	(7,626)
Accrued expenses		537,739,551	(92,217,545)	25,207	(5,290)
Taxes payable		107,932,622	9,017,009	6,556	816
Security deposit		-	-	418	(134)
Other current liabilities		2,779,798,137	(72,130,760)	180,211	(6,457)
Net Cash Flows Used in Operating Activities		**(4,742,222,977)**	**(10,882,404,761)**	**(324,072)**	**(758,122)**
CASH FLOWS FROM INVESTING ACTIVITIES					
Acquisitions of fixed assets	8	(1,780,970,623)	(648,353,000)	(118,000)	(45,403)
Utilization of reserve for replacement of furniture, fixtures and equipment	14	(765,427,560)	(750,432,050)	(73,667)	(52,228)
Utilization of international Sales marketing	13	(670,020,549)	(750,432,050)	(44,467)	(52,228)
Total Cash Used in Investing Activities		**(3,216,418,732)**	**(1,398,785,050)**	**(213,124)**	**(97,631)**
CASH FLOWS FROM FINANCING ACTIVITIES					
Net receipts (settlement) of funds from related parties	13, 28	9,900,427,517	12,360,305,182	659,240	861,606
NET INCREASE IN CASH ON HAND AND IN BANKS		**1,941,785,808**	**79,115,371**	**122,044**	**5,853**
NET EFFECT OF DIFFERENCES IN FOREIGN EXCHANGE RATES		**(43,666,959)**	**(12,560,089)**	**-**	**-**
CASH ON HAND AND IN BANKS AT BEGINNING OF YEAR	**4**	**1,205,295,658**	**1,138,740,376**	**83,999**	**78,146**
CASH ON HAND AND IN BANKS AT END OF YEAR	**4**	**3,103,414,507**	**1,205,295,658**	**206,043**	**83,999**

The accompanying notes to the financial statements form an integral part of these financial statements taken as a whole.

Notes to The Financial Statements

March 31, 2023 and for the Year Then Ended
(Expressed in Rupiah, unless otherwise stated with Translations into United States Dollar)

1. GENERAL

PT Waka Oberoi Indonesia (the "Company") was established within the framework of the Foreign Capital Investment Law No. 1 of 1967 as amended by Law No. 11 of 1970 based on notarial deed No. 225 dated November 26, 1992 of Siti Pertiwi Henny Shidki, S.H. The deed of establishment was approved by the Ministry of Justice in its decision letter No. C2-1631.HT.01.01.TH.93 dated March 13, 1993 and was published in Supplement No. 2313 of State Gazette No. 42 dated May 25, 1993.

The Company's Article of Association has been amended several times, the latest amendment of which was covered by the notarial deed No.02 dated October 10, 2022 of Febrian, S.H, regarding the composition of Board of Commissioners and Directors and to amend the purposes and objectives and business activities of the Company in accordance to Indonesian Business Field Standard Classification. The latest amendment was reported to the Ministry of Law and Human Rights of the Republic of Indonesia and was acknowledged in its letter No. AHU-0080159.AH.01.02 dated November 4, 2022.

According to Article 3 of the Company's articles of association, the Company is engaged in activities related to providing accommodation and providing food and beverages and other services. The Company is domiciled in North Lombok Regency, West Nusa Tenggara and owns The Oberoi Lombok Hotel (the "Hotel") located in West Nusa Tenggara, which started commercial operations in April 1997. On March 19, 2019, EIH Management Services B.V assigned EIH Holdings Ltd. to manage the hotel operations up to year 2034 with option to extend for 20 years.

The composition of the Company's Boards of Commissioners and Directors as of March 31, 2023 and 2022 are as follows:

	2023	2022
Board of Commissioners		
President Commissioner	: Sudarshan Rao	Sudarshan Rao
Commissioner	: Ida Bagus Gede Yudana	Ida Bagus Gede Yudana
Board of Directors		
President Director	: I Wayan Pasek	I Wayan Pasek
Director	: I Ketut Siandana	I Ketut Siandana
Director	: Deepak Madhok	Deepak Madhok

The Company employed a total of 83 and 92 permanent employees as of March 31, 2023 and 2022, respectively (unaudited).

The management of the Company is responsible for the preparation and presentation of the accompanying financial statements that were completed and authorized for issuance by the Board of Directors on April 21, 2022.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Basis of Preparation of the Financial Statements

The financial statements have been prepared and presented in accordance with Indonesia Financial Accounting Standards ("SAK"), which comprise the Statements of Financial Accounting Standards ("PSAK") and Interpretations of Financial Accounting Standards ("ISAK") issued by the Indonesia Financial Accounting Standards Board ("DSAK") of the Indonesian Institute of Accountants.

Except for the statement of cash flows, the financial statements have been prepared on the accrual concept, using the historical cost concept of accounting, except for certain accounts which are measured on the bases described in the related accounting policies for those accounts.

The statement of cash flows presents cash receipts and payments of cash on hand and in banks classified into operating, investing and financing activities. The cash flows from operating activities are presented using the indirect method.

The Company's functional currency is the Indonesian rupiah, which is also the currency used in the preparation of the financial statements, with translations into the United States dollar.

The financial reporting period of the Company is April 1 to March 31.

b. Current and non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/ non-current classification. An asset is current when it is:

i) expected to be realized or intended to be sold or consumed in the normal operating cycle,

ii) held primarily for the purpose of trading,

iii) expected to be realized within 12 months after the reporting period, or cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is:

i) expected to be settled in the normal operating cycle,

ii) held primarily for the purpose of trading,

iii) due to be settled within twelve months after the reporting period, or

iv) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of the equity instruments do not affect its classification.

All other liabilities are classified as non-current.

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

c. Cash on Hand and in Banks

Cash on hand and in banks, in the statement of financial position comprise cash on hand and in banks which are not restricted to use, and which are subject to an insignificant risk of changes in value.

d. Transactions with Related Parties

The Company has transactions with certain parties which have related party relationships as defined under PSAK 7, "Related Party Disclosures".

The transactions are made based on terms agreed by the parties, whereas such terms may not be the same as those for transactions with unrelated parties.

All significant transactions and balances with related parties are disclosed in the relevant notes to the financial statements. Unless specifically identified as related parties, the parties disclosed in the Notes to the financial statements are unrelated parties.

e. Inventories

Inventories are valued at the lower of cost or net realizable value. Except for boutique inventories (which use the First-In First Out method), the cost is determined using the weighted-average method. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale. Allowance for decline in market value and obsolescence of inventories, if any, is provided to reduce the carrying value of inventories to their net realizable values based on the review of the market value and physical condition of the inventories.

f. Prepayments

Prepayments are amortized and charged to operations over the periods benefited using the straight- line method. The portion to be amortized within one year is presented as part of current assets, otherwise, as non-current assets.

g. Fixed Assets

Fixed assets, except land which is stated at cost and not depreciated, are stated at cost less accumulated depreciation and impairment loss, if any. The cost of fixed assets includes: (a) purchase price, (b) any costs directly attributable to bringing the asset to its present location and condition, and (c) the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, if any. Each part of an item of fixed assets with a cost that is significant in relation to the total cost of the item should be depreciated separately.

When significant renewals and betterments are performed, their costs are recognized in the carrying amount of the fixed assets as a replacement if the recognition criteria are satisfied. All other repairs and maintenance costs that do not meet the recognition criteria are charged directly to current operations.

Depreciation commences once the assets are available for their intended use and is computed using the straight-line method over the estimated useful lives of the assets, as follows:

	Years
Buildings	20
Structures and improvements	10
Machinery and equipment	8
Furniture, fixtures and equipment	5
Motor vehicles	5

Land is stated at cost and is not depreciated.
The costs incurred in order to acquire legal rights over land in the form of "Hak Guna Usaha" (HGU), "Hak Guna Bangunan" (HGB) or "Hak Pakai" (HP) upon initial acquisition of land are recognized as part of the acquisition cost of the land and are not amortized.

Construction in progress represents the accumulated cost of materials and other costs related to the asset under construction. The accumulated cost will be reclassified to the appropriate fixed asset account when the construction is completed and the constructed asset is ready for its intended use.

The carrying amount of an item of fixed assets is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising from the derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is credited or charged to current operations in the period when the asset is derecognized.

h. Impairment of Non-financial Assets

The Company assesses at each annual reporting period whether there is an indication that an asset may be impaired. If any such indication exists, the Company makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of the asset's or its cash-generating unit's (CGU's) fair value less costs to sell and its value in use, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses of continuing operations are recognized in the statement of profit or loss and other comprehensive income as "impairment losses". In assessing the value in use, the estimated net future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. If no such transactions can be identified, an appropriate valuation model is used to determine the fair value of the asset. These calculations are corroborated by valuation multiples or other available fair value indicators.

In determining fair value less costs to sell, recent market transactions are taken into account, if available. Impairment losses of continuing operations, if any, are recognized in the statement of profit or loss and other comprehensive income under expense categories that are consistent with the functions of the impaired assets.

An assessment is made at each annual reporting period as to whether there is any indication that previously recognized impairment losses recognized for an asset may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss for an asset is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceeds the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Reversal of an impairment loss is recognized in the statement of profit or loss and other comprehensive income. After such a reversal, the depreciation charged on the said asset is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

i. Provisions and Contingencies

A provision is recognized when the Company has a present obligation (legal or constructive) where, 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.

All provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligations, the provisions are reversed.

Contingent liabilities are not recognized in the financial statement but are disclosed in the notes to the financial statements unless the outflow of resources embodying economic benefits is remote.

Contingent assets are not recognized in the financial statements but are disclosed in the notes to financial statements when an inflow of economic benefits is probable.

j. Employee Benefits Liability

Short-term employee benefits

The Company recognizes short-term employee benefits liability when services are rendered and the compensation for such services are to be paid within twelve months after rendering such services. The liability is presented as part of "Accrued expenses" in the statement of financial position.

Post-employment benefits

Effective February 2, 2021, the Company applied the Government Regulation Number 35 Year 2021 (PP 35/2021), implementing the provisions of Article 81 and Article 185 (b) of Law no. 11/2020 concerning Job Creation (Cipta Kerja) in its determination of the employee benefits liability.

The Company previously recognizes its unfunded employee benefits liability in accordance with Labor Law No. 13/2003 dated March 25, 2003 (the "Law") and PSAK 24 (Revised 2013), "Employee Benefits".

Pension costs under the Company's defined benefit pension plans are determined by periodic actuarial calculation using the projected-unit-credit method and applying the assumptions on discount rate and annual rate of increase in compensation.

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

Past service costs are recognized in profit or loss at the earlier between:

i) the date of the plan amendment or curtailment, and
ii) the date the Company recognizes related restructuring costs.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognizes the following changes in the net defined benefit obligation under "Cost of Goods Sold and Services" and "General and Administrative Expenses" as appropriate in the statement profit or loss and other comprehensive income:

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

k. Revenue and Expense Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates and Value-Added Taxes ("VAT").

Hotel room revenue is recognized based on room occupancy while other hotel revenues are recognized when the goods are delivered or services are rendered to the customers.

Expenses are recognized when they are incurred.

l. Foreign Currency Transactions and Balances

Transactions involving foreign currencies are recorded at the rates of exchange prevailing at the time the transactions are made. At the end of each reporting period, monetary assets and liabilities denominated in foreign currencies are adjusted to reflect the average buying and selling rates of exchange published by Bank Indonesia at the last banking transaction date of the year. The resulting gains or losses are credited or charged to current operations.

As of March 31, 2023 and 2022, the rates of exchange used were Rp15,062 and Rp14,349, respectively, to US$1.

m. Taxation

Current tax

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authority.

Current tax expense is determined based on the taxable profit for the year computed using the prevailing tax rates.

Underpayment/overpayment of income tax are presented as part of "Income tax expense" in the statement of profit or loss and other comprehensive income. Interests and penalties are presented as part of other operating income or expenses since they are not considered as part of the income tax expense.

Amendments to tax obligations are recorded when a tax assessment letter is received or, if appealed against, when the result of the appeal is determined.

Deferred tax

Deferred tax assets and liabilities are recognized using the liability method for the future tax consequences attributable to differences between the carrying amounts of existing assets and liabilities in the financial statements and their respective tax bases at each reporting date. Deferred tax liabilities are recognized for all taxable temporary differences and deferred tax assets are recognized for deductible temporary differences and accumulated fiscal losses to the extent that it is probable that taxable profit will be available in future years against which the deductible temporary differences and accumulated fiscal losses can be utilized.

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax asset to be utilized. At the end of each reporting period, the Company reassesses unrecognized deferred tax assets. The Company recognizes a previously unrecognized deferred tax assets to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax is calculated at the tax rates that have been enacted or substantively enacted at the reporting date. Changes in the carrying amount of deferred tax assets and liabilities due to a change in tax rates are charged to current period operations, except to the extent that they relate to items previously charged or credited to equity.

Deferred tax assets and liabilities are offset in the statement of financial position, except if they are for different legal entities, consistent with the presentation of current tax assets and liabilities.

Value added tax ("VAT")

Revenues, expenses and assets are recognized net of the amount of VAT except:

- Where the VAT incurred on a purchase of assets or services is not recoverable from the Tax Office, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable.
- Receivables and payables that are stated with the amount of VAT included.

Final Tax

Tax regulation in Indonesia determined that certain taxable income is subject to final tax. Final tax applied to the gross value of transactions is applied even when the parties carrying the transaction are recognizing losses.

Referring to revised PSAK 46 as mentioned above, final tax is no longer governed by PSAK 46. Therefore, the Company has decided to present all of the final tax arising from interest income as separate line item.

Change in Tax Rates

On March 31, 2020, the Government issued a Government Regulation in lieu of the Law of the Republic of Indonesia Number 1 Year 2020 which stipulates, among others, reduction to the tax rates for corporate income tax payers and permanent establishments entities from previously 25% to become 22% for fiscal years 2020 and 2021 and 20% starting fiscal year 2022 and onwards, and further reduction of 3% for corporate income tax payers that fulfill certain criteria.The new tax rates are used as reference to measure the current and deferred tax assets and liabilities starting from the enactment date of the new regulation on March 31, 2020.

On October 7, 2021, Harmonization of Tax Regulation Law (UU HPP) was ratified and stipulates, among others, changes to the tax rates for corporate income tax payers and permanent establishments entities for the fiscal year 2022 and onwards which previously regulated under Government Regulation in lieu of the Law of the Republic of Indonesia Number 1 Year 2020 from previously 20% to become 22%.

Tax amnesty

On September 19, 2016, the Indonesia Financial Accounting Standards Board (DSAK IAI) issued PSAK 70, "Accounting for tax amnesty assets and liabilities".

This PSAK provides accounting policy choice for the entity to account the asset and liabilities in accordance with the provision of Tax Amnesty Law. The alternative accounting options are:

- To use the existing applicable standard under SAK.
- To use the specific provision in PSAK 70.

Management decided to use the specific provision in PSAK 70. According to specific provision of PSAK 70, tax amnesty assets are measured at the amount reported in the Tax Amnesty Approval Letter ("SKPP"), while tax amnesty liabilities are measured at the amount of cash or cash equivalents that will settle the contractual obligation related to the acquisition of the tax amnesty assets. The redemption money (the amount of tax paid in accordance with Tax Amnesty law) shall be charged directly to profit or loss in the period when the SKPP was received.

Any difference between amounts initially recognized for the tax amnesty assets and the related tax amnesty liabilities shall be recorded in equity as Additional Paid-In Capital ("APIC"). The APIC shall not be reclassified to retained earnings or recycled to profit or loss subsequently.

n. Translations of Indonesian Rupiah Amounts into United States (U.S.) Dollar

The financial statements are stated in Indonesian rupiah, the currency of the country in which the

Company operates. The translations of Indonesian rupiah amounts into U.S. dollar were made at the following rates:

Assets and liabilities	- Middle rate as of reporting date (Rp15,062 to US$1 and Rp14,349 to US$1 as last quoted by Bank Indonesia as of March 31, 2023 and 2022, respectively).
Capital stock	- Historical rates
Revenue and expense accounts	- Average exchange rates

The resulting difference arising from the translations of the statement of financial position and statement of profit or loss and other comprehensive income accounts is presented as "Translation adjustment" under the equity section of the statement of financial position.

o. Financial Instruments

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

i. Financial Assets

Initial Recognition and Measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under PSAK 72.

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement

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

- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortized cost (debt instruments)

This category is the most relevant to the Company. The Company measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and,
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Company's financial assets at amortized cost includes other current financial assets and other non-current financial assets.

Financial assets at fair value through OCI (debt instruments)

The Company measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and,
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the statement of profit or loss and computed in the same manner as for financial assets measured at amortized cost. The remaining fair value changes are recognized in OCI. Upon derecognition, the cumulative fair value change recognized in OCI is recycled to profit or loss.

The Company has no financial assets at fair value through OCI (debt instruments).

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under PSAK 50: Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the statement of profit or loss when the right of payment has been established, except when the Company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Company has no financial assets designated at fair value through OCI (equity investments).

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of profit or loss and other comprehensive income.

The Company has no financial assets at fair value through profit or loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

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

all the risks and rewards of the asset, but has transferred control of the asset.

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

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

Impairment of financial assets

The Company recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

ii. Financial Liabilities

Initial Recognition and Measurement

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

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

The Company's financial liabilities include trade payables, other payables, accrued expenses, due to related parties, and other current financial liabilities.

Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by PSAK

71. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in PSAK 71 are satisfied. The Company has not designated any financial liability as at fair value through profit or loss.

Loans and borrowings

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

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

Derecognition

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

iii. Offsetting of financial instruments

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

p. Adoption of Amendments and

Improvements to PSAK

The Company has adopted several amendments and improvements to PSAK and new ISAK that are mandatory for application effective April 1, 2022. The adoption of the following amendments and improvements to PSAK and new ISAK did not result in substantial changes to the Company's accounting policies and had no material effect on the amounts reported for the current or prior financial periods:

- **Amendments to PSAK 22: Business Combinations - Reference to Conceptual Frameworks**

  These amendments clarify the interactions between PSAK 22, PSAK 57, ISAK 30 and the Conceptual Framework of Financial Reporting.

  In general, the amendments to PSAK 22:

  - Add a description regarding "liabilities and contingent liabilities within the scope of PSAK 57 or ISAK 30".
  - Clarifying the contingent liabilities recognized at the acquisition date.
  - Adds definition of a contingent asset and its accounting treatment.

  These amendments did not have any significant impact to the financial reporting of the Company upon first-time adoption.

- **Amendments to PSAK 57: Provisions, Contingent Liabilities, and Contingent Assets - Onerous Contract Fulfillment Costs**

  These amendments provide that costs to fulfill an onerous contract consist of costs that are directly related to the contract, which consist of:

  1. incremental costs to fulfill the contract, and
  2. allocation of other costs that are directly related to fulfilling the contract.

  Amendments to PSAK 57 did not have any significant impact to the financial reporting of the Company upon first-time adoption.

- **2020 Annual Improvements – PSAK 71: Financial Instruments**

  The amendment clarifies the fees that an entity includes when assessing whether the modified terms of a financial liability required derecognition of the original financial liability and recognition of a new financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

The amendment did not have any significant impact to the financial reporting of the Company upon first-time adoption.

- **2020 Annual Improvements - PSAK 73: Leases**

  The amendment to Illustrative Example 13 accompanying PSAK 73 removes from the example the illustration of the reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives are illustrated in that example.

  The amendment did not have any significant impact to the financial reporting of the Company upon first-time adoption.

3. SIGNIFICANT JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

Judgments

The following judgments are made by management in the process of applying the Company's accounting policies that have the most significant effects on the amounts recognized in the financial statements:

Determination of Functional Currency

Based on the economic substance of the underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Indonesian rupiah. The Indonesian rupiah is the currency of the primary economic environment in which the Company operates and the currency that mainly influences revenue, costs and expenses.

Classification of Financial Assets and Financial Liabilities

The Company determines the classifications of certain assets and liabilities as financial assets and financial liabilities by judging if they meet the definition set forth in PSAK 71.

Accordingly, the financial assets and financial liabilities are accounted for in accordance with the Company's accounting policies disclosed in Note 2o.

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are disclosed below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Provision for expected credit losses of trade receivables and other current financial assets

The Company uses a provision matrix to calculate ECLs for trade receivables and other current financial assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the manufacturing sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Estimation of Employee Benefits Liability

The determination of the Company's employee benefits expense and employee benefits liability is dependent on its selection of certain assumptions used by the independent actuaries in calculating such amounts. Those assumptions include discount rates, future annual salary increases, annual employee turnover rate, disability rate, retirement age and mortality rate. While the Company believes that its assumptions are reasonable and appropriate, significant differences in the Company's actual experience or significant changes in the assumptions may materially affect the retirement expenses and defined benefit obligations.

Depreciation of Fixed Assets

The costs of fixed assets are depreciated on a straight-line basis over their estimated useful lives. Management estimates the useful lives of these fixed assets to be within 5 to 20 years. These are common life expectancies applied in the industry where the Company conducts its business. Changes in the expected level of usage and technological development could impact the economic useful lives and the residual values of these assets and, therefore, future depreciation charges could be revised. The net carrying amounts of the Company's fixed assets as of March 31, 2023 and 2022 amounted to Rp46,519,560,726 and Rp48,901,644,839, respectively. Further details are disclosed in Note 8.

Allowance for Impairment of Non-Financial Assets

Impairment of a non-financial asset exists if there is an indication that the carrying value of the asset exceeds its recoverable amount, which is the higher of the asset's or its cash-generating unit's (CGU's) fair value less costs to sell. Management estimates the asset's recoverable amount by calculating fair value less costs to sell based on available data from binding sales transactions in arm's length transactions of similar assets or observable market price, less incremental costs to dispose the asset.

Management believes that there is no impairment in values of non-financial assets as of March 31, 2023 and 2022.

Income Tax

Significant judgment is involved in determining the provision for corporate income tax. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Company recognizes liabilities for expected corporate income tax issues based on estimates of whether additional corporate income tax will be due.

Determination of Fair Values of Financial Assets and Liabilities

When the fair value of financial assets and financial liabilities recorded or presented in the statement of financial position cannot be derived from active markets, their fair value is determined using valuation techniques including the discounted cash flow model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair value.

The judgment includes consideration of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

The fair values of the Company's financial assets and liabilities are disclosed in Note 23 to the financial statements.

Notes to The Financial Statements

As of 31 March, 2023 and for the Year Then Ended

4. CASH ON HAND AND IN BANKS

Cash on hand and in banks consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Cash on hand Rupiah	99,500,002	79,500,000	6,606	5,541
Cash in banks Rupiah				
PT Bank Negara Indonesia (Persero) Tbk	1,295,868,800	448,784,150	86,036	31,276
PT Bank Central Asia Tbk	292,041,376	8,813,971	19,389	614
PT Bank Mandiri (Persero) Tbk	55,703,880	1,000,000	3,698	70
Sub-total	1,643,614,056	458,598,121	109,123	31,960
U.S. dollar				
PT Bank Negara Indonesia				
(Persero) Tbk	1,334,712,653	642,031,797	88,615	44,744
PT Bank Internasional Indonesia	25,587,796	25,165,740	1,699	1,754
Sub-total	1,360,300,449	667,197,537	90,314	46,498
Total	**3,103,414,507**	**1,205,295,658**	**206,043**	**83,999**

As of March 31, 2023 and 2022, none of the Company's cash on hand and in banks are restricted in use or used as collateral.

5. TRADE RECEIVABLES - THIRD PARTIES

This account consists of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
City Ledger	263,032,283	-	17,464	-
Guest Ledger	214,084,490	-	14,213	-
Allowance for Expected Credit Losses	(25,422,985)	-	(1,688)	-
Total	**451,693,788**	**-**	**29,989**	**-**

The aging analysis of trade receivables - third parties is as follows:

	Translations into US Dollar- Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Current	214,084,490	-	14,213	-
Overdue :		-		-
1-30 days	216,999,407		14,408	
31-60 days	28,981,470	-	1,924	-
61-90 days	17,051,406	-	1,132	-
Total	**477,116,773**	**-**	**31.677**	**-**

Based on the review of the status of the individual receivable accounts at the end of the reporting period, management believes that all of the above trade receivables are fully collectible; hence, no allowance for impairment was provided as of March 31, 2023.

6. INVENTORIES

Inventories consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Materials and supplies	879,006,777	625,735,914	58,359	43,608
Beverages	220,430,547	259,705,874	14,635	18,099
Food	211,668,760	49,389,284	14,053	3,442
Boutique	32,308,757	59,292,916	2,145	4,132
Tobacco	839,481	388,030	56	28
Total	**1,344,254,322**	**994,512,018**	**89,248**	**69,309**

Management believes that no allowance for losses is necessary on the inventories as of March 31, 2023 and 2022 since the inventories are fully usable.

7. PREPAYMENTS AND ADVANCES

Prepayments and advances consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Prepaid insurance	1,279,578,708	1,226,470,935	84,954	85,474
Advance purchases	363,881,392	428,483,232	24,159	29,862
Prepaid others	152,970,595	90,587,605	10,156	6,313
Total	**1,796,430,695**	**1,745,541,772**	**119,269**	**121,649**

8. FIXED ASSETS - NET

The details of fixed assets - net are as follows:

	Year Ended March 31, 2023 Indonesian Rupiah				
	Beginning Balance	Additions	Deductions	Reclassification	Ending Balance
Cost					
Land	5,470,511,683	-	-	-	5,470,511,683
Buildings	75,033,510,981	391,839,081	-	-	75,425,350,062
Structures and improvements	5,159,738,740	-	-	-	5,159,738,740
Machinery and equipment	11,751,224,243	866,776,746	-	-	12,618,000,989
Furniture, fixtures and equipment	16,168,600,036	522,354,796	-	-	16,690,954,832
Motor vehicles	1,477,743,500	-	-	-	1,477,743,500
Total Cost	**115,061,329,183**	**648,353,000**	**-**	**-**	**116,842,299,806**
Accumulated Depreciation					
Buildings	35,064,475,593	2,455,998,922	-	-	37,520,474,515
Structures and improvements	5,107,632,214	42,929,535	-	-	5,150,561,749
Machinery and equipment	9,913,417,384	552,806,220	-	-	10,466,223,604
Furniture, fixtures and equipment	14,732,522,326	1,060,280,062	-	-	15,792,802,388
Motor vehicles	1,341,636,827	51,039,997	-	-	1,392,676,824
Total Accumulated Depreciation	66,159,684,344	4,163,054,736	-	-	70,322,739,080
Net Book Value	**48,901,644,839**				**46,519,560,726**

	Year Ended March 31, 2022 Indonesian Rupiah				
	Beginning Balance	Additions	Deductions	Reclassification	Ending Balance
Cost					
Land	5,470,511,683	-	-	-	5,470,511,683
Buildings	74,385,157,981	648,353,000	-	-	75,033,510,981
Structures and improvements	5,159,738,740	-	-	-	5,159,738,740
Machinery and equipment	11,751,224,243	-	-	-	11,751,224,243
Furniture, fixtures and equipment	16,168,600,036	-	-	-	16,168,600,036
Motor vehicles	1,477,743,500	-	-	-	1,477,743,500
Total Cost	**114,412,976,183**	**648,353,000**	**-**	**-**	**115,061,329,183**
Accumulated Depreciation					
Buildings	32,627,354,920	2,437,120,673	-	-	35,064,475,593
Structures and improvements	5,064,702,683	42,929,531	-	-	5,107,632,214
Machinery and equipment	9,326,245,105	587,172,279	-	-	9,913,417,384
Furniture, fixtures and equipment	13,592,158,982	1,140,363,344	-	-	14,732,522,326
Motor vehicles	1,267,579,329	74,057,498	-	-	1,341,636,827
Total Accumulated Depreciation	**61,878,041,019**	**4,281,643,325**	**-**	**-**	**66,159,684,344**
Net Book Value	**52,534,935,164**				**48,901,644,839**

	Year Ended March 31, 2023 Translations into U.S. Dollar - Unaudited (Note 2n)					
	Beginning Balance	Additions	Deductions	Reclassification	Translation Adjustment	Ending Balance
Cost						
Land	381,247	-	-	-	(18,047)	363,200
Buildings	5,229,180	25,962	-	-	(247,484)	5,007,658
Structures and improvements	359,589	-	-	-	(17,022)	342,567
Machinery and equipment	818,958	57,429	-	-	(38,650)	837,737
Furniture, fixtures and equipment	1,126,810	34,609			(53,269)	1,108,150
Motor vehicles	102,986	-	-	-	(4,875)	98,111
Total Cost	**8,018,770**	**118,000**	**-**	**-**	**(379,347)**	**7,757,423**
Accumulated Depreciation			-	-		
Buildings	2,443,689	162,723	-	-	(115,343)	2,491,069
Structures and improvements	355,957	2,844	-	-	(16,844)	341,957
Machinery and equipment	690,879	36,626	-	-	(32,629)	694,876
Furniture, fixtures and equipment	1,026,728	70,249			(48,457)	1,048,520
Motor vehicles	93,500	3,382	-	-	(4,419)	92,463
Total Accumulated Depreciation	4,610,753	275,824	-	-	(217,692)	4,668,885
Net Book Value	**3,408,017**					**3,088,538**

	Year Ended March 31, 2022 Translations into U.S. Dollar - Unaudited (Note 2n)					
	Beginning Balance	Additions	Deductions	Reclassification	Translation Adjustment	Ending Balance
Cost						
Land	375,413	-	-	-	5,834	381,247
Buildings	5,104,664	45,403	-	-	79,113	5,229,180
Structures and improvements	354,085	-	-	-	5,504	359,589
Machinery and equipment	806,425	-	-	-	12,533	818,958
Furniture, fixtures and equipment	1,109,566	-			17,244	1,126,810
Motor vehicles	101,410	-	-	-	1,576	102,986
Total Cost	**7,851,563**	**45,403**	**-**	**-**	**121,804**	**8,018,770**
Accumulated Depreciation						
Buildings	2,239,049	169,750	-	-	34,890	2,443,689
Structures and improvements	347,564	2,990	-	-	5,403	355,957
Machinery and equipment	640,009	40,898	-	-	9,972	690,879
Furniture, fixtures and equipment	932,757	79,428			14,543	1,026,728
Motor vehicles	86,987	5,158	-	-	1,355	93,500
Total Accumulated Depreciation	**4,246,366**	**298,224**	**-**	**-**	**66,163**	**4,610,753**
Net Book Value	**3,605,197**					**3,408,017**

The Company's land properties are covered by landrights ownership or Hak Guna Bangunan (HGB) certificate No.2 which is valid up to 2024. The management believes that the said titles of land right ownership that will expire from 2021 to 2024 can be renewed/extended.

Depreciation charged to operations amounted to Rp4,163,054,736 (US$275,824) and Rp4,281,643,325 (US$298,224) for the years ended March 31, 2023 and 2022, respectively. The Company's fixed assets and inventories are covered by insurance against losses from fire and other risks under blanket policies with total coverage amounting to US$24,350,000 (Rp366,759,700,000) and US$26,650,000 (Rp385,270,784,250) in 2023 and 2022, respectively. Further, the Company is also covered by insurance against business interruption under blanket policies with total coverage amounting to US$2,500,000 (Rp37,655,000,000) and US$2,750,000 (Rp40,073,000,000) in 2023 and 2022, respectively. The management believes that the insurance coverage is adequate to cover possible losses arising from such risks.

As of March 31, 2023 and 2022, the management believes that there is no impairment in the value of the Company's fixed assets.

9. TRADE PAYABLES

This account consists mainly liabilities to Hotel's suppliers of goods and services amounting to Rp724,490,510 (US$48,101) and Rp761,286,185 (US$53,055) as of March 31, 2023 and 2022.

10. OTHER PAYABLES

This account consists of payables for:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Third Parties				
General reserve	108,034,317	33,860,797	7,173	2,360
Others	269,155,923	195,090,177	17,870	13,595
Total	**377,190,240**	**228,950,974**	**25,043**	**15,955**

11. TAXATION

a. Taxes payable consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Development tax I	157,125,284	91,233,797	10,432	6,358
Income tax				
Article 21	71,134,049	25,923,712	4,723	1,807
Article 23	59,582,784	66,447,586	3,956	4,631
Article 26	5,070,400	1,374,800	336	95
Total	**292,912,517**	**184,979,895**	**19,447**	**12,891**

b. The reconciliation between the estimated tax expense computed by multiplying the loss before income tax by the applicable tax rate and income tax expense as shown in the statement of profit or loss and other comprehensive income is as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Loss before income tax	(14,244,338,431)	(15,450,784,226)	(816,511)	(1,103,039)
Estimated tax expense based on prevailing tax rate	(3,133,754,455)	(3,399,172,530)	(179,632)	(242,669)
Net permanent differences at the applicable tax rate	64,719,218	111,308,739	4,288	5,395
Tax effect on changes in tax rate	-	355,074,604	-	24,742
Unrecognized deferred tax assets - net	5,419,909,659	4,092,564,321	359,101	285,177
Translation adjustment	-	-	(27,999)	8,181
Income tax expenses (benefit)	**2,350,874,422**	**1,159,775,134**	**155,758**	**80,826**

c. As of March 31, 2023 and 2022, deferred tax assets - net consists of:

	Indonesian Rupiah				
		Deferred tax Benefit (Expense) Credited (Charged) to			
	April 1, 2022	Profit or Loss	Effect of Changes in Tax Rate	Other Comprehensive Income	March 31, 2023
Deferred tax assets					
Reserve for replacement of furniture, fixtures and equipment	1,536,323,615	(1,536,323,615)	-	-	-
Employee benefits	869,937,078	(869,937,078)	-	-	-
Total deferred tax assets	**2,406,260,693**	**(2,406,260,693)**	**-**	**-**	**-**
Deferred Tax Liability					
Depreciation and amortization - net	(55,386,271)	55,386,271	-	-	-
Net deferred tax assets	**2,350,874,422**	**2,350,874,422**	**-**	**-**	**-**

	Translations into US dollar - Unaudited (Note 2n)					
	Deferred tax Benefit (Expense) Credited (Charged) to					
	April 1, 2022	Profit or Loss	Effect of Changes in Tax Rate	Other Comprehensive Income	Translation adjustment	March 31, 2023
Deferred Tax Assets						
Reserve for replacement of furniture, fixtures and equipment	107,068	(101,790)	-	-	5,278	-
Employee benefits	60,627	(57,638)	-	-	2,989	-
Total deferred tax assets	**167,695**	(159,428)	-	**-**	**8,267**	**-**
Deferred tax liability						
Depreciation and amortization - net	(3,860)	3,670	-	**-**	190	-
Net deferred tax assets	**163,835**	**155,758**	**-**	**-**	**8,457**	**-**

	Indonesian Rupiah				
	Deferred tax Benefit (Expense) Credited (Charged) to				
	April 1, 2021	Profit or Loss	Effect of Changes in Tax Rate	Other Comprehensive Income	March 31, 2022
Deferred Tax Assets					
Reserve for replacement of furniture, fixtures and equipment	1,536,323,615	-		-	1,536,323,615
Employee benefits	869,937,078	-		-	869,937,078
Total deferred tax assets	**2,406,260,693**	**-**		**-**	**2,406,260,693**
Deferred Tax Liability					
Depreciation and amortization - net	1,104,388,863	(1,275,524,771)	115,749,637	-	(55,386,271)
Net deferred tax assets	**3,510,649,556**	**(1,275,524,771)**	**115,749,637**	**-**	**2,350,874,422**

	Translations into US dollar - Unaudited (Note 2n)					
	Deferred tax Benefit (Expense) Credited (Charged) to					
	April 1, 2021	Profit or Loss	Effect of changes in Tax rate	Other Comprehensive Income	Translation adjustment	March 31, 2022
Deferred Tax Assets						
Reserve for replacement of furniture, fixtures and equipment	105,430	-	-	-	1,638	107,068
Employee benefits	59,699	-	-	-	928	60,627
Total deferred tax assets	**165,129**	**-**	**-**	-	**2,566**	**167,695**
Deferred tax liabilities						
Depreciation and amortization - net	75,788	(88,881)	8,066	-	1,167	(3,680)
Net deferred tax assets	**240,917**	**(88,881)**	**8,066**	**-**	**3,733**	**163,835**

As of March 31, 2023, deferred income tax assets amounting to Rp9,424,360,614 (US$624,420), have not been recognized as management believes that it is not probable that the Company will have sufficient future taxable profits against which these items can be utilized.

d. On March 30, 2017, the Company submitted a list of fixed asset items not yet registered in the Company's tax report up to 2015 to be administered under the tax amnesty program of the tax authority. These assets are in the form of antiques and paintings worth Rp385,000,000. The Company received the approval for tax amnesty program application from the Ministry of Finance in its decision letter dated April 25, 2018. As of March 31, 2023 and 2022, the tax amnesty assets as approved were recorded as a separate line item in the statement of financial position.

The movements of the tax amnesty assets are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Balance as approved by tax authority	385,000,000	385,000,000	28,902	28,902
Accumulated depreciation	(385,000,000)	(357,133,333)	(28,915)	(27,069)
Translation adjustment	-	-	13	109
Net book value	**-**	**27,866,667**	**-**	**1,942**

12. ACCRUED EXPENSES

The details of accrued expenses due to third parties are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Professional fees	1,056,480,655	973,916,513	70,142	67,873
Salaries and allowance	914,346,813	589,954,504	60,706	41,115
Human resources	223,310,361	168,330,802	14,826	11,731
Utilities	219,704,983	221,223,134	14,587	15,417
Repairs and maintenance	171,108,776	152,830,821	11,360	10,651
Marketing	70,574,136	60,442,635	4,686	4,212
Others	790,499,378	728,648,288	52,482	50,781
Total	**3,446,025,102**	**2,895,346,697**	**228,789**	**201,780**

13. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Due to related parties				
EIH Holdings Ltd.	48,649,522,227	36,932,690,160	3,229,951	2,573,886
PT Widja Putra Karya	163,367,699	23,045,181	10,846	1,606
Total	**48,812,889,926**	**36,955,735,341**	**3,240,797**	**2,575,492**

For the years ended March 31, 2023 and 2022, the Company received funds from EIH Holdings, Ltd. to support its operations and for working capital requirements amounting to US$650,000 (Rp9,760,105,000) and US$860,000 (Rp12,337,260,000) respectively.

The Company also received funds and operating expenses support from PT Widja Putra Karya for the years ended March 31, 2023 and 2022. As of March 31, 2023 and 2022, due to PT Widja Putra Karya amounting to Rp163,367,699 and Rp23,045,182, respectively.

Salaries and wages of the Company's key management personnel amounted to Rp526,120,556 (US$34,602) and Rp244,552,110 (US$17,008) in 2023 and 2022, respectively.

In the normal course of its business, the hotel has entered into transactions with related parties as follows:

Related parties	Nature of relationships	Type of transactions
PT Widja Putra Karya	Entity under common control	Intercompany advances and share in proceeds from sale of vacation packages, operating expenses
EIH Holdings Ltd.	Parent company	Management fee, payable to finance hotel operations, and international sales promotion

14. RESERVE FOR REPLACEMENT OF FURNITURE, FIXTURES AND EQUIPMENT

The movements of this account are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar ($) Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Balance at beginning of year	6,957,702,495	7,681,618,077	484,891	527,149
Provision during the year (Note 21)	762,689,500	26,516,468	50,532	1,848
Utilization of reserve	(765,427,560)	(750,432,050)	(50,657)	(52,228)
Translation adjustment	-	-	(23,010)	8,122
Balance at end of year	**6,954,964,435**	**6,957,702,495**	**461,756**	**484,891**

15. OTHER CURRENT FINANCIAL LIABILITIES

This account pertains to guest deposits from customers and travel agents amounting to Rp3,430,087,505 (US$227,730) and Rp650,289,368 (US$45,319) as of March 31, 2023 and 2022, respectively.

16. LONG-TERM EMPLOYEE BENEFITS LIABILITY

The Company's long-term employee benefits liability consists only of post-employment benefits.

On February 2, 2021, the Government promulgated Government Regulation Number 35 Year 2021 (PP 35/2021) to implement the provisions of Article 81 and Article 185 (b) of Law no. 11/2020 concerning Job Creation (Cipta Kerja), which aims to create the widest possible employment opportunities. PP 35/2021 regulates the work agreement for a certain period (non-permanent employees), outsourcing, working time, rest time and termination of employment, which can affect the minimum benefits that must be provided to employees. The Company has evaluated the impact and has calculated the employee benefits liability as of March 31, 2022 in line with PP35/2021. Management believes that the balance of employee benefits liability is sufficient to cover the minimum benefits required under the Law.

In April 2022, the Institute of Indonesia Chartered Accountants' Accounting Standard Board "DSAK IAI") issued a press release regarding attribution of benefits to periods of service in accordance with PSAK 24: Imbalan Kerja which was adopted from IAS 19 Employee Benefits. The press release conveyed the information that the fact pattern of the pension program based on the Labor Law currently enacted in Indonesia is similar to those responded and concluded in the IFRS Interpretation Committee (IFRIC) Agenda Decision Attributing Benefit to Periods of Service IAS 19.

In prior years, the Company attribute benefits under the defined benefit plan's benefit formula to periods of service from the date when employees provide their services until their retirement age. Starting from April, 2022, based on the press release, the Company change the policy for attributing benefits under the plan to the date when employee service first leads to benefits under the plan until the date when further employee service will lead to no material amount of further benefits under the plan. However, the impact is not material to the financial statements and charged to current period.

The following tables summarize the components of employee benefit expense recognized in the statement of profit or loss and other comprehensive income and amounts recognized in the statement of financial position as employee benefits liability as of March 31, 2023 and 2022 as determined by KKA Herman Budi Purwanto, an independent actuary, in their reports dated March 31, 2023 and March 31, 2022, respectively.

The principal assumptions used in determining the employee benefits liability as of March 31, 2023 and 2022, are as follows:

Discount rate	7.17 % in 2023 and 7.60% in 2022
Annual salary increase	8.50% per annum in 2023 and 8.00% per annum 2022
Mortality	: TMI IV in 2023 and 2022
Retirement age	: 58 years old in 2023 and 58 years old in 2022
Disability rates	: 10% of TMI IV in 2023 and 2022

a. The employee benefits expense recognized in the statement of profit or loss and other comprehensive income consist of the following:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Current service cost	245,722,110	244,256,892	16,281	19,406
Impact of changes on attribution period based on IAI press release	(933,102,769)	-	(61,824)	-
Interest cost	299,917,904	317,588,741	19,873	25,232
Employee benefit expense	**(387,462,755)**	**561,845,633**	**(25,670)**	**44,638**

b. Details of employee benefits liability are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	March 31,		March 31,	
	2023	2022	2023	2022
Present value of defined benefits obligation	**3,539,486,014**	**4,374,828,445**	**234,994**	**304,887**

c. Movements in employee benefits liability are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Beginning balance	4,374,828,445	4,343,771,288	304,887	298,090
Provision during the year	545,640,014	561,845,633	36,154	44,638
Impact of changes on attribution period based on IAI press release	(933,102,769)	-	(61,824)	-
Payment during the year	(428,540,241)	(282,534,198)	(28,609)	(19,720)
Actuarial loss (gain) due from:				
Experience adjustment	(28,183,086)	(556,290,561)	(1,867)	(38,769)
Changes in financial assumption	8,843,651	308,036,283	583	21,468
Translation adjustment	-	-	(14,330)	(820)
Ending balance	**3,539,486,014**	**4,374,828,445**	**234,994**	**304,887**

d. The expected total undiscounted pension benefit payments in Indonesian rupiah for the subsequent years are as follows:

Within the next 12 months (the next annual reporting year)	:	-
Between 1 and 2 years	:	93,995,236
Between 2 and 3 years	:	-
Between 3 and 4 years	:	466,553,009
Between 4 and 5 years	:	310,599,447
Beyond 5 years	:	37,233,115,396

The average duration of the long-term employee benefits liability is 15.93 years.

e. The effect of a one-percentage point change in discount rate and salary increase rate on long-term employee benefits liability for the year ended March 31, 2023 is shown below:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Discount Rate	Salary Rate	Discount Rate	Salary Rate
Increase by 1%	(244,183,222)	262,064,890	(16,179)	17,363
Decrease by 1%	270,557,217	(503,373,905)	17,926	(33,351)

17. CAPITAL STOCK

The shares ownership details as of March 31, 2023 and 2022 are as follows:

Series A

Stockholders	Number of Shares Issued and Fully Paid	Percentage of Ownership	Amount	Translations into U.S. Dollar - Unaudited (Note 2n)
EIH Holdings Ltd.	73,789	57.03	13,282,020,000	6,530,000
EIH International Ltd.	33,900	26.20	6,102,000,000	3,000,000
PT Waka Gae Selaras	21,696	16.77	3,905,280,000	1,920,000
Total	**129,385**	**100.00**	**23,289,300,000**	**11,450,000**
Series B				
EIH Holdings Ltd.	461,359	100.00	346,019,250,000	26,016,500
Total	**461,359**	**100.00**	**346,019,250,000**	**26,016,500**

Summary

	Share series	Number of Shares Issued and Fully paid	Percentage of Ownership	Amount	Translations into U.S. Dollar - Unaudited (Note 2n)
EIH Holdings Ltd.	Series A	73,789	12.49	13,282,020,000	6,530,000
EIH International Ltd.	Series A	33,900	5.74	6,102,000,000	3,000,000
PT Waka Gae Selaras	Series A	21,696	3.67	3,905,280,000	1,920,000
EIH Holdings Ltd.	Series B	461,359	78.10	346,019,250,000	26,016,500
Total		**590,744**	**100.00**	**369,308,550,000**	**37,466,500**

On September 7, 2019, the shareholders approved the transfer of 8,757 series A shares in the Company from PT Waka Gae Selaras (WGS) to EIH Holdings, Ltd., (EIHH) and the transfer of 46,135 series B shares in the Company from EIHH to PT WGS. As of report date, the transfer has not yet been executed.

18. DEPARTMENTAL REVENUES

The details of departmental revenues are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Room department				
Pavillion	7,801,290,947	378,901,736	516,879	26,421
Villa	7,426,277,547	363,862,691	492,031	25,372
Sub-total	**15,227,568,494**	**742,764,427**	**1,008,910**	**51,793**
Food and beverages department				
Food	6,244,593,007	130,182,604	413,739	9,092
Beverages	2,132,040,125	8,579,818	141,259	599
Sub-total	**8,376,633,132**	**138,762,422**	**554,998**	**9,691**
Other operating departments				
Health spa	1,022,174,688	1,740,000	67,725	121
Boutique	316,712,580	-	20,984	-
Telephone and fax	65,150,182	-	4,317	-
Laundry	94,287,550	417,083	6,246	29
Sub-total	**1,498,325,000**	**2,157,083**	**99,272**	**150**
Others	320,456,700	198,348	21,232	14
Total	**25,422,983,326**	**883,882,280**	**1,684,412**	**61,648**

19. COST OF REVENUES

The details of cost of revenues are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Food and beverage	2,437,600,995	46,569,269	161,504	3,250
Other operating departments	385,632,558	48,428	25,550	4
Payroll and related expenses:				
Salaries and wages	4,007,698,962	1,757,989,480	265,532	122,476
Employee benefits	1,255,207,769	1,229,278,503	83,168	85,642
Other expenses:				
Travel agents	1,063,150,000	-	70,440	-
Security	692,944,196	386,298,313	45,911	26,912
Linens and uniforms	632,275,783	33,757,576	41,892	2,353
Cleaning and guest supplies	632,168,754	70,343,832	41,884	4,903
Welcome drinks, fruit baskets, and amenities	441,948,128	23,186,959	29,282	1,616
Transportation and travel	161,441,922	4,078,430	10,697	284
Loss and damages	150,185,672	10,970,971	9,951	765
Cultural music and shows	146,917,300	-	9,734	-
Cable television and music	92,566,242	7,550,000	6,133	526
Decoration	91,949,744	8,702,000	6,092	606
Kitchen fuel	81,401,381	28,033,171	5,393	1,954
Health club	61,026,021	34,557,810	4,043	2,410
Telephone and communication	58,310,278	52,053,508	3,863	3,628
Boutique	40,064,140	-	2,654	-
Others	1,436,881,492	152,993,627	95,199	10,666
Total	**13,869,371,337**	**3,846,411,877**	**918,922**	**267,995**

20. GENERAL AND ADMINISTRATIVE EXPENSES

The details of hotel operating expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Salaries and wages	1,983,360,561	1,027,242,237	131,408	71,559
Employee benefits	616,370,342	433,734,167	40,839	30,214
Consultant and audit fees	597,396,913	461,364,249	39,581	32,139
Credit Card Commission	487,998,235	2,036,156	32,333	142
Data Processing Expenses	403,044,216	192,470,620	26,704	13,408
Insurance	219,156,382	192,665,373	14,520	13,421
Licenses and taxes	214,479,869	28,000,000	14,210	1,951
Transportation and travel	193,832,336	82,939,950	12,842	5,778
Telephone and communication	107,717,144	70,520,176	7,137	4,913
Printing and stationery	68,653,435	10,097,442	4,549	703
Bank charges	56,796,664	17,190,842	3,763	1,198
Others	648,495,524	47,469,694	42,966	3,306
Total	**5,597,299,621**	**2,565,730,906**	**370,852**	**178,732**

21. PROPERTY OPERATIONS, MAINTENANCE AND ENERGY EXPENSES

The details of property operations, maintenance and energy expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Repairs and maintenance	2,224,688,206	1,157,953,562	147,398	80,672
Electricity	1,825,276,310	649,341,262	120,935	45,253
Fuel	1,515,986,785	139,194,210	100,442	9,700
Salaries and wages	866,739,729	383,618,101	57,424	26,727
Provision for replacement of furniture fixtures and equipment (Note 14)	762,689,500	26,516,468	50,532	1,848
Supplies	666,486,551	462,795,559	44,159	32,244
Water	219,715,142	127,128,109	14,558	8,860
Others	207,665,135	42,970,693	13,760	2,993
Total	**8,289,247,358**	**2,989,517,964**	**549,208**	**208,297**

22. MARKETING EXPENSES

The details of marketing expenses are as follows:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	Year Ended March 31,		Year Ended March 31,	
	2023	2022	2023	2022
Advertising and promotion	1,270,270,827	177,911,681	84,161	12,369
Sales promotion expenses (Note 25)	762,689,500	26,516,468	50,532	1,848
Others	285,932,258	143,751,253	18,946	10,013
Total	**2,318,892,585**	**348,179,402**	**153,639**	**24,230**

23. FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

The Company has various financial assets such as cash on hand and in banks, other current and non-current financial assets which arise directly from the Company's operations.

The Company's principal financial liabilities consist of trade payables, other payables, accrued expenses, due to related parties and other current financial liabilities. The main purpose of these financial liabilities is to finance the Company's operations.

The carrying values of the Company's financial assets and liabilities approximate their fair values as of March 31, 2023 and 2022.

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

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

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

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

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate such value:

Current financial assets and liabilities:

- Current financial instruments with remaining maturities of one year or less (cash on hand and in banks, other current financial assets, trade payables, other payables, accrued expenses, due to related parties, and other current financial liabilities)

  The carrying values of the Company's current financial assets and liabilities approximate their fair values due to the short-term nature of these financial assets and liabilities.

Non-current financial asset:

- Long-term financial assets (other non-current financial assets)

  The fair values of other non-current financial assets are assumed to be the same as the cash amount that will be received due to the fact that the maturity of such financial assets is not stated in related contract and the management is not yet able to determine when the financial assets will be realized.

24. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Risk Management

The main risks arising from the Company's financial instruments are foreign exchange rate risk, credit risk and liquidity risk. The Company's Board of Directors reviews and approves the policies for managing these risks which are summarized below.

a. Foreign Exchange Rate Risk

Foreign exchange rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to exchange rate fluctuations results primarily from its U.S. dollar-denominated cash in banks, trade receivables from revenue in foreign currencies, other payables and loan payable.

The Company's policies are to minimize the risk arising from the foreign exchange rate by monitoring its fluctuations and maintaining an adequate level of cash in banks and long-term bank loan in U.S. dollar. To the extent the Indonesian rupiah depreciates further from the exchange rates in effect at March 31, 2023, the Company's loan payable increases in Indonesian rupiah terms. However, the increase in this obligation will be offset in part by the increase in the value of its U.S. dollar-denominated cash in banks.

	Amount in Foreign Currency		Rupiah Equivalent
Assets			
Cash on hand and in banks	US$	90,314	1,360,300,449
Liabilities			
Due to related parties	US$	3,222,038	48,530,336,808
Net Liabilities			**(47,170,036,359)**

b. Credit Risk

Credit risk arises when one party to a financial asset or liability fails to discharge an obligation and causes the Company to incur a financial loss. The Company manages and controls this credit risk by setting limits on the amount of risk it is willing to accept for individual customers and by monitoring exposures in relation to such limits. The maximum exposure of the financial instruments to credit risk is equal to the carrying values as disclosed in Note 23.

To mitigate the default risk of cash in banks, the Company has a policy to put its cash only in banks with good reputation.

With respect to credit risk arising from financial assets, primarily cash, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amounts of these financial assets.

The table below shows the maximum exposure to credit risk for the Company's financial assets without taking into account any collateral and other credit enhancements:

	Indonesian Rupiah		Translations into U.S. Dollar - Unaudited (Note 2n)	
	2023	2022	2023	2022
Current Financial Assets				
Cash in banks	3,003,914,505	1,125,795,658	199,437	78,458
Trade receivables – net	451,693,788	-	29,989	-
Other current financial assets	18,336,387	14,901,618	1,217	1,038
Total Financial Assets	**3,473,944,680**	**1,140,697,276**	**230,643**	**79,496**

c. Liquidity Risk

Liquidity risk is defined as the risk when the cash flow position of the Company indicates that the short-term revenues are not enough to cover its short-term expenditures. The Company's liquidity risk mainly arises from the repayment of its payable to EIH as of March 31, 2023 and 2022 which was due within a year. As of March 31, 2022, the Company's current liabilities exceed its current assets by Rp57,324,430,536 (US$3,805,897) (see item "d" section below).

d. Capital Management

The primary objective of the Company's capital management is to ensure that it maintains healthy cash flows in order to support its business. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return on capital or issue new shares.

The Company reported net loss of Rp16,575,873,418 (US$1,108,290) for the year ended March 31, 2023 resulting in equity deficiency of Rp14,217,740,824 (US$943,947). The Company's total current liabilities exceeded its total current assets by Rp57,324,430,536 (US$3,805,897) as of March 31, 2023.

In addition, EIH International Ltd. the Company's ultimate parent company, and along with EIH Holdings Ltd, which owns a combined 96.33% shareholdings in the Company, have provided a written confirmation on its intention and ability to provide financial support if and when required by the Company to allow it to continue as a going concern entity.

The financial statements have been prepared assuming that the Company will continue as a going concern entity. The financial statements did not include any adjustment that might result from these uncertainties.

25. SIGNIFICANT AGREEMENT

The Company entered into a Hotel Operation Agreement with EIH Management Services B.V. (the Operator) to manage and operate the Hotel effective December 31, 1998. On July 24, 2000, the Company signed a Renewal Agreement whereby the original term was extended until April 14, 2034 with operator having automatic rights of approval for another 20 years. The assignment of EIH Management Services B.V as the hotel operator was also transferred to EIH Holdings Ltd. with all terms and conditions retained.

The Operator has automatic and irrevocable options to extend the Agreement for another 20 years. Under the agreement, the Hotel Operator is entitled to a fee of 12.5% of the total gross operating profit. Also, under the agreement, the Hotel Operator is entitled to pay out of the gross operating revenue and as part of gross operating expenses, an amount equal to 3% of the Hotel gross operating revenue for marketing and sales promotion expenses. Any loss incurred by the Hotel in any financial year shall be borne exclusively by the Company.

26. RECENT DEVELOPMENTS AFFECTING ACCOUNTING STANDARDS

The accounting standards that have been issued up to the date of issuance of the Company's financial statements, but not yet effective are disclosed below. The management intends to adopt the standards that are considered relevant to the Company when they become effective. The Company is presently evaluating and has not yet determined the effects of these accounting standards on the financial statements.

- **Effective for annual reporting period beginning on or after January 1, 2023**

a. Amendments to PSAK 16: Fixed Assets - Proceeds before Intended Use

The amendments prohibit entities to deduct from the cost of an item of fixed assets, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in the profit or loss.

The amendment is effective for annual reporting periods beginning on or after January 1, 2023 and shall be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

b. Amendments to PSAK 1: Presentation of Financial Statements – Classification of a Liability as current or non-current

The amendments specify the requirements for classifying liabilities as current or non-current and clarify:

- what is meant by a right to defer settlement,
- the right to defer must exist at the end of the reporting period,
- classification is not affected by the likelihood that an entity will exercise its deferral right, and
- only if an embedded derivative in a convertible liability is an equity instrument would the terms and conditions of a liability will not impact its classification.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and shall be applied retrospectively.

c Amendment of PSAK 1: Presentation of financial statement - Disclosure of accounting policies

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

The amendment is effective on or after 1 January 2023 with earlier application permitted.

d. Amendment of PSAK 25: Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Accounting Estimates

The amendments introduces a definition of 'accounting estimates' and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendment is effective on or after January 1, 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted. The Company is currently assessing the impact of the amendment to determine the impact they will have on the Company's financial reporting.

e. Amendment of PSAK 46: Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction

This amendment proposes that entities recognize deferred tax assets and liabilities at the time of initial recognition, for example from a lease transaction, to eliminate differences in current practice for such transactions and similar transactions.

The amendment is effective for annual reporting periods beginning on or after January 1, 2023 with early adoption permitted.

- **Effective for annual reporting period beginning on or after January 1, 2024**

  a. Amendment of PSAK 1: Non-current Liabilities with Covenants

  This amendment clarifies that only covenants with which entities must comply on or before the reporting date will affect a liability's classification as current or non-current.

  The amendments are effective for annual reporting periods beginning on or after January 1, 2024 with early adoption permitted.

  Entities apply retrospectively amendments to PSAK 1 (October 2020) regarding the classification of a liability as current or non-current for financial reporting starting on or after January 1, 2024 in accordance with PSAK 25. If entities apply the amendments to PSAK 1 (October 2020) in a period that earlier after the issuance of the amendment to PSAK 1 (December 2022) regarding non-current liabilities with covenants, entities also apply the amendment to PSAK 1 (December 2022) in that period. If entities apply the amendments to PSAK 1 (October 2020) for the previous period, the entity shall disclose this fact.

- **Effective for annual reporting period beginning on or after January 1, 2025**

  a. PSAK 74: Insurance Contracts

  A comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure, upon its effective date, PSAK 74 will replace PSAK 62: Insurance Contracts. PSAK 74 applies to all types of insurance contracts, life, non-life, direct insurance and re-insurance, regardless of the entities issuing them, as well as to certain guarantees and financial instruments with discretionary participation features, while a few scope exceptions will apply. The overall objective of PSAK 74 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers.

  PSAK 74 is effective for reporting periods beginning on or after April 1, 2025, with comparative figures required. Early application is permitted, provided the entity also applies PSAK 71 and PSAK 72 on or before the date of initial application of PSAK 74. This standard is not expected to have any impact to the financial reporting of the Company upon first-time adoption.

27. EVENTS AFTER REPORTING PERIOD

In accordance with Tax Regulations Harmonization Law, the general VAT rate will increase from 11% to 12% effective January 1, 2025.

On March 31, 2022, Mr. Deepak Madhok submitted his resignation as the Director of the Company which will be in effect 30 days after the notification. As of the date of this report, there has not been any shareholder's circular resolution to accept and change the composition of the Company's Board of Commissioner and Directors.

28. CHANGES IN LIABILITIES ARISING FROM FINANCING ACTIVITIES

The reconciliation of liabilities arising from financing activities for the years ended March 31, 2023 and 2022 are as follows:

	Year Ended March 31, 2023				
	Beginning Balance	**Cash flows**	**Foreign Exchange**	**Others**	**Ending Balance**
Due to related parties	**36,929,218,873**	**9,900,427,517**	**1,864,058,117**	**-**	**48,693,704,507**

	Year Ended March 31, 2022				
	Beginning Balance	**Cash flows**	**Foreign Exchange**	**Others**	**Ending Balance**
Due to related parties	**24,947,818,173**	**12,360,305,182**	**(378,904,482)**	**-**	**36,929,218,873**

PT ASTINA GRAHA UBUD

BOARD

Drs. Ec. I Wayan Pasek
Mr. Tjokorda Raka Kerthayasa
Mr. Deepak Madhok (Resigned 31 March 2023, Effective 30 April 2023)

AUDITORS

Ernst & Young
Ernst & Young Building
121, King William Street
Adelaide SA 5000
Australia

REGISTERED OFFICE

Dsn/Br. Jambangan,
Singekerta,
Ubud - Gianyar
Indonesia

Directors' Report

DIRECTORS

The Directors present their report on the Company for the year ended 31 March 2023.

The names of the Company's Directors in office during the year and until the date of this report are as follows.

Drs. Ec. I Wayan Pasek
Mr. Tjokorda Raka Kerthayasa
Mr. Deepak Madhok (Resigned 31 March 2023, Effective 30 April 2023)

The Directors were in office for the entire year unless otherwise stated.

PRINCIPAL ACTIVITIES

The Company's principal activity during the year was investment.

OPERATING AND FINANCIAL REVIEW

The net profit of the Company for the year was $Nil (2022: $Nil) after providing for income tax of $Nil (2022: $Nil).

No significant change in the nature of these activities occurred during the year.

EVENTS AFTER THE BALANCE DATE

No material matters or circumstances have arisen since the end of the year that requires disclosure in the financial statements.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

There are no significant changes in state of affairs.

The results of the Company operations during the year have not, in the opinion of the Directors, been affected by any item, transaction or event of a material or unusual nature.

DIVIDEND

No dividend has been paid, declared, or recommended during the preceding year ended 31 March 2023.

SHARE OPTIONS

No options over issued shares or interests in the company were granted during or since the end of the year and there were no options outstanding at the date of this report.

AUDITORS INDEPENDENCE

A copy of the auditor's independence declaration is attached to this financial report.

Signed in accordance with a resolution of the Director:

19 April 2023

Deepak Madhok
Director

Independent Auditor's Report

To the Members of
PT Astina Graha Ubud

Opinion

We have audited the financial report of PT Astina Graha Ubud (the Company), which comprises the statement of financial position as at 31 March 2023, the statement of comprehensive income, statement of changes in equity for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of the Company as at 31 March 2023, and its financial performance for the year then ended in accordance with International Accounting Standards to the extent described in Note 2 to the financial statements.

Basis for Opinion

We conducted our audit in accordance with International Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Emphasis of Matter - Basis of Accounting and Restriction on Use

Without modifying our opinion, we draw attention to Note 2 to the financial report which describes the basis of accounting. The financial report is prepared to assist the directors of PT Astina Graha Ubud to meet their financial reporting requirements. As a result the financial report may not be suitable for another purpose. Our report is intended solely for the members of PT Astina Graha Ubud and should not be distributed to parties other than the members

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

The directors are responsible for the other information. The other information is the directors' report accompanying the financial report. Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation and fair presentation of the financial report in accordance with International Accounting Standards and for such internal control as the directors determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is 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 the International Auditing Standards 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 this financial report.

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

- Identify and assess the risks of material misstatement of the financial report, 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors 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.

Ernst & Young

Adelaide
19 April 2023

Statement of Comprehensive Income

For the year ended 31 March, 2023

Expressed in United States Dollars ($)

	Note	**Year ended 31 March, 2023**	**Year ended 31 March, 2022**
Turnover	3	-	-
Profit before taxation	4	-	-
Taxation expense	5	-	-
Profit after Taxation		-	-
Other Comprehensive Income		-	-
Total Comprehensive Income		-	-

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Statement of Financial Position

As at 31 March, 2023

Expressed in United States Dollars ($)

	Note	As at 31 March, 2023	As at 31 March, 2022
Current Assets			
Amount due to Related Parties		-	-
Total Current Assets		**-**	**-**
Non-Current Assets		-	-
Property, plant, and equipment		6,184,948	6,184,948
Total Current Assets		**6,184,948**	**6,184,948**
Total Assets		**6,184,948**	**6,184,948**
Current Liabilities			
Amount due to related parties		-	-
Total Current Liabilities		-	-
Non-Current Liabilities			
Amount due to shareholders		3,584,948	3,584,948
Total Non-Current Liabilities		**3,584,948**	**3,584,948**
Total Liabilities		**3,584,948**	**3,584,948**
Net Assets		**2,600,000**	**2,600,000**
Equity:			
Share capital	7	2,600,000	2,600,000
Retained earnings		-	-
Total Equity		**2,600,000**	**2,600,000**

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

For the year ended 31 March, 2023

Expressed in United States Dollars ($)

	Share Capital	Retained Earnings	Total Equity
As at 1 April, 2022	**2,600,000**	-	**2,600,000**
Profit for year	-	-	-
Other comprehensive income	-	-	-
As at 31 March, 2023	**2,600,000**	**-**	**2,600,000**
As at 1 April, 2021	**2,600,000**	**-**	**2,600,000**
Profit for year	-	-	-
Other comprehensive income	-	-	-
As at 31 March, 2022	**2,600,000**	**-**	**2,600,000**

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Notes to the Financial Statements

For the year ended 31 March, 2023

1. Corporate information

The financial report of PT Astina Graha Ubud. (the "Company") for the year ended 31 March 2023 was authorised for issue on 19 April 2023.

PT Astina Graha Ubud. is a company limited by shares and incorporated in Indonesia. The nature of the operations and principal activity of the Company is described in the Directors' report.

2. Significant Accounting Policies

(a) Basis of Preparation

The financial report has been prepared in accordance with the requirements of International Financial Reporting Standards ('IFRS').

The financial report has also been prepared on a historical cost basis.

The financial report is presented in United States Dollars and all values are rounded to the nearest dollars unless otherwise stated.

A statement of cash flows has not been prepared given that there were no cash transactions during the current year.

(b) Compliance with IFRS

The financial report complies with International Financial Reporting Standards as issued by the International Accounting Standards Board with the exception of:

- IAS 24 Related Party disclosures

These disclosures are made by the parent entity.

(c) Changes in accounting policies and disclosures

Accounting standards issued in the current period or those issued but not yet effective have been considered by management and are not expected to have a material impact on the business.

Remaining accounting policies adopted are consistent with those of the previous financial year.

(d) Foreign Currencies Translation

Transactions in foreign currency are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities in foreign currencies are translated into United States dollars at the exchange rates ruling at the balance date.

Non-monetary items measured at fair value in a foreign currency in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

Exchange gains and losses on foreign currency translation are dealt with in the Statement of Comprehensive Income account.

(e) Cash and Cash Equivalents

Cash and cash equivalents in the statement of financial position comprise cash at bank and which are subject to an insignificant risk of changes in value.

(f) Fixed Assets

Fixed assets are stated at cost less any accumulated impairment losses and depreciation. Depreciation is calculated from when an asset is first held ready for use.

The carrying values of fixed assets are reviewed for impairment at each reporting date, with recoverable amount being estimated when events or changes in circumstances indicate that the carrying value may be impaired. The recoverable amount of fixed assets is the higher of fair value less costs to sell and value in use.

An impairment exists when the carrying value of an asset exceeds its estimated recoverable amount. The asset is then written down to its recoverable amount. Impairment losses are recognised in the statement of comprehensive income.

(g) Deferred Taxation

Deferred taxation is calculated under the liability method in respect of the taxation effect arising from all timing differences between profit as computed for taxation purposes and profit as stated in the financial statements which are expected with reasonable probability to crystallise in the foreseeable future.

(h) Contributed Equity

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(i) Key judgements and estimates

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Following the outbreak of Novel Coronavirus (COVID 19) in 2020, previous country restrictions have ceased and there has been a gradual return to normal business conditions during 2023.

3. Turnover

Turnover represents dividends from investments.

4. Profit Before Taxation

Profit before taxation is arrived at after charging and crediting:

After charging:

	Expressed in United States Dollars ($)	
	Year ended 31 March, 2023	Year ended 31 March, 2022
Auditors' remuneration	-	-

The audit fee has been borne by a related company.

5. Taxation

(a) No provision has been made for income tax as the Company did not earn income subject to tax.

(b) No provision for deferred taxation has been made as the effect of all timing differences is immaterial.

6. Directors' Remuneration

	Expressed in United States Dollars ($)	
	Year ended 31 March, 2023	Year ended 31 March, 2022
Fees	-	-
Other emoluments	-	-

7. Share Capital

	Expressed in United States Dollars ($)	
	As at 31 March, 2023	As at 31 March, 2022
Issued and fully paid: Ordinary shares	**2,600,000**	2,600,000

8. Events After Statement of Financial Position Date

No material subsequent events or transactions have been identified.

9. Commitments and Contingencies

There are no outstanding commitments and contingencies at year end.

In the opinion of the Directors:

(a) the statement of comprehensive income and statement of changes in equity is drawn up so as to give a true and fair view of the results of the Company for the year ended 31 March 2023;

(b) the statement of financial position is drawn up so as to give a true and fair view of the state of affairs of the Company at 31 March 2023; and

(c) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

This statement has been made in accordance with a resolution of Directors.

19 April, 2023

Deepak Madhok

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