

Independent Auditor's report on Special purpose IND-AS Financial Statements

To the members / Management / Board of Directors

PT OYO Rooms (Indonesia)

We have audited the accompanying special purpose standalone financial statements of PT OYO Rooms (Indonesia) ("the Company") comprise the special purpose balance sheet as at March 31, 2024, the special purpose statement of profit and loss, including the special purpose cash flow statement and the special purpose statement of changes in equity for the year then ended, and notes to the special purpose financial statements, including a summary of material accounting policies and other explanatory information (together herein referred to as "Special Purpose Standalone Financial Statements" or "financial statements" or "Standalone Financial Statements"). This Special purpose financial information has been prepared solely in connection with the proposed Initial Public Offer ("IPO") of Oravel Stays Limited (the "Group Company") in India.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Special Purpose Standalone Financial Statements are in compliance with the basis of preparation explained in Note 2 of the financial statements including Basis for Opinion paragraph below.

Basis for Opinion

The Special Purpose Standalone Financial Statements do not include all the information and disclosures normally included in annual financial statements. Only those disclosures as considered appropriate by the Management have been considered in these Standalone Financial Statements.

Items included in the Special Purpose Standalone Financial Statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The Special Purpose Standalone Financial Statements are presented in Indian rupee (INR), which is the Group company's (Oravel Stays Limited) functional and presentation currency.

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

Responsibilities of Management for the standalone Financial Statements

The Company's Management/ Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and



prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, 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 Management / Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements 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.

Restriction on Use and Distribution

As disclosed in the basis of opinion paragraph these Special Purpose Standalone Financial Statements have been prepared solely for management's internal financial reporting purpose and is intended solely for the information and use of the Management / Board of directors of the Company or Group Company. Accordingly, this report should not be used, referred to or distributed for any other purpose without our prior written consent.

For and on behalf of S
Ramanand Aiyar & Co.
Chartered Accountants
Firm Registration No. 000990N

Nitesh Gupta



Nitesh Gupta
Partner
Membership no: 521632

Place: Gurugram
Date: 24-12-2025

UDIN: 25521632ZATRJX1917

PT. OYO Rooms (Indonesia)
Special purpose balance sheet as at 31 March 2024
(Amount in INR Millions, unless stated otherwise)

	Notes	As at 31 March 2024	As at 31 March 2023
Assets			
Non-current assets			
Property, plant and equipment	3	6.66	3.62
Right to use assets	3A	2.78	5.91
Other intangible assets	4	-	0.01
Investment in subsidiaries	5	12.70	12.70
Financial assets			
(i) Other financial assets	6	2.70	3.38
Non-current tax assets (net)	7	0.52	0.27
Other non-current assets	8	-	4.91
Total non-current assets		25.36	30.80
Current assets			
Financial assets			
(i) Trade receivables	9	1,486.76	1,549.77
(ii) Cash and cash equivalents	10	24.25	191.71
(iii) Other financial assets	11	31.17	8.92
Other current assets	12	11.01	49.03
Total current assets		1,553.19	1,799.43
Total assets		1,578.55	1,830.23
Equity and liabilities			
Equity			
Capital stock	13	2,807.94	2,807.94
Other equity	14	(1,625.46)	(1,691.14)
Total equity		1,182.48	1,116.80
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Lease liabilities	15	-	6.03
Total non-current liabilities		-	6.03
Current liabilities			
Financial liabilities			
(i) Lease liabilities	15	2.89	-
(ii) Trade payables	16	-	-
(a) total outstanding dues of micro and small enterprises		-	-
(b) total outstanding dues of creditor other than micro and small enterprises		274.78	522.18
(iii) Other financial liabilities	17	77.81	128.66
Current tax liabilities (net)	18	2.89	3.02
Other current liabilities	19	37.70	53.54
Total current liabilities		396.07	707.40
Total liabilities		396.07	713.43
Total equity and liabilities		1,578.55	1,830.23
Summary of material accounting policies	2		

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

As per our report of even date

For S Ramanand Aiyar & Co
Chartered Accountants
ICAI's Firm Registration No.: 000990N

Nitesh Gupta
per Nitesh Gupta
Partner
Membership No. 521632

For and on behalf of the Board of Directors of
PT. OYO Rooms (Indonesia)

Rakesh Kumar
Rakesh Kumar
Authorized Signatory



Place: Gurugram

Date: 24-12-2025

UDIN: 255216322AJRJX1917



Place: Gurugram

Date: 23-12-2025

PT. OYO Rooms (Indonesia)

Special purpose statement of profit and loss for the year ended 31 March 2024

(Amount in INR Millions, unless stated otherwise)

	Notes	For the year ended 31 March 2024	For the year ended 31 March 2023
Income			
Revenue from operations	20	2,893.68	3,758.38
Other income	21	62.69	6.16
Total income (I)		2,956.37	3,764.54
Expenses			
Operating expenses	22	1,944.68	2,566.44
Finance cost	23	7.60	8.49
Employee benefits expense	24	230.91	379.46
Depreciation and amortization expense	25	7.54	16.33
Other expenses	26	631.63	821.15
Total expenses (II)		2,822.36	3,791.87
Profit/ (loss) before exceptional items and tax (I-II)		134.01	(27.33)
Exceptional items	27	15.02	45.85
Profit/ (loss) before tax		118.99	(73.18)
Tax expense:			
Current tax		-	-
Deferred tax		-	-
Income tax (income)/expense		-	-
Profit/(loss) for the year		118.99	(73.18)
Other comprehensive income/(loss), net of tax			
Other comprehensive income/(loss) to be reclassified to profit or loss in subsequent periods	28		
Exchange differences on translation of financial statements of foreign operations (net)		(53.31)	51.60
Net other comprehensive income/ (loss) to be reclassified to profit or loss in subsequent periods		(53.31)	51.60
Total other comprehensive income/(loss), net of tax		65.68	(21.58)
Earning/ (loss) per share (in INR)			
Basic	29	212.06	(130.41)
Diluted	29	212.06	(130.41)
Summary of material accounting policies	2		

The accompanying notes are an integral part of the special purpose statements.

As per our report of even date.

For S Ramanand Aiyar & Co
Chartered Accountants
ICAI's Firm Registration No.: 000990N

per Nitesh Gupta
Partner
Membership No. 521632

Place: Gurugram
Date: 24-12-2025



For and on behalf of the Board of Directors of
PT. OYO Rooms (Indonesia)

Rakesh Kumar
Authorized Signatory



Place: Gurugram
Date: 23-12-2025

UDIN: 25521632 ZAJR JX 1917

PT. OYO Rooms (Indonesia)
Cash Flow Statement for the year ended 31 March 2024
(Amount in INR Millions, unless stated otherwise)

	For the year ended 31 March 2024	For the year ended 31 March 2023
Cash flow from operating activities:		
Profit/(loss) for the year	118.99	(73.18)
Adjustment to reconcile loss before tax to net cash flows		
Depreciation and amortisation expenses	7.54	16.33
Interest Income	(0.59)	(0.65)
Employee stock option compensation	-	15.48
Interest expense	7.60	8.49
Provision/liabilities no longer required written back	(7.01)	-
Exchange difference (net)	(54.97)	(5.37)
	71.56	(38.90)
Movements in working capital :		
Decrease in trade payables	(185.20)	(865.76)
Decrease in other non financial liabilities	(50.85)	34.11
(Decrease)/increase in othe current liability	(15.84)	31.59
Decrease in other financial assets	(21.58)	48.75
Increase in other current assets	42.93	41.75
Increase in trade receivables	63.01	830.92
Cash flows from/ (used in) operations	(95.97)	82.46
Taxes paid (net of refund)	(0.39)	-
Net cash (used in)/flows from operating activities (A)	(96.36)	82.46
Investing activities		
Purchase of property, plant and equipment (including intangibles, capital advance, and CWIP) (net)	(7.89)	(5.23)
Interest received	0.59	0.65
Foreign exchange movement in investing activities (net)	(0.02)	(3.76)
Net cash flows from/(used in) investing activities (B)	(7.32)	(8.34)
Financing activities		
Interest Expense	(7.60)	(8.49)
Payment of principal portion of lease liabilities	(2.87)	(2.81)
Net cash flows from/(used in) financing activities (C)	(10.47)	(11.30)
Net (decrease) in cash and cash equivalents (A+B+C)	(114.15)	62.82
Cash and cash equivalents at the beginning of the year	191.71	77.29
Exchange differences on translation of financial statements of foreign operations (net)	(53.31)	51.60
Cash and cash equivalents at the end of the year	24.25	191.71
Components of cash and cash equivalents (refer note 10.1)		
Cash on hand	-	-
Fund in transit	-	-
With banks:		
on current accounts	24.25	191.71
on deposits accounts	-	-
Total cash and cash equivalents	24.25	191.71

The accompanying notes are an integral part of the special purpose statements.

For S Ramanand Aiyar & Co
Chartered Accountants
ICAI's Firm Registration No.: 000990N

Nitesh Gupta

per Nitesh Gupta
Partner
Membership No. 521632

Place: Gurugram
Date: 24-12-2025

UDIN: 25521632ZAJRJX1917



For and on behalf of the Board of Directors of
PT. OYO Rooms (Indonesia)

Rakesh Kumar

Rakesh Kumar
Authorized Signatory



Place: Gurugram
Date: 23-12-2025

PT. OYO Rooms (Indonesia)
Statement of changes in equity for the year ended 31 March 2024
(Amount in INR Millions, unless stated otherwise)

a. Capital stock

Equity shares of Rp1,000,000 each issued, subscribed and fully paid

	Equity share capital	
	No. of shares	Amount
As at 1 April 2022	561,136	2,807.94
Issued during the year	-	-
As at 31 March 2023	561,136	2,807.94
Issued during the year	-	-
As at 31 March 2024	561,136	2,807.94

b. Other equity

	Reserves & Surplus			Total
	Contribution from holding Company	Other comprehensive income	Retained earning	
As at 1 April 2022	36.76	(17.23)	(1,703.31)	(1,683.78)
(Loss) for the year	-	-	(73.18)	(73.18)
Add: Foreign currency translation reserve during the year	-	51.60	-	51.60
Total comprehensive income	-	51.60	(73.18)	(21.58)
Add : Share based payment expenses	14.22	-	-	14.22
As at 31 March 2023	50.98	34.37	(1,776.49)	(1,691.14)
As at 1 April 2023	50.98	34.37	(1,776.49)	(1,691.14)
Profit for the year	-	-	118.99	118.99
Add: Foreign currency translation reserve during the year	-	(53.31)	-	(53.31)
Total comprehensive income	-	(53.31)	118.99	65.68
Add : Share based payment expenses	-	-	-	-
As at 31 March 2024	50.98	(18.94)	(1,657.50)	(1,625.46)

The accompanying notes form an integral part of the special purpose financial statements.

As per our report of even date

For S Ramanand Aiyar & Co
Chartered Accountants
ICAI's Firm Registration No.: 000990N

Nitesh Gupta
per Nitesh Gupta
Partner
Membership No. 521632



For and on behalf of the Board of Directors of
PT. OYO Rooms (Indonesia)

Rakesh Kumar
Rakesh Kumar
Authorized Signatory



Place: Gurugram
Date: 24-12-2025

Place: Gurugram
Date: 23-12-2025

UDIN : 25521632ZAJRTJX1917

Background

PT. OYO Rooms (Indonesia) ("The Company"), incorporated on October 3rd, 2017, having its registered office at John M. Keynesplein 10, 1066EP Amsterdam, Netherlands, is a limited liability company under Dutch law. The Company is a wholly owned subsidiary of OYO Vacation Homes UK Ltd. (UK). Oravel Stays Limited (India) is the Ultimate Holding company.

The Company is engaged in, inter alia, hotel reservation services in the form of e-commerce services, provision of analytics on website activities and inventory websites, and hotel room reservation services using the web portal media.

These financial statements are authorized for issue by the Company's Board of directors on 15th December 2025.

1. Basis of preparation

A. Statement of compliance

The Company's management has prepared these Special purpose standalone financial Statements comprise the Balance sheet as at March 31, 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (together herein referred to as "Special Purpose Standalone Financial Statements" or "financial statements" or "Standalone Financial Statements").

This Special purpose financial information has been prepared solely in connection with the proposed Initial Public Offer ("IPO") of Oravel Stays Limited (the "Group Company") in India. The Company has followed the accompanied accounting policies for the purpose of preparing these financial statements.

The Special Purpose Financial Statements do not include all the information and disclosures normally included in annual financial statements. Only those disclosures as considered appropriate by the Management have been considered in these Standalone Financial Statements.

All the amounts included in the financial statements are reported in millions of Indian Rupee (INR) and are rounded to the nearest million, except per share data and unless stated otherwise. Further, due to rounding off, certain amounts are appearing as '0'.

The accounting policies, as set out in the following paragraphs of this note, have been consistently applied, by the Company, to all the periods presented in the said financial statements, except in case of adoption of any new standards during the year.

Details of the Company's accounting policies are included in Note 2.

B. Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded off to the nearest millions, unless otherwise indicated.

C. Basis of measurement

The financial statements have been prepared on the accrual and going concern basis and the historical cost convention except for the following items:

Items	Measurement basis
Certain financial assets and liabilities – Refer accounting policy regarding financial instrument)	Fair Value/ Amortised cost (refer 2C)
Net defined benefit (asset)/ liability	Present value of defined benefit obligations (refer 2J)

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into



account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on this basis.

D. Use of estimates and judgements

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Management believes that the estimates used in the preparation of the financial statements are prudent and reasonable. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

The areas involving critical estimates and judgements are:

- i. **Impairment of non-financial asset (intangible assets)** - Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flow model which are based on the budget for five years. The recoverable amount is sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.
- ii. **Estimation relating to fair value measurements** - When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model. The inputs to these models and the discount rates are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations 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. Refer note 38 for further disclosures.
- iii. **Expected credit losses on financial assets:** For the purpose of measuring the expected credit loss for trade receivables and advances, the Company estimates irrecoverable amounts based on the ageing of the receivable/advances balances and historical experience. Further, a large number of minor receivables including advances are grouped into homogeneous groups and assessed for impairment collectively depending on their significance. Individual trade receivables/advances are written off when management deems them not to be collectible on assessment of facts and circumstances.
- iv. **Estimation in relation to Lease term of contracts with renewal and termination options:** Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Company has several lease contracts that include extension and termination options. Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

- v. **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 Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain specific estimates such as Company's credit rating.
- vi. **Useful life of property, plant and equipment and intangibles:** The useful life to depreciate property, plant and equipment is based on technical obsolescence, nature of assets, estimated usage of the assets,



operating conditions of the asset, and manufacturers' warranties, maintenance and support period, etc. The charge for the depreciation is derived after considering the expected residual value at end of the useful life. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed by the management at each financial year end and adjusted prospectively, if appropriate. Further details about property, plant and equipment are given in note 3.

E. Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

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 most advantageous market for the asset or liability

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in 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 asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the respective notes.

2. Material accounting policies

A. Current/ non-current classification

The Company presents assets and liabilities in the balance sheet based on current/non-current classification.

Assets

An asset is classified as current when:

- i. It is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- ii. it is expected to be realised within twelve months from the reporting date;
- iii. it is held primarily for the purposes of being traded; or
- iv. it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

All other assets are classified as non-current

Liabilities

A liability is classified as current when:

- i. it is expected to be settled in the Company's normal operating cycle;
- ii. it is due to be settled within twelve months from the reporting date;
- iii. it is held primarily for the purposes of being traded; or
- iv. the Company does not have an unconditional right to defer settlement of the liability for at least twelve months from the reporting date

All other liabilities are classified as non-current.



Operating cycle

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. Based on the nature of operations and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current vs non-current classification of assets and liabilities.

B. Foreign currency transactions

In preparing the financial statements of Company, transactions in currencies other than the Company's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date.

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

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

C. Financial instruments

i. Recognition and initial measurement

Financial assets (except trade receivable) and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

At initial recognition, an entity shall measure trade receivable at their transaction price (as defined in IndAs 115), if trade receivable do not contain a significant financing component in accordance with IndAs 115.

ii. Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at

- Amortised cost
- FVOCI – debt investment;
- FVOCI – equity investment; or
- FVTPL

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets 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.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.



On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment by investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Subsequent measurement and gains and losses

Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
Debt investments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.
Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

iii. Derecognition

Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

The Company also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

iv. Offsetting



Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

D. Property, plant and equipment

i. Recognition and measurement

Property, plant and equipment are stated at cost less accumulated depreciation and impairment loss, if any. Costs directly attributable to acquisition are capitalised until the property, plant and equipment are ready for use.

The cost comprises purchase price, freight, expenditure incurred towards transformation of hotel including salary cost of transformation employees, duties, taxes and any attributable cost of bringing the asset to its working condition for its intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

The Company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset. Each component is separately depreciated over its useful life.

Gains or losses arising from derecognition of plant, property and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is derecognised.

ii. Subsequent expenditure

Subsequent costs are included in the assets carrying amount or recognised as separate asset, as appropriate, only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably.

iii. Depreciation

Depreciation on plant, property and equipment is calculated on straight-line basis using the rates prescribed under Schedule II to the Companies Act, 2013 as it coincide with useful life of assets.

Asset	Useful life
Building	10 years
Plant and machinery	15 years
Office equipment	5 years
Board & Signage	2 years
Furniture and fixtures	8-10 years
Computers & computer equipment	3-6 years
Lease hold improvements	Over the unexpired period of lease or 10 years, whichever is lower

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

E. Intangible assets

i. Recognition and measurement

Intangible assets are initially measured at cost. Such intangible assets are subsequently measured at cost less accumulated amortisation and accumulated impairment losses, if any.

ii. Amortisation

Intangible assets are amortized on a straight line basis over the estimated economic useful life of 3 years. The estimated useful life of an identifiable intangible asset is dependent on many factors such as effects of obsolescence, demand, competition and other economic factors.



Amortization method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is derecognised.

F. Impairment

i. Impairment of financial instruments

The Company recognises loss allowances for expected credit losses on:

- Financial assets measured at amortised cost; and
- Financial assets measured at FVOCI- debt investments.

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit impaired. A financial asset is 'credit impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Measurement of expected credit losses

For trade receivable and contract assets, the Company applied simplified approach in calculating Expected credit loss (ECLs). Therefore, the Company does not track changes in credit risk, but instead recognize 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 factor specific to the debtors and economic environment.

Presentation of allowance for expected credit losses in the balance sheet

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

ECL impairment loss allowance (or reversal) recognised during the period is recognised as expense/income in the statement of profit and loss.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

ii. Impairment of non-financial assets

The Company's non-financial assets, other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists or when annual impairment assessment is required, then the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

iii. Investment in subsidiaries

Investment in subsidiaries are measured at cost less impairment loss.



G. Employee benefits

i. Short-term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits and they are recognised in the period in which the employee renders the related service. Company recognizes the undiscounted amount of short term employee benefits expected to be paid in exchange for services rendered as a liability (accrued expense) after deducting any amount already paid.

ii. Termination benefits

Termination benefits are expensed at the earlier of when the Company can no longer withdraw the offer of those benefits and when the Company recognises costs for a restructuring. If benefits are not expected to be settled wholly within 12 months of the reporting date, then they are discounted.

H. Provisions (other than for employee benefits) and contingent liabilities

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost. Expected future operating losses are not provided for.

A contingent liability is disclosed where there is a possible obligation or present obligation that may, but probably will not, require outflow of resources (refer note 32). Contingent assets are not recognised.

I. Revenue

The Company apply IndAs 115 "Revenue from contracts with customers" which establishes a comprehensive framework to depict timing and amount of revenue to be recognised.

Revenue is recognised upon transfer of control of promised products or services to customers in an amount that reflects the consideration that we expect to receive in exchange for each performance obligation.

Judgment is required in determining whether the Company is the principal or agent in transactions with hotel partners and end-users. The Company evaluates the presentation of revenue on a gross or net basis based on whether it controls the service provided to the end-user and is the principal (i.e. "Gross"), or the Company arranges for other parties to provide the service to the end-user and is an agent (i.e. net").

The Company collects indirect taxes on behalf of the government and, therefore, it is not an economic benefit flowing to the Company. Hence, it is excluded from revenue.

Revenue from sale of accommodation services

Revenue from sale of accommodation services is recognised on gross basis as Company gains "Control" on stay services before providing it to customer. Company consider itself as Principal in arrangement as it assumes obligations towards performance of stay services to end customer including the acceptability of the services, takes a significant amount of risk in the service delivery of the room stays and enjoys latitude in establishing price for stay services. Revenue from sale of accommodation services are recognised on basis of used room nights by end customers, on accrual basis to the extent that it is probable that the economic benefit will flow to the Company and it can be reliably measured.

Revenue is recognised net of cancellations, refunds, discounts, incentives and taxes payable by the Company. ECL Impairment losses pertains to uncertainties in collection at the time of recognition of revenue has been netted off from revenue.

Cancellation income related to sale of accommodation services are recognised on on cancellation of booking by end customers.



Value added services

Value-added services include services in the nature of marketing and data analytics and preferential performance listing which results in enhanced traffic to hotel partners. It is recognised on basis of actual performance to the extent that it is probable that the economic benefit will flow to the Company and it can be reliably measured. Expected credit Impairment losses pertains to uncertainties in collection at the time of recognition of revenue has been netted off from revenue.

Subscription Income (Wizard subscription)

The Company provides wizard membership programs under which participating customers are eligible to earn discounts on qualifying transactions in future bookings. Revenue earned under wizard membership programs is recorded systematically over the period of membership. Invoicing in excess of revenues are classified as contract liabilities (which we refer to as deferred revenue, refer note 20 for further disclosures).

Other operational revenue

The Company offers together with its other products design and consultancy services related to hotels/properties to its owner. The revenue is recognised over the period of contract in the statements of profit and loss.

Trade receivables and contractual balances

The Company classifies the right to receive consideration in exchange for services as either trade receivable or unbilled revenue. Accommodation revenue in excess of invoicing are classified as contract assets (which we refer to as unbilled revenue).

Unbilled revenue

Unbilled revenue represents the gross unbilled amount expected to be realised from customers for services rendered upto the reporting date, and is measured as per the contractual terms under arrangements entered with the customers.

Interest

Interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the 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) but does not consider the expected credit losses. Interest income is included in other income in the statement of profit and loss.

J. Leases

As a lessee

The Company applies a single recognition and measurement approach for all leases except for short-term lease and leases of low value assets.

Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Identifying a lease

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

- The contract involves the use of an identified asset, specified explicitly or implicitly.
- The Company has the right to obtain substantially all the economic benefits from use of the asset throughout the period of use, and
- The Company has right to direct the use of the asset.



Initial recognition of Right of use asset (ROU)

The Company recognises a ROU asset at the lease commencement date (i.e., the date the underlying asset is available for use). ROU assets are initially measured at cost less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or site on which it is located, less any lease incentives received.

Subsequent measurement of Right of use asset (ROU)

ROU assets are subsequently amortized using the straight-line method from the commencement date to the earlier of the end of the useful life of ROU asset or the end of the lease term. If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. In addition, the right of use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurement of the lease liability. Refer to the accounting policies in section, I (ii), Impairment of non-financial assets.

Initial recognition of lease liability

Lease liabilities are initially measured at the present value of the lease payments to be paid over the lease term. Lease payments included in the measurement of the lease liabilities comprise of the following:

- Fixed payments, including in-substance fixed payments;
- Variable lease payments that depend on an index or a rate
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option, extension option and penalties for early termination only if the Company is reasonably certain to exercise those options.

Subsequent measurement of lease liability

Lease liabilities are subsequently 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 lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (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 lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

As a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables and finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

K. Income tax

Income tax comprises current and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination or to an item recognised directly in equity or in other comprehensive income.

i. Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best



estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Current tax relating to items recognised outside profit and loss is recognised outside profit and loss in correlation to the underlying transaction either In other comprehensive income or directly in equity.

L. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and taxes applicable) by the weighted average number of equity shares outstanding during the year and equity shares that will be issued upon the conversion of mandatorily convertible instruments. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue that have changed the number of outstanding, without a corresponding change in resources. For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

M. Common control business combination

Business combination involving entities that are controlled by the Company are accounted for using the pooling of interest method as follows;

- i. The assets and liabilities of the combining entities are reflected at their carrying amounts
- ii. The identity of the reserves are preserved and the reserves of the demerged undertaking become the reserves of resulting entity.
- iii. The difference, if any, between consideration and net assets taken over is transferred to capital reserve.

N. Cash and cash equivalents:

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

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

O. Exceptional items

Exceptional items refer to items of income or expense within the statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the Company.

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PT. OYO Rooms (Indonesia)

Notes to special purpose financial statements for the year ended on 31 March 2024
(Amount in INR Millions, unless stated otherwise)

3. Property, plant & equipment

	Office Equipment	Board & Signage	Computer & Equipment	Furniture & Fittings	Total
Gross carrying amount					
As at 1 April 2022	1.59	262.07	103.73	0.35	367.74
Additions	-	-	2.63	-	2.63
Disposals	-	-	-	-	-
Exchange difference (FCTR)	1.00	14.36	4.84	0.01	20.21
At 31 March 2023	2.59	276.43	111.20	0.36	390.58
Additions	-	4.40	3.49	-	7.89
Disposals	-	-	-	-	-
Exchange difference (FCTR)	(0.12)	(12.68)	(5.15)	(0.02)	(17.97)
At 31 March 2024	2.47	268.15	109.54	0.34	380.50

Accumulated depreciation and impairment

As at 1 April 2022	0.82	260.19	95.72	0.17	356.90
Charge for the year	0.41	4.68	8.16	0.03	13.28
Disposals	-	-	-	-	-
Exchange difference (FCTR)	0.05	11.55	5.16	0.02	16.78
As at 31 March 2023	1.28	276.42	109.04	0.22	386.96
Charge for the year	0.51	3.03	1.01	0.04	4.59
Disposals	-	-	-	-	-
Exchange difference (FCTR)	(0.07)	(12.64)	(4.99)	(0.01)	(17.71)
As at 31 March 2024	1.72	266.81	105.06	0.25	373.84

Net carrying amount

At 31 March 2023	1.31	0.01	2.16	0.14	3.62
At 31 March 2024	0.75	1.34	4.48	0.09	6.66

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PT. OYO Rooms (Indonesia)

Notes to special purpose financial statements for the year ended on 31 March 2024

(Amount in INR Millions, unless stated otherwise)

3A. Right of use assets

	Computer & Equipment	Total
Gross carrying amount		
As at 1 April 2022	6.04	6.04
Additions	2.60	2.60
Disposals	-	-
Exchange difference (FCTR)	0.37	0.37
As at 31 March 2023	9.01	9.01
Additions	-	-
Disposals	-	-
Exchange difference (FCTR)	(0.41)	(0.41)
As at 31 March 2024	8.60	8.60
Accumulated amortization and Impairment		
At 1 April 2022	0.17	0.17
Charge for the period	2.82	2.82
Exchange difference (FCTR)	0.11	0.11
As at 31 March 2023	3.10	3.10
Charge for the period	2.94	2.94
Exchange difference (FCTR)	(0.22)	(0.22)
As at 31 March 2024	5.82	5.82
Net carrying amount		
At 31 March 2023	5.91	5.91
At 31 March 2024	2.78	2.78



PT. OYO Rooms (Indonesia)

Notes to special purpose financial statements for the year ended on 31 March 2024

(Amount in INR Millions, unless stated otherwise)

4. Other intangible assets

	Software	Total
Gross carrying amount		
As at 1 April 2022	1.87	1.87
Additions	-	-
Disposals	-	-
Exchange difference (FCTR)	0.09	0.09
As at 31 March 2023	<u>1.96</u>	<u>1.96</u>
Additions	-	-
Disposals	-	-
Exchange difference (FCTR)	(0.09)	(0.09)
As at 31 March 2024	<u>1.87</u>	<u>1.87</u>
Accumulated amortization and impairment		
At 1 April 2022	1.64	1.64
Charge for the year	0.23	0.23
Exchange difference (FCTR)	0.08	0.08
As at 31 March 2023	<u>1.95</u>	<u>1.95</u>
Charge for the year	0.01	0.01
Exchange difference (FCTR)	(0.09)	(0.09)
As at 31 March 2024	<u>1.87</u>	<u>1.87</u>
Net carrying amount		
At 31 March 2023	<u>0.01</u>	<u>0.01</u>
At 31 March 2024	<u>-</u>	<u>-</u>



P1. OYO Rooms (Indonesia)

Notes to special purpose financial statement for the year ended 31 March 2024

(Amount in INR Millions, unless stated otherwise)

5. Investment in subsidiaries

	As at 31 March 2024	As at 31 March 2023
Investments carried at cost		
Non-trade, Unquoted investments (fully paid up)		
180,000 (31 March 2023: 180,000) equity shares @Rp 14,000 each fully paid up	12.70	12.70
	<u>12.70</u>	<u>12.70</u>
Aggregate value of unquoted investment	12.70	12.70
Aggregate amount of provision for diminution in value of investment	-	-

6. Other non-current financial assets carried at amortised cost

	As at 31 March 2024	As at 31 March 2023
Security deposits		
- Unsecured, considered good	2.70	3.38
- Unsecured, considered doubtful	7.40	7.20
	<u>10.10</u>	<u>10.58</u>
Less: credit impaired	(7.40)	(7.20)
	<u>2.70</u>	<u>3.38</u>

7. Non current tax assets (net)

	As at 31 March 2024	As at 31 March 2023
Advance tax (net of provision for tax)	0.52	0.27
	<u>0.52</u>	<u>0.27</u>

8. Other non-current assets

	As at 31 March 2024	As at 31 March 2023
Prepaid expenses		
-Unsecured, considered good	-	4.91
	<u>-</u>	<u>4.91</u>

9. Trade receivables

	As at 31 March 2024	As at 31 March 2023
Trade receivables	1,486.76	1,549.77
	<u>1,486.76</u>	<u>1,549.77</u>
Break up for security details:-		
Trade receivable		
Trade receivables - related parties	1,450.63	1,528.52
Considered good - unsecured	36.13	21.25
Having significant increase in credit risk	1.06	9.52
	<u>1,487.82</u>	<u>1,559.29</u>
Impairment allowance (allowance for expected credit loss)		
Having significant increase in credit risk	(1.06)	(9.52)
	<u>(1.06)</u>	<u>(9.52)</u>
	<u>1,486.76</u>	<u>1,549.77</u>

The aging analysis of the account receivables is presented below:

1-30 days	208.43	93.71
31-60 days	2.78	87.63
61-90 days	9.18	20.10
> 90 days	1,267.44	1,357.85
	<u>1,487.83</u>	<u>1,559.29</u>

The management believes that the allowance of impairment of account receivables is sufficient to cover probable losses from uncollectible account receivables in the future.

10. Cash and cash equivalents

	As at 31 March 2024	As at 31 March 2023
Balances with banks		
- in current accounts	24.25	125.71
- In deposit accounts with original maturity of 3 months or less	-	66.00
	<u>24.25</u>	<u>191.71</u>

All cash in banks are placed in third-party banks and are not used as collateral for any loans.



PT. OYO Rooms (Indonesia)
Notes to special purpose financial statement for the year ended 31 March 2024
(Amount in INR Millions, unless stated otherwise)

11. Other current financial assets carried at amortised cost

	As at 31 March 2024	As at 31 March 2023
Interest accrued	-	0.11
Other recoverable		
-Unsecured, considered good	31.17	8.80
-Unsecured, considered doubtful	59.84	55.97
	91.01	64.78
Less: credit impaired	(59.84)	(55.97)
Total	31.17	8.92

12. Other current assets

	As at 31 March 2024	As at 31 March 2023
Prepaid expenses		
-Unsecured, considered good	9.62	20.10
	9.62	20.10
Other advance		
-Unsecured, considered good	1.39	14.17
-Unsecured, considered doubtful	12.59	-
	13.98	14.17
Less: Provision for doubtful advances/recoverable	(12.59)	(12.06)
	1.39	2.11
Balance with government authorities	-	26.82
	-	26.82
Total	11.01	49.03

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PT. OYO Rooms (Indonesia)
Notes to special purpose financial statement for the year ended 31 March 2024
(Amount in INR Millions, unless stated otherwise)

13. Capital stock

	As at 31 March 2024	As at 31 March 2023
Authorised capital stock		
Equity shares		
800,000 (31 March 2023: 800,000) stock of Rp 1,000,000 each	4,003.23	4,003.23
	4,003.23	4,003.23
Issued, subscribed and fully paid-up		
Capital stock		
561,136 (31 March 2023: 561,136) stock of Rp 1,000,000 each	2,807.94	2,807.94
Total issued, subscribed and fully paid share capital	2,807.94	2,807.94

a) Reconciliation of the shares outstanding at the beginning and at the end of the reporting period

Shares capital	No. of shares	Amount
At 1 April 2022	561,136	2,807.94
Issued during the year	-	-
At 1 April 2023	561,136	2,807.94
Issued during the year	-	-
At 31 March 2024	561,136	2,807.94

The composition of the Company's shareholders as of March 31, 2024 and 2023 was as follows:

Shareholders	Number of share	% of ownership	Number of share	% of ownership
International Travel and Hospitality Services (Singapore) Pte Ltd (formerly known as OYO Hotels (Singapore) PTE LTD)	561,036	99.98%	561,036	99.98%
Ritesh Agarwal (As a nominee of Oravel Stays Singapore Pte Ltd)	100	0.02%	100	0.02%
Total	561,136	100.00%	561,136	100.00%

Based on Notarial Deed No. 4 of Santianna, S.H., M.Kn., a notary in Karawang, dated March 28, 2020, which had been approved by the Minister of Law and Human Right of Republic of Indonesia No. AHU-AH.01.03-0202581 dated April 28, 2020, the shareholders of the Company approved the increment of issued and fully paid capital stock from Rp463,404 to Rp561,136. The issued new shares amounting to Rp97,732 were fully subscribed and paid by OYO Hotels (Singapore) PTE LTD.

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PT. OYO Rooms (Indonesia)
Notes to special purpose financial statement for the year ended 31 March 2024
(Amount in INR Millions, unless stated otherwise)

14. Other equity

	As at 31 March 2024	As at 31 March 2023
A. Retained earnings	(1,657.50)	(1,776.49)
B. Other comprehensive income	(18.94)	34.37
C. Equity contribution from holding company	50.98	50.98
	<u>(1,625.47)</u>	<u>(1,691.14)</u>

A. Retained earnings

	As at 31 March 2024	As at 31 March 2023
Balance at the beginning of the year	(1,776.49)	(1,703.31)
Add: profit/ (loss) for the year	118.99	(73.18)
Balance at the end of year	<u>(1,657.50)</u>	<u>(1,776.49)</u>

B. Other comprehensive income

	As at 31 March 2024	As at 31 March 2023
Balance at the beginning of year	34.37	(17.23)
Add: (loss)/ income for the year	(53.31)	51.60
Balance at the end of year	<u>(18.94)</u>	<u>34.37</u>

C. Equity contribution from holding company

	As at 31 March 2024	As at 31 March 2023
Balance at the beginning of year	50.98	36.76
Add: contribution during the year	-	14.22
Balance at the end of year	<u>50.98</u>	<u>50.98</u>

15. Lease liabilities

	As at 31 March 2024	As at 31 March 2023
Balance as at 1 April	6.03	5.88
Additions during the year	-	2.60
Interest accrued during the year (refer note 23)	0.19	0.30
Payment during the year	(2.87)	(2.81)
Exchange difference (FCTR)	(0.46)	0.06
Balance as at 31 March	<u>2.89</u>	<u>6.03</u>
Non-current portion	0.00	6.03
Current portion	<u>2.89</u>	<u>-</u>
	<u>2.89</u>	<u>6.03</u>

16. Trade payables

	As at 31 March 2024	As at 31 March 2023
-total outstanding dues of micro enterprises and small enterprises		
-total outstanding dues of creditors other than micro enterprises and small enterprises	274.78	522.18
	<u>274.78</u>	<u>522.18</u>

17. Other current financial liabilities

	As at 31 March 2024	As at 31 March 2023
Carried at amortised cost		
Interest payable on loan (refer note 34)	57.39	57.25
Security deposits received	0.86	0.76
Employee related payables	19.56	70.65
	<u>77.81</u>	<u>128.66</u>

18. Current tax liabilities (net)

	As at 31 March 2024	As at 31 March 2023
Provision for income tax (net of advance tax)	2.89	3.02
	<u>2.89</u>	<u>3.02</u>

19. Other current liabilities

	As at 31 March 2024	As at 31 March 2023
Statutory liabilities	20.69	37.42
Deferred revenue	1.72	3.26
Advances from customers	15.29	12.86
	<u>37.70</u>	<u>53.54</u>

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PT. OYO Rooms (Indonesia)
Notes to special purpose financial statement for the year ended 31 March 2024
(Amount in INR Millions, unless stated otherwise)

20. Revenue from operations

	For the year ended 31 March 2024	For the year ended 31 March 2023
Sale of accommodation services	2,766.66	3,622.18
Value added services	12.43	13.30
Cancellation fees	73.55	58.77
Wizard income	8.13	9.49
Other operational revenue	32.91	54.64
Total	2,893.68	3,758.38

For the year ended March 31, 2024 and 2023, no revenues exceeding 10% of total revenues were earned from any single customer.

21. Other income

	For the year ended 31 March 2024	For the year ended 31 March 2023
Provision/liabilities no longer required written back	7.01	-
Exchange difference (net)	54.97	5.37
Management fee	0.12	0.10
Interest income from banks deposits	0.59	0.65
Miscellaneous income	-	0.04
Total	62.69	6.16

22. Operating expenses

	For the year ended 31 March 2024	For the year ended 31 March 2023
Cost of revenue	1,836.21	2,506.80
Subvention expenses	90.43	-
Other direct expenses*	18.04	59.64
Total	1,944.68	2,566.44

*For the year ended March 31, 2024 and 2023, other direct expenses consist of transformation expense, photoshoot expense for property, guest penalty fee paid to online travel agent, and property cost other than rent.

23. Finance cost

	For the year ended 31 March 2024	For the year ended 31 March 2023
Interest on lease liabilities (refer note 15)	0.19	0.30
Bank charges	7.41	8.19
	7.60	8.49

24. Employee benefits expense

	For the year ended 31 March 2024	For the year ended 31 March 2023
Salaries, wages and bonus	217.23	339.50
Staff welfare expenses	13.68	24.48
Share based payment to employees (refer note below)	-	15.48
Total	230.91	379.46

The Parent Company provides share-based payment schemes to its own employees and employees of subsidiary companies, pursuant to which, employee stock options has been granted to some of the employee of the Company.

The management is of the opinion that the stock option scheme of Parent Company is managed and administered for its own benefit and do not have any settlement obligations on the Company. Further, the aforesaid scheme pertain to shares of the parent company and the impact of compensation benefits in respect of such schemes is assessed and accounted for in the books of the respective company as per accounting standards.

25. Depreciation and amortization expense

	For the year ended 31 March 2024	For the year ended 31 March 2023
Depreciation of property, plant & equipment (refer note 3)	4.59	13.28
Depreciation of right of use assets (refer note 3A)	2.94	2.82
Amortization of other intangible assets (refer note 4)	0.01	0.23
Total	7.54	16.33



PT. OYO Rooms (Indonesia)

Notes to special purpose financial statement for the year ended 31 March 2024

(Amount in INR Millions, unless stated otherwise)

26. Other expenses

	For the year ended 31 March 2024	For the year ended 31 March 2023
Rent for office building and warehouse	4.33	3.91
Rates and taxes	-	0.25
Advertising and sales promotion	71.25	72.85
Commission and brokerage	339.76	356.12
Travelling and conveyance	20.11	26.15
Communication cost	1.28	2.34
Customer support	38.32	27.67
Professional and consultancy fee	65.73	262.68
Allowance for expected credit loss (net)	(2.17)	(18.38)
Information technology expenses	28.42	54.20
Freight, postage and courier	0.48	0.42
Business development expenses	0.53	1.63
Outsourced manpower	51.87	-
Provision for doubtful advances	2.18	11.05
Management Fees	6.59	27.75
Bad debts/advances written off	-	(9.16)
Miscellaneous expenses	2.95	1.67
Total	631.63	821.15

27. Exceptional items

	For the year ended 31 March 2024	For the year ended 31 March 2023
Exceptional items	15.02	45.85
Total	15.02	45.85

28. Other comprehensive income

	For the year ended 31 March 2024	For the year ended 31 March 2023
Other comprehensive income/(expense) to be reclassified to profit or loss in subsequent periods		
Exchange differences on translation of financial statements of foreign operations (net)	(53.31)	51.60
Income tax	-	-
Net other comprehensive income/(expense) to be reclassified to profit or loss in subsequent periods	(53.31)	51.60
	(53.31)	51.60

29. Earning per share

Basic and diluted earning/ (loss) per share (EPS) amounts are calculated by dividing the profit/ (loss) for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

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

	For the year ended 31 March 2024	For the year ended 31 March 2023
Loss attributable to equity and preference shareholders	118.99	(73.18)
Weighted average number of equity shares at the year end	561,136	561,136
Basic earning/ (loss) per share (in INR)	212.05	(130.41)
Diluted earning/ (loss) per share (in INR)	212.05	(130.41)

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PT. OYO Rooms (Indonesia)**Notes to special purpose financial statement for the year ended 31 March 2024****(Amount in INR Millions, unless stated otherwise)****30. Fair values**

Set out below, is a comparison by class of the carrying amounts and fair value of the Company's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

	As at March 31, 2024			As at March 31, 2023		
	Amortised cost	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI
Financial assets						
Trade receivables	1,486.76	-	-	1,549.77	-	-
Cash and cash equivalents	24.25	-	-	191.71	-	-
Other financial assets	33.87	-	-	12.30	-	-
Total	1,544.88	-	-	1,753.78	-	-
Financial liabilities						
Lease liabilities	2.89	-	-	6.03	-	-
Trade payables	274.78	-	-	522.18	-	-
Other financial liabilities	77.81	-	-	128.66	-	-
Total	355.48	-	-	656.87	-	-

The management assessed that carrying value of cash and cash equivalents is approximate to their fair value largely due to the short-term maturities of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

Receivables/Borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. based on this evaluation, allowances are taken into account for the expected credit losses of these receivables.

31. Fair value hierarchy

There are no assets and liabilities for which fair values is measured using :

Quoted prices in active markets (Level 1)

Significant observable inputs (Level 2)

Significant unobservable inputs (Level 3)

There are no transfers between levels 1, 2 and 3 during the year.

The company's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

Specific valuation techniques used to value financial instrument include:

- Fair value of security deposits paid having maturity of more than 12 months has been determined based on cash flows discounted using bank deposit rate.
- Investment in mutual funds and bonds are fair valued on mark to market basis.
- Trade receivables, trade payables and other financial liabilities are carried at amortized cost.
- Fair value of security deposits paid having maturity of more than 12 months has been determined based on cash flows discounted using bank deposit rate.

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32. Financial risk management objectives and policies

The Company's principal financial liabilities comprise trade payables. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include trade and other receivables, cash and cash equivalents and investment in mutual funds that derive directly from issue of shares to shareholders.

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

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include trade payables and trade receivables.

Interest risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Company have interest bearing fixed deposit. A change in interest rates at the reporting date would not affect significantly on profit or loss and equity.

Credit risk

Credit risk is the risk arising from the possibilities that customers may not be able to settle their obligation. To manage this, the Company periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trend, forward looking macroeconomics analysis, historical trend of bad debt. Since, entire revenue and trade receivable including contract assets is from group companies only, management assess that the credit risk associated with receivable and contract assets is negligible.

Liquidity risk

The Company monitors its risk of a shortage of funds doing a liquidity planning exercise. The Company's treasury function reviews the liquidity position on an ongoing basis. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low.

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

	0 to 1 year	1-5 years	More than 5 years	Total
As at 31 March 2024				
Lease liabilities	2.89	-	-	2.89
Other financial liabilities	77.81	-	-	77.81
Trade payables	274.78	-	-	274.78
	355.48	-	-	355.48
As at 31 March 2023				
Lease liabilities	-	6.03	-	6.03
Other financial liabilities	128.66	-	-	128.66
Trade payables	522.18	-	-	522.18
	650.84	6.03	-	656.87

Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Company's performance to developments affecting a particular industry. The Company is not exposed to excessive concentration since the customers of the Company are not engaged in similar business activities. For the year ended March 31, 2024 and 2023, no revenues exceeding 10% of total revenues were earned from any single customer.

33. Capital management

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

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company's policy is to keep the gearing ratio at an optimum level to ensure that the debt related covenant are complied with. The Company includes within net debt, interest bearing loans and borrowings, less cash and cash equivalents, excluding discontinued operations. There are no financial covenants attached to interest-bearing loans and borrowings that define capital structure requirements.

	As at 31 March 2024	As at 31 March 2023
Total financial liabilities	355.48	656.87
Less: cash and cash equivalents	24.25	191.71
Net debt	379.73	848.58
Total equity	1,182.48	1,116.80
Gearing ratio	32.11%	75.98%

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2024 and 31 March 2023



34. Related party transactions

a) Names of related parties and related party relationship

Related parties with whom transactions have taken place:

Ultimate Holding Company	Oravel Stays Limited
Holding Company	Oravel Stays Singapore Pte. Limited International Travel And Hospitality Services SG Pte. Ltd. (Formerly known as OYO Hotels Singapore Pte Ltd.)
Fellow Subsidiary	OYO Hotels Inc OYO Rooms Hospitality SDN BHD OYO Hotels and Homes Private Limited OYO Technology And Hospitality (UK) Limited PT OYO Hotels Indonesia OYO Technology & Hospitality Philippines Inc. OYO Hospitality Netherlands B.V OYO Apartments Investments LLP OYO Vacation Homes Rental L.L.C OYO Hospitality & Information Technology (Shenzhen) Company Limited OYO Hotel Management (Shanghai) Company Limited Innov8 WorkSpaces India Limited

b) Related party transactions during the year:

		For the year ended 31 March 2024	For the year ended 31 March 2023
Oravel Stays Limited	Purchase of services	1.06	66.17
Oravel Stays Singapore Pte. Limited	Purchase of services	66.32	184.06
International Travel and Hospitality Services (Singapore) Pte Ltd	Purchase of services	43.83	280.35
OYO Rooms Hospitality Sdn. Bhd.	Purchase of services	0.49	1.55
OYO Technology And Hospitality (UK) Limited	Purchase of services	15.75	0.20
PT OYO Hotels Indonesia	Purchase of services	20.20	30.25
OYO Apartments Investments LLP	Purchase of services	0.05	0.20
Oravel Stays Private Limited	Payment received by group companies on behalf of us	(65.78)	66.17
Oravel Stays Singapore Pte. Limited	Payment received by group companies on behalf of us	(232.52)	(184.06)
OYO Hotels and Homes Pvt. Ltd.	Payment received by group companies on behalf of us	(239.36)	237.49
OYO Technology And Hospitality (UK) Limited	Payment received by group companies on behalf of us	(12.95)	0.20
PT OYO Hotels Indonesia	Payment received by group companies on behalf of us	(14.19)	(30.25)
International Travel and Hospitality Services (Singapore) Pte Ltd	Payment received by us on behalf of group companies	305.14	42.86
OYO Apartments Investments LLP	Payment received by us on behalf of group companies	0.05	0.20

(c) Balance outstanding at the year end

		As at 31 March 2024	As at 31 March 2023
Oravel Stays Singapore Pte. Limited	Receivable	604.64	401.87
International Travel and Hospitality Services (Singapore) Pte Ltd	Receivable	527.94	880.77
OYO Technology And Hospitality (UK) Limited	Receivable	20.89	-
PT OYO Hotels Indonesia	Receivable	182.34	187.47
OYO Technology And Hospitality Philippines LLC	Receivable	0.07	0.07
OYO Hospitality Netherlands BV	Receivable	1.08	1.09
OYO Hotels Inc	Receivable	4.75	-
Oravel Stays Limited	Payable	0.44	65.83
OYO Hotels and Homes Pvt. Ltd.	Payable	31.14	239.52
OYO Apartments Investments LLP	Payable	3.27	3.22
OYO Vacation Homes Rental L.L.C	Payable	0.50	0.49
OYO Hospitality & Information Technology (Shenzhen) Co. Ltd.	Payable	1.00	1.04
OYO Hotel Management (Shanghai) Co., Ltd.	Payable	2.82	2.93
OYO Rooms Hospitality Sdn. Bhd.	Payable	1.94	5.09
Innov8 WorkSpaces India Limited	Payable	0.08	0.08
OYO Technology And Hospitality (UK) Limited	Payable	20.89	5.18

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PT. OYO Rooms (Indonesia)

Notes to special purpose financial statement for the year ended 31 March 2024

(Amount in INR Millions, unless stated otherwise)

35. Previous year's figures have been re-grouped/reclassified, where necessary to conform to current year's classification.

As per our report of even date

For S Ramanand Aiyar & Co

Chartered Accountants

ICAI's Firm Registration No.: 000990N

Nitesh Gupta

per Nitesh Gupta

Partner

Membership No. 521632

Place: Gurugram

Date: 24-12-2025

UDIN:25521632ZAJRTX1917



For and on behalf of the Board of Directors of

PT. OYO Rooms (Indonesia)

Rakesh Kumar

Rakesh Kumar

Authorized Signatory



Place: Gurugram

Date: 23-12-2025