

To,

The Board of Directors  
**Oravel Stays Limited**  
Ground Floor – 001,  
Mauryansh Elanza,  
Shyamal Cross Road,  
Nr. Parekh Hospital, Satelite,  
Ahmedabad, 380015  
Gujarat, India

Dear Sirs,

Re: Certificate on conversion of financial statements of material subsidiaries into India Rupees

Sub: Proposed initial public offering of equity shares of face value of Rs. 1 each (“Equity Shares”) of Oravel Stays Limited (“Company” and such initial public offering, “Issue”)

1. This certificate is issued in accordance with the terms of our engagement letter dated September 25, 2025 in context of the Issue.
2. At the request of the management of the Company, we have verified the financial statement of Traum-Ferienwohnungen GmbH translated to Indian Rupees for the year ended March 31, 2024 as enclosed to this Certificate (hereinafter referred to as “Translated Financial Statements”), which is proposed to be uploaded on the website of Company in connection with the Issue.
3. Our engagement was undertaken in accordance with the Standard on Related Services (SRS) 4400 (“SRS 4400”) “Engagements to Perform Agreed-upon Procedures regarding Financial Information”, issued by the Institute of Chartered Accountants of India.
4. We have performed following procedures:
  - a) reviewed the audited financial statements of Traum-Ferienwohnungen GmbH for the year ended March 31, 2024 (“Financial Statements”), prepared in accordance with the provisions of the German Commercial Code (HGB) and the reports issued thereon by the statutory auditors (“PKF Fasselt Partnerschaft mbB Auditors’ Report”);
  - b) reviewed the Translated Financial Statements along with the underlying workings; and
  - c) obtained and reviewed the exchange rates provided by the Management with the exchange rates available at the online portal; and
  - d) reviewed necessary documents and received necessary clarifications and explanations from the relevant officers of the Company and Traum-Ferienwohnungen GmbH

#### Management’s Responsibility

5. The preparation of the Translated Financial Statements is the responsibility of the management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Translated Financial Statements and applying appropriate basis of preparation stated in Note 2 the Translated Financial Statements; and making estimates that are reasonable in the circumstances.



6. The management of the Company is responsible for ensuring that the Translated Financial Statements complies with the provisions of the ICDR Regulations and the requirements under the Companies Act, 2013 and other applicable rules and regulations

## Practitioner's Responsibility

7. Pursuant to the requirements, it is our responsibility to provide a reasonable assurance whether:
  - a) the Translated Financial Statements have been accurately converted from its functional currency i.e. EURO (EUR) to presentation currency i.e. Indian Rupees (INR) in accordance with Indian Accounting Standard (Ind AS) 21 "The Effect of Changes in Foreign Currency Rates" as notified under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended; and
  - b) the Translated Financial Statements have been prepared in compliance with the ICDR Regulations.
8. The audited financial statements of Traum-Ferienwohnungen GmbH as at the end of and for the year ended March 31, 2024, referred to in paragraph 3 above, has been audited PKF Fasselt Partnerschaft mbB (the "Auditor"), on which the Auditor has issued an unmodified audit opinion vide their reports issued thereon dated July 21, 2025. The audit of these financial statements was conducted in accordance with auditing standards of the Institute of Public Auditors in Germany (IDW), Those Standards require that the Auditors plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.
9. Capitalized terms used herein, unless otherwise specifically defined, shall have the same meaning as ascribed to them in the Issue Documents.
10. We did not audit the Financial Statements and Translated Financial Statements of Traum-Ferienwohnungen GmbH. These Translated Financial Statements should not in any way be construed as a reissuance or re-dating of any previous audit reports, nor should these be construed as a new opinion on any of the Financial Statements.
11. We performed procedures in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
12. We have complied with the relevant applicable requirements of the Code of Ethics and the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by Institute of Chartered Accountants of India.

## Opinion

13. Based on our examination, as above, we are of the opinion that:
  - a) the Translated Financial Statements have been accurately converted from its functional currency i.e. EURO (EUR) to presentation currency i.e. Indian Rupees (INR) in accordance with Indian Accounting Standard (Ind AS) 21 "The Effect of Changes in Foreign Currency Rates" as notified under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - b) the Translated Financial Statements have been prepared in compliance with the ICDR Regulations; and



# ADMS & CO.

## CHARTERED ACCOUNTANTS

### Restriction on Use

14. This certificate has been prepared at the request of the Company for submission to the Book Running Lead Managers ("BRLMs") (namely, Axis Capital Limited, Citigroup Global Markets India Private Limited, Goldman Sachs (India) Securities Private Limited, ICICI Securities Limited, InCred Capital Wealth Portfolio Managers Private Limited, Intensive Fiscal Services Private Limited, JM Financial Limited and SBI Capital Markets Limited), and legal counsels (namely, S&R Associates domestic counsels to the Issue and Latham & Watkins international counsel to the Issue) appointed in connection with the Issue by the Company and is not to be considered for any other purpose except submission with the Stock Exchanges, the Securities and Exchange Board of India ("SEBI"), Registrar of Companies and any other regulatory or statutory authority in respect of the Issue and for the records to be maintained by the BRLMs in connection with the Issue and for upload on the website of the Company namely Oravel Stays Limited. This certificate may be relied on by the BRLMs, their affiliates and legal counsel in relation to the Issue and to assist the BRLMs in conducting and documenting their investigation and due diligence of the affairs of the Company in connection with the Issue. We do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing, which shall not be unreasonably withheld.
15. We undertake to immediately inform the BRLMs and legal counsel in case of any changes to the above until the date when the Equity Shares pursuant to the Issue commence trading on the Stock Exchanges. In the absence of any such communication from us till the Equity Shares commence trading on the stock exchanges, you may assume that there is no change in respect of the matters covered in this certificate.
16. We hereby consent to the submission of this report to any regulatory / statutory/ governmental authority, stock exchanges, any other authority as may be required.

For A D M S & Co.

Chartered Accountants

Firm Regn. No.: 014626C

Peer Review Number: 018762

**Varun Gaur**

Partner

Membership No.: 514879

UDIN: 25514879QBASSS4179



Place: New Delhi

Date: December 22, 2025

**Traum-Ferienwohnungen GmbH  
Bremen**

**Special purpose balance sheet as at March 31, 2024**

| ASSETS                                                                                                                                     | As at March 31, 2024     | LIABILITIES                                     | As at March 31, 2024     |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------|--------------------------|
| <b>A. Fixed Assets</b>                                                                                                                     |                          | <b>A. Equity</b>                                |                          |
| <b>I. Intangible Assets</b>                                                                                                                |                          | <b>I. Subscribed capital</b>                    | 22,48,460.00             |
| 1. Self-created industrial property rights and similar rights and values                                                                   | 719.51                   | <b>II. Capital reserve</b>                      | <b>67,72,845.39</b>      |
| 2. Concessions acquired for consideration, industrial property rights and similar rights and values and licenses to such rights and values | 4,66,94,610.64           | <b>III. Profit carried forward</b>              | 1,57,02,54,963.43        |
| 3. Goodwill                                                                                                                                | 89.94                    | <b>IV. Foreign currency translation reserve</b> | 27,70,420.89             |
|                                                                                                                                            | <b>4,66,95,420.09</b>    |                                                 | <b>1,58,20,46,689.70</b> |
| <b>II. Property, plant and equipment</b>                                                                                                   |                          | <b>B. Accruals</b>                              |                          |
| Other equipment, factory and office equipment                                                                                              | 9,24,218.32              | Other provisions                                | 15,01,84,197.56          |
| <b>III. Financial assets</b>                                                                                                               |                          | <b>C. Accounts payable</b>                      |                          |
| Loans to affiliated companies                                                                                                              | 4,60,45,62,472.75        | 1. Trade payables                               | 1,32,89,640.65           |
| <b>B. Current assets</b>                                                                                                                   |                          | 2. Liabilities to to affiliated companies       | 3,01,93,12,510.02        |
| <b>I. Receivables and other assets</b>                                                                                                     |                          | 3. Other liabilities                            | 5,20,09,267.67           |
| 1. Trade receivables                                                                                                                       | 11,83,04,797.78          | of which from taxes INR5,21,94,369.89           | <b>3,08,46,11,418.34</b> |
| 2. Claims against affiliated companies                                                                                                     | 28,32,39,236.50          |                                                 |                          |
| 3. Other assets                                                                                                                            | 85,42,574.45             |                                                 |                          |
|                                                                                                                                            | <b>41,00,86,608.73</b>   |                                                 |                          |
| <b>II. Cash on hand, bank balances and cheques</b>                                                                                         | 9,88,00,115.99           |                                                 |                          |
|                                                                                                                                            | <b>50,88,86,724.72</b>   |                                                 |                          |
| <b>C. Deferred income</b>                                                                                                                  | 97,64,232.55             | <b>D. Accrual</b>                               | 72,50,09,777.00          |
| <b>D. Deferred tax assets</b>                                                                                                              | 37,10,19,014.17          |                                                 |                          |
|                                                                                                                                            | <b>5,54,18,52,082.60</b> |                                                 | <b>5,54,18,52,082.60</b> |

Summary of material accounting policies

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

**For ADMS & Co**  
Chartered Accountants  
ICAI's Firm Registration No.: 0146260

per **Varun Gaur**  
Partner  
Membership No. 514879

Place: New Delhi  
Date: December 22, 2025



**For and on behalf of the Board of Directors of  
Traum-Ferienwohnungen GmbH**

**Rakesh Kumar**  
Authorised Signatory

Place: Gurugram  
Date: December 22, 2025

**Traum-Ferienwohnungen GmbH  
Bremen**

**Special purpose profit and loss statement for the financial year from 1 April 2023 to 31 March 2024**

| <b>Particulars</b>                                                                           | <b>For the year ended<br/>March 31, 2024</b> |
|----------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>1 Gross Result</b>                                                                        | 1,78,15,07,867.25                            |
| -of which income from currency translation of INR equivalent to 0.29 mn                      |                                              |
| <b>2 Personnel Expenses</b>                                                                  |                                              |
| a) Wages and salaries                                                                        | 26,60,76,165.71                              |
| b) Social security contributions and expenses for Pension and support                        | 4,49,43,498.11                               |
|                                                                                              | 31,10,19,663.82                              |
| <b>3 Amortisation of intangible assets of fixed assets and property, plant and equipment</b> | 73,41,927.39                                 |
| <b>4 Other operating expenses</b>                                                            | 76,01,86,522.30                              |
| <b>5 Income from other securities and loans of financial assets</b>                          | 7,41,43,027.28                               |
| -of which from affiliated companies of INR equivalent to 50.38 mn                            |                                              |
| <b>6 Other interest and similar income</b>                                                   | 15,44,863.31                                 |
| <b>7 Interest Expense</b>                                                                    | 2,37,75,130.20                               |
| <b>8 Taxes on income and profits</b>                                                         | 5,88,27,510.05                               |
| -of which expense from the change in recognized deferred taxes of INR 5,89,31,324.46         |                                              |
| -of which income from the change in recognized deferred taxes of INR 0                       |                                              |
| <b>9 Earnings after tax (1-2-3-4+5+6-7-8)</b>                                                | 69,60,45,004.08                              |
| <b>10 Other taxes</b>                                                                        | 49,738.12                                    |
| <b>11 Profits transferred under a profit transfer agreement</b>                              | 69,59,95,265.96                              |
| <b>12 Net income</b>                                                                         | -                                            |
| Foreign currency Transalation reserves                                                       | 27,70,420.89                                 |
| Net income including foreign currency transalation reserves                                  | 27,70,420.89                                 |
| <b>13 Profit carried forward</b>                                                             | 1,57,02,54,963.43                            |
| <b>14 Retained profit</b>                                                                    | 1,57,02,54,963.43                            |

**Summary of material accounting policies**

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

**For ADMS & Co**  
Chartered Accountants  
ICAI's Firm Registration No.: 014626C

per **Varun Gaur**  
Partner  
Membership No. 514879

Place: New Delhi  
Date: December 22, 2025



**For and on behalf of the Board of Directors of  
Traum-Ferienwohnungen GmbH**

**Rakesh Kumar**  
Authorised Signatory

Place: Gurugram  
Date: December 22, 2025

## **1. General information**

The annual financial statements of Traum-Ferienwohnungen GmbH for the financial year ending by 31 March 2024 has been drawn up, as in the previous year, applying the provisions of Sections 242 et seq. and 264 et seq. of the Commercial Code. In addition to these provisions, the provisions of the GmbH Act had to be observed. The total cost method was chosen for the income statement.

In order to improve the clarity of the presentation, individual items of the balance sheet and the income statement are combined and therefore separately broken down and explained in this annex. For the same reason, the information on affiliation to other posts and Davon notes have also been given here.

According to the delimitation criteria of Section 267 (2) of the German Commercial Code (HGB), Traum-Ferienwohnungen GmbH is a medium-sized corporation. The following explanatory notes contain the information to be included by corporations in the notes to be drawn up in addition to the balance sheet and profit and loss account. We have made use of the size-dependent simplifications provided for in Sections 276 and 288 (2) of the German Commercial Code (HGB).

### **Information on the identification of the company according to the registration court**

|                                                       |                            |
|-------------------------------------------------------|----------------------------|
| Company name according to the register court:         | Traum-Ferienwohnungen GmbH |
| Company headquarters according to the register court: | Bremen                     |
| Court:                                                | Commercial register        |
| Register entry:                                       | Bremen                     |
| Register:                                             | HRB 30680 HB               |
| Register No:                                          |                            |

## **II. Disclosures on accounting and valuation**

### **(a) Accounting policies**

The annual financial statements include all assets, liabilities, deferred income, expenses and income, unless otherwise provided by law. The items on the assets side have not been offset against items on the liabilities side, and expenses have not been offset against income, unless this is expressly required under the provisions of Section 246 of the German Commercial Code.

The valuations of the opening balance sheet for the financial year correspond to those of the closing balance sheet for the previous financial year. The valuation was based on the continuation of the company. The assets and liabilities were valued individually.

It has been assessed cautiously, in particular taking into account all foreseeable risks and losses that have arisen up to the balance sheet date, even if these have only become known between the balance sheet date and the preparation of the annual financial statements. Profits have only been taken into account if they have been realised by the balance sheet date. Expenses and income for the financial year have been taken into account regardless of the time of payment.

In detail, the following accounting policies are used:

The self-created intangible assets of fixed assets were recognised at development costs and, if they were subject to wear and tear, reduced by scheduled straight-line depreciation.

Acquired intangible fixed assets were recognised at cost and, if they were subject to wear and tear, reduced by scheduled straight-line depreciation in accordance with their useful life.

The customer base included in goodwill is depreciated over a period of 5 years.

Property, plant and equipment was recognised at acquisition or production cost and, to the extent depreciable, reduced by depreciation and amortisation.

The scheduled depreciation was carried out on a straight-line basis according to the expected useful life of the assets. Depreciation on additions to property, plant and equipment is carried out on a pro rata basis.

Loans to affiliated companies were valued and valued at par. Where necessary, the lower fair value at the balance sheet date has been applied.

Receivables and other assets are valued at par value and have been measured taking into account all recognizable risks.

Other provisions were recognized for all uncertain liabilities and imminent losses from pending transactions. They are set at the amount of the performance amount necessary according to a reasonable commercial assessment. The settlement amount includes future cost and price increases.

Liabilities were recognised at the settlement amount.

The deferred income is reversed on a straight-line basis over the term of the advertisement.

For the determination of deferred taxes due to temporary or quasi-permanent differences between the valuations of assets, liabilities and deferred income under commercial law and their tax valuations, these are valued at the company-specific tax rates at the time the differences are reduced and the amounts of the resulting tax burden and relief are not discounted. Deferred tax assets and liabilities are shown unnetted. With effect from 1 January 2020, there is a tax apportionment agreement between Belvilla Deutschland GmbH, Kröpelin, and Traum-Ferienwohnungen GmbH. On the basis of the provisions of this tax apportionment agreement, the expense or income from the allocation or reversal of deferred taxes is reported to the company despite the profit transfer agreement existing between the two companies.





**(b) Accounting policies that differ from the previous year**

In the annual financial statements, the accounting and valuation policies previously used were largely adopted. There was no fundamental change in accounting policies compared to the previous year.

**(c) Basis of preparation**

These financial statements of the Company comprises of the Special purpose converted Balance Sheet as at March 31, 2024 Special purpose converted Income Statement, Special purpose converted Cash Flow Statement and Special purpose converted Statement of changes in Equity for the year ended (along with comparatives as at/ for the year ended March 31, 2024 and accounting policies and explanatory notes (collectively referred to as "Financial Statements").

The audited financial statements of Belvilla AG for year ended March 31, 2024 having audit report signed on July 21, 2025 respectively.

These financial statements have been translated by the Company in Indian Rupees (INR) in accordance with Indian Accounting Standard (Ind AS) 21 "The Effect of Changes in Foreign Currency Rates" as notified under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended. These financial statements are translated into INR for the sole purpose of uploading the same on the website of Oravel Stays Limited ("The Holding Company) in compliance with Schedule VI Part A Item No. (11)(1)(A)(h)(ii) of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations") for the proposed Initial Public Offer ("IPO") of Oravel Stays limited (the 'Group company' or the "Holding Co") in India..

The financial statements of the company have been drawn up in accordance with the provisions of Swiss law and company's articles of incorporation.

The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements are presented in Indian Rupees (INR) and are rounded off to Million in INR.

**III. Balance sheet disclosures**

**(a) List of fixed assets for the individual items of fixed assets**

The depreciation of the financial year per item on the balance sheet can be found in the table of fixed assets.

**(b) Receivables and other assets**

The amount of receivables and other assets with a remaining maturity of more than one year amounts to INR 9,332,342.96. These relate to trade receivables at INR 4,495,827.25 and other assets at INR 4,836,515.71

**(c) Deferred taxes**

The calculation was based on a tax rate of 32.275%. The deferred tax assets result from the disclosure of the proportionate hidden reserves from the sale of the majority of the shares in Traum-Ferienwohnungen GmbH to Belvilla Services B.V. (formerly: @Leisure BR B.V.), Eindhoven, Netherlands, as well as the different reversal of the deferred income under commercial and tax law. Deferred tax liabilities result from the capitalization of intangible assets created by the company itself.

The deferred taxes are shown in the balance sheet of Traum-Ferienwohnungen GmbH in accordance with the tax apportionment agreement with Belvilla German Land GmbH, Kröpelin

**(d) Retained earnings**

The retained profit amounts to INR 1,57,02,54,963.43 thousand. This includes a profit carried forward of INR 1,57,02,54,963.43 thousand, which has not yet been used. With a contract dated February 28, 2020 and with effect from January 1, 2020, a profit transfer was agreed with Belvilla Deutschland GmbH, Kröpelin



**Traum-Ferienwohnungen GmbH****Bremen****Notes to the special purpose financial statements for the period from April 01, 2023 to March 31, 2024****(e) Distribution freeze**

The total amount that is subject to the distribution ban pursuant to Section 268 (8) of the German Commercial Code (HGB), given as follows:

| <b>Total amount according to distribution block</b>             | <b>As at March 31, 2024</b> |
|-----------------------------------------------------------------|-----------------------------|
| Deferred tax assets 01.04.2023                                  | 42,99,50,314.34             |
| Allocations of deferred tax assets 01.04.2023 - 31.03.2024      | -                           |
| Reversal of deferred tax assets 01.04.2023 - 31.03.2024         | -5,89,31,324.46             |
| Stock of intangible assets created by the company               | -                           |
| Fixed assets 01.04.2023                                         | 54,66,455.95                |
| Activation of self-created intangible fixed assets              | -                           |
| Depreciation of self-created intangible assets fixed assets     | -54,65,736.44               |
| Deferred tax liabilities 01.04.2023                             | -17,64,299.11               |
| Allocations of deferred tax liabilities 01.04.2023 - 31.03.2024 | 17,64,299.11                |
| Reversal of deferred tax liabilities 01.04.2023 - 31.03.2024    | -                           |
| <b>Total</b>                                                    | <b>37,10,19,014.17</b>      |

**(f) Other provisions**

Other provisions mainly comprise provisions for personnel costs in the amount of INR 90,65,0436.06, provisions for the preparation and audit of the annual financial statements in the amount of INR 58,46,100 INR thousand and provisions for outstanding invoices in the amount of INR 4,81,71,594.18.





**Traum-Ferienwohnungen GmbH****Bremen****Notes to the special purpose financial statements for the period from April 01, 2023 to March 31, 2024****(g) Liability**

The liabilities INR 3,08,46,11,418.33 exist with the following remaining maturities:

|                                       |             | <b>Total amount</b>      | <b>of which remaining<br/>term to<br/>to one year</b> | <b>of which<br/>remaining<br/>term over<br/>1 to 5 years</b> | <b>of which<br/>remaining<br/>term more<br/>than 5 years</b> |
|---------------------------------------|-------------|--------------------------|-------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|
| 1 Deposits received on orders         | 31 Mar 2024 | -                        | -                                                     | -                                                            | -                                                            |
| 2 Trade payables                      | 31 Mar 2024 | 1,32,89,640.65           | 1,32,89,640.65                                        | -                                                            | -                                                            |
| 3 Liabilities to affiliated companies | 31 Mar 2024 | 3,01,93,12,510.02        | 3,01,93,12,510.02                                     | -                                                            | -                                                            |
| 4 Other Liabilities                   | 31 Mar 2024 | 5,20,09,267.66           | 5,20,09,267.66                                        | -                                                            | -                                                            |
| <b>Total</b>                          | 31 Mar 2024 | <b>3,08,46,11,418.33</b> | <b>3,08,46,11,418.33</b>                              | -                                                            | -                                                            |

**(h) Deferred income and deferred income**

The deferred income item essentially includes the payments received from customers in connection with the ad placement for several months

**(i) Other financial obligations**

In addition to the liabilities shown in the balance sheet, there are other financial obligations of INR 105,123.67 for car leasing



**Traum-Ferienwohnungen GmbH  
Bremen**

**Notes to the special purpose financial statements for the period from April 01, 2023 to March 31, 2024**

**IV. Other mandatory information**

**(a) Employees**

During the Fy 2023-24, the average headcount in accordance with Section 267 (5) of the German Commercial Code (HGB) was as follows:

| Particulars     | For the year ended March 31, 2024 |
|-----------------|-----------------------------------|
| Home Owner      | 28                                |
| Agencies        | 25                                |
| Finance & Legal | 2                                 |
| Data            | 1                                 |
| New Business    | 1                                 |
| Product         | 1                                 |
| Marketing       | 2                                 |
| HR              | 1                                 |
| <b>Total</b>    | <b>61</b>                         |

**(b) Managing directors**

During the completed financial year, the company's business was managed by the following individuals

|                   |                                           |
|-------------------|-------------------------------------------|
| Philipp Hahn      | Managing Director from 01/2023 to 07/2023 |
| Ayush Mathur      | Managing Director from 05/2023 to 11/2024 |
| Vivek Khetan      | Managing Director from 07/2023 to 11/2024 |
| Rachit Srivastava | Managing Director from 01/2023 to 07/2023 |
|                   | Managing Director since 11/2024           |

**(c) Total remuneration of the management board**

The disclosure of the management's remuneration is waived in accordance with Section 286 Paragraph 4 of the German Commercial Code (HGB).

**(d) Group affiliation**

The annual financial statements are included in the consolidated financial statements of OYO Hospitality Netherlands B.V. Amsterdam, Netherlands. OYO Hospitality Netherlands B.V., Amsterdam, Netherlands, prepares consolidated financial statements for the smallest group of companies.

These are published in the Netherlands at the Chamber of Commerce in Amsterdam.

Traum-Ferienwohnungen GmbH is included in the consolidated financial statements of Oravel Stays Limited, Gurgaon, India, for the majority of its companies. These statements are published in India on the website mca.gov.in, a government website.



**Traum-Ferienwohnungen GmbH, Bremen  
Bremen**

**Notes to the special purpose financial statements for the period from April 01, 2023 to March 31, 2024**

These special purpose financial statements have been prepared solely for the limited purpose of facilitating the upload of these special purpose financial statements on the website of the Ultimate Holding Company in connection with the proposed initial Public offering ("IPO") in India.

These financial statements are not intended to be and do not constitute general purpose financial statements in accordance with the applicable financial reporting framework, and should not be used for any purpose other than stated above.

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As per our report of even date

**For ADMS & Co**

Chartered Accountants

ICAI's Firm Registration No.: 014626C



**per Varun Gaur**

**Partner**

Membership No. 514879



Place: New Delhi

**Date: December 22, 2025**

**For and on behalf of the Board of Directors of  
Traum-Ferienwohnungen GmbH, Bremen**



**Rakesh Kumar**

**Director**

Place: New Delhi

**Date: December 22, 2025**

**Traum-Ferienwohnungen GmbH, Bremen**

**Bremen**

Notes to the special purpose financial statements for the period from April 01, 2023 to March 31, 2024

Development of fixed assets in the FY 2023-24

|                                                                                                                                             | Acquisition/production costs |                          |                          | Cumulative depreciation |                     |                     | Booking values           |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------|--------------------------|-------------------------|---------------------|---------------------|--------------------------|
|                                                                                                                                             | 01.04.2023                   | Addition                 | Deletion                 | 01.04.2023              | Addition            | Deletion            |                          |
|                                                                                                                                             |                              |                          |                          |                         |                     |                     | 31.03.2024               |
|                                                                                                                                             |                              |                          |                          |                         |                     |                     | 31.03.2024               |
| <b>I. Intangible assets</b>                                                                                                                 |                              |                          |                          |                         |                     |                     |                          |
| 1. Self-created industrial property rights and similar rights and values                                                                    | 7,98,44,703.31               | 0.00                     | 0.00                     | 7,43,78,247.35          | 54,65,736.44        | 0.00                | 7,98,43,983.80           |
| 2. Concessions acquired for consideration, industrial property rights and similar rights and values, and Licenses to such rights and values | 17,95,44,504.59              | 0.00                     | 0.00                     | 13,26,67,681.45         | 1,82,212.50         | 0.00                | 13,28,49,893.95          |
| 3. Goodwill                                                                                                                                 | 75,54,825.60                 | 0.00                     | 0.00                     | 71,77,084.32            | 3,77,651.34         | 0.00                | 75,54,735.66             |
| <b>Total</b>                                                                                                                                | <b>26,69,44,033.50</b>       | <b>0.00</b>              | <b>0.00</b>              | <b>21,42,23,013.12</b>  | <b>60,25,600.29</b> | <b>0.00</b>         | <b>22,02,48,613.41</b>   |
| <b>II. Fixed assets</b>                                                                                                                     |                              |                          |                          |                         |                     |                     |                          |
| Other plant and equipment, fixtures and fittings                                                                                            | 8,39,54,858.51               | 0.00                     | 1,10,62,317.07           | 7,64,38,526.54          | 13,16,327.10        | 57,86,530.53        | 7,19,68,323.11           |
| <b>III Financial assets</b>                                                                                                                 |                              |                          |                          |                         |                     |                     |                          |
| Loans to affiliated companies                                                                                                               | 2,24,13,34,090.63            | 3,64,44,42,983.09        | 1,28,12,14,600.97        | 0.00                    | 0.00                | 0.00                | 4,60,45,62,472.75        |
| <b>Total</b>                                                                                                                                | <b>2,59,22,32,982.64</b>     | <b>3,64,44,42,983.09</b> | <b>1,29,22,76,918.04</b> | <b>29,06,61,539.67</b>  | <b>73,41,927.38</b> | <b>57,86,530.53</b> | <b>29,22,16,936.52</b>   |
|                                                                                                                                             |                              |                          |                          |                         |                     |                     | <b>4,65,21,82,111.16</b> |

