INDEPENDENT AUDITOR'S REPORT

To The Members of Smartworks Coworking Spaces Limited (formerly known as Smartworks Coworking Spaces Private Limited)

Report on the Audit of the Standalone Financial Statements

OPINION

We have audited the accompanying Standalone Financial Statements of **Smartworks Coworking Spaces Limited** (the "Company"), which comprise the Standalone Balance Sheet as at March 31, 2025, and the Standalone Statement of Profit and Loss (including Other Comprehensive Income/Loss), the Standalone Statement of Cash Flows and the Standalone Statement of Changes in Equity for the year ended on that date, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as the "Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its loss, total comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

BASIS FOR OPINION

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

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

- The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including annexures to the Board's Report, but does not include the consolidated financial statements, standalone financial statements and our auditor's report thereon. The Board's Report including annexures to the Board's Report is expected to be made available to us after the date of this auditor's report.
- Our opinion on the Standalone Financial Statements does not cover the other information and will not express any form of assurance conclusion thereon.
- In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- When we read the Board report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's responsibilities Relating to Other Information'.

RESPONSIBILITIES OF MANAGEMENT AND BOARD OF DIRECTORS FOR THE STANDALONE FINANCIAL STATEMENTS

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

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

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

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to Standalone Financial Statements in place and the operating effectiveness of such financial controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

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

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

    b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matter complying with the requirement of audit trail for specific period during the year, as stated in (i)(vi) below.

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

    d) In our opinion, the aforesaid Standalone Financial Statements comply with the Ind AS specified under Section 133 of the Act.

    e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.

    f) The modifications relating to the maintenance of accounts related to audit trail for a specific period, as stated in paragraph (b) above.

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

    h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

        i. The Company has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements (Refer Note 34 to the Standalone Financial Statements).

        ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

        iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

        iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the note 47(iii) to the Standalone Financial Statements no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

        (b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the note 47(iv) to the Standalone Financial Statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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

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

vi. Based on our examination, which included test checks, the Company has used accounting software and other related software for maintaining its books of account for the financial year ended March 31, 2025 which have the feature of recording audit trail (edit log) facility. Audit trail facility (edit log) over accounting software and related software has operated for the part of the year for all relevant transactions recorded in the software systems.

Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with, in respect of accounting software and various related software for the year/ period, as applicable, for which audit trail was enabled and operated

Additionally audit trail has been preserved by the Company as per the statutory requirements for record retention (refer note 44 to the Standalone Financial Statements).

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

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W / W-100018)

Nilesh H. Lahoti
Partner
(Membership No. 0130054)
(UDIN: 25130054BMKMGO5527)

Place: Gurugram
Date: June 13, 2025

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

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

REPORT ON THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE STANDALONE FINANCIAL STATEMENTS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 (THE "ACT")

We have audited the internal financial controls with reference to Standalone Financial Statements of Smartworks Coworking Spaces Limited (formerly known as Smartworks Coworking Spaces Private Limited) (the "Company") as at March 31, 2025 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

MANAGEMENT'S AND BOARD OF DIRECTORS' RESPONSIBILITIES FOR INTERNAL FINANCIAL CONTROLS

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls with reference to the Standalone Financial Statements based on the internal control with reference to the Standalone Financial Statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI") (the "Guidance Note"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements of the Company based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to the Standalone Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to the Standalone Financial Statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to the Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to the Standalone Financial Statements included obtaining an understanding of internal financial controls with reference to the Standalone Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to the Standalone Financial Statements.

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE STANDALONE FINANCIAL STATEMENTS

A Company's internal financial control with reference to the Standalone Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to the Standalone Financial Statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE STANDALONE FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls with reference to Standalone Financial Statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to Standalone Financial Statements to future periods are subject to the risk that the internal financial control with reference to Standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, maintained an adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to the Standalone Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W / W-100018)

Nilesh H. Lahoti
Partner
(Membership No. 0130054)
(UDIN: 25130054BMKMGO5527)

Place: Gurugram
Date: June 13, 2025

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT

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

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

(i) In respect of Company's Property, Plant and Equipment, Right of Use Assets and Intangible Assets:

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

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

(b) The Company, except for certain assets which due to their nature or location are not verifiable, has a program of verification of property, plant and equipment and right-of-use assets so to cover all the items once every 3 years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment and right of use assets were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) The Company does not have any immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the Company).

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

(e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii) (a) The Company does not have any inventory and hence reporting under clause (ii)(a) of the Order is not applicable.

(b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of ₹ 5 crores, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets. In our opinion and according to the information and explanations given to us, the statements (comprising statements on ageing analysis of the debtors) filed by the Company with such banks or financial institutions are in agreement with the unaudited books of account of the Company of the respective quarters.

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

(a) The Company has provided loans (excluding loans to employees) and made investment, during the year and details of which are given below:

(₹ in millions)

Particulars	Loans	Investment
A. Aggregate amount granted / provided during the year to subsidiaries	78.55	187.24
B. Balance outstanding as at balance sheet date	235.06	187.54

(b) The terms and conditions of the grant of all the above-mentioned loans and investment made, during the year are, in our opinion, not prejudicial to the Company's interest.

(c) The Company has granted loans which are payable on demand. During the year the Company has not demanded such loans. Having regard to the fact that the repayment of principal or payment of interest, wherever applicable, has not been demanded by the Company, in our opinion the repayments of principal amounts and receipts of interest are regular.

(d) According to information and explanations given to us and based on the audit procedures performed, in respect of loans provided by the Company, there is no overdue amount remaining outstanding as at the balance sheet date as the Company has not demanded such loans.

(e) None of the loans granted by the Company have fallen due during the year as the Company has not demanded such loans.

(f) Above mentioned loans in clause (iii)(a) granted by the Company are repayable on demand.

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

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

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

(vii) In respect of statutory dues:

(a) The Company has generally been regular in depositing undisputed statutory dues, including Goods and Service tax, Provident Fund, Employees State Insurance, Income-tax, cess and other material statutory dues applicable to the Company. Considering the nature of the operation of the Company, Sales Tax, duty of Custom, duty of Excise, Value Added Tax, are not applicable to the Company.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees State Insurance, Income-tax, Duty of custom, cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

(b) Details of statutory dues referred to in sub-clause (a) above as on March 31, 2025 on account of disputes are given below.

Name of Statue	Nature of Dispute	Period to which the amount relates	Forum where dispute is pending	Total Demand (₹ in millions)
Central Goods and Services Tax Act 2017	Excess Claim of ITC	2017-18	Additional Commissioner-(Appeal- GST)	13.74
		2017-18	Deputy Commissioner (Appeal- GST)	12.08
		2017-18	Deputy Commissioner (Appeal- GST)	1.26
		2020-21	Deputy Commissioner (Appeal- GST)	2.30
	Short Payment of Tax & Excess Claim of ITC	2018-19	Deputy Commissioner (Appeal- GST)	2.72
		2019-20	Deputy Commissioner (Appeal- GST)	24.94
Income Tax Act, 1961	Certain deduction disallowed	2018-19	Commissioner Appeal	1.99

Of the above cases, includes total amount deposited in respect of Goods and Services Tax Act, 2017 is ₹ 9.2 million.

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

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

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

(c) To the best of our knowledge and belief, in our opinion, term loans availed by the Company were, applied by the Company during the year for the purposes for which the loans were obtained.

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

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiary.

(x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.

(b) The Company has made preferential allotment of shares during the year. For such allotment of shares, the Company has complied with the requirements of Section 42 and 62 of the Companies Act, 2013, and the funds raised have been, applied by the Company during the year for the purposes for which the funds were raised. The Company has not made any preferential allotment or private placement of (fully or partly or optionally) convertible debentures during the year.

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

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

(c) We have taken into consideration the whistle blower complaints received by the Company during the year and upto the date of this report and provided to us, when performing our audit (refer note 46 of the Standalone Financial Statements).

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

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

(xiv) (a) In our opinion, the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) We have considered, the internal audit reports issued to the Company during the year covering specific processes and periods scoped in for internal audit as per internal audit plan in the financial year ended on March 31, 2025.

(xv) In our opinion, during the year ended March 31, 2025, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

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

(b) The Group does not have any CIC as part of the group and accordingly reporting under clause (xvi)(d) of the Order is not applicable.

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

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

(xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due (refer note 38.2.1.5 of the Standalone Financial Statements).

(xx) The company has incurred average net loss in the period of three immediately preceding financial years and hence, it is not required to spend any money under sub-section (5) of section 135 of the Act. Accordingly, reporting under clause (xx) of the Order is not applicable to the Company for the year.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W / W-100018)

Nilesh H. Lahoti
Partner
(Membership No. 0130054)
(UDIN: 25130054BMKMGO5527)

Place: Gurugram
Date: June 13, 2025

STANDALONE BALANCE SHEET

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars	Notes	As at March 31, 2025	As at March 31, 2024
ASSETS			
1 Non-current assets			
(a) Property, plant and equipment	4	11,248.14	9,636.14
(b) Right-of-use assets	5	26,118.76	24,402.60
(c) Capital work-in-progress	6	1,354.80	633.09
(d) Intangible assets	7	23.92	1.74
(e) Intangible assets under development	8	-	31.55
(f) Investments in subsidiaries	9	187.54	0.30
(g) Financial assets			
(i) Investments	10	109.63	112.78
(ii) Loans	11	235.06	187.08
(iii) Other financial assets	12	2,265.92	1,560.99
(h) Deferred tax assets (net)	13	1,318.09	1,159.88
(i) Income tax assets (net)	14	124.50	405.73
(j) Other non-current assets	15	901.31	731.57
		43,887.67	**38,863.45**
2 Current assets			
(a) Financial assets			
(i) Trade receivables	16	245.34	138.57
(ii) Cash and cash equivalents	17	392.36	385.93
(iii) Other bank balances	18	191.94	135.56
(iv) Other financial assets	12	397.06	662.36
(b) Other current assets	15	1,166.89	1,309.53
		2,393.59	**2,631.95**
TOTAL (1+2)		**46,281.26**	**41,495.40**
EQUITY AND LIABILITIES			
3 Equity			
(a) Equity share capital	19	1,031.90	790.13
(b) Other equity	20	101.67	(246.25)
Total equity		**1,133.57**	**543.88**
Liabilities			
4 Non-current liabilities			
(a) Financial liabilities			
(i) Lease liabilities		28,023.97	26,295.10
(ii) Borrowings	21	2,160.26	2,397.48
(iii) Other financial liabilities	24	2,534.83	2,308.80
(b) Provisions	22	68.22	51.43
(c) Other non-current liabilities	25	432.54	366.76
		33,219.82	**31,419.57**
5 Current liabilities			
(a) Financial liabilities			
(i) Lease liabilities		5,203.90	3,787.28
(ii) Borrowings	21	1,817.44	1,876.02
(iii) Trade payables			
- total outstanding dues of micro enterprises and small enterprises	23	115.78	20.59
- total outstanding dues of creditors other than micro enterprises and small enterprises	23	1,037.84	1,174.52
(iv) Other financial liabilities	24	3,302.84	2,247.12
(b) Provisions	22	15.05	9.41
(c) Other current liabilities	25	435.02	417.01
		11,927.87	**9,531.95**
TOTAL (3+4+5)		**46,281.26**	**41,495.40**

See accompanying notes forming part of the Standalone Financial Statements (1-47)

As per our report of even date

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

Sd/-
Nilesh H. Lahoti
Partner
Membership No: 130054
Place: Gurugram
Date: June 13, 2025

For and on behalf of the Board of Directors of
Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

Sd/-
Neetish Sarda
Managing Director
DIN: 07262894
Place: Gurugram
Date: June 13, 2025

Sd/-
Harsh Binani
Wholetime Director
DIN: 07717396
Place: Gurugram
Date: June 13, 2025

Sd/-
Sahil Jain
Chief Financial Officer
Place: Gurugram
Date: June 13, 2025

Sd/-
Punam Dargar
Company Secretary (M. No.- A56987)
Place: Kolkata
Date: June 13, 2025

STANDALONE STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

	Particulars	Notes	For the year ended March 31, 2025	For the year ended March 31, 2024
	REVENUE			
1	Revenue from operations	26	13,398.72	10,378.72
2	Other income	27	373.80	752.60
3	**Total income (1+2)**		**13,772.52**	**11,131.32**
	EXPENSES			
	(a) Operating expenses	28	4,109.52	3,029.20
	(b) Employee benefits expense	29	608.04	478.85
	(c) Finance costs	30	3,339.82	3,283.18
	(d) Depreciation and amortisation expenses	31	6,152.89	4,709.97
	(e) Other expenses	32	337.78	265.53
4	**Total expenses**		**14,548.05**	**11,766.73**
5	**Loss before tax (3-4)**		(775.53)	(635.41)
	Tax expense/ (credit)			
	(a) Current tax	13	-	-
	(b) Deferred tax	13	(158.16)	(165.17)
6	**Total tax credit**		**(158.16)**	**(165.17)**
7	**Loss for the year (5-6)**		**(617.37)**	**(470.24)**
8	**Other comprehensive income/(loss)**			
	Items that will not be reclassified to profit or loss			
	- Re-measurement of the defined benefit plan		(0.19)	1.88
	- Tax related to above item	13	0.05	(0.49)
	Total other comprehensive income/(loss) for the year (net of tax)		**(0.14)**	**1.39**
9	**Total comprehensive loss for the year (7+8)**		**(617.51)**	**(468.85)**
	Loss per share (face value of ₹ 10 each)			
	Basic	33	(6.04)	(4.88)
	Diluted	33	(6.04)	(4.88)

See accompanying notes forming part of the Standalone Financial Statements (1-47)

As per our report of even date

For **Deloitte Haskins & Sells LLP**
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(Firm Registration Number: 117366 W/W-100018)

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Date: June 13, 2025

Sd/-
Punam Dargar
Company Secretary (M. No.- A56987)
Place: Kolkata
Date: June 13, 2025

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
Cash flows from operating activities:			
Loss before tax		(775.53)	(635.41)
Adjustments for:			
- Depreciation and amortization expenses		6,152.89	4,709.97
- Finance costs		3,339.82	3,283.18
- Revenue equalization reserve		(71.08)	(100.36)
- Interest income		(328.27)	(376.92)
- Liability/provision no longer required written back		-	(14.32)
- Gain on lease termination/reassessment		-	(310.86)
- Gain on fair valuation of investment in mutual fund		(7.21)	(4.28)
- Gain on sale of mutual fund units		(7.15)	-
- Capital work-in-progress/property, plant and equipment written off		25.94	52.22
- (Profit)/loss on sale of property, plant & equipment		(1.02)	0.49
- Share based payment expense		39.32	-
- Others		36.01	19.52
Operating cash flows before working capital changes		**8,403.72**	**6,623.23**
Changes in working capital			
- Trade receivables		(105.67)	(2.81)
- Trade payables		(41.49)	221.29
- Provisions		(3.04)	(5.34)
- Other financial and non-financial liabilities		961.47	1,127.65
- Other financial and non-financial assets		(493.62)	(278.40)
Cash generated from operating activities before tax		**8,721.37**	**7,685.62**
Income tax refund /(paid) (net)		306.22	(189.16)
Net cash generated from operating activities	**(A)**	**9,027.59**	**7,496.46**
Cash flow from investing activities			
- Purchase of property plant and equipments, intangible assets and capital work-in-progress (net of capital advance)		(2,683.40)	(2,624.61)
- Sale of property plant and equipments (including sale and lease-back)		1.43	31.84
- Investment in mutual fund units		(1,615.01)	(108.50)
- Proceeds from sale of mutual fund units		1,648.93	-
- Investment in equity shares of other companies		(16.40)	-
- Investment in subsidiary		(187.24)	-
- Proceeds from bank deposits not considered as cash and cash equivalents (net)		98.39	740.26
- Loan given to subsidiaries		(78.54)	(128.06)
- Repayment of loan by subsidiaries		30.56	8.89
- Interest received (including interest from subsidiaries)		54.05	95.54
Net cash used in investing activities	**(B)**	**(2,747.23)**	**(1,984.64)**

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
Cash flow from financing activities			
- Proceeds from long term borrowings		1,158.69	1,575.20
- Repayment of long term borrowings		(1,465.12)	(1,868.45)
- Proceeds / (repayment) from short term borrowings (net)		45.09	(71.25)
- Proceeds from issue of equity shares and share warrants		1,165.50	355.62
- Proceeds from issue of cumulative convertible preference shares		2.88	328.12
- Interest paid on borrowings		(416.98)	(537.48)
- Interest paid on lease liabilities		(2,770.58)	(2,498.10)
- Expenses incurred for issue of equity shares		(0.49)	-
- Other borrowing cost paid		(16.32)	(17.23)
- Payment of principal portion of lease liabilities (including initial direct cost for acquiring right-of-use assets)		(3,938.39)	(3,038.23)
Net cash used in financing activities	**(C)**	**(6,235.72)**	**(5,771.80)**
Net increase/(decrease) in cash and cash equivalents	**(A+B+C)**	**44.64**	**(259.98)**
Cash and cash equivalents at the beginning of the year		(38.42)	221.56
Cash and cash equivalents at the end of the year (refer note 17.2)		**6.22**	**(38.42)**

The above Standalone Statement of Cash Flows has been prepared under the 'indirect method' as set out in Ind AS 7 'Statement of Cash Flows'.

See accompanying notes forming part of the Standalone Financial Statements (1-47)

As per our report of even date

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

Sd/-
Nilesh H. Lahoti
Partner
Membership No: 130054
Place: Gurugram
Date: June 13, 2025

For and on behalf of the Board of Directors of
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Sd/-
Punam Dargar
Company Secretary (M. No.- A56987)
Place: Kolkata
Date: June 13, 2025

STANDALONE STATEMENT OF CHANGES IN THE EQUITY

FOR THE YEAR ENDED MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

A. EQUITY SHARE CAPITAL

Particulars	Amount
As at April 01, 2023	**776.91**
Movement during the year :	
Shares issued under private placement	13.22
As at March 31, 2024	**790.13**
Movement during the year :	
Shares issued under private placement	37.17
Conversion of CCPS into equity shares	196.10
Conversion of warrants into equity shares	8.50
As at March 31, 2025	**1,031.90**

B. OTHER EQUITY

Particulars	Instruments classified as equity (refer note 20.2)	Reserves and surplus			Share application money pending allotment	Money received against share warrants	Total
		Securities premium	Share based payment reserve	Retained earnings			
As at April 01, 2023	**183.80**	**2,209.18**	**-**	**(2,843.03)**	**-**	**2.13**	**(447.92)**
Issue of equity shares (refer note 19.6)	-	342.40	-	-	0*	-	342.40
Issue of cumulative convertible preference shares (refer note 19.7)	12.20	315.92	-	-	-	-	328.12
Loss for the year	-	-	-	(470.24)	-	-	(470.24)
Re-measurement of defined benefit plan (net of tax)	-	-	-	1.39	-	-	1.39
As at March 31, 2024	**196.00**	**2,867.50**	**-**	**(3,311.88)**	**0***	**2.13**	**(246.25)**
Issue of equity shares (refer note 19.6)	-	962.58	-	-	-	-	962.58
Issue of cumulative convertible preference shares (refer note 19.7)	0.10	2.77	-	-	(0)*	-	2.87
Conversion of CCPS into equity shares	(196.10)	-	-	-	-	-	(196.10)
Conversion of warrants into equity shares (refer note 20.3)	-	159.38	-	-	-	(2.13)	157.25
Share based payment expense (refer note 20.4 and 43)	-	-	39.32	-	-	-	39.32
Expenses incurred for issue of equity shares	-	(0.49)	-	-	-	-	(0.49)
Loss for the year	-	-	-	(617.37)	-	-	(617.37)
Re-measurement of defined benefit plan (net of tax)	-	-	-	(0.14)	-	-	(0.14)
As at March 31, 2025	**-**	**3,991.74**	**39.32**	**(3,929.39)**	**-**	**-**	**101.67**

* amount less than five thousand are appearing as '0'.

See accompanying notes forming part of the Standalone Financial Statements (1-47)

As per our report of even date

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

Sd/-
Nilesh H. Lahoti
Partner
Membership No: 130054
Place: Gurugram
Date: June 13, 2025

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Company Secretary (M. No.- A56987)
Place: Kolkata
Date: June 13, 2025

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

1. CORPORATE INFORMATION

Smartworks Coworking Spaces Limited (CIN - U74900DL2015PLC310656) is a public limited Company, domiciled in India. The Registered office of the Company is situated at Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019. The Company is engaged in the business of developing and licensing fully serviced office spaces including rendering of related ancilliary services.

These Standalone Financial Statements were authorised for issue in accordance with a resolution of the Board of Directors on June 13, 2025.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES

2.1. Basis of preparation and presentation

These Standalone Financial Statements ("Financial Statements") have been prepared to comply in all material respects with the Indian Accounting Standards ('Ind AS') as notified by the Ministry of Corporate Affairs ('MCA') under section 133 of the Companies Act, 2013 ('Act'), read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and other accounting principles generally accepted in India.

The Standalone Financial Statements are based on the classification provisions contained in Ind AS 1, 'Presentation of Financial Statements' and Division II of Schedule III (as amended) to the Act to the extent applicable. Further, for the purpose of clarity, various items are aggregated in the Standalone Balance Sheet ,Standalone Statement of Profit and Loss , Standalone Statement of Cash Flows and Standalone Statement of Changes in Equity . Nonetheless, these items are disaggregated separately in the notes to the Standalone Financial Statements, where applicable or required.

All the amounts included in the Standalone Financial Statements are reported in millions of Indian Rupee ('Rupee' or '₹') and are rounded off 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 Standalone Financial Statements, except in case of adoption of any new standards and amendments during the year.

To provide more reliable and relevant information about the effect of certain items in the Standalone Balance Sheet and Standalone Statement of Profit and Loss, the Company has changed the classification of certain items.

The Standalone Financial Statements have been prepared on the accrual and going concern basis, and the historical cost convention except where the Ind AS requires a different accounting treatment.

Current versus non-current classification

The Company presents assets and liabilities based on current/ non-current classification.

Assets:

An asset is treated as current when it is:

i) Expected to be realised or intended to be sold or consumed in normal operating cycle

ii) Held primarily for the purpose of trading

iii) Expected to be realised within twelve months after the reporting period, or

iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

Liabilities:

A liability is current when:

(i) It is expected to be settled in normal operating cycle

(ii) It is held primarily for the purpose of trading

(iii) It is due to be settled within twelve months after the reporting period, or

(iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

All other liabilities are classified as non-current.

Deferred tax assets and liabilities, and all other assets and liabilities which are not current (as discussed in the above paragraphs) are classified as non-current assets and liabilities.

Operating cycle:

All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of services and the time between the rendering of service and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current and non-current classification of assets and liabilities.

Fair value measurement

Fair value is the price at the measurement date, at which an asset can be sold or a liability can be transferred, in an orderly transaction between market participants. The Company's accounting policies require, measurement of certain financial instruments at fair values (either on a recurring or non-recurring basis).

The Company is required to classify the fair valuation method of the financial assets and liabilities, either measured or disclosed at fair value in the Financial Information, using a three level fair-value-hierarchy (which reflects the significance of inputs used in the measurement). Accordingly, the Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

2.2. Amendments to Ind AS

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2025, MCA has notified amendment to Ind AS – 116 Leases applicable to the Company w.e.f. September 9, 2024. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact on its Standalone Financial Statements.

2.3. Functional and presentation currency

The Standalone Financial Statements are presented in Indian rupees, which is the functional currency of the Company and the currency of the primary economic environment in which the Company operates.

2.4. Use of estimates and judgement

The preparation of Standalone Financial Statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. (refer note 3)

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

2.5 Revenue recognition

2.5.1. Operating revenue

Revenue from operations includes rental income for the use of co-working space, along with related ancillary services, software fees and income from rendering of designing services (design and fitout service).

Rental income

Revenue from leased out co-working spaces under an operating leases is recognized on a straight line basis over lease term, except where there is an uncertainty of ultimate collection.

The Company assesses the lease term based on the customer portfolio to determine whether it is reasonably certain that any options to extend or terminate the contract will be exercised. The Company has determined the lease term as the non-cancellable term or contract term based on the customer portfolio.

After the lease term, rental revenue is recognized as and when services are rendered on a monthly basis as per the contractual terms prescribed under agreement entered with customers. Initial direct costs, such as

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

commissions, incurred by the Company in negotiating and arranging a lease are deferred and allocated to income over the lease term for revenue, which has been presented as 'Prepayments' in Standalone Balance Sheet. "

Design and fitout service

Design and fitout service where the Company is acting as a contractor, revenue is recognized in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the Company has an enforceable right to payment.

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognizes revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.

As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognized only to the extent of costs incurred in the Standalone Statement of Profit and Loss.

Ancillary services

Revenue from contracts with customers for ancillary services (such as meeting room charges, one-time setup costs, parking charges, internet fees, electricity charges, facility management services etc.) is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services."

Revenues in excess of invoicing are classified as unbilled revenue while invoicing and collection in excess of revenue are classified as deferred revenue. The Company presents service revenue net of indirect taxes in its Standalone Statement of Profit and Loss.

2.5.2. Other income

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

On disposal of an investment, the difference between the carrying amount and the disposal proceeds, net of expenses, is recognized in the Standalone Statement of Profit and Loss.

2.6 Leases

2.6.1 Company as a lessee

At inception of a contract, the Company assesses whether the 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.

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

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

accumulated depreciation and impairment losses. Depreciation is computed using the straight-line method from the commencement date to the end of the useful life of the underlying asset or the end of the lease term, whichever is shorter. 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.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the Incremental borrowing rates that commensurate with the lease term (refer note 3.1.1). Subsequently, lease liabilities are measured at amortized cost using the effective interest method and remeasured to reflect any reassessment of options or lease modifications, or to reflect changes in lease payments, with a corresponding adjustment to the ROU asset or Statement of Profit and Loss if the ROU asset has been reduced to zero.

Asset retirement obligation is determined at the present value of expected costs to settle the obligation using estimated cash flows and are recognized as part of the cost of the particular right-of-use asset on initial recognition.

2.6.2 Company as a lessor

Leases in which the Company transfers substantially all the risks and benefits of ownership of the asset are classified as finance leases. Assets given under finance lease are recognized as a receivable at an amount equal to the net investment in the lease. After initial recognition, the Company apportions lease rentals between the principal repayment and interest income so as to achieve a constant periodic rate of return on the net investment outstanding in respect of the finance lease. The interest income is recognized in the Standalone Statement of Profit and Loss.

Leases in which the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included in property, plant and equipment and right of use assets. Management recognised lease income on an operating lease is recognized in the Standalone Statement of Profit and Loss on a straight-line basis over the lease term on reasonable basis.

2.7 Foreign currency transactions and balances

Transactions in currencies other than the Company's functional currency (foreign currencies) are recognized 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 not retranslated.

Exchange differences on monetary items are recognized in Standalone Statement of Profit and Loss in the period in which they arise.

2.8 Employee benefits

The Company's employee benefit mainly includes salaries, bonuses, defined contribution absences and defined benefit plans. The employee benefits are recognised in the period in which the associated services are rendered by the Company employees. Short term employee benefits are recognised in Standalone Statement of Profit and Loss at undiscounted amounts during the period in which the related services are rendered.

2.8.1 Short-term benefits

Liabilities for salaries, including non-monetary benefits (such as compensated absences) that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the Standalone Balance Sheet.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

2.8.2 Long term benefits

Compensated absences

Compensated absences benefits comprises of encashment and availment of leave balances that were earned by the employees over the period of past employment. The Company provides for the liability towards the said benefits on the basis of actuarial valuation carried out as at the reporting date, by an independent qualified actuary using the projected-unit-credit method. The related re-measurements are recognised in the Standalone Statement of Profit and Loss in the period in which they arise.

2.8.3 Post-employment obligations

Defined benefit plans

The Company has defined benefit plan namely gratuity. The said plan requires a lump-sum payment to eligible employees (meeting the required vesting service condition) at retirement or termination of employment, based on a pre-defined formula. The cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement

The Company presents the first two components of defined benefit costs in Standalone Statement of Profit and Loss. Curtailment gains and losses are accounted for as past service costs. Past service cost is recognized in Statement of Profit and Loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Standalone Statement of Changes in Equity and in the Standalone Balance Sheet.

Defined contribution plans

The Company has defined contribution plans for post-employment benefit namely the provident fund and employee state insurance scheme. The Company's contribution thereto is charged to the Standalone Statement of Profit and Loss. The Company has no further obligations under these plans beyond its periodic contributions.

2.8.4 Share based payments

Employees of the Company receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments.

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using Black Scholes valuation model. The grant date fair value of options granted to employees is recognised as employee benefit expense with a corresponding increase in employee stock options reserve, over the period in which the eligibility conditions are fulfilled and the employees unconditionally become entitled to the awards. The cumulative expense recognised for equity settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest.

The Standalone Statement of Profit and Loss for a year represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

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2.9 Finance costs

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to the Standalone Statement of Profit and Loss for the period for which they are incurred.

2.10 Taxation

Income tax expense represents the sum of the current tax and deferred tax.

2.10.1 Current tax

The current tax is based on taxable profit for the year. Taxable profit differs from 'Profit Before Tax' as reported in the Standalone Statement of Profit and Loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates applicable for the respective year.

2.10.2 Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the Standalone Financial Statements and their tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized for all deductible temporary differences and incurred tax losses to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting year and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the year in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting year.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

2.10.3 Current and deferred tax

Current and deferred tax are recognized in the Standalone Statement of Profit and Loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

2.11 Property, plant and equipment ('PPE')

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any.

Cost comprises of the purchase price including freight and non-refundable taxes, and directly attributable expenses incurred to bring the asset to the location and condition necessary for it to be capable of being operated in the manner intended by management.

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

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Cost incurred for expected fit-out period is capitalised as part of leasehold improvement, as this cost is attributable to bring the asset in necessary condition for its intended use. (refer note 3.1.2)

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

The carrying amount of any component accounted for as a separate asset is derecognized when replaced. The other repairs and maintenance are charged to Standalone Statement of Profit and Loss during the reporting period in which they are incurred.

2.11.1 Depreciation method, estimated useful lives and residual value

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Residual value is estimated to be five percent of total cost of asset, except for certain leasehold improvement and electrical equipment classes of assets where it is estimated to be nil.

Depreciation on property, plant and equipment is computed using the straight-line method over the estimated useful lives. The management basis its past experience and technical assessment has estimated the useful lives, which is at variance with the life prescribed in Part C of Schedule II to the Act and has accordingly, depreciated the assets over such useful lives. The Company has established the estimated range of useful lives for different categories of property, plant and equipment as follows :

Categories	Useful life (in years)
Leasehold improvement	Lease term or 10 years, whichever is less
Electrical installations and equipment	10
Plant and equipment	15
Furniture and fixtures	3-10
Vehicles	8-10
Computer and data processing unit	3-6
Office equipment	3-10

The useful lives, residual values and depreciation method of PPE are reviewed, and adjusted appropriately, at least as at each financial year end so as to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets. The effect of any change in the estimated useful lives, residual values and / or depreciation method are accounted prospectively, and accordingly the depreciation is calculated over the PPE's remaining revised useful life.

2.11.2 Derecognition

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset.

Any gain or loss arising on the disposal or retirement of an item of plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the Standalone Statement of Profit and Loss.

Gains and losses on disposal are determined by comparing proceeds with carrying amount. These are included in the Standalone Statement of Profit and Loss within other gains / (losses).

2.11.3 Capital work in progress

Capital work in progress is stated at cost less impairment losses. Such expenditure includes the cost of materials and goods purchased or acquired with the intention of creating any capital asset and the project site and cost incurred for expected fit-out period which is attributed to the property, plant and equipment.

2.12 Intangible assets

2.12.1 Initial measurement

Software (both purchased and internally generated) which is not an integral part of

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related hardware, is treated as intangible asset and stated at cost on initial recognition and subsequently measured at cost less accumulated amortization and accumulated impairment loss, if any.

2.12.2 Internally-generated intangible assets

Expenditure on research activities for internally generated intangible assets is recognised as an expense in the period in which it is incurred.

An internally-generated intangible asset arising from development (or from the development phase of an internal project) is recognised if, and only if, all of the following conditions have been demonstrated:

- the technical feasibility of completing the intangible asset so that it will be available for use or sale;
- the intention to complete the intangible asset and use or sell it;
- the ability to use or sell the intangible asset;
- how the intangible asset will generate probable future economic benefits;
- the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset; and
- the ability to measure reliably the expenditure attributable to the intangible asset during its development.

The amount initially recognised for internally-generated intangible assets is the sum of the expenditure on direct salary incurred from the date when the intangible asset first meets the recognition criteria listed above. Where no internally-generated intangible asset can be recognised, development expenditure is recognised in the Standalone Statement of Profit and Loss in the period in which it is incurred.

2.12.3 Subsequent measurement

Subsequent costs are included in the asset's carrying amount, only when it is probable that future economic benefits associated with the cost incurred will flow to the Company and the cost of the item can be measured reliably. All other expenditure is recognized in the Standalone Statement of Profit and Loss.

2.12.4 Derecognition policy

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. 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 Standalone Statement of Profit and Loss when the asset is derecognised.

2.12.5 Amortisation method and periods

Intangible assets i.e. software are amortised on a straight line basis over its estimated useful life i.e. 3 years. The estimated useful life and amortisation method are reviewed at the end of each reporting year, with the effect of any changes in estimate being accounted for on a prospective basis.

2.13 Impairment of non-financial assets

At the end of each reporting year, the Company reviews the carrying amounts of its impairment of non-financial assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest cash-generating units for which a reasonable and consistent allocation basis can be identified.

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Recoverable amount is the higher of fair value less costs of disposal and value in use. 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 for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the Standalone Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the Standalone Statement of Profit and Loss.

2.14 Provisions and contingencies

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

Asset retirement obligations (ARO) are provided for those operating lease arrangements where the Company has a binding obligation at the end of the lease period to restore the leased premises in a condition similar to inception of lease.

Asset retirement obligation are provided at the present value of expected costs to settle the obligation using estimated cash flows and are recognized as part of the cost of the particular asset. The cash flows are discounted using incremental borrowing rate that reflects the risks specific to the site restoration obligation. The unwinding of the discount is expensed as incurred and recognized in the Standalone Statement of Profit and Loss as a finance cost. The estimated future costs of decommissioning are reviewed annually and adjusted as appropriate. Changes in the estimated future costs or in the discount rate applied are added to or deducted from the cost of the asset.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

2.15 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

The Company determines the classification of its financial instruments at initial recognition.

2.16 Financial assets

2.16.1 Initial recognition and measurement

At initial recognition, financial asset (except trade receivables which do not contain a significant financing component are measured at transaction price) is measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Standalone Statement of Profit and Loss.

2.16.2 Subsequent measurement

All recognised financial assets are subsequently measured in their entirety at

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either amortised cost or fair value, depending on the classification of the financial assets.

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

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

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

For assets measured at fair value, gains and losses will either be recorded in Profit and Loss or other comprehensive income. Investments in debt mutual funds are measured at fair value through Profit and Loss as per the business model and contractual cash flow test.

2.16.3 Impairment of financial assets

The Company assesses at each Balance Sheet date whether a financial asset or a Company of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for trade receivables that do not constitute a financing transaction. For other financial assets carried at amortised cost the Company assesses, on a forward looking basis, the expected credit losses associated with such assets and recognises the same in the Standalone Statement of Profit and Loss.

2.16.4 Cash and cash equivalents

For the purpose of presentation in the Standalone Statement of Cash Flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments, other than which are lien against borrowings, with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and book overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the Standalone Balance Sheet.

2.16.5 Derecognition of financial assets

The Company derecognises financial assets in accordance with the principles of Ind AS 109 which usually coincides receipt of payment or write off of the financial asset.

2.17 Financial liabilities and equity instruments

2.17.1 Classification of debt or equity

Debt and equity instruments issued by a Company entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

2.17.2 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company entity are recognised at the proceeds received, net of direct issue costs.

2.17.3 Financial liabilities

Classification : The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement : All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Loans and borrowings : After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Standalone Statement of Profit and Loss when the liabilities are derecognised. Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the Standalone Statement of Profit and Loss.

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2.17.4 Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in the Standalone Statement of Profit and Loss.

2.17.5 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired.

2.18 Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) attributable to the shareholders of the Company by the weighted average number of equity shares outstanding during the period.

Equity shares which are issuable upon the satisfaction of certain conditions resulting from contractual arrangements / shareholder agreement are considered outstanding and included in the computation of basic earnings per share from the date when all necessary conditions under the contract have been satisfied as on the Balance Sheet date.

Diluted earnings per share is computed by adjusting, the profit/ (loss) for the period attributable to the shareholders and the weighted average number of shares considered for deriving basic earnings per share, for the effects of all the shares that could have been issued upon conversion of all dilutive potential shares. The dilutive potential shares are adjusted for the proceeds receivable had the shares been actually issued at fair value. Further, the dilutive potential shares are deemed converted as at beginning of the period, unless issued at a later date during the period.

2.19 Investments

Long-term investments (investment in subsidiaries) are carried individually at cost less provision for diminution, other than temporary, in the value of such investments.

On disposal of an investment, the difference between the carrying amount and the disposal proceeds, net of expenses, is recognised in the Standalone Statement of Profit and Loss. When disposing of a part of the holding of an individual investment, the carrying amount to be allocated to that part is to be determined on the basis of the average carrying amount of the total investment.

3 KEY SOURCES OF ESTIMATION UNCERTAINTIES AND CRITICAL JUDGEMENTS

In applying the Company's accounting policies, which are described in note 2 above, the directors are required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognized and to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

3.1 Critical judgements in applying the Company's accounting policies

3.1.1 Lease term - Company as a Lessee

Ind AS 116 requires lessee to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain.

The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the Company's operations taking into account the location of the underlying building

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and the availability of suitable alternatives. The Company has ascertained lease term as non-cancellable term.”

3.1.2 Capitalisation of fit out period

Cost (depreciation on right of use asset, interest expense of lease liability, electricity charges, building maintenance charges, housekeeping & security charges, project and design related employee cost) for the expected fit-out period is capitalised as part of leasehold improvement, considering, this cost is attributable to bring the asset in necessary condition for its intended use. The fit out period has been determined by the management basis the historical experience and the size and complexities involved for development of property to make them available for intended use.

3.1.3 Incremental borrowing rate

The initial recognition of lease liabilities at present value requires the identification of an appropriate discount rate. The Company has determined the incremental borrowing rate based on considerations specific to the leases by taking consideration of the risk free borrowing rates as adjusted for country / Company specific risk premiums (basis the readily available data points). The Company is considering fixed deposit rates as appropriate discount rates to get fair value of financials assets.

3.2 Key sources of estimation uncertainty

3.2.1 Taxes

Deferred tax assets are recognised for the unused tax losses for which there is probability of utilisation against the future taxable profit. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits, future tax planning strategies and recent business performances and developments (refer note 13).

3.2.2 Useful life of property, plant and equipment

As described at note 2.11.1 above, the Company reviews the estimated useful lives of PPE at the end of each reporting year. After considering market conditions, industry practice, technological developments and other factors, the Company determined that the current useful lives of its PPE remain appropriate. Uncertainties in these estimate relate to technical and economic obsolescence that may change the utility of assets.

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4. PROPERTY, PLANT AND EQUIPMENT

Particulars	Leasehold improvement	Electrical installations/ equipment	Plant and equipment	Furniture and fixtures	Vehicles	Computers and data processing units	Office equipment	Total
Gross carrying value								
As at April 01, 2023	**4,855.56**	**911.48**	**900.71**	**3,146.12**	**21.21**	**373.27**	**146.88**	**10,355.23**
Additions	1,333.80	257.17	288.25	910.49	13.39	93.94	38.16	2,935.20
Disposals/adjustments	(146.98)	(2.08)	(6.90)	(112.60)	-	(8.30)	(29.82)	(306.68)
As at March 31, 2024	**6,042.38**	**1,166.57**	**1,182.06**	**3,944.01**	**34.60**	**458.91**	**155.22**	**12,983.75**
Additions	971.73	373.61	505.51	1,323.65	2.09	130.18	66.89	3,373.66
Disposals/adjustments	(18.20)	(4.26)	(0.74)	(23.17)	-	(8.87)	(1.22)	(56.46)
As at March 31, 2025	**6,995.91**	**1,535.92**	**1,686.83**	**5,244.49**	**36.69**	**580.22**	**220.89**	**16,300.95**
Accumulated depreciation								
As at April 01, 2023	**963.01**	**172.71**	**115.13**	**610.52**	**3.61**	**146.64**	**51.78**	**2,063.40**
Depreciation	860.74	103.99	70.35	394.63	3.07	62.69	25.28	1,520.75
Disposals/adjustments	(159.93)	(0.59)	(3.61)	(47.54)	-	(6.47)	(18.40)	(236.54)
As at March 31, 2024	**1,663.82**	**276.11**	**181.87**	**957.61**	**6.68**	**202.86**	**58.66**	**3,347.61**
Depreciation	956.39	130.09	93.99	470.67	4.23	61.88	27.99	1,745.24
Disposals/adjustments	(18.20)	(2.56)	(0.72)	(10.91)	-	(6.84)	(0.81)	(40.04)
As at March 31, 2025	**2,602.01**	**403.64**	**275.14**	**1,417.37**	**10.91**	**257.90**	**85.84**	**5,052.81**
Net carrying value								
As at March 31, 2024	**4,378.56**	**890.46**	**1,000.19**	**2,986.40**	**27.92**	**256.05**	**96.56**	**9,636.14**
As at March 31, 2025	**4,393.90**	**1,132.28**	**1,411.69**	**3,827.12**	**25.78**	**322.32**	**135.05**	**11,248.14**

Note:

4.1. Refer note 21.1 for hypothecation / lien.

4.2. Refer note 34 of contractual commitment for acquisition of property, plant and equipment.

4.3. Property, plant and equipment are provided for coworking spaces to customers on lease except for vehicles and certain other assets.

4.4. The Company has capitalised borrowing cost of ₹ 12.08 million and ₹ 26.87 million during the year ended March 31, 2025 and year ended March 31, 2024 respectively. The rate used to determine the amount of borrowing costs eligible for capitalisation is 10.30% (general borrowings) and 13.75% (general borrowings) for the year ended March 31, 2025 and year ended March 31, 2024, respectively.

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5. RIGHT-OF-USE ASSETS

Particulars	Building	Equipment/ furniture and fixtures	Total
As at April 01, 2023	**28,807.45**	**139.65**	**28,947.10**
Additions during the year	4,339.02	-	4,339.02
Adjustments during the year	(4,859.13)	15.14	(4,843.99)
Disposal during the year	(316.77)	-	(316.77)
Depreciation - capitalisation of fit out period	(536.62)	-	(536.62)
Depreciation for the year	(3,166.64)	(19.50)	(3,186.14)
As at March 31, 2024	**24,267.31**	**135.29**	**24,402.60**
Additions during the year	7,476.05	-	7,476.05
Adjustments during the year	(627.65)	(119.09)	(746.74)
Disposal during the year	(1.28)	-	(1.28)
Depreciation - capitalisation of fit out period	(615.30)	-	(615.30)
Depreciation for the year	(4,380.37)	(16.20)	(4,396.57)
As at March 31, 2025	**26,118.76**	**-**	**26,118.76**

5.1. Building include property taken from landlords for developing co-working spaces along with guest houses and related fit-out cost.

5.2. Equipment majorly comprises of UPS and electronic/electrical equipment taken on lease.

5.3. The Company periodically reassesses the lease term for its lease arrangements. Lease reassessment involves re-evaluating any options to extend or terminate the lease considering factors such as the importance of the underlying asset to the Company's operations taking into account the location and size of the underlying building and the availability of suitable alternatives. During the year ended March 31, 2024, the Company has reassessed lease term for certain properties to non-cancellable period. Pursuant to this, lease liabilities are remeasured to reflect change in lease term with a corresponding adjustment to the ROU asset or Standalone Statement of Profit and Loss, if the ROU asset has been reduced to zero.

5.4. Amounts recognised in Standalone Statement of Profit and Loss

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Expenses relating to short-term leases	297.97	95.01
Expenses relating to leases of low-value assets, excluding short-term leases of low-value assets	13.89	21.34

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5.5. Total cash flow for leases

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Cash outflow included in financing activity for repayment of principal during the year*	3,938.39	3,038.23
Cash outflow included in financing activity for repayment of interest during the year	2,770.58	2,498.10
Total cash outflow for lease payment	**6,708.97**	**5,536.33**

*Cash outflow for repayment of principal during the year includes payment of ₹ 78.64 millions (March 31, 2024 - ₹ 38.92 millions) in relation to initial direct cost for acquiring right of use assets.

5.6. The following table sets out a maturity analysis of lease payments, showing the undiscounted lease payments to be paid after the reporting date

Maturity Analysis

Particulars	As at March 31, 2025	As at March 31, 2024
Not later than one year	7,987.96	6,293.39
Later than one year but not later than five years	27,848.44	23,473.58
Later than five years	7,068.34	11,168.73
Total	**42,904.74**	**40,935.70**

6. CAPITAL WORK-IN-PROGRESS

Capital work-in-progress ageing schedule

As at March 31, 2025

Particulars	Amount of capital work-in-progress for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	1,353.10	1.70	-	-	1,354.80

As at March 31, 2024

Particulars	Amount of capital work-in-progress for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	633.09	-	-	-	633.09

Note:

6.1. For capital-work-in-progress, there are no projects whose completion is overdue or has exceeded its cost compared to its original plan as of March 31, 2025 and March 31, 2024.

6.2. The Company has capitalised borrowing cost of ₹ 7.35 million and ₹ 3.54 million during year ended March 31, 2025 and during the year ended March 31, 2024, respectively. The rate used to determine the amount of borrowing costs eligible for capitalisation is 10.30% (general borrowings) and 13.75% (general borrowings) for the year ended March 31, 2025 and year ended March 31, 2024, respectively.

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7. INTANGIBLE ASSETS

Particulars	Software
Gross carrying value	
As at April 1, 2023	**13.22**
Additions	0.46
Disposals	-
As at March 31, 2024	**13.68**
Additions	33.26
Disposals	-
As at March 31, 2025	**46.94**
Accumulated amortisation	
As at April 1, 2023	**8.86**
Amortisation	3.08
Disposals	-
As at March 31, 2024	**11.94**
Amortisation	11.08
Disposals	-
As at March 31, 2025	**23.02**
Net carrying value	
As at March 31, 2024	1.74
As at March 31, 2025	**23.92**

Note:

7.1: Software includes accounting, business and administrative software.

8. INTANGIBLE ASSETS UNDER DEVELOPMENTS

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	31.55	4.61
Additions during the year	-	26.94
Capitalised during the year	(31.55)	-
Closing balance	-	31.55

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Note.

8.1 Intangible assets under development ageing schedule

As at March 31, 2025

Particulars	Amount in intangible assets under development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-

As at March 31, 2024

Particulars	Amount in intangible assets under development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	26.94	4.61	-	-	31.55

8.2 Intangible assets under development completion schedule

For Intangible assets under development, there are no projects whose completion is overdue or has exceeded its cost compared to its original plan as of March 31, 2025 and March 31, 2024.

9. INVESTMENTS IN SUBSIDIARIES

Particulars	As at March 31, 2025	As at March 31, 2024
At cost		
In equity shares of subsidiaries (refer note 9.1)	187.54	0.30
Total	**187.54**	**0.30**

Note:

9.1 Detail of investments in subsidiaries are as below

Name of the subsidiaries	As at March 31, 2025	As at March 31, 2024
Smartworks Tech Solutions Private Limited (Formerly known as: Smartworks Coliving Private Limited),: (unquoted) 10,000 (March 31, 2024 - 10,000) equity shares of ₹ 10 each fully paid up	0.10	0.10
Smartworks Office Services Private Limited: (unquoted) 10,000 (March 31, 2024 - 10,000) equity shares of ₹ 10 each fully paid up	0.10	0.10
Smartworks Stellar Services Private Limited: (unquoted) 10,000 (March 31, 2024 - 10,000) equity shares of ₹ 10 each fully paid up	0.10	0.10
Smartworks Space Pte. Ltd.(unquoted) 3,000,000 equity shares of ₹ 10 each fully paid up (March 31,2024- refer note 9.2)	187.24	Refer note 9.2

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

Name of the subsidiaries	% shareholding As at March 31, 2025	% shareholding As at March 31, 2024
Smartworks Tech Solutions Private Limited (Formerly known as: Smartworks Coliving Private Limited)	100.00%	100.00%
Smartworks Office Services Private Limited	100.00%	100.00%
Smartworks Stellar Services Private Limited	100.00%	100.00%
Smartworks Space Pte. Ltd.	100.00%	Refer note 9.2

Name of the subsidiaries	Principal place of business	Principal activity
Smartworks Tech Solutions Private Limited (Formerly known as: Smartworks Coliving Private Limited)	India	Software Development
Smartworks Office Services Private Limited	India	Facility management services
Smartworks Stellar Services Private Limited	India	Coworking space provider
Smartworks Space Pte. Ltd.	Singapore	Coworking space provider

9.2. The Company has incorporated a new subsidiary in Singapore, i.e. Smartworks Space Pte. Ltd. "(SSPL)", on March 15, 2024. SSPL did not have any paid-up capital as at March 31, 2024. On May 24, 2024, SSPL has allotted 3 million shares (face value: SGD 1) for consideration of SGD 3 million to the Company.

10. INVESTMENTS

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
At fair value through profit and loss (FVTPL)		
In mutual funds (Quoted) (refer note 10.1)	93.23	112.78
In equity shares of other companies (Unquoted)	16.40	-
Total	**109.63**	**112.78**
Aggregate carrying amount of quoted investments	93.23	112.78
Aggregate market value of quoted investments	93.23	112.78

Note:

10.1. Liened as security for borrowings. (refer note 21.1)

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

11. LOANS

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Unsecured, considered good		
Loans to related parties (refer note 37)	235.06	187.08
	235.06	**187.08**

Particulars	Agreement Date	Repayment/ Maturity date*	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Smartworks Tech Solutions Private Limited (Formerly known as: Smartworks Coliving Private Limited)	October 1, 2023	September 30, 2026	11%	228.09	181.50
Smartworks Office Services Private Limited	October 1, 2023	September 30, 2026	11%	0.73	0.30
Smartworks Stellar Services Private Limited	October 1, 2023	September 30, 2026	11%	6.24	5.28

* These loans are repayable on demand. The Company did not expect to demand repayment of loans within next 12 months.

12. OTHER FINANCIAL ASSETS

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Security deposits (refer note 12.1)	2,210.92	1,424.30
Bank deposits with more than 12 months maturity (refer note 12.2)	55.00	136.69
Total	**2,265.92**	**1,560.99**
Current		
Security deposits (refer note 12.3)	160.61	422.57
Expenses recoverable from shareholders (refer note 12.4)	31.93	-
Bank deposits with remaining maturity of less than 12 months (refer note 12.5)	104.41	177.49
Interest accrued on bank deposits	35.67	37.15
Unbilled revenue	56.08	25.15
Other receivable	8.36	-
	397.06	**662.36**
GST recoverable from customer	4.62	4.62
Allowance for recoverable	(4.62)	(4.62)
	-	**-**
Total	**397.06**	**662.36**

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Note:

12.1. It includes cash collateral, in relation to borrowings, amounting to ₹ Nil (March 31, 2024 - ₹ 7.5 million).

12.2. It includes deposits against lien/bank guarantee of ₹ 55.00 million (March 31, 2024 - ₹ 136.69 million).

12.3. It includes cash collateral, in relation to borrowings, amounting to ₹ 7.5 million (March 31, 2024 - ₹ 7.5 million).

12.4. The Company has incurred share issue expenses in connection with the proposed Initial Public Offering (IPO) of equity shares. In accordance with the Offer Agreement entered between the Company and the selling shareholders, the selling shareholders shall reimburse the share issue expenses in proportion to the respective shares offered for sale. Accordingly, the Company will recover the expenses incurred amounting to ₹ 31.93 million in connection with the issue on completion of IPO.

12.5. It includes deposits against lien/bank guarantee of ₹ 104.41 million (March 31, 2024 - ₹ 177.49 million).

12.6. Refer note 37 for unbilled revenue from related parties.

13. INCOME TAX

The major components of income tax expense /(credit) are:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Current income tax		
- For the year	-	-
Deferred tax		
- Origination and reversal of temporary difference	(158.16)	(165.17)
Income tax expense / (credit)	**(158.16)**	**(165.17)**

The reconciliation between the amount computed by applying the statutory income rates to the profit before tax and income tax expense is summarised below:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Loss before tax	(775.53)	(635.41)
Enacted tax rates in India	25.17%	26.00%
Tax expense / (credit)	**(195.20)**	**(165.21)**
Effect of:		
Income / expense not taxable / deductible	-	0.04
Additional tax expense (deferred tax expense) due to change in tax rate	37.04	-
Income tax expense / (credit)	**(158.16)**	**(165.17)**

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

The analysis of deferred tax assets / liabilities is as follows:

Particulars	Opening balance	Recognised in the Standalone Statement of Profit and loss	Recognised in Other Comprehensive Income	Closing balance
As at March 31, 2025				
Deferred tax asset				
Allowance for impairment of financial assets	3.74	(0.40)	-	3.34
Expenses allowed on payment basis	-	13.59	-	13.59
Carry forward tax losses	383.06	(144.25)	-	238.81
Provision for employee benefits	9.34	1.77	0.05	11.16
Property, plant and equipment and intangible assets	67.30	(41.60)	-	25.70
Provisions for asset retirement obligations	6.22	2.50	-	8.72
Provisions for contingencies and allowance for capital advances and advances to suppliers	3.30	5.80	-	9.10
Financial instruments	5.59	(3.81)	-	1.78
Right of use asset and lease liabilities	813.49	338.23	-	1,151.72
	1,292.04	**171.83**	**0.05**	**1,463.92**
Deferred tax liability				
Revenue equalisation reserve	132.16	13.67	-	145.83
	132.16	**13.67**	**-**	**145.83**
Deferred tax asset (net)	**1,159.88**	**158.16**	**0.05**	**1,318.09**

Particulars	Opening balance	Recognised in Statement of Profit and loss	Recognised in Other Comprehensive Income	Closing balance
As at March 31, 2024				
Deferred tax asset				
Allowance for impairment of financial assets	2.87	0.87	-	3.74
Carry forward tax losses	358.38	24.68	-	383.06
Provision for employee benefits	7.60	2.23	(0.49)	9.34
Property, plant and equipment and intangible assets	12.84	54.46	-	67.30
Provisions for asset retirement obligations	5.09	1.13	-	6.22
Provisions for contingencies and allowance for capital advances and advances to suppliers	1.91	1.39	-	3.30
Expenses allowed on payment basis	3.57	(3.57)	-	-

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars	Opening balance	Recognised in Statement of Profit and loss	Recognised in Other Comprehensive Income	Closing balance
Financial instruments	-	5.59	-	5.59
Right of use asset and lease liabilities	714.77	98.72	-	813.49
	1,107.03	**185.50**	**(0.49)**	**1,292.04**
Deferred tax liability				
Financial instruments measured at amortised cost	5.77	(5.77)	-	-
Revenue equalisation reserve	106.06	26.10	-	132.16
	111.83	**20.33**	**-**	**132.16**
Deferred tax asset (net)	**995.20**	**165.17**	**(0.49)**	**1,159.88**

In line with accounting policy of the Company, deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and carry forward tax losses can be utilised and deferred tax asset (net) has been recognised only to the extent of reasonable certainty of available tax profits in future. The Company has considered committed revenues and letter of intents from customers up to the date of signing of financial statements and maintaining/increasing an overall occupancy for future periods based on historical trends in making its projected future taxable profits for the purpose of evaluating recognition of deferred tax.

14. INCOME TAX ASSETS (NET)

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Advance income tax (net of current tax provision- Nil (March 31, 2024: Nil))	124.50	405.73
Total	**124.50**	**405.73**

15. OTHER ASSETS

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Prepayments (refer note 15.1 below)	449.40	330.25
Revenue equalisation reserve (refer note 15.3 below)	380.58	286.59
Balance with government authorities	10.93	31.53
Capital advances (net of allowance ₹ 27.46 million (March 31, 2024 - ₹ 8.86 million))	60.40	83.20
Total	**901.31**	**731.57**

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars	As at March 31, 2025	As at March 31, 2024
Current		
Balance with government authorities	576.99	658.86
Prepayments (refer note 15.1 below)	277.67	375.64
Revenue equalisation reserve (refer note 15.3 below)	198.80	221.71
Advance to suppliers (net of allowance ₹ 4.51 million (March 31, 2024 - ₹ 2.86 million))	21.43	46.82
Others (refer note 15.2 below)	92.00	6.50
Total	**1,166.89**	**1,309.53**

Note:

15.1. Prepayment includes the initial direct cost for obtaining lessee for operating lease. The movement of such initial direct cost is as follows:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Opening balance	661.09	559.75
Additions	434.91	449.83
Amortisation	(405.92)	(348.49)
Closing balance	**690.08**	**661.09**

15.2. Includes IPO expense of ₹ 84.07 million (March 31, 2024: Nil) which will be adjusted with securities premium at the time of issue of shares in accordance with requirement of Section 52 of the Companies Act, 2013.

15.3. Operating lease arrangements (as a lessor)

Operating leases, in which the Company is the lessor, relate to co-working space given by the Company on lease with lease term (i.e. non cancellable term or contract term, based on the customer portfolio).

The Company enters into arrangements with customers for providing co-working spaces wherein the right to use the assets is given. However, as the title to the assets and the significant risks associated with the operation and maintenance of these assets remains with the Company, such arrangements are recognised as operating lease. Revenue from leased out co-working space under an operating lease is recognized on a straight line basis over lease term.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Maturity analysis of operating lease receipts:

The following table sets out a maturity analysis of lease receipts, showing the undiscounted lease receipts to be received after the reporting date:

Particulars	As at March 31, 2025	As at March 31, 2024
-Year 1	9,094.86	8,201.05
-Year 2	5,898.91	4,864.52
-Year 3	3,555.87	1,965.11
-Year 4	2,297.97	543.00
-Year 5 and onwards	1,001.02	131.04

16. TRADE RECEIVABLES

Particulars	As at March 31, 2025	As at March 31, 2024
Current		
Considered good, secured (refer note 16.2)	188.47	132.09
Considered good, unsecured	56.87	6.48
Credit impaired	8.64	9.74
	253.98	**148.31**
Less: Allowance for doubtful receivables	(8.64)	(9.74)
Total	**245.34**	**138.57**

Notes:

16.1 As per agreements, the average credit period is 7 days.

16.2 The customers pays security deposits which can be used for any non-payments during the contract period. Trade receivables are secured with the corresponding deposits received from customers.

16.3 Refer note 37 for trade receivables from related parties.

16.4 Refer note 21.1 for trade receivables pledged as security against borrowings.

The movement of allowances of doubtful receivables is as follows:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Opening balance	9.74	6.41
Additions	2.20	5.54
Write off (net of recovery)	(3.30)	(2.21)
Closing balance	**8.64**	**9.74**

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AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Trade receivables ageing

As at March 31, 2025

Particulars		Not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i)	Undisputed trade receivables - considered good	42.73	163.01	17.20	1.04	1.97	1.59	227.54
(ii)	Undisputed trade receivables - credit impaired	0.05	0.37	2.88	3.28	0.81	0.18	7.57
(iii)	Disputed trade receivables - considered good	-	-	-	3.39	-	14.41	17.80
(iv)	Disputed trade receivables - credit impaired	-	0.18	0.33	-	-	0.56	1.07
	Less: Allowances for doubtful receivables							**(8.64)**
	Total trade receivables							**245.34**

As at March 31, 2024

Particulars		Not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i)	Undisputed trade receivables - considered good	5.83	83.30	2.81	9.13	1.07	0.52	102.66
(ii)	Undisputed trade receivables - credit impaired	0.01	3.61	2.93	0.81	0.19	0.15	7.70
(iii)	Disputed trade receivables - considered good	-	3.36	3.13	0.50	28.91	0.01	35.91
(iv)	Disputed trade receivables - credit impaired	-	0.01	-	0.56	0.17	1.30	2.04
	Less: Allowances for doubtful receivables							(9.74)
	Total trade receivables							**138.57**

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

17. CASH AND CASH EQUIVALENTS

For the purpose of Standalone Statement of Cash Flows, cash and cash equivalents includes cash on hand and balance with banks in current accounts and deposits.

Particulars	As at March 31, 2025	As at March 31, 2024
Balance with banks:		
- in current accounts	324.56	338.44
- in escrow account (refer note 17.1)	67.41	47.48
Wallet balances	0.36	-
Cash on hand	0.03	0.01
Total	**392.36**	**385.93**

Notes:

17.1. Restricted cash in escrow account

The balances primarily include restricted bank balances, received from specified customers, for repayments of monthly instalments of specified bank loans (refer note 21).

17.2. For the purpose of Standalone Statement of Cash Flows, Cash and cash equivalents comprise of following:

Particulars	As at March 31, 2025	As at March 31, 2024
Cash and cash equivalents as per Standalone Balance Sheet	392.36	385.93
Bank overdraft	(386.14)	(424.35)
Total	**6.22**	**(38.42)**

18. OTHER BANK BALANCES

Particulars	As at March 31, 2025	As at March 31, 2024
Bank deposits with original maturity more than 3 months (refer note 18.1)	191.94	135.56
Total	**191.94**	**135.56**

Note:

18.1 It includes deposits against lien/bank guarantee of ₹ 191.94 million (March 31, 2024 - ₹ 135.56 million).

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

19. SHARE CAPITAL

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares ('000')	(₹ in millions)	Number of shares ('000')	(₹ in millions)
Authorised				
Share capital				
Equity shares of ₹ 10 each with voting rights	120,000	1,200.00	100,000	1,000.00
Preference shares of ₹ 10 each with voting rights	20,000	200.00	20,000	200.00
Total	**140,000**	**1,400.00**	**120,000**	**1,200.00**
Issued, subscribed and fully paid-up				
Equity share capital				
Equity shares of ₹ 10 each with voting rights	103,190	1,031.90	79,013	790.13
Total	**103,190**	**1,031.90**	**79,013**	**790.13**

Notes:

19.1. Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares ('000')	(₹ in millions)	Number of shares ('000')	(₹ in millions)
Equity shares with voting rights				
At the beginning of the year	79,013	790.13	77,691	776.91
Shares issued under private placement (refer note 19.6)	3,717	37.17	1,322	13.22
Conversion of CCPS into equity shares (refer note 20.2)	19,610	196.10	-	-
Conversion of warrants into equity shares (refer note 20.3)	850	8.50	-	-
Outstanding at the end of the year	**103,190**	**1,031.90**	**79,013**	**790.13**

19.2. Details of equity shares held by each shareholder holding more than 5% shares:

Pre dilution

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares ('000')	% holding (Pre dilution)	Number of shares ('000')	% holding (Pre dilution)
Equity shares with voting rights				
NS Niketan LLP, India	42,805	41.482%	43,770	55.396%
SNS Infrarealty LLP, India	24,423	23.668%	27,585	34.912%
Space Solutions India Pte Ltd. (formerly known as Lisbrine Pte. Ltd.)	19,610	19.004%	-	0.000%
Mahima Stocks Private Limited, India	4,269	4.137%	4,269	5.402%

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

Post dilution

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares ('000')	% holding (Post dilution)	Number of shares ('000')	% holding (Post dilution)
Equity shares with voting rights				
NS Niketan LLP, India	42,805	41.482%	43,770	44.007%
SNS Infrarealty LLP, India	24,423	23.668%	27,585	27.734%
Space Solutions India Pte Ltd. (formerly known as Lisbrine Pte. Ltd.)	19,610	19.004%	-	0.000%
Mahima Stocks Private Limited, India	4,269	4.137%	4,269	4.292%
Cumulative convertible preference shares with voting rights				
Space Solutions India Pte Ltd. (formerly known as Lisbrine Pte. Ltd.)	-	-	19,600	19.706%

19.3. Rights attached to equity shares:

The Company has only one class of equity shares having face value of ₹ 10 each. The holder of the equity share is entitled to dividend right and voting right in the same proportion as the capital paid-up on such equity share bears to the total paid-up equity share capital of the Company. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts, in proportion to the number of equity shares held by the shareholders.

19.4. Shareholding of promoters

Shares held by promoters as at March 31, 2025

Sl. No	Particulars	Number of shares ('000')	% holding (Pre dilution)	% change during the year
1	NS Niketan LLP, India	42,805	41.482%	(13.914%)
2	SNS Infrarealty LLP, India	24,423	23.667%	(11.245%)
3	Neetish Sarda, India	3	0.003%	(0.001%)
4	Saumya Binani, India	3	0.003%	(0.001%)

Sl. No	Particulars	Number of shares ('000')	'% holding (Post dilution)	% change during the year
1	NS Niketan LLP, India	42,805	41.482%	(2.525%)
2	SNS Infrarealty LLP, India	24,423	23.667%	(4.067%)
3	Neetish Sarda, India	3	0.003%	(0.000%)
4	Saumya Binani, India	3	0.003%	(0.000%)

Shares held by promoters as at March 31, 2024

Sl. No	Particulars	Number of shares ('000')	% holding (Pre dilution)	% change during the year
1	NS Niketan LLP, India	43,770	55.396%	(0.338%)
2	SNS Infrarealty LLP, India	27,585	34.912%	(0.594%)
3	Neetish Sarda, India	3	0.004%	(0.000%)
4	Saumya Binani, India	3	0.004%	0.000%

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

Sl. No	Particulars	Number of shares ('000')	% holding (Post dilution)	% change during the year
1	NS Niketan LLP, India	43,770	44.007%	(0.669%)
2	SNS Infrarealty LLP, India	27,585	27.734%	(0.727%)
3	Neetish Sarda, India	3	0.003%	(0.000%)
4	Saumya Binani, India	3	0.003%	(0.000%)

19.4.1 Shareholding as on March 31,2024 and thereafter, is based on list of promoters identified/classified pursuant to board resolution dated March 26, 2024. Promoter here means Promoter defined under Companies Act, 2013.

19.5. During the year ended March 31, 2025, the Shareholders of the Company increased the authorised share capital of the Company to ₹ 1,400.00 million divided into 120,000,000 equity shares of ₹ 10/- each and 20,000,000 preference shares of ₹ 10/- each.

19.6 During the year ended March 31, 2025, the Company has allotted 3,716,551 (March 31, 2024: 1,322,000) equity shares under private placement on preferential basis having face value ₹ 10 each equity share, issued at a price of ₹ 269 per equity share (including share premium of ₹ 259/- each equity share) (March 31, 2024: ₹ 269 per equity share (including share premium of ₹ 259/- each equity share)), ranking pari passu with existing equity shares.

19.7 During the year ended March 31, 2025, the Company has allotted 10,707 (March 31, 2024: 1,219,776) cumulative convertible preference shares having face value ₹ 10 each, issued at a price of ₹ 269 per cumulative convertible preference shares (including share premium of ₹ 259/- each cumulative convertible preference shares) (March 31, 2024: ₹ 269 per cumulative convertible preference shares (including share premium of ₹ 259/- each cumulative convertible preference shares)).

19.8. During the year ended March 31, 2025, the Company has converted 19,610,398 CCPS of face value of ₹ 10 each held by Space Solutions India Pte. Limited (formerly known as Lisbrine PTE. LTD.) (SSIPL) into 19,610,398 equity shares of face value of ₹ 10 each as per the terms and conditions stated in articles of association and the Shareholder's agreement.

20. OTHER EQUITY

Particulars	As at March 31, 2025	As at March 31, 2024
Securities premium (refer note 20.1)	3,991.74	2,867.50
Instruments classified as equity (refer note 20.2 and 40)	-	196.00
Money received against share warrants (refer note 20.3)	-	2.13
Share based payment reserve (refer note 20.4)	39.32	-
Retained earnings (refer note 20.5)	(3,929.39)	(3,311.88)
	101.67	**(246.25)**

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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20.1. Securities premium

Securities premium is used to record the premium on issue of shares. The reserves are utilised in accordance with provisions of The Companies Act, 2013.

20.2. Instruments classified as equity

20.2.1 The Company has issued 18,379,915 cumulative convertible preference share ("CCPS") having a face value of ₹ 10 each on October 23, 2019 with reference to the investment agreement with Space Solutions India Pte Ltd (Formerly known as Lisbrine PTE. LTD.) dated October 4, 2019. Preference shareholder is entitled to receive dividend subject to recommendation of Board of Directors and approval of equity shareholders. These CCPS carry one vote per share in terms of the agreement.

1. The shareholder shall be entitled to receive a cumulative fixed preferential dividend per annum for each cumulative convertible preference shares held based on the following coupon rate:

   i. 0.01% of the Initial Subscription Price per share on the first anniversary;

   ii. 0.50% of the Initial Subscription Price per share on the second anniversary;

   iii. 1.00% of the Initial Subscription Price per share on the third anniversary;

   iv. 2.00% of the Initial Subscription Price per share on the fourth anniversary;

   v. 4.00% of the Initial Subscription Price per share on fifth anniversary and every anniversary thereafter until conversion of the cumulative convertible preference shares to ordinary shares in the Company.

2. At any time up to 20 years from the date of the agreement, the preference shareholder shall have the right, at its option and sole and absolute discretion, to convert all or part of its cumulative convertible preference shares then outstanding into ordinary shares.

3. All the cumulative convertible preference shares then outstanding shall be converted into ordinary shares at a minimum ratio of 1 cumulative convertible preference share to 1 ordinary share conversion rate immediately:

   (a) prior to the consummation of a Qualified Event or

   (b) in the event there is a binding offer for a purchase of all of the Shares of the Company and such offer meets the yield threshold.

4. Each cumulative convertible preference share, subject to conversion, shall be converted into such number of fully paid ordinary shares as is determined by dividing the initial subscription price per share (as appropriately adjusted for any subdivisions, consolidations, share dividends or similar recapitalisations) by the then applicable conversion price per cumulative convertible preference share and no additional consideration shall be payable upon such conversion.

5. As these cumulative convertible preference shares are perpetual in nature and ranked senior only to the equity share capital of the Company and the Company does not have any redemption obligation i.e. these instruments have to be converted into equity share of the Company, thus these shares are considered as equity instruments.

20.2.2 On March 30, 2024, and April 18, 2024, the Company issued an additional 1,219,776 and 10,707 Class A cumulative convertible preference shares, respectively, each with a face value of ₹ 10. These issuances are in accordance with the investment agreement with Space Solutions India Pte Ltd (formerly known as Lisbrine PTE. LTD.) dated March 27, 2024. Preference shareholder is entitled to receive dividend subject to recommendation

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of Board of Directors and approval of equity shareholders. These CCPS carry one vote per share in terms of the agreement.

Terms of issue of this cumulative convertible preference shares are :-

1. The Company shall not declare or pay any dividends to holders of Ordinary Shares until all the Class A Convertible Preference Shares held by the Investor have been converted to Ordinary Shares of the Company.

2. In the event a Qualifying IPO is not effected within twenty four (24) months from the date of execution of the Agreement, Space Solutions India Pte Ltd (Formerly known as Lisbrine PTE. LTD.) shall be entitled to receive a cumulative fixed preferential dividend ("Preferential Dividend") per annum for each Class A Convertible Preference Share held by Space Solutions India Pte Ltd (Formerly known as Lisbrine PTE. LTD.) based on the Initial Subscription Price Per Share equal or equivalent to 5.00% of the Initial Subscription Price Per Share on the second (2nd) anniversary from the date of the Agreement for every six (6) months since the execution of the Agreement and for every six (6) months thereafter until conversion of the Class A Convertible Preference Shares to Ordinary Shares in the Company, (as appropriately adjusted for any subdivisions, consolidations, share dividends or similar recapitalisations).

3. Any Preferential Dividend (if any) shall be computed based on the Initial Subscription Price Per Share that is, in aggregate, equivalent to (and computed based on) INR equivalent to US$4Mn to be converted INR exchange rate of the receiving bank as at the time of receipt which represents the amount invested in the Company by the Investor on Completion.

4. The right of the Investor to receive such dividends shall rank senior and prior to and in preference to the dividend rights of the holders of Ordinary Shares in the Company.

5. Subject to the foregoing, no dividends or distributions (in whatever form) shall be declared or paid to the holders of the Ordinary Shares unless the Investor first receives or simultaneously receives in full a pro rata share of such dividends on an as-converted basis.

6. In the event of consummation of a Qualified Fund Raise, the Preferential Dividend shall be immediately adjusted to match the dividend policy agreed in the definitive agreement arising from the Qualified Fund Raise subject to (i) the agreement of all parties including the Investor, the Founders and the new investors or (ii) if no agreement is reached for any reason, then the Investor shall be entitled to a minimum of two per cent. (2%) of the Initial Subscription Price Per Share per annum for each Class A Convertible Preference Share held by the Investor.

7. All the Class A convertible preference shares then outstanding shall be converted into ordinary shares at a minimum ratio of 1 Class A convertible preference share to 1 ordinary share conversion rate immediately:

   (a) prior to the consummation of a Qualified Event or

   (b) in the event there is a binding offer for a purchase of all of the Shares of the Company and such offer meets the yield threshold.

8. Each Class A Convertible Preference Share, subject to conversion, shall be converted into such number of fully paid ordinary shares as is determined by dividing the initial subscription price per share (as appropriately adjusted for any subdivisions, consolidations, share dividends or similar recapitalisations) by the then applicable conversion price per Class A convertible preference share and no additional consideration shall be payable upon such conversion.

9. In the event of a Non-Qualified Event, the net proceeds (after deductions such as expenses and creditor payments) will be distributed as follows:

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First: The Investor receives the greater of:

(i) 100% of the original investment plus any unpaid dividends on the Class A Convertible Preference Shares, or

(ii) the amount the Investor would get if the Class A Convertible Preference Shares were converted to Ordinary Shares before the event (Convertible Preference Liquidity Amount).

If assets are insufficient, the Company will distribute assets proportionally to the Investor.

Second: After the Investor's full Convertible Preference Liquidity Amount is paid, remaining funds will be distributed pro-rata among the Ordinary Shareholders. The Investor is excluded from this second distribution unless Class A Shares were converted to Ordinary Shares before the event."

20.3. Share Warrants

The Company had issued 850,000 share warrants of ₹ 260 each per warrant ("Warrant Subscription Price") for an aggregate consideration of ₹ 221.00 million on March 13, 2023 with reference to the warrant subscription agreement with Deutsche Bank,A.G, London Branch dated March 2, 2023. The warrant consideration was paid in the following manner:

1. ₹ 55.25 million was paid by the warrant holder on March 13, 2023 as consideration for subscribing to the Warrants ("Warrant Subscription Amount").

2. ₹ 165.75 millions was paid by warrant holder on date of exercising the option of converting the entire warrants into equity shares of the Company i.e. August 02, 2024 in accordance with the terms set forth in the warrant subscription agreement.

20.4. Share based payment reserve (refer note 43)

This relates to stock options granted by the Company to certain eligible employees under ESOP scheme named Smartworks Coworking Spaces Limited Employee Share Option Plan 2022 and as ammended thereafter.

20.5. Retained Earnings

Retained earnings reflect surplus / deficit after taxes in the Standalone Statement of Profit or Loss. The amount that can be distributed by the Company as dividends to its equity shareholders is determined based on the balance in this reserve and also considering the requirements of the Companies Act, 2013.

21. BORROWINGS

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Secured – at amortised cost		
Bonds		
Non-convertible bonds	620.93	932.44
From Bank		
- Vehicle loan	11.96	13.90
- Term loan	2,186.49	1,825.18

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Particulars	As at March 31, 2025	As at March 31, 2024
From NBFC		
- Vehicle loan	4.28	5.56
- Term loan	680.34	1,029.60
Less: current maturities of long term borrowings	(1,343.74)	(1,409.20)
	2,160.26	**2,397.48**
Current		
Secured – at amortised cost		
- Bank overdraft	386.14	424.35
- Vendor financing arrangement	2.27	-
Unsecured – at amortised cost		
- Inter- corporate deposits from others parties (refer note 21.2.1.1)	-	17.50
- Vendor financing arrangement (refer note 21.2.2)	85.29	24.97
Current maturities of long-term borrowings		
Secured		
- Non-convertible bonds	309.41	312.50
- Term loan (From Banks)	795.37	739.30
- Term loan (From NBFC)	234.49	353.21
- Vehicle loan (From Banks)	3.05	2.91
- Vehicle loan (From NBFC)	1.42	1.28
	1,817.44	**1,876.02**

21.1. Other principal features of the Company's borrowings are as follows.

Particulars	Terms and conditions	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Bonds:				
Deutsche Investments India Private Limited (Held in name of Catalyst Trusteeship Limited)	- 1250 Bonds of ₹ 1 million each - Repayable in 45 monthly instalments (starting from July 13, 2023) and interest payable monthly from April 13, 2023 for 48 Months. - Maturity in March, 2027 - Hypothecation of receivables from specified tenancy contracts. - First exclusive charge by way of pledge over 1,03,18,961 (March 31, 2024: 9,824,256), equity shares of the Company, each in the name of NS Niketan LLP & SNS Infrarealty LLP. - Personal guarantee of directors* and corporate guarantee of NS Niketan LLP and SNS Infrarealty LLP.	3 month Treasury Bill rate as per Financial Benchmarks India Private Limited + 8.575% Currently 15.035% (March 31, 2024: 15.445%)	625.00	937.50
Total		(A)	**625.00**	**937.50**

* Directors in above mentioned notes refers to Neetish Sarda and Harsh Binani.

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Term Loan:

Particulars	Terms and conditions	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Term Loan from Banks (I)	- Repayable in equal monthly installments (Range of 38-83 equal monthly installements) - Secured with lien over specified rental receivables and lien of property of Vision Comptech Integrators Private Limited and personal guarantee of directors* and corporate guarantee of Vision Comptech Integrators Private Limited, NS Niketan LLP and SNS Infrarealty LLP.	8.40% to 9.42% (March 31, 2024: 8.98% to 9.25%)	904.03	870.39
Term Loan from Banks (II)	- Repayable in equal monthly installments (Range of 23-36 equal monthly installements) - Lien over Debt Service Reserve account - Secured over future cash flows linked to selected secured tenancy contracts and rent receivables and personal guarantee of directors* and corporate guarantee of SNS Infrarealty LLP and NS Niketan LLP	9.50% to 9.60% (March 31, 2024: 9.50% to 9.60%)	158.45	396.13
Term Loan from Banks (III)	- Repayable in equal monthly installments (Range of 48-61 equal monthly installements) - Lien over FD - Secured with lien over selected rentals of the property and lien over property of M/s. Jagadhatri Vyapaar Private Limited and personal guarantee of directors* and corporate guarantee of Jagadhatri Vyapaar Private Limited, SNS Infrarealty LLP and NS Niketan LLP	9.65% to 9.85% (March 31, 2024: 9.65%)	748.54	569.14
Term Loan from Banks (IV)	- Repayable in equal monthly installments (Range of 49 equal monthly installements) - Lien over FD - Secured with lien over specified rental receivables and personal guarantee of directors* and corporate guarantee of SNS Infrarealty LLP and NS Niketan LLP	9.30%	385.85	-
		(B)	**2,196.87**	**1,835.66**

* Directors in above mentioned notes refers to Neetish Sarda and Harsh Binani.

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Vehicle Loan:

Particulars	Terms and conditions	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Vehicle Loans from Banks	- Repayable in equal monthly installments (60 equal monthly installements) - Secured by hypothecation of vehicle of the Company.	7.20% to 9.15% (March 31, 2024: 7.20% to 9%)	11.96	13.90
Vehicle Loans from NBFC	- Repayable in equal monthly installments (60 equal monthly installements) - Secured by hypothecation of vehicle of the Company.	10.25% (March 31, 2024:10.25%)	4.28	5.56
	Total	**(C)**	**16.24**	**19.46**

* Directors in above mentioned notes refers to Neetish Sarda and Harsh Binani.

Term Loan from NBFC:

Particulars	Terms and conditions	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Term Loan from NBFC (I)	- Repayable in 24 equal monthly instalments - Exclusive charge by way of hypothecation of specified receivables. - Cash collateral as specified for the facility (refer note 12.1 and 12.3)	11.50% (March 31, 2024: 11.50%)	26.88	129.65
Term Loan from NBFC (II)	- Repayable in 36 equal monthly instalments - Exclusive charge by way of Hypothecation over rental receivables of specified tenants - Secured by Debt Service Reserve Account - Personal guarantee of directors*.	11.20% to 12.30% (March 31, 2024: 11.00% to 12.10%)	130.56	280.56
Term Loan from NBFC (III)	- Repayable in 84 equal monthly instalments - Exclusive charge over registered mortgaged property and its receivables as specified in the facility - Exclusive charge over identified receivables of the Company - Lien over specified mutual funds. - Personal guarantee of directors* and Corporate guarantee of Kalyankari Commercial LLP, Kripa Merchandise LLP, Simran Merchandise LLP, Snow Well Merchandise LLP	10.75% (March 31, 2024: 10.75%)	527.30	627.74
	Total	**(D)**	**684.74**	**1,037.95**

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Bank overdraft:

Particulars	Terms and conditions	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Bank Overdrafts- Dropline Overdraft	- Repayable on demand	8.75% (March 31, 2024: 8.75%)	129.97	158.30
Bank Overdrafts- Other than Dropline Overdraft	Secured by lien over fixed deposits with banks Repayable on demand	Fixed Deposits + 0.25%- 0.40% p.a (March 31, 2024: Fixed Deposits + 0.25%- 0.40% p.a%)	256.17	266.05
	Total	**(E)**	**386.14**	**424.35**

Vendor financing arrangement:

Particulars	Terms and conditions	Interest rate (per annum)	As at March 31, 2025	As at March 31, 2024
Vendor financing arrangement from Banks	- Lien over Debt Service Reserve account - Secured over future cash flows linked to selected secured tenancy contracts and rent receivables and personal guarantee of directors* and corporate guarantee of SNS Infrarealty LLP and NS Niketan LLP	9.60%	2.27	-
	Total	**(F)**	**2.27**	**-**
		(A+B+C+D+E+F)	**3,911.26**	**4,254.92**
Less : Impact due to effective interest rate method			**(18.85)**	**(23.89)**
			3,892.41	**4,231.03**

* Directors in above mentioned notes refers to Neetish Sarda and Harsh Binani.

21.2 Detail of unsecured borrowings

Particulars					As at March 31, 2025	As at March 31, 2024
					Principal	**Principal**
21.2.1	**Inter- corporate deposits**					
21.2.1.1	**From other parties**	**Agreement date**	**Repayment/ maturity date**	**Interest rate (per annum)**		
	Blackcherry Commosale Private Limited	May 11, 2024	September 4, 2024	12%	-	17.50
				(A)	**-**	**17.50**

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Particulars		As at March 31, 2025	As at March 31, 2024
		Principal	Principal
21.2.2	**Vendor financing arrangement**		
	A.Treds Limited (refer note 21.5)	85.29	24.97
	(B)	**85.29**	**24.97**
	(A+B)	**85.29**	**42.47**

Notes:

21.3. Interest accrued and payable were paid before the balance sheet and hence there was no outstanding balance in interest accrued.

21.4. Refer note 38.2.1.5 for maturity profile of borrowings.

21.5. During the year ended March 31, 2024, the Company has registered on a digital platform for invoice discounting called Invoicemart (A.Treds Limited). The rate of interest is to be decided through a transparent bidding system by registered financiers on the platform, which is to be recovered upfront at the time of discounting for the entire usance period.

22. PROVISIONS

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Provision for employee benefits:		
- Provision for gratuity (refer note 36)	19.91	14.50
- Provision for compensated absences	15.00	12.99
Other provisions:		
- Asset retirement obligation (refer note 22.1)	33.31	23.94
Total	**68.22**	**51.43**
Current		
Provision for employee benefits:		
- Provision for gratuity (refer note 36)	4.87	4.30
- Provision for compensated absences	4.57	4.13
Other provisions:		
- Provision for contingencies (refer note 22.1)	4.28	0.98
- Asset retirement obligation (refer note 22.1)	1.33	-
Total	**15.05**	**9.41**

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Note:

22.1. Movement of other provisions:

Particulars	Provision for contingencies	Asset retirement obligations
As at April 1, 2023	**0.90**	**19.58**
Addition during the year	0.08	2.94
Interest accrued during the year	-	1.42
As at March 31, 2024	**0.98**	**23.94**
Addition during the year	3.30	8.41
Interest accrued during the year	-	2.29
As at March 31, 2025	**4.28**	**34.64**

23. TRADE PAYABLES

Particulars	As at March 31, 2025	As at March 31, 2024
Total outstanding dues of micro and small enterprises	115.78	20.59
Total outstanding dues to creditors other than micro and small enterprises	1,037.84	1,174.52
Total	**1,153.62**	**1,195.11**

Note:

23.1 The average credit period on purchases of goods and services is 30 days, except for brokerage & commission and manpower services which is 90 days.

23.2 Refer note 37 for trade payables to related parties.

23.3 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

Particulars		As at March 31, 2025	As at March 31, 2024
(I)	(a) the principal amount remaining unpaid to any supplier (including payables on purchase of property, plant and equipment amounting ₹ 85.03 million (March 31, 2024 : ₹ 75.21 million)) as at the end of each accounting year	200.81	95.80
	(b) interest due thereon	3.30	0.08
(II)	Amount of interest paid by the buyer in terms of Section 16 of the MSMED Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
(III)	Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
(IV)	Amount of interest accrued and remaining unpaid at the end of each accounting year	4.28	0.98

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Particulars	As at March 31, 2025	As at March 31, 2024
(V) Amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under Section 23 of the MSMED Act, 2006	-	-

Dues to micro and small enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management.

Trade payables ageing

As at March 31, 2025

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Dues to micro and small enterprises (A)	38.21	29.87	45.75	1.93	0.02	-	115.78
(ii) Dues to others (B)	441.78	361.88	212.06	10.47	0.79	0.88	1,027.86
(iii) Disputed dues to micro and small enterprises (C)	-	-	-	-	-	-	-
(iv) Disputed dues to others (D)	-	-	-	9.53	-	0.45	9.98
Total dues to micro and small enterprises (A+C)							**115.78**
Total others (B+D)							**1,037.84**

As at March 31, 2024

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Dues to micro and small enterprises (A)	-	11.83	8.31	-	-	-	20.14
(ii) Dues to others (B)	214.17	552.07	394.88	1.08	1.87	0.92	1,164.99
(iii) Disputed dues to micro and small enterprises (C)	-	-	-	-	-	0.45	0.45
(iv) Disputed dues to others (D)	-	-	9.53	-	-	-	9.53
Total dues to micro and small enterprises (A+C)							**20.59**
Total others (B+D)							**1,174.52**

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24. OTHER FINANCIAL LIABILITIES

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Security deposits	2,534.83	2,308.80
Total	**2,534.83**	**2,308.80**
Current		
Security deposits	2,515.26	1,742.57
Payables on purchase of property, plant and equipment (refer note 24.1)	698.64	462.18
Interest accrued but not due on borrowings	19.63	21.25
Employee Payables	67.44	21.12
Others	1.87	-
Total	**3,302.84**	**2,247.12**

Note:

24.1. Includes amount due to micro and small enterprises amounting ₹ 85.03 million (March 31, 2024 - ₹ 75.21 million).

24.2. Refer note 37 for security deposits taken from related parties.

25. OTHER LIABILITIES

Particulars	As at March 31, 2025	As at March 31, 2024
Non-current		
Deferred revenue	432.54	366.76
Total	**432.54**	**366.76**
Current		
Deferred revenue	337.33	340.06
Statutory dues	79.73	65.78
Advance from customers	17.96	11.17
Total	**435.02**	**417.01**

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26. REVENUE FROM OPERATIONS

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Revenue from lease rentals	12,620.97	9,972.21
Revenue from design and fitout service	347.04	-
Revenue from ancillary services	430.71	406.51
Total	**13,398.72**	**10,378.72**

Note :

26.1. Revenue from ancillary services and design and fitout services has been earned in India.

26.2. Revenue from ancillary services and design and fitout services are transferred to the customers over a period of time.

26.3. Refer note 12 and 16 for contract assets (unbilled revenue and trade receivables), and note 25 for contract liabilities (deferred revenue).

27. OTHER INCOME

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Interest income earned on financial assets that are measured at amortised cost		
- Security deposits	250.71	286.64
- Interest income on bank deposits	28.32	74.99
- Interest income from subsidiaries	24.25	15.29
- Others	0.24	0.16
Income from reimbursement of fitout	17.60	17.64
Income from scrap sales	12.15	25.44
Others :		
- Interest income on income tax refund	24.99	-
- Liability/provision no longer required written back	-	14.32
- Gain on lease termination/reassessment (refer note 5.3)	-	310.86
- Gain on fair valuation of investment in mutual fund	7.21	4.28
- Gain on sale of mutual fund units	7.15	-
- Profit on sale of property, plant & equipment	1.02	-
- Others	0.16	2.98
Total	**373.80**	**752.60**

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28. OPERATING EXPENSES

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Housekeeping, security, support service, plantation and pest control	985.69	780.08
Electricity and water charges	1,189.51	940.01
Building maintenance charges	805.16	694.44
Equipment and asset hire charges	70.65	47.69
Commission and brokerage	405.92	348.49
Communication expenses	60.11	63.61
Rent expense	237.69	95.01
Subcontracting costs	283.55	-
Freight and transportation	10.96	10.17
Parking charges	60.28	49.70
Total	**4,109.52**	**3,029.20**

29. EMPLOYEE BENEFITS EXPENSE

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Salaries and wages	515.45	434.13
Contributions to provident fund and other funds	17.65	15.33
Gratuity expense (refer note 36)	7.02	6.25
Share based payment expense (refer note 43)	39.32	-
Staff welfare expenses	28.60	23.14
Total	**608.04**	**478.85**

30. FINANCE COSTS

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Interest expense on:		
- Lease liabilities	2,770.58	2,498.10
- Borrowings	395.92	536.43
- Other financial liabilities that are measured at amortised cost	169.23	244.78
Others:		
- Interest on asset retirement obligation	2.27	1.42
- Others	1.82	2.45
Total	**3,339.82**	**3,283.18**

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31. DEPRECIATION AND AMORTISATION EXPENSES

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Depreciation on:		
- Property, plant and equipment (refer note 4)	1,745.24	1,520.75
- Right-of-use assets (refer note 5)	4,396.57	3,186.14
Amortisation on intangible assets (refer note 7)	11.08	3.08
Total	**6,152.89**	**4,709.97**

32. OTHER EXPENSES

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Business development	36.11	26.56
Legal and professional charges (refer note 32.1)	41.18	59.60
Travelling expenses	32.84	25.59
Postage and stationery	12.63	13.87
Consultancy expenses	26.53	14.58
Capital work-in-progress/property, plant and equipment written off	25.94	52.22
Rates and taxes	13.87	12.98
Allowance for doubtful debts and advances	21.43	5.54
Provision for customer claims	33.22	-
Provision for contingencies	3.30	0.08
Information technology expenses	52.29	30.42
Insurance charges	12.02	6.09
Loss on sale of property, plant & equipment	-	0.49
Miscellaneous expenses	26.42	17.51
Total	**337.78**	**265.53**

Note:

32.1. Legal and professional (excluding GST) expenditure includes:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Payment to auditors :		
- Statutory audit	5.50	5.00
- Out of pocket expense	0.64	0.15
- IPO related services (including out of pocket expense)	20.59	-
Other adjustments*	(20.59)	-
Total	**6.14**	**5.15**

*Refer note 15.2 for IPO related services

32.2. The Company has not earned net profit in three immediately preceding financial years, therefore, there was no amount as per Section 135 of the Act which was required to be spent on CSR activities in the current financial year by the Company.

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33. EARNINGS PER SHARE ('EPS')

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Basic and Diluted		
Loss for the year (a)	(617.37)	(470.24)
Nominal value of equity share (₹)	10.00	10.00
Total number of equity shares outstanding at the beginning of the year (in millions)	98.61	96.07
Total number of equity shares outstanding at the end of the year (in millions)	103.19	98.61
Weighted average number of equity shares outstanding during the year for computing Basic and Diluted EPS (b) (in millions)	102.22	96.36
Basic and Diluted earnings per share (a)/(b) (₹)	**(6.04)**	**(4.88)**

Note:

33.1. For the year ended March 31, 2024, the cumulative convertible preference shares classified as equity instruments are included as a part of Basic and Diluted EPS computation as these can be converted to equity shares at any point of time (refer note 20.2).

33.2. For the year ended March 31, 2025, employee stock options granted to certain eligible employees under ESOP scheme and share warrants (refer note 20.3) has not been considered in computing Diluted EPS since options and warrants are anti-dilutive in nature.

34. CONTINGENT LIABILITIES AND COMMITMENTS

Particulars	As at March 31, 2025	As at March 31, 2024
A. Contingent liabilities		
Claims against the Company not acknowledged as debt:		
- Income tax matters (net of amount paid under protest)	1.99	1.45
- Indirect tax matters	-	6.80
B. Commitments		
Estimated amount of contracts remaining to be executed on property, plant and equipment and intangible assets and not provided for (net of related advances)	252.51	448.06
C. Others		
Letter of credit and guarantees excluding financial guarantees	12.89	15.89

Note:

34.1. Apart from the commitments disclosed above, the Company has no financial commitments other than those in the nature of regular business operations.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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35. SEGMENT REPORTING

The Company's primary business segment involves developing and licensing fully serviced office spaces in business centres. The Board of Directors of the Company, which has been identified as being the Chief Operating Decision Maker (CODM), evaluates the Company performance, allocate resources based on the analysis of the various performance indicator of the Company as a single unit of coworking spaces. Therefore there are no separate reportable business segments as per Ind AS 108- "Operating Segments".The Company does not have any single external customer contributing to 10% or more of the company's revenue

Geographical Information:

There are no revenue from external customers and non current assets attributed to countries other than India.

36. EMPLOYEE BENEFIT PLANS

Defined contribution plans

The Company makes provident fund and employee state insurance contribution to a defined contribution retirement benefit plan for qualifying employees. The Company's contribution to the Employees provident fund and Employee state insurance is deposited with the Regional Provident Fund Commissioner and Employee State Insurance Corporation, respectively. Under the scheme, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit scheme to fund the benefits. The Company has recognised the following amounts in the Standalone Statement of Profit and Loss in the following years:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Provident fund contributions	17.46	15.13
Employee state insurance	0.19	0.20

Defined benefit plan:

Gratuity

a) The Company offers its employees defined-benefit plans in the form of a gratuity scheme. Benefits under the defined benefit plans are based on years of service and the employee's compensation (immediately before retirement). Benefits payable to eligible employees of the Company with respect to gratuity, a defined benefit plan is accounted for on the basis of an actuarial valuation as at the reporting date.

b) This plan typically expose the Company to actuarial risk such as: interest rate risk, longevity risk and salary risk.

Interest risk

A decrease in the bond interest rate will increase the plan liability.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

(c) Significant actuarial assumptions

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

Particulars	As at March 31, 2025	As at March 31, 2024
a) Discount rate(s)	6.99%	7.22%
b) Expected rate(s) of salary increase	9.50%	9.50%
c) Mortality table used	100% of ILAM (2012-14)	100% of ILAM (2012-14)
d) Attrition rate		
-Up to 30 years	45.92%	47.21%
-Ages 31-44 years	33.68%	37.06%
-Ages 44 & above	0.33%	0.00%
e) Rate of return on plan assets	N.A	N.A
f) Average remaining working lives of employees (in years)	26.38	26.21

The discount rate is based on prevailing market yields of Government of India bonds as at the reporting date for the expected term of obligation.

The estimates of future salary increases considered, takes into account the inflation, seniority, promotions and other relevant factors, such as supply and demand in the employment market.

(d) The following tables sets out the amount recognised in the Standalone Financial Statements in respect of gratuity:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
I. Amounts recognised in Standalone Statement of Profit and Loss in respect of these defined benefit plans are as follows:		
a) Current service cost	5.66	5.18
b) Past service cost	-	-
c) Net interest expense	1.36	1.07
Components of defined benefit costs recognised in Standalone Statement of Profit and Loss	**7.02**	**6.25**
Remeasurement on the net defined benefit liability		
a) Actuarial (gains)/loss arising form changes in financial assumptions	0.25	(0.07)
b) Actuarial (gains)/loss arising form changes in demographic assumptions	0.62	(1.17)
c) Actuarial (gains)/loss arising form experience adjustments	(0.68)	(0.64)
Components of defined benefit costs recognised in Other Comprehensive Income/ (Loss)	**0.19**	**(1.88)**
Total	**7.21**	**4.37**

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the Standalone Statement of Profit and Loss and the remeasurement of the net defined benefit liability is included in 'Other comprehensive income/ (loss)'.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars	As at March 31, 2025	As at March 31, 2024
II. Net liability recognised in the Standalone Balance Sheet		
a) Present value of defined benefit obligation	24.78	18.80
b) Fair value of plan assets	-	-
c) Net liability recognised in Standalone Balance Sheet	**24.78**	**18.80**
d) Current portion of the above	4.87	4.30
e) Non current portion of the above	19.91	14.50
III. Change in the obligation during the year		
Present value of defined benefit obligation at the beginning of the year	18.80	14.96
Expenses recognised in Standalone Statement of Profit and Loss		
- Current service cost	5.66	5.18
- Interest expense	1.36	1.07
Recognised in other comprehensive income		
Remeasurement gains / (losses)		
- Actuarial gain/(loss) arising from:		
i. Financial assumptions	0.25	(0.07)
ii. Demographic assumptions	0.62	(1.17)
iii. Experience adjustments	(0.68)	(0.64)
Benefit payments	(1.23)	(0.53)
Present value of defined benefit obligation at the end of the year	**24.78**	**18.80**

(e) Sensitivity for significant actuarial assumption is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by +/- 0.5%, keeping all other actuarial assumptions constant:

Principal assumption	Changes in assumption	Impact on defined benefit obligation	Impact on defined benefit obligation
		Increase in assumption	Decrease in assumption
a) Discount rate			
As at March 31, 2025	0.5%	(0.62)	0.66
As at March 31, 2024	0.5%	(0.42)	0.45
b) Salary growth rate			
As at March 31, 2025	0.5%	0.45	(0.44)
As at March 31, 2024	0.5%	0.36	(0.35)

Notes:

i) The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.

ii) The methods and types of assumptions used in preparing the sensitivity analyses did not change compared to previous year.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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(f) Maturity profile of defined benefit obligation:

Particulars	As at March 31, 2025	As at March 31, 2024
Within 1 year	4.87	4.30
1 - 2 year	3.89	3.25
2 - 3 year	2.88	2.04
3 - 4 year	2.03	1.37
4 - 5 year	2.46	0.97
5 year onwards	8.65	6.86

(g) Weighted Average Duration of Defined Benefit Obligation (in years)- 2.77 years (March 31, 2024 -2.55 years)

(h) The Company expects to make a contribution of ₹ 9.40 million to the defined benefit plan during the next year.

37 RELATED PARTY TRANSACTIONS AND BALANCES

a. Names of related parties and related party relationships

Entities having significant influence over the Company

NS Niketan LLP

SNS Infrarealty LLP

Subsidiaries

Smartworks Tech Solutions Private Limited (Formerly known as Smartworks Coliving Private Limited)

Smartworks Office Services Private Limited

Smartworks Stellar Services Private Limited

Smartworks Space Pte Ltd. (w.e.f. March 15, 2024) (refer note 9.2)

Key Management Personnel ('KMP')

Neetish Sarda (Managing director)

Harsh Binani (Wholetime director)

Sahil Jain (Chief financial officer) (w.e.f. July 19, 2024)

Punam Dargar (Company secretary)

V K Subburaj (Independent Director w.e.f. July 16, 2024)

Rajeev Rishi (Independent Director w.e.f. July 16, 2024)

Pushpa Mishra (Independent Director w.e.f. August 03, 2024)

Atul Gautam (Chairman and Non-Executive Director w.e.f. June 21, 2024)

Ho Kiam Kheong (Non-Executive (nominee) Director w.e.f. July 16, 2024)

Other related parties with whom transactions have taken place during the reporting periods

Relatives of KMPs

Saumya Binani

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Entities where Key Management Personnel and their relatives exercise significant influence

Vision Comptech Integrators Limited

Smart IT Services Private Limited

SML Smart Technologies Private Limited

Talbot & Co

Talbotforce Services Private Limited

Kalyankari Commercial LLP

Kripa Merchandise LLP

Simran Merchandise LLP

Snow Well Merchandise LLP

Jagadhatri Vyapaar Pvt Ltd

b.

Related party transactions	Name of related party	For the year ended March 31, 2025	For the year ended March 31, 2024
Income from lease rental	Talbot & Co	0.42	0.13
	Talbotforce Services Private Limited	2.33	1.00
	Smartworks Tech Solutions Private Limited	0.85	1.80
	Smartworks Office Services Private Limited	0.14	0.07
	Smart It Services Private Limited	0.03	0.05
Income from ancillary services	Talbotforce Services Private Limited	-	0.11
Lease rental expense	Vision Comptech Integrators Limited	160.23	101.84
Building maintenance	Vision Comptech Integrators Limited	-	33.95
	Talbotforce Services Private Limited	12.77	8.42
Equipment hire charges	Smart IT Services Private Limited	-	0.84
	Talbotforce Services Private Limited	6.79	4.40
Information technology expenses	Smartworks Tech Solutions Private Limited	4.55	3.25
	Talbotforce Services Private Limited	-	0.77
Housekeeping & security charges	Talbot & Co (refer note 37.3)	2.82	3.25
	Talbotforce Services Private Limited	948.74	725.45
Purchase Of property, plant and equipment	Talbotforce Services Private Limited	0.65	11.90
	Smart IT Services Private Limited	-	0.87
	Smartworks Stellar Services Private Limited	-	13.67
Interest Income on borrowings given	Smartworks Tech Solutions Private Limited	22.12	15.07
	Smartworks Stellar Services Private Limited	0.63	0.20
	Smartworks Office Services Private Limited	0.05	0.02
	Smartworks Space Pte. Ltd.	1.45	-
Interest paid on borrowings taken	SML Smart Technologies Private Limited	-	0.79
	Vision Comptech Integrators Limited	-	6.19

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Related party transactions	Name of related party	For the year ended March 31, 2025	For the year ended March 31, 2024
Reimbursements of other expenses incurred by Company	Vision Comptech Integrators Limited	-	4.87
	Smartworks Tech Solutions Private Limited	-	0.15
Reimbursements of amount received on behalf of related party	Smartworks Tech Solutions Private Limited	0.14	0.26
Reimbursements of other expenses incurred by related party	Vision Comptech Integrators Limited	27.06	28.40
	Talbotforce Services Private Limited	16.58	11.48
Remuneration to KMP	Neetish Sarda	18.08	11.44
	Harsh Binani	18.08	11.61
	Punam Dargar	2.22	1.64
	Sahil Jain	5.21	-
Consultancy fees paid to director	Atul Gautam	2.31	-
Directors sitting fees	V K Subburaj	0.50	-
	Rajeev Rishi	0.50	-
	Pushpa Mishra	0.28	-
Investment in subsidiary	Smartworks Space Pte. Ltd.	187.24	-
Security deposit taken	Smartworks Tech Solutions Private Limited	-	0.01
	Talbotforce Services Private Limited	0.50	-
	Talbot & Co	0.09	-
Borrowings given	Smartworks Tech Solutions Private Limited	58.50	119.74
	Smartworks Stellar Services Private Limited	0.96	8.17
	Smartworks Office Services Private Limited	0.43	0.15
	Smartworks Space Pte. Ltd.	18.66	-
Refund of security deposit taken	Smartworks Tech Solutions Private Limited	0.08	-
Refund of borrowings given	Smartworks Tech Solutions Private Limited	11.90	6.00
	Smartworks Stellar Services Private Limited	-	2.89
	Smartworks Space Pte. Ltd.	18.66	
Borrowings taken	Vision Comptech Integrators Limited	-	15.00
Refund of borrowings taken	Vision Comptech Integrators Limited	-	100.00
	SML Smart Technologies Private Limited	-	15.00
ESOP Expenses to KMP's	Sahil Jain	4.57	-
	Punam Dargar	1.30	-

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c.

Related party outstanding balances	Name of related party	As at March 31, 2025	As at March 31, 2024
Borrowings given	Smartworks Tech Solutions Private Limited	228.09	181.50
	Smartworks Stellar Services Private Limited	6.24	5.28
	Smartworks Office Services Private Limited	0.73	0.30
Amount payable to Subsidiary	Smartworks Space Pte. Ltd.	0.30	
Unbilled revenue	Talbotforce Services Private Limited	-	0.10
	Smartworks Tech Solutions Private Limited	-	0.03
Trade payables	Talbot & Co	0.26	0.68
	Talbotforce Services Private Limited	349.14	388.89
	Vision Comptech Integrators Limited	2.10	2.20
	Smartworks Tech Solutions Private Limited	0.50	0.28
	Atul Gautam	0.23	-
	V K Subburaj	0.02	-
	Rajeev Rishi	0.03	-
	Pushpa Mishra	0.03	-
Employee payables	Neetish Sarda	3.41	0.66
	Harsh Binani	3.38	0.13
	Punam Dargar	0.14	-
	Sahil Jain	0.37	-
Security deposit taken	Smartworks Tech Solutions Private Limited	0.18	0.26
	Talbot & Co	0.09	-
	Talbotforce Services Private Limited	0.50	-
	Smartworks Office Services Private Limited	0.02	0.02
Non-current investments	Smartworks Tech Solutions Private Limited	0.10	0.10
	Smartworks Office Services Private Limited	0.10	0.10
	Smartworks Stellar Services Private Limited	0.10	0.10
	Smartworks Space Pte. Ltd.	187.24	-
Trade receivables	Talbotforce Services Private Limited	0.01	0.00

Notes:

37.1. Refer note 21.1 for the guarantees issued by related parties for the Company.

37.2. These figures are inclusive of taxes.

37.3. These expenses includes expenses that are under reverse charge mechanism.

d. Compensation of key management personnel

The remuneration of directors and other members including relatives of key management personnel during the year was as follows:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Short-term benefits	43.59	24.69
Post-employment benefits	6.70	4.79
Share based payment expense	5.87	-
Total	**56.16**	**29.48**

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38 FINANCIAL INSTRUMENTS

38.1. Categories of financial instruments

Particulars	Level	As at March 31, 2025			As at March 31, 2024		
		FVTPL	FVTOCI	Amortised cost	FVTPL	FVTOCI	Amortised cost
Financial assets							
Investments in mutual funds (Quoted)	Level 1	93.23	-	-	112.78	-	-
Investments in equity shares (Unquoted)	Level 3	16.40	-	-	-	-	-
Trade receivables		-	-	245.34	-	-	138.57
Cash and cash equivalents		-	-	392.36	-	-	385.93
Other bank balances		-	-	191.94	-	-	135.56
Loans		-	-	235.06	-	-	187.08
Other financial assets		-	-	2,662.98	-	-	2,223.35
Financial liabilities							
Lease liabilities		-	-	33,227.87	-	-	30,082.38
Borrowings		-	-	3,977.70	-	-	4,273.50
Trade payables		-	-	1,153.62	-	-	1,195.11
Other financial liabilities		-	-	5,837.67	-	-	4,555.92

At the end of the reporting period, there are no significant concentrations of credit risk for financial assets designated at FVTPL. The carrying amount reflected above represents the Company's maximum exposure to credit risk for such Financial assets.

The fair value of instruments measured at amortised cost is equivalent to the carrying cost of financial instruments.

Particulars	Level	As at March 31, 2025			As at March 31, 2024		
		Fair value	FVTOCI	Amortised cost	Fair value	FVTOCI	Amortised cost
Other financial assets - security deposits	Level 3	2,366.32	-	2,371.53	1,819.69	-	1,846.87
Interest rate used for fair valuation		6.50%			6.75%		
Other financial liabilities - security deposits	Level 3	5,061.55	-	5,050.09	4,069.53	-	4,051.37
Interest rate used for fair valuation		9.10%			9.05%		

The fair value of security deposits was estimated based on the contractual terms of the security deposits and parameters such as interest rates. Since, the data from any observable markets in respect of interest rates were not available, the interest rates were considered to be significant unobservable inputs to the valuation of these deposits.

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38.1.1 Fair values hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three Levels of fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: unobservable inputs for the asset or liability.

38.2. Financial risk management objectives

While ensuring liquidity is sufficient to meet the Company's operational requirements, the Company's risk management committee also monitors and manages key financial risks relating to the operations of the Company by analysing exposures by degree and magnitude of risks. These risks include market risk (including currency risk, interest risk and price risk), credit risk and liquidity risk.

38.2.1. Market risk

38.2.1.1. Currency risk

Currency risk is the risk or uncertainty arising from possible currency movements and their impact on the future cash flows of a business. There are no material currency risk affecting the financial position of the Company as there are no material transactions in currency other than functional currency of the Company.

38.2.1.2. 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. The Company’s fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. The Company manages its interest rate risk by having a balanced portfolio of fixed and floating rate loans and borrowings keeping in view of current market scenario.

Interest rate risk exposure

The Company’s floating rate borrowing is subject to interest rate fluctuations. Below is the overall exposure of the borrowing (undiscounted):

Particulars	As at March 31, 2025	As at March 31, 2024
Floating rate borrowings	3,865.87	4,105.80
Fixed rate borrowings	130.68	191.59

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Sensitivity:

Profit or loss is sensitive to higher/ lower interest expense from floating rate borrowings as a result of changes in interest rates (for complete year on closing balance) :

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Increase by 1%	38.66	41.06
Decrease by 1%	(38.66)	(41.06)

38.2.1.3. Price risk

The Company's exposure to price risk arises from investments held and classified as FVTPL. To manage the price risk arising from investments, the Company diversifies its portfolio of assets.

Sensitivity analysis:

Profit or loss is sensitive to higher/ lower prices of instruments classified as FVTPL on the Company's profit for the periods (for complete year on closing balance) :

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Increase by 5%	5.48	5.64
Decrease by 5%	(5.48)	(5.64)

38.2.1.4. Credit risk management

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company under a financial instrument or customer contract leading to a financial loss. The Company is exposed to credit risk mainly with respect to trade receivables, investment in mutual funds, bank deposits and bank balances.

Trade receivables

The trade receivables of the Company are typically non-interest bearing and derived from sales made to a large number of independent customers. As the customer base is widely distributed both economically and geographically, there is minimal concentration of credit risk. The credit period provided by the Company to its customers generally ranges from 7 days.

The management performs ongoing assessment of trade receivables for each customer basis the terms and conditions of each contract to identify the material breach. Facts and circumstances relevant to each customer are reviewed by the management to assess credit risk. Receivables are credit impaired to the extent unsecured and there is no convincing evidence establishing collection of consideration in near future.

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. Where the financial asset has been written-off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised in the Standalone Statement of Profit and Loss.

Other financial instruments and bank deposits

The Company's treasury, in accordance with the board approved policy, maintains its cash and cash equivalents, deposits and investment in mutual funds with banks, financial and other institutions, having good reputation, past track record, and high credit rating. Similarly, counter-parties of the Company's other receivables carry either no

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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or very minimal credit risk. Further, the Company reviews the credit-worthiness of the counter-parties (on the basis of its ratings, credit spreads and financial strength) of all the above assets on an on-going basis, and if required, takes necessary mitigation measures.

38.2.1.5. Liquidity risk management

The Company manages liquidity risk by maintaining sufficient cash and cash equivalents including bank deposits and availability of funding through an adequate amount of committed credit facilities, security deposits from customers to meet the obligations when due. Management monitors rolling forecasts of liquidity position and cash and cash equivalents on the basis of expected cash flows. In addition, liquidity management also involves projecting cash flows considering level of liquid assets necessary to meet obligations by matching the maturity profiles of financial assets & liabilities and monitoring balance sheet liquidity ratios.

The Company has incurred loss for the year ended March 31, 2025 of ₹ 617.51 million (₹ 468.85 million for the financial year ended March 31, 2024) and as at that date, the current liabilities exceeded its current assets by ₹ 9,534.28 million (₹ 6,900.00 million as at March 31, 2024). The Company has a long term lease agreements with its customers, has generated positive cash flows from its operation, retained its existing customers and utilising the security deposits which are classified as current liabilities. Additionally, the Company has initiated plans to relocate to larger business centers to enhance cost efficiency and revenue potential and has obtained external borrowings as needed.

The Management have made an assessment of the Company’s ability to continue as a going concern and have no reason to believe the Company will not be a going concern in the year ahead considering external funding arrangements with banks and other aforesaid initiatives.

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The information included in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

Particulars	Less than 1 year	1 year – 5 years	More than 5 years	Total	Carrying Amount
As at March 31, 2025					
Non-interest bearing					
Trade payable	1,153.62	-	-	**1,153.62**	1,153.62
Other financial liabilities	3,346.60	3,134.54	-	**6,481.14**	5,818.04
Fixed interest rate instruments					
Borrowings (including interest)	120.73	13.22	-	**133.95**	130.65
Lease liabilities	7,987.96	27,848.44	7,068.34	**42,904.74**	33,227.87
Variable interest rate instruments					
Borrowings (including interest)	1,996.83	2,459.37	25.56	**4,481.76**	3,847.05
Total	**14,605.74**	**33,455.57**	**7,093.90**	**55,155.21**	**44,177.23**

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

Particulars	Less than 1 year	1 year – 5 years	More than 5 years	Total	Carrying Amount
As at March 31, 2024					
Non-interest bearing					
Trade payable	1,195.11	-	-	**1,195.11**	1,195.11
Other financial liabilities	2,204.75	2,894.92	-	**5,099.67**	4,534.67
Fixed interest rate instruments					
Borrowings (including interest)	160.66	45.03	-	**205.69**	190.93
Lease liabilities	6,293.39	23,473.58	11,168.73	**40,935.70**	30,082.38
Variable interest rate instruments					
Borrowings (including interest)	2,072.60	2,619.93	134.56	**4,827.09**	4,082.57
Total	**11,926.51**	**29,033.46**	**11,303.29**	**52,263.26**	**40,085.66**

38.3. Fair value measurement

During the year ended March 31, 2025 and year ended March 31, 2024, the Company has made investment in certain mutual fund schemes which are measured at Fair Value through Profit and Loss (FVTPL). NAV available as on March 31, 2025 and March 31, 2024 has been used to measure the investment and same is treated as Level 1 input.

38.4. Reconciliation of liabilities whose cash flow movements are disclosed as part of financing activities in the statement of cash flows:

Standalone Balance Sheet caption	Standalone Statement of cash flows line item	Opening balance	Cash flows (net)	Non - Cash items			Closing balance
				Addition on account of ROU (Net of termination)	Reclassification from trade payables	Other adjustments	
For the year ended March 31, 2025							
Lease liabilities	Repayment of principal and interest portion of lease liabilities	30,082.38	(6,708.97)	7,213.24	(30.49)	2,671.71	33,227.87
Borrowings	Proceeds/repayments of borrowings (including short term except bank overdraft)	3,849.15	(261.34)	-	-	3.75	3,591.56
For the year ended March 31, 2024							
Lease liabilities	Repayment of principal and interest portion of lease liabilities	33,976.22	(5,536.33)	3,817.71	14.23	(2,189.45)	30,082.38
Borrowings	Proceeds/repayments of borrowings (including short term except bank overdraft)	4,195.34	(364.50)	-	-	18.31	3,849.15

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

39 CAPITAL MANAGEMENT

The purpose of the Company's capital management is to maintain an optimal capital structure to reduce the Cost of capital.

Management monitors capital on the basis of the carrying amount of equity and net debt (adjusted for cash and cash equivalents) as presented on the face of Standalone Balance Sheet.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares.

Particulars	As at March 31, 2025	As at March 31, 2024
Borrowings	3,977.70	4,273.50
Less: Cash and cash equivalents	(392.36)	(385.93)
Less: Bank deposits including accrued interest	(387.02)	(486.89)
Less: Investment in mutual funds	(93.23)	(112.78)
Less: Security deposits (refer note 12.1 and 12.3)	(7.50)	(15.00)
Net Debt (A)	**3,097.59**	**3,272.90**
Total equity	**1,133.57**	**543.88**
Capital and net debt (B)	**4,231.16**	**3,816.78**
Gearing ratio (A/B)	**73.21%**	**85.75%**

Notes:

39.1 Net debt does not include lease liabilities.

40 The Board of Directors of the Company have not declared any dividend and accordingly no apportionment has been made with respect to dividend for cumulative convertible preference shares amounting to ₹ 77.16 million till the period ended August 13, 2024 (March 31, 2024 - ₹ 50.94 million).

Pursuant to "Waiver cum Amendment Agreement" between the Company and Space Solutions India Pte Ltd (formerly known as Lisbrine PTE. LTD.) (SSIPL) dated August 13, 2024, the CCPS holder waived off its rights to receive cumulative fixed preferential dividend in respect of the convertible preference share held by the Investor.

During the year ended March 31, 2025, the Company has converted 19,610,398 CCPS of face value of ₹ 10 each held by Space Solutions India Pte. Limited (formerly known as Lisbrine PTE. LTD.) (SSIPL) into 19,610,398 equity shares of face value of ₹ 10 each as per the terms and conditions stated in articles of association and the Shareholder's agreement.

41 The Company did not grant any loan or advance in the nature of loans to any of its promoters, directors, KMPs or other related parties, as defined under the Companies Act, 2013, in the current year and in the previous year.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

42 RELATIONSHIP WITH STRUCK OFF COMPANIES

Relationship with struck off Company	Nature of transactions	Name of struck off Company	Balance outstanding as on March 31, 2025	Balance outstanding as on March 31, 2024
Customers	Trade receivables	Estivus Overseas Management Private Limited	0.04	0.04
		Invanto India Private Limited	-	0.03
Vendors	Advances to suppliers	Chinni Beverages Private Limited	0.13	0.15
		Aazain Infotech Private Limited	0.04	0.04
	Capital advances	Spcs Technologies India Private Limited	0.24	0.24

43 SHARE BASED PAYMENTS

Employee share option plan

The Company granted employee stock options to certain eligible employees under ESOP scheme named Smartworks Coworking Spaces Limited Employee Share Option Plan 2022 and as amended thereafter.

The ESOP plan was duly approved by the board of directors at their meeting held on July 31, 2024 and the shareholders of the Company by way of resolution passed at their Annual General Meeting held on August 3, 2024 for granting of aggregate 317,500 shares. These options would vest generally over 2 years from the date of grant as per the letter of grant executed between the Company and its employees. The Vested options will be exercised by the employee over 2 years from the vesting date which will be settled in equity shares of the Company. In determining which Employees may be granted Options and for determining the quantum of Options to be granted, the Committee/Board will take into account whether Options will provide additional incentive to Employees, whether such Options will promote the success of the relevant Company's business, the potential for future contribution to the relevant Company, integrity, number of employment years and any other factor(s) as deemed appropriate by the Committee/Board.

The following table summarises the movement in stock option granted and weighted average exercise price during the year :

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Outstanding at the beginning of the year	-	-
Granted during the year	317,500	-
Exercised during the year	-	-
Forfeited during the year	16,000	-
Outstanding at the end of the year	301,500	-
Exercisable at the end of the year	-	-

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

The fair value of Employee Stock Options as on the date of grant was determined using the Black Scholes formula. The inputs used in the measurement of the fair values at the grant date of the equity settled share based payment plan is as follows :

Particulars	Employee stock options plan
Grant Date	1-Aug-24
Weighted average fair value (₹)	260.91
Expected Life (in years)	3.25
Volatility (%)	42.70%
Risk free Rate (%)	6.73%
Exercise Price (₹)	10.00

Expected term has been computed as the vesting term plus the midpoint of the remaining contractual term from the date of vesting. The expected volatility reflects the assumption that the historical volatility over a period similar to the life of options is indicative of future trends, which may also not necessarily the actual outcome. The weighted average remaining contractual life of the option as on March 31, 2025 is 2.59 years.

Expenses arising from share based payment transactions

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Employee stock option scheme	39.32	-

44 AUDIT TRAIL

MCA vide its notification number G.S.R. 206(E) dated March 24, 2021 (amended from time to time) in reference to the proviso to Rule 3 (1) of the Companies (Accounts) Amendment Rules, 2021, introduced the requirement w.e.f. April 01, 2023, to only use such accounting software which has a feature of recording audit trail of each and every transaction.

The Company has assessed IT applications including supporting applications considering the guidance provided in "Implementation guide on reporting on audit trail under rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (Revised 2024 edition)" issued by the Institute of Chartered Accounts of India in February 2024, and identified applications that are relevant for maintaining books of accounts. During the year ended March 31, 2025, the Company has migrated to new accounting software from April 01, 2024. The Management had implemented audit trail feature over accounting software and one supporting software from December 26, 2024 and December 10, 2024, respectively.

During such year/period, as applicable, audit trail feature has operated effectively and there were no instances of audit trail feature being tampered with.

Furthermore, audit trail has been preserved by the Company as per the statutory requirements for record retention.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

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(All amounts are in millions of Indian Rupees, unless stated otherwise)

45 RATIOS

Ratio	Numerator	Denominator	March 31, 2025	March 31, 2024	% Variance	Remarks for variance more than 25%
Current Ratio (no. of times)	Current assets	Current liabilities	0.20	0.28	(28.57%)	Decrease on account of increase in current lease liabilities.
Debt-equity ratio (no. of times)*	Non-current borrowings (+) current borrowings (-) cash and bank balances	Equity	2.85	6.32	(54.91%)	Decrease on account of increase in equity due to fresh issue of shares
Debt service coverage ratio (no. of times)	Profit before depreciation, amortisation, finance costs,exceptional items, non-cash items and tax	Interest expenses (+) principal repayments of long-term debt (+) payment of lease liabilities	0.76	0.69	11.06%	Not applicable
Return on equity ratio - (no. of times)	Loss for the year	Average equity	(0.74)	(1.08)	31.48%	Increased on account of increase in equity due to fresh issue of shares.
Trade receivables turnover ratio - (no. of times)	Revenue from operations	Average trade receivables	69.80	74.17	(5.89%)	Not applicable
Trade payable turnover ratio - (no. of times)	Purchases of services and other expenses	Average trade payables	3.75	3.09	21.07%	Not applicable
Net capital turnover ratio - (no. of times)	Revenue from operations	Average working capital (i.e. current assets-current liabilities)	(1.63)	(1.89)	13.76%	Not applicable
Net profit ratio (%)	Loss for the year	Revenue from operations	(4.61%)	(5.00%)	7.85%	Not applicable
Return on capital employed (%)	Adjusted EBIT	Average capital employed**	64.00%	77.00%	(16.88%)	Not applicable
Return on investment (%)	Income generated from investments at FVTPL	Time weighted average investments at FVTPL	5.98%	7.81%	(23.44%)	Not applicable

* excluding lease liabilities

** Average capital employed = Average of (equity + net debt - current investments)

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

46 In financial year 2021, certain anonymous mails/letters were received by Company's various stakeholders, wherein one of the shareholders of the Company appointed independent advocates ("Independent Advocates") for conducting financial / legal due diligence of such anonymous allegation mails / letters. Based on the due diligence performed by Independent Advocates and after considering the relevant underlying evidence, it was concluded that all such allegations appear to be baseless and devoid of any substance other than one matter which is sub-judice.

Further, the Company noted that certain anonymous and frivolous allegation mails / letters ("communications") have been received by the Company including through SEBI and merchant bankers, till the date of signing of these Standalone Financial Statements, having unsubstantiated allegations, inter alia, of irregularities in operation of the Company, illegal / unexplained source of funds, non-payment of borrowings and involvement in abetment to suicide by certain of its promoters, lack of internal financial controls, discrepancies /illegal activities of the Company, hiding of financial and operational liabilities of the Company, ongoing investigations by various regulatory authorities against the Company, certain of its promoters and certain companies in the Company.

The Board of Directors of the Company have considered and analysed the communications and concluded that such allegations are baseless and frivolous and there is no impact on the operations and the Standalone Financial Statements of the Company.

47 OTHER STATUTORY INFORMATION

(i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company have not traded or invested in Crypto currency or Virtual Currency.

(iii) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(iv) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(v) The Company has not entered into any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

(vi) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(vii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

AS AT MARCH 31, 2025

(All amounts are in millions of Indian Rupees, unless stated otherwise)

(viii) The details of loans, guarantees and investments under Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 are as follows :

(a) details of investments in subsidiaries made by the Company are disclosed in Note 9.

(b) details of loans given by the Company to subsidiaries are disclosed in Note 11.

For and on behalf of the Board of Directors of
Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

Sd/-
Neetish Sarda
Managing Director
DIN: 07262894
Place: Gurugram
Date: June 13, 2025

Sd/-
Harsh Binani
Wholetime Director
DIN: 07717396
Place: Gurugram
Date: June 13, 2025

Sd/-
Sahil Jain
Chief Financial Officer
Place: Gurugram
Date: June 13, 2025

Sd/-
Punam Dargar
Company Secretary (M. No.- A56987)
Place: Kolkata
Date: June 13, 2025