

Steady Recovery, Profitable Scale and Sustainable Growth



CORPORATE INFORMATION

BOARD OF DIRECTORS

Rakesh Kumar : Director
 Anshuman Singh : Director
 Pankhuri Sakhuja : Whole-Time Director

CHIEF FINANCIAL OFFICER

Rakesh Kumar

COMPANY SECRETARY

Nitesh Kumar Yadav

STATUTORY AUDITORS

S.R. Batliboi & Associates LLP
 6th Floor, Unitech World, Unitech Cyber
 Park, Tower - A Sector-39, Village
 Jharsa, Gurgaon, Haryana 122001,
 India Tel: +91-124-6816000
 E-mail: SRBA@srb.in
 Firm Registration No.: 101049W/E300004
 Peer Review No.: 013325

BANKERS

HDFC Bank Limited
 IDFC First Bank Limited
 Yes Bank Limited

CORPORATE IDENTIFICATION NUMBER

U70100DL2019PLC351211

REGISTERED OFFICE

Innov8 Workspaces India Limited
 44, 2nd Floor, Regal Building,
 Connaught Place,
 Central Delhi -110001, India

CORPORATE OFFICE

Innov8 Workspaces India Limited
 4th Floor, Spaze Palazo, Sector 69,
 Gurugram, Haryana 122001 India
 Tel: +91-124-4487253

REGISTRARS & SHARE TRANSFER AGENT

Skyline Financial Services Private Limited
 D-153 A, 1st Floor,
 Okhla Industrial Area,
 Phase-I, New Delhi-110020
 Tel: +91-11-40450193-96
 Email: admin@skylinerta.com

WEBSITE & E-MAIL

<https://www.innov8.work/>
secretarial@oyorooms.com

BOARDS' REPORT

Dear Members,

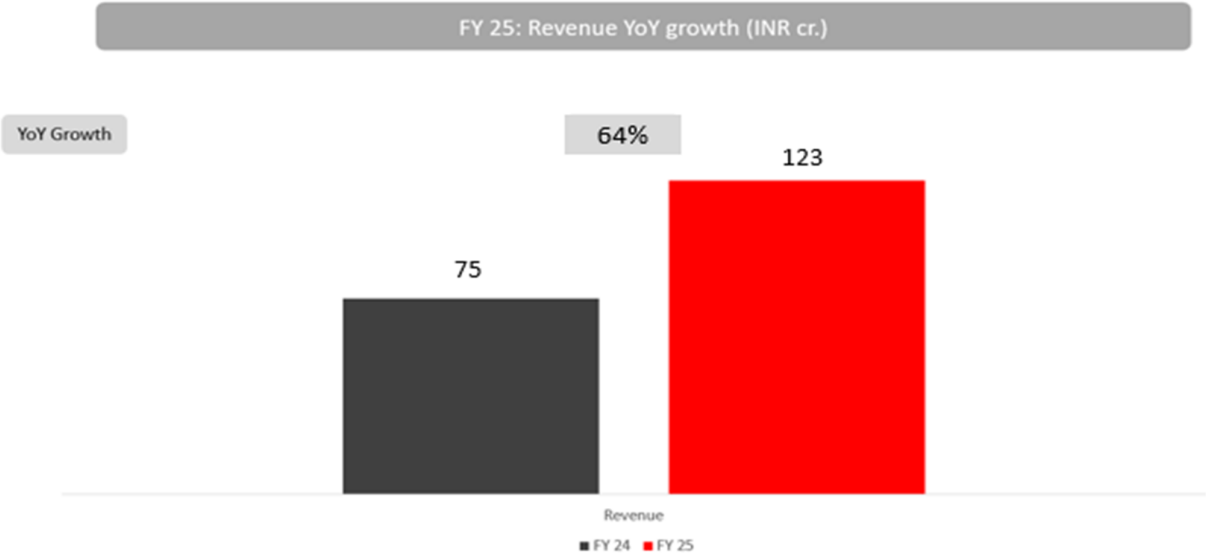
Your Directors have pleasure in presenting 6th (Sixth) Board Report of the Company, together with the audited Financial Statements along with the Statutory Auditor report for the financial year ended March 31, 2025 ("year under review").

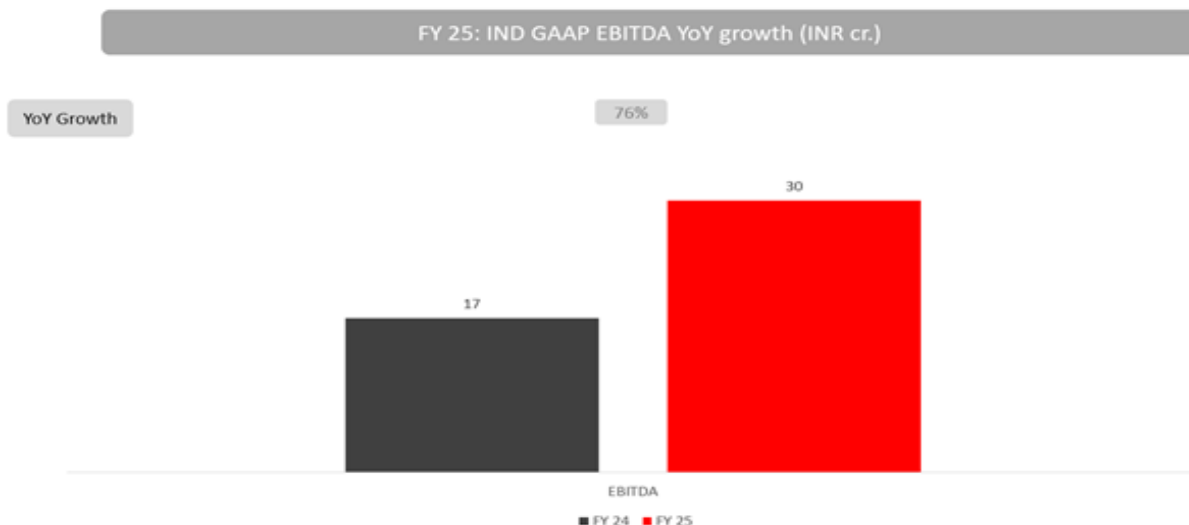
MANAGEMENT DISCUSSION

The Company delivered an IND GAAP EBITDA of ₹30 crores during FY 2024-25, reflecting a strong 76% year-on-year growth, with an industry-leading EBITDA margin of 24%.

Particulars	Innov8 (FY 25)	Innov8 (FY 26E)
Operating Revenue (₹ Cr.)	123	240
YoY Revenue Growth (%)	64%	49%
IndAS EBITDA (₹ Cr.)	71	124
IndAS EBITDA (%)	58%	51%
IndGAAP EBITDA (₹ Cr.)	30	60
IndGAAP EBITDA (%)	24%	25%
YoY Growth (%)	76%	100%

The Company reported a total revenue of ₹123.0 crore, which includes ₹9.0 crore contributed by Guerrilla Infra Solution Private Limited, a group company whose business was transferred to Innov8 pursuant to the agreement dated 31 August 2024, as approved in its meeting held on 28 August 2024. Of the total revenue, ₹92.0 crore was derived from core membership revenue, while ancillary services accounted for ~30% of membership revenue. This underscores the strength of Innov8’s integrated workspace offering and its ability to generate diversified income streams. On the profitability front, Innov8 recorded a PAT of ₹7 crores, delivering a best-in-class profitability margin.





STATE OF THE COMPANY'S AFFAIRS

GENERAL INFORMATION, EXPANSION PLANS & FUTURE PROSPECTS

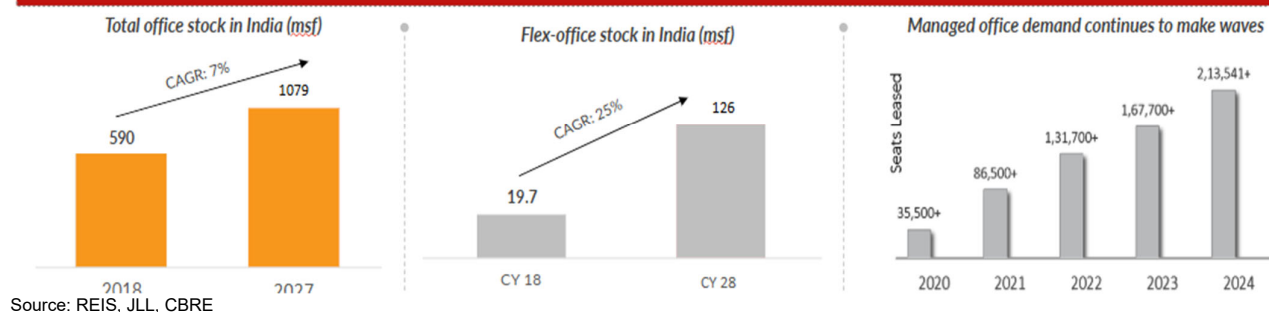
The Company is a premium co-working and flexible workspace provider focused on delivering thoughtfully designed, community-driven, and fully serviced office solutions. Since its inception, Innov8 has been instrumental in transforming how professionals and enterprises perceive and use commercial real estate. The Company caters to startups, SMEs, and large enterprises alike, offering dynamic workspaces that align with modern business needs.

The Company offers a mix of co-working and managed office solutions through an asset-light model, leveraging landlord-led capex investments to ensure capital-efficient expansion. Its workspaces are in business-centric areas, strategically selected for proximity to talent pools, enterprise clients, and urban infrastructure. This premium positioning allows Innov8 to offer a differentiated experience via plug-and-play infrastructure, adaptable floor plans, enterprise-grade security, and fully managed support services.

Innov8 has established a distinctive brand in the flexible workspace segment, anchored in aesthetic design, community engagement, and strategic urban locations. During the Financial Year 2024-25, Company delivered a strong financial performance, underpinned by operational scale-up, improved asset utilisation, and disciplined cost management. The Company operated 42 centres during the year, with 13,456 sellable seats at exit. A key performance driver was the improvement in average monthly membership revenue (AMMR) per seat, which increased by 21% year-on-year to ₹9,974, reflecting better pricing power, customer stickiness, and an evolving seat mix towards higher-yield formats. This growth was also supported by our commitment to disciplined cost management, ensuring efficient use of resources and maximising profitability.

The rise of hybrid work models, capital intelligence, need for flexibility in leases, and a shift in work culture are fuelling the transformation towards flexible spaces. This has resulted in demand from diverse segments, from start-ups, small and medium-sized enterprises (SMEs) to large corporations. The addressable market for flexible workspaces is expanding rapidly. Company is well-positioned to capitalize on these trends, offering bespoke office solutions, shorter lease terms, and the flexibility that modern businesses demand.

Indian flex office space has grown 4x faster than the overall office space in the last 5 years and has significant growth potential ahead



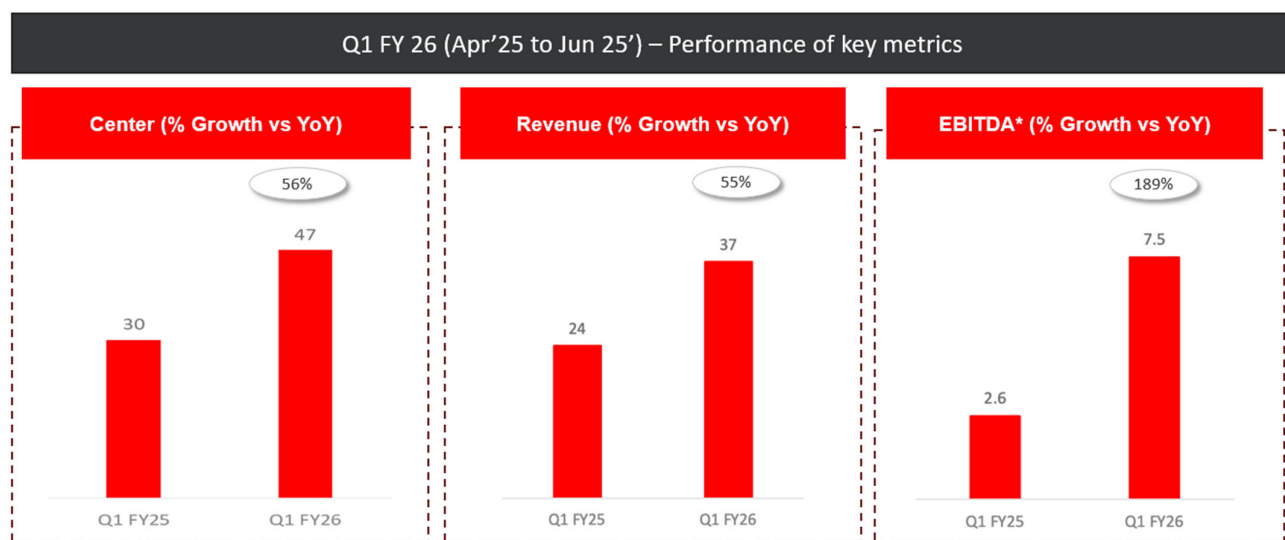
The Company's strategy for FY26 and beyond is centred around:

- Rapid expansion in high-density commercial clusters;
- Focus on enterprise-grade offerings including private suites and managed offices;
- Enhancing tech-driven operational efficiency and space management; and
- Continuing to build community-led workspace experiences.

For FY26, the Company projects IND-GAAP EBITDA of approximately INR 60 crores, reflecting 100% year-on-year growth.

The trend in Q1 remains strong, Q1FY26 witnessed a Revenue of ~INR 37 cr., a growth of 55% from Q1FY25 revenue of INR 24 cr. IND GAAP EBITDA of ~INR 7.5 Cr, a growth of 189% from Q1FY25 IND GAAP EBITDA of INR 2.6 Cr

Supply growth remains strong, as of July 2025, 62 centres were signed (50 live, 12 expected to go live in coming months). In addition to the above, another 21 centres are under advanced discussion. Given the signing momentum and the strong pipeline, we expect to reach our target centres by FY26 end



India remains the Company's core market, and all future expansion plans are centred on capturing the rising urban demand, particularly in business hubs such as Delhi-NCR, Mumbai, Bengaluru, Hyderabad, and Pune. With a robust foundation, strong unit economics, and a clearly defined growth roadmap, the Company is confident of delivering sustained growth and value to all stakeholders in the coming fiscal years.

Centres Opened



Ranka Junction, KR Puram



DLF Cyberpark, Gurgaon



DLF Cyberpark, Gurgaon



Connaught Place, Delhi

CHANGE IN NATURE OF BUSINESS

There has been no change in the business of the Company during the Financial Year ended March 31, 2025.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY, HAVING OCCURRED SINCE THE END OF THE FINANCIAL YEAR AND TILL THE DATE OF THE REPORT

There have been no material changes and commitments, which affect the financial position of the Company which have occurred between the end of the financial year to which the financial statements relate and the date of this Report.

TRANSFER TO RESERVES

The Board of Directors of your Company has decided not to transfer any amount to the Reserves for the year under review.

DIVIDEND

The Board of Directors has not recommended any dividend for the Financial Year 2024-25.

CAPITAL STRUCTURE

Authorised Share Capital

As on April 1, 2024, the authorised share capital of the Company stands at INR 1,50,00,000/- (Indian Rupees One Crore Fifty Lakh only), comprising of 15,00,000 (Fifteen Lakh) Equity Shares of INR 10 each.

During the Financial Year 2024-25, following alteration were made in the authorised share capital of the Company amending the capital clause of the Memorandum of Association of the Company:

August 26, 2024 – Increase in authorised share capital of the Company from INR 1,50,00,000/- (Indian Rupees One Crore Fifty Lakh only), comprising of 15,00,000 (Fifteen Lakh) Equity Shares of INR 10 each to INR 2,50,00,000 (Indian Rupees Two Crore Fifty Lakh only) comprising of 25,00,000 (Twenty Five Lakh) Equity Shares of INR 10 (Indian Rupees Ten only) each.

November 11, 2024 – Increase and alter the authorised share capital from INR 2,50,00,000 (Indian Rupees Two Crore Fifty Lakh only) comprising of 25,00,000 (Twenty Five Lakh) Equity Shares of INR 10 (Indian Rupees Ten only) each to INR 25,00,00,000 (Indian Rupees Twenty Five Crores only) comprising of 25,00,00,000 (Twenty Five Crores) Equity Shares of INR 1 (Indian Rupee One only) due to increase and sub-division of 1 Equity Share of INR 10 each into 10 Equity Shares of INR 1 each.

December 23, 2024 – Increase the authorized share capital of the Company from 25,00,00,000 (Indian Rupees Twenty Five Crores only) comprising of 25,00,00,000 (Twenty Five Crores) Equity Shares of INR 1 (Indian Rupee One only) to INR 26,50,00,000 (Indian Rupees Twenty Six Crore Fifty Lakh only) consisting of 26,50,00,000 (Twenty Six Crore Fifty Lakh) Equity Shares of INR 1 (Indian Rupee One only) each.

As on March 31, 2025, the authorized share capital of the Company was INR 26,50,00,000 (Indian Rupees Twenty Six Crore Fifty Lakh only) consisting of 26,50,00,000 (Twenty Six Crore Fifty Lakh) Equity Shares of INR 1 (Indian Rupee One only) each.

Issued, Subscribed, paid-up Share Capital

As on April 1, 2024, the issued, subscribed and paid-up share capital of the Company stands at INR 1,00,00,000 (Indian Rupees One Crore only) divided into 10,00,000 (Ten Lakh) of INR 10 (Indian Rupees Ten only) each.

During the Financial Year 2024-25, following allotments were made by the Company:

October 03, 2024 – 6,78,400 (Six Lakh Seventy Eight Thousand Four Hundred) Equity Shares of INR 10/- (Indian Rupees Ten only) each were allotted pursuant to the Right Issue.

November 14, 2024 – 22,65,84,000 (Twenty Two Crore Sixty Five Lakh Eighty Four Thousand) Equity Shares of INR 1/- (Indian Rupee One only) each were allotted pursuant to the Bonus Issue.

January 07, 2025 – 1,09,75,610 (One Crore Nine Lakh Seventy Five Thousand Six Hundred Ten) Equity Shares of INR 1/- (Indian Rupee One only) each were allotted pursuant to the Private Placement.

During the Financial Year 2024-25, the Company sub-divided its authorised share capital, accordingly 1 Equity Share converted into 10 equity shares of INR 1 each. Consequently, the number of paid-up equity shares increased proportionately, while the total paid-up capital remained unchanged.

As on March 31, 2025, the issued, subscribed and paid-up share capital of the Company was INR 25,43,43,610 (Indian Rupees Twenty Five Crore Forty Three Lakh Forty Three Thousand Six Hundred Ten only) divided into 25,43,43,610 (Twenty Five Crore Forty Three Lakh Forty Three Thousand Six Hundred Ten) Equity Shares of INR 1 (Indian Rupee One only) each.

INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

The Company was not required to transfer any amount to the Investor Education and Protection Fund (IEPF) during the Financial Year ended March 31, 2025, pursuant to the provisions of the Section 125 of the Companies Act, 2013.

BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

As on the date of signing of this report, following individuals are on the Board of Directors of the Company:

Name	Category	Director Identification Number (DIN)
Rakesh Kumar	Director	03450221
Anshuman Singh	Additional Director	11017969
Pankhuri Sakhuja	Whole-Time Director	10881949

Key Managerial Personnel

Name	Category
Rakesh Kumar	Chief Financial Officer
Nitesh Kumar Yadav	Company Secretary

Details of the changes in the Board and in the position of Directors & Key Managerial Personnel are provided below

Name	Appointment/ Cessation/ Change of Designation	Designation	Effective date of Appointment
Anuj Tejpal (DIN: 07505290)	Cessation	Director	December 7, 2024
Pankhuri Sakhuja (DIN: 10881949)	Appointment	Additional Director	December 23, 2024
Pankhuri Sakhuja (DIN: 10881949)	Change of Designation	Whole-Time Director and Chief Executive Officer	January 1, 2025
Rakesh Kumar	Appointment	Chief Financial Officer	March 11, 2025
Nitesh Kumar Yadav	Appointment	Company Secretary	March 11, 2025
Anshuman Singh (DIN: 11017969)	Appointment	Additional Director	March 24, 2025
Anurag Pareek (DIN: 09415942)	Cessation	Director	April 1, 2025
Aditya Prakash Sharma (DIN: 09705955)	Cessation	Director	April 1, 2025

BOARD MEETINGS

During the year under review, the Board met 8 (Eight) times viz. on June 7, 2024, September 4, 2024,

November 8, 2024, December 2, 2024, December 17, 2024, December 23, 2024, December 30, 2024 and March 11, 2025.

Directors' attendance at Board Meetings of the Company held during the year ended March 31, 2025 are given below:

Name of Directors	Number of Board Meetings	
	Eligible to attend	Attended
Rakesh Kumar	8	8
Anuj Tejpal	4	4
Anurag Pareek	8	8
Aditya Prakash Sharma	8	8
Pankhuri Sakhuja	2	2

MANAGERIAL REMUNERATION

The provisions of Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable on the Company.

DIRECTOR'S RESPONSIBILITY STATEMENT

Your Directors make the following statement in terms of Section 134 of the Act, which is to the best of their knowledge and belief and according to the information and explanations obtained by them that:

- in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- the directors had prepared the annual accounts on a going concern basis; and
- that the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

There is no Company/body corporate which has become or ceased to have become the subsidiary/ Joint Ventures/ Associate Companies during the Financial Year ended March 31, 2025.

STATEMENT CONTAINING THE SALIENT FEATURES OF FINANCIAL STATEMENTS OF SUBSIDIARIES

Not applicable as the Company doesn't have any subsidiary/joint venture.

DEPOSITS

During the year under review, your Company has neither invited nor accepted any deposits from the public in terms of Chapter V of the Companies Act, 2013.

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

The particulars of loans, guarantees, and investments as per Section 186 of the Act the Companies Act, 2013 by the Company, have been disclosed in the financial statements.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

All related party transactions that were executed during the financial year ending on March 31, 2025 were on arm's length basis and were in the ordinary course of business.

The details of the transactions are given in Form No. AOC-2 (enclosed with this Report as **Annexure A**).

CORPORATE SOCIAL RESPONSIBILITY (CSR)

During the financial year ended March 31, 2025, the provisions of Section 135 of Companies Act, 2013 are applicable to the Company.

In accordance with the proviso to sub-section (1) of Section 135 of the Companies Act, 2013, the constitution of a CSR Committee is not applicable to the Company, as the amount required to be spent under sub-section (5) does not exceed ₹50 lakhs. Accordingly, the functions of the CSR Committee, as prescribed under the Act, were discharged by the Board of Directors of the Company.

The Annual Report on Corporate Social Responsibility under section 135 of the Companies Act, 2013 is annexed as **Annexure B** to this Report.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

(A) Conservation of energy

The Company does not belong to the category of power intensive industry and hence consumption of power is not significant. However, the Company has taken internal measures to reduce energy consumption/ wastage wherever possible.

(B) Technology absorption

During the period under review, the Company has not carried out any research & development activity.

(C) Foreign exchange earnings and Outgo:

(INR in Million)		
Sl. No.	Particulars	Year ended March 31, 2025
1.	Foreign Exchange Earnings	1.73
2.	Foreign Exchange outgo	0

RISK MANAGEMENT

The Company has in place a system to identify, evaluate, and manage business risks and opportunities. This system is designed to create transparency, reduce potential adverse impacts on business objectives, and support the Company's ability to remain competitive.

The risk management process is embedded at various operational levels and includes internal documentation and reporting. The Company uses different approaches and models to monitor risk trends, assess exposure, and analyze potential impacts both at the overall Company level and within specific business segments. Risks identified are periodically reviewed, and mitigation measures are implemented to address them.

Risk mitigation remains a key focus area for the Company. As part of this, the Company has taken measures to insure itself against unforeseen risks. Its insurable assets, including servers, computer equipment, office equipment, furniture, and fixtures, are adequately insured to safeguard against major risks.

INTERNAL FINANCIAL CONTROLS

The Company has in place adequate internal financial controls with reference to financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was observed.

COST RECORDS

The Company is not required to maintain the cost records as the provisions of Section 148 of the Companies Act, 2013 and its rule thereto are not applicable to the Company.

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

During the year under review, there are no significant and material orders passed by the regulators or courts or tribunals which may materially adversely impact the going concern and operations of the Company.

KEY CHANGES DURING THE YEAR

During the year under review, the Company undertook the following significant corporate actions in alignment with its long-term strategic objectives:

1. Change of Name

Pursuant to the approval of the shareholders and the Registrar of Companies, the name of the Company was changed from "OYO Workspaces India Private Limited" to "Innov8 Workspaces India Private Limited" with effect from December 02, 2024, to provide better representation of the Company's identity in the market.

2. Conversion from Private Limited to Public Limited Company

Pursuant to the approval of the shareholders and the Registrar of Companies, the Company converted its legal status from a Private Limited Company to a Public Limited Company with effect from December 26, 2024, in accordance with the provisions of the Companies Act, 2013, to align with the Company's strategic growth objectives. Consequently, the name of the Company now reads as "Innov8 Workspaces India Limited".

These key changes were made to better align with the Company's long-term business objectives and to facilitate future corporate actions, including enhanced stakeholder engagement.

FINANCIAL SUMMARY AND HIGHLIGHTS

The financial highlights for the period under review are as under:

Particulars	(INR in Mn.)	
	Current Year March 31, 2025	Previous Year March 31, 2024
Revenue from Operations	1,229.48	754.39
Total Revenue	1,229.48	754.39
Operating expenses	364.43	225.65
Employee benefits expense	38.91	23.01
Other expenses	114.65	95.91
EBITDA(Earnings before interest, tax and depreciation and amortization)	711.49	409.82
Interest on borrowing from others	50.27	2.72
Depreciation on property, plant and equipment	33.50	13.91
Other income, exceptional items and tax	83.24	446.31
Net profit after tax before leases	710.98	839.50
Interest on lease liabilities	256.95	124.90
Depreciation on right to use assets	390.61	190.01
Net profit after lease and tax	63.42	524.59
Other Comprehensive (Loss)/Income	(1.22)	(0.49)
Total comprehensive Income for the year	62.20	524.10
Earnings per share (Basic)	0.35	3.89
Earnings per Share (Diluted)	0.35	3.89

The above figures include contribution by Guerrilla Infra Solution Private Limited, a group company whose business was transferred to Innov8 (through slump sale) pursuant to the agreement dated 31 August 2024, as approved in its meeting held on 28 August 2024

STATUTORY AUDITORS AND THEIR REPORT**(A) Statutory Auditors and their Report**

M/s S. R. Batliboi & Associates LLP, Chartered Accountants (Firm Registration No.: 101049W/E300004) was appointed as the Statutory Auditors of the Company in the Annual General Meeting held on December 18, 2020, to hold office from the conclusion of 1st AGM till the conclusion of the 6th AGM of the Company to be held in the year 2025, on such remuneration (including fees for certification) and reimbursement of out of pocket expenses for the purpose of audit as may be decided by the Board with the mutual consent of the auditors.

The Auditors' Report along with notes on accounts attached to the Balance Sheet is self-explanatory and does not require any further explanations. There are no qualifications or reservations or adverse remarks or disclaimers given by Statutory Auditors' of the Company and therefore do not call for any comments under Section 134 of the Companies Act, 2013. There were no incidents of fraud reported by the Statutory Auditors to the Board under section 143(12) of the Act.

(B) Secretarial Auditors' and their Report

Pursuant to Section 204 of the Companies Act, 2013 and rules made there under, the Company is not required to appoint Secretarial Auditor.

(B) Cost Auditors' and their Report

Maintenance of cost records and appointment of Cost Auditor as specified by the Central Government under Section 148(1) of the Companies Act, 2013 and rules made there under, is not applicable on the Company.

(D) Internal Auditor and their Report

Pursuant to Section 138 of the Companies Act, 2013 and rules made there under, your Company is not required to appoint Internal Auditors during the financial year.

DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS

There were no incidents of fraud reported by the Statutory Auditors to the Board under Section 143(12) of the Companies Act, 2013.

COMPLIANCE WITH SECRETARIAL STANDARDS

The Company is compliant with the applicable Secretarial Standards (SS) viz. SS-1 & SS-2 on Meetings of the Board of Directors and General Meetings respectively.

DECLARATION BY INDEPENDENT DIRECTORS

During the year under review, the Company was not required to appoint Independent Directors under Section 149(4) of the Companies Act, 2013 and the rules made thereunder.

However, based on the audited financial statements for the year ended March 31, 2025, the Company now meets the applicability thresholds prescribed under the said provisions. Accordingly, the Company shall appoint the required number of Independent Directors in compliance with Section 149(4) and other applicable provisions of the Companies Act, 2013 in due course. The requisite declarations under Section 149(6) shall be obtained upon such appointment and disclosed in the subsequent reporting period.

POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION

During the year under review, the Company was not required to constitute a Nomination and Remuneration Committee under Section 178(1) of the Companies Act, 2013 and the rules made thereunder.

However, as per the audited financial statements for the said financial year, the Company now meets the applicability thresholds prescribed under the aforesaid provisions.

Accordingly, in compliance with Section 178(1) of the Companies Act, 2013, the Company shall constitute a Nomination and Remuneration Committee and formulate a Policy on Directors' appointment, performance evaluation and remuneration.

DISCLOSURE OF THE COMPOSITION OF AUDIT COMMITTEE

During the year under review, the Company was not required to constitute an Audit Committee under Section 177 of the Companies Act, 2013 and the rules made thereunder.

However, as per the audited financial statements for the financial year ended March 31, 2025, the Company now meets the applicability thresholds prescribed under the said provisions.

Accordingly, in compliance with Section 177 of the Companies Act, 2013 and applicable rules, the Company shall constitute an Audit Committee in due course. The composition and terms of reference of the Audit Committee shall be in accordance with the applicable provisions of the Act and shall be disclosed in subsequent reporting periods upon constitution.

FORMAL ANNUAL EVALUATION

Pursuant to the provisions of Section 134(3)(p) of the Companies Act, 2013, read with Rule 8(4) of the Companies (Accounts) Rules, 2014, the Company falls within the class of companies required to carry out a formal annual evaluation of the performance of the Board, its Committees and individual Directors.

In line with the applicable provisions, the Company has put in place a structured evaluation framework, including criteria and processes for assessing the effectiveness of the Board as a whole, the functioning of its Committees, and the contribution of individual Directors. The evaluation process is designed to support continuous improvement in the Board's functioning and governance standards.

The Company remains committed to ensuring that the evaluation process is implemented in a timely and meaningful manner in accordance with regulatory requirements and best practices.

STATUTORY DISCLOSURES

Your Directors state that there being no transactions with respect to following items during the year under review, no disclosure or reporting is required in respect of the same:

1. Deposits from the public falling within the ambit of Section 73 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.
2. Issue of equity shares with differential rights as to dividend, voting or otherwise.
3. Issue of sweat equity shares.
4. Buy back of shares.
5. Neither the Managing Director nor the Whole-time Director of your Company received any remuneration or commission from any of its subsidiaries.
6. During the year no application was made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016.
7. During the year no one time settlement was required or done so there is no requirement to provide any detail on the difference of valuation thereof.

Also, the Company Secretary of the Company is the designated person who is responsible for furnishing, and extending co-operation for providing, information to the Registrar or any other authorised officer with respect to beneficial interest in shares of the Company.

The Directors also confirm that the Company is in compliance with the applicable provisions of the Maternity Benefit Act, 1961.

DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

Your Company is committed to provide a healthy environment to all its employees and thus has zero tolerance on any discrimination and/or harassment in any form.

During the financial year ended March 31, 2025, no complaints were received or reported under the POSH Policy.

The summary of complaints is as follows:

- a) Number of complaints of sexual harassment received during the year: **NIL**
- b) Number of complaints disposed of during the year: **NIL**
- c) Number of cases pending for more than ninety days: **NIL**

ACKNOWLEDGEMENTS

Your directors would like to express their sincere appreciation and gratitude for the assistance and co-operation received from the financial institutions, banks, Government authorities, customers, vendors, investors and members during the year under review. Your directors also wish to place on record their deep sense of appreciation for the passion and commitment of its executives, staff and workers.

For and on behalf of the Board

Innov8 Workspaces India Limited

(Formerly known as OYO Workspaces India Private Limited)

**Sd/-
Rakesh Kumar
Director
DIN: 03450221**

**Sd/-
Pankhuri Sakhuja
Whole -Time Director
DIN: 10881949**

**Date: August 29, 2025
Place: Gurugram**

**Date: August 29, 2025
Place: Gurugram**

Form No. AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis: **Not Applicable**

Name(s) of the related party and nature of relationship	Nature of contracts/ arrangements/ transactions	Duration of the contracts/ arrangements/ transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Justification for entering into such contracts or arrangements or transactions	Date(s) of approval by the Board	Amount paid as advances, if any	Date on which the special resolution was passed in general meeting as required under first proviso to section 188
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
.....							

2. Details of material contracts or arrangement or transactions at arm's length basis:

(Amount in INR Millions)						
Name(s) of the related party and nature of relationship	Nature of contracts /arrangements / transactions	Duration of the contracts /arrangements / transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Date(s) of approval by the Board, if any	Amount paid as advances, if any	Amount (in INR millions)
(a)	(b)	(c)	(d)	(e)	(f)	(g)
OYO Hotels and Homes Private Limited - Holding company	Rental income	NA	As per the terms and condition agreed between parties	NA	Nil	45.64
Guerrilla Infra Solutions Private Limited - Fellow subsidiary	Rendering of services (Salary Cross Charge)	NA	As per the terms and condition agreed between parties	NA	Nil	0.41
Traum Inc - Fellow subsidiary	Rendering of services (Salary Cross Charge)	NA	As per the terms and condition agreed between parties	NA	Nil	1.73
OYO Hotels and Homes Private Limited - Holding company	Purchased of property, plant and equipment	NA	As per the terms and condition agreed between parties	NA	Nil	38.63
Oravel Stays Limited - Ultimate holding company	Royalty expense	NA	As per the terms and condition agreed between parties	NA	Nil	11.74

For and on behalf of the Board

Innov8 Workspaces India Limited

(Formerly known as OYO Workspaces India Private Limited)

Sd/-
Rakesh Kumar
Director
DIN: 03450221

Sd/-
Pankhuri Sakhuja
Whole -Time Director
DIN: 10881949

Date: August 29, 2025
Place: Gurugram

Date: August 29, 2025
Place: Gurugram

THE ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES FOR THE FINANCIAL YEAR 2024-25

1. A brief outline of the Company's CSR policy:

Innov8 Workspaces India Limited ("Innov8") as an organization has always endeavored to contribute in every possible way to fulfill its commitment as a responsible corporate resident of India

The Board of Directors of the Company will decide, from time to time, the manner of undertaking the CSR activities and will consider the factors including the suggested activities in Schedule VII to the Companies Act, 2013, the amount to be spent on CSR activities etc.

2. Composition of the CSR Committee:

Pursuant to Section 135 of the Companies Act 2013, the requirement for constitution of the Corporate Social Responsibility Committee is not applicable on the Company.

3. Provide the Web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company- **Not Applicable**
4. Provide the executive summary along with web-link(s) of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014-**Not Applicable**
5. (a) Average net profit of the company as per sub-section (5) of section 135: The Company has incurred loss in the last financial year
 (b) Two percent of average net profit of the company as per sub-section (5) of Section 135 : INR 0.08 Cr.
 (c) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: Nil
 (d) Amount required to be set off for the financial year, if any: Nil
 (e) Total CSR obligation for the financial year (a+b-c): INR 0.08 Cr.
6. (a) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project): Not Applicable
 (b) Amount spent in Administrative Overheads: Not Applicable
 (c) Amount spent on Impact Assessment, if applicable: Not Applicable
 (d) Total amount spent for the Financial Year [(a)+(b)+(c)]: Not Applicable
 (e) CSR amount spent or unspent for the Financial Year: Nil

Total Amount Spent for the Financial Year. (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer	Name of the Fund	Amount.	Date of transfer
2024-25	7,74,333	April 30, 2025	-	-	-

(f) Excess amount for set off, if any: Not Applicable

Sl. No.	Particular	Amount (in Rs.)
1.	Two percent of average net profit of the company as per section 135(5)	-
2.	Total amount spent for the Financial Year	-
3.	Excess amount spent for the financial year [(ii)-(i)]	-
4.	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
5.	Amount available for set off in succeeding financial years [(iii)-(iv)]	-

7. Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:

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

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the financial year (asset-wise details): Not Applicable

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

Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year: Not Applicable

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

9. Specify the reason(s), if the company has failed to spend two percent of the average net profit - Due to the non-availability of ongoing projects which ensure sustained impact and long-term benefits to the beneficiaries.

For and on behalf of the Board

Innov8 Workspaces India Limited
(Formerly known as OYO Workspaces India Private Limited)

Sd-
Rakesh Kumar
Director
DIN: 03450221

Sd/-
Pankhuri Sakhuja
Whole -Time Director
DIN: 10881949

Date: August 29, 2025
Place: Gurugram

Date: August 29, 2025
Place: Gurugram

INDEPENDENT AUDITOR'S REPORT

To the Members of Innov8 Workspaces India Limited (Formerly known as 'OYO Workspaces India Private Limited')

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Innov8 Workspaces India Limited (Formerly known as 'OYO Workspaces India Private Limited') ("the Company"), which comprise the Balance sheet as at 31 March 2025, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Other Information

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended / Companies (Accounting Standards) Rules, 2021 specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the 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 stated in the paragraph 2 (i) (vi) below on reporting under Rule 11(g);
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Statement of Cash Flow and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) The modification relating to the maintenance of accounts and other matters connected therewith is stated in paragraph 2 (i) (vi) below on reporting under Rule 11(g);
 - (g) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (h) In our opinion, the managerial remuneration for the year ended 31 March 2025 has been paid/ provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to 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 does not have any pending litigations which would impact its financial position;

- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- iii. There were no amounts 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, 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 or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entity, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - c) Based on such 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 (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.
- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software however audit trail has not been enabled at database layer from April 1, 2024 till August 19, 2024 as described in Note 51 to the financial statements. Furthermore, audit trail feature is not enabled at the database level concerning certain related software to log any direct changes to the database, as described in Note 51 to the financial statements.

Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trail is enabled. Additionally, the audit trail has been preserved as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective years.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

Per Amit Poddar

Partner

Membership Number: 509192

UDIN: 25509192BNFTVC6113

Place of Signature: Mumbai

Date: 29 August, 2025

Annexure 1 referred to in paragraph under the heading of 'Report on other Legal and Regulatory Requirements' of our report of even date

Innov8 Workspaces India Limited (Formerly known as 'OYO Workspaces India Private Limited') ('the Company')

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

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company has maintained proper records showing full particulars of intangibles assets.
- (b) All Property, Plant and Equipment were physically verified by the management during the financial year in accordance with a planned programme of verifying them once in three years which is reasonable having regard to the size of the Company and the nature of its assets.
- (c) There is no immovable property (other than the properties where the company is the lessee and the lease agreement are duly executed in favour of the lessee), held by the Company. Accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the company.
- (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended 31 March 2025.
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii)(a) The Company's business does not require maintenance of inventories and, accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.
- (b) The Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks and financial institutions during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the financial statements, the disbursement of the sanctioned limit has been made subsequent to the balance sheet date and the obligation to file quarterly return/statements will be due for filing 60 days from disbursement date. Hence, we are unable to make a comment whether the quarterly returns/statements filed by the Company with such banks and financial institutions are in agreement with the books of accounts of the Company.
- (iii)(a) During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a), (c), (d), (e) and (f) of the Order is not applicable to the Company.
- (b) During the year, the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.
- (iv) There are no loans, investments, guarantees, and securities granted in respect of which provisions of section 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.

- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- (vi) The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.
- (vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities. The provisions relating to, sales tax, service tax, duty of custom, duty of excise, value added tax are not applicable to the company.

According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

- (b) There are no dues of goods and services tax, provident fund, employees' state insurance, income-tax, cess and other statutory dues which have not been deposited on account of any dispute.
- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) The Company did not have any outstanding loans or borrowings or interest thereon due to any lender during the year. Accordingly, the requirement to report on clause 3(ix)(a) of the Order is not applicable to the Company.
- (b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- (c) The Company did not have any term loans outstanding during the year hence, the requirement to report on clause 3(ix)(c) of the order is not applicable to the Company.
- (d) On an overall examination of the financial statements of the Company, the Company has used funds raised on short term basis (in the form of trade payable and other liability) aggregating to INR 537.19 million for long term purpose (to fund losses of the company).
- (e) The company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) and (f) of the Order is not applicable to the company.
- (x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has complied with provisions of sections 42 and 62 of the Companies Act, 2013 in respect of the preferential allotment or private placement of shares/ fully or partially or optionally convertible debentures respectively during the year. The funds raised, have been used for the purposes for which the funds were raised.

- (xi) (a) No fraud by the Company or on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- (xii) The Company is not a Nidhi company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.
- (xiii) Transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provision of section 177 are not applicable to the company and accordingly the requirement to the report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the company
- (xiv) The Company does not have an internal audit system and is not required to have and internal audit system under the provision of section 138 of the Companies Act, 2013. Therefore, the requirement to report under 3(xiv) is not applicable to the Company.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current year and in the immediately preceding financial year, hence the requirement to report on clause 3(xvii) of the order is not applicable to the Company.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly, requirement to report on clause 3(xviii) of the Order is not applicable to the Company.

- (xix) On the basis of the financial ratios disclosed in note 46 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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 further state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx) a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 29 to the financial statements.
- b) All amounts that are unspent under section (5) of section 135 of Companies Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the said Act. This matter has been disclosed in note 29 to the financial statements.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

Per Amit Poddar

Partner

Membership Number: 509192

UDIN: 25509192BNFTVC6113

Place of Signature: Mumbai

Date: 29 August, 2025

Annexure 2 to the Independent Auditor's Report of even date on the financial statements of Innov8 Workspaces India Limited (Formerly known as 'OYO Workspaces India Private Limited') ('the Company')

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

We have audited the internal financial controls with reference to financial statements of Innov8 Workspaces India Limited (Formerly known as 'OYO Workspaces India Private Limited') ("the Company") as of 31 March 2025, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by ICAI. 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 these 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 these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls with reference to financial statements with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with Reference to these Financial Statements

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

Inherent Limitations of Internal Financial Controls with Reference to financial statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For S.R. Batliboi & Associates

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Amit Poddar

Partner

Membership Number: 509192

UDIN: 25509192BNFTVC6113

Place: Mumbai

Date: 29 August, 2025

Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)
CIN: U70100DL2019PLC351211
Balance sheet as at 31 March 2025
(Amount in Indian Rupees Millions, unless stated otherwise)

	Notes	As at 31 March 2025	As at 31 March 2024
ASSETS			
Non-current assets			
Property, plant and equipment	3	202.51	27.72
Capital work-in-progress	3	311.50	11.10
Intangible assets	4A	274.63	-
Right of use assets	4B	3,674.21	1,309.38
Financial assets			
(i) Other financial assets	5	309.98	138.40
Non-current tax assets (net)	6A	72.24	70.97
Deferred tax assets (net)	6B	314.05	270.83
Other non current assets	7	116.71	37.78
Total non-current assets		5,275.83	1,866.18
Current assets			
Financial assets			
(i) Investments	11	270.93	-
(ii) Trade receivables	8	241.77	48.60
(iii) Cash and cash equivalents	9	15.03	13.21
(iv) Other financial assets	10	365.83	150.06
Other current assets	12	273.83	247.02
Total current assets		1,167.39	458.89
Total assets		6,443.22	2,325.07
EQUITY AND LIABILITIES			
Equity			
Equity share capital	13	254.34	10.00
Other equity			
Security premium	14	1,244.60	-
Retained earnings	14	(897.74)	(908.16)
Other reserves	14	13.98	13.52
Total		615.18	(884.64)
LIABILITIES			
Non-current liabilities			
Financial liabilities			
(i) Borrowing	15A	228.98	-
(ii) Lease liabilities	15C	3,701.94	1,237.72
(iii) Other financial liabilities	17	170.78	67.39
Provisions	16A	1.61	0.71
Other non-current liabilities	20	20.09	5.71
Total non-current liabilities		4,123.40	1,311.53
Current liabilities			
Financial liabilities			
(i) Borrowing	15B	144.91	-
(ii) Lease liabilities	15C	537.53	234.23
(iii) Trade payables	18		
(a) total outstanding dues of micro and small enterprises		13.73	0.13
(b) total outstanding dues to creditors other than micro and small enterprises		674.94	1,062.56
(iv) Other financial liabilities	19	270.20	567.47
Provisions	16B	1.08	0.38
Other current liabilities	21	62.25	33.41
Total current liabilities		1,704.64	1,898.18
Total liabilities		5,828.04	3,209.71
Total equity and liabilities		6,443.22	2,325.07
Summary of material accounting policies			
	2		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm's Registration No.: 101049W/E300004

per Amit Poddar
Partner
Membership Number: 509192

For and on behalf of the board of directors of
Innov8 Workspaces India Limited (Formerly known as OYO
Workspaces India Private Limited)

Sd/-
Rakesh Kumar
Director & CFO
DIN: 03450221

Sd/-
Pankhuri Sakhuja
Director
DIN: 10881949

Sd/-
Nitesh Kumar Yadav
Company Secretary

Place: Mumbai
Date: 29 August 2025

Place: Gurugram
Date: 29 August 2025

Place: Gurugram
Date: 29 August 2025



Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)
CIN: U70100DL2019PLC351211
Statement of profit and loss for the year ended 31 March 2025
(Amount in Indian Rupees Millions, unless stated otherwise)

	Notes	For the year ended 31 March 2025	For the year ended 31 March 2024
INCOME			
Revenue from Operations	22	1,144.55	526.82
Other income	24	30.64	25.37
Total income (I)		1,175.19	552.19
EXPENSES			
Operating expenses	25	337.60	161.03
Employee benefits expense	26	38.91	23.01
Depreciation and amortization expense	27	424.10	203.92
Finance cost	28	307.22	127.62
Other expenses	29	108.32	80.62
Total expenses (II)		1,216.15	596.20
(Loss) before exceptional items and tax (I-II)		(40.96)	(44.01)
Exceptional items	30	(9.38)	(150.10)
Profit/(loss) before tax		(31.58)	106.09
Tax expense			
Current tax		-	-
Deferred tax	6B	(43.22)	(270.83)
Income tax income		(43.22)	(270.83)
Profit for the year		11.64	376.92
Other comprehensive loss not to be reclassified to profit and loss in subsequent periods			
Remeasurement of loss on defined benefit plans	31	(1.22)	(0.49)
Income tax effect on above		-	-
Total other comprehensive loss for the year, net of tax		(1.22)	(0.49)
Total comprehensive income for the year, net of tax		10.42	376.43
Earnings per equity share (in INR)			
Face value of share INR 1 (31 March 2024: INR 10)			
Basic	32	0.06	2.79
Diluted	32	0.06	2.79
Summary of material accounting policies	2		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm's Registration No.: 101049W/E300004

per Amit Poddar
Partner
Membership Number: 509192

For and on behalf of the board of directors of
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Director & CFO
DIN: 03450221

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Sd/-
Nitesh Kumar Yadav
Company Secretary

Place: Mumbai
Date: 29 August 2025

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Date: 29 August 2025

Place: Gurugram
Date: 29 August 2025

Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)
CIN: U70100DL2019PLC351211
Statement of cash flows for the year ended 31 March 2025
(Amount in Indian Rupees Millions, unless stated otherwise)

	For the year ended 31 March 2025	For the year ended 31 March 2024
A. Cash flow from operating activities:		
Profit/(loss) before tax	(31.58)	106.09
Adjustment to reconcile (loss)/ profit before tax to net cash flows		
Depreciation and amortization expense	424.10	203.92
Provision for expected credit loss	2.70	13.84
Provision for doubtful advances	3.51	2.83
Profit on sale of curent investment	(7.84)	(0.44)
Advances write off	0.89	0.28
Interest income on security deposits	(6.68)	(3.06)
(Gain) on lease modifications	(9.22)	-
Share based payment expense	0.46	0.09
Liabilities no longer required written back	-	(21.14)
Interest expense on security deposit received and due on micro and small enterpris	11.56	127.62
FV gain on financial instruments at FVTPL	(0.73)	-
Interest on lease liabilities	256.95	-
Interest on loan from financial institution	38.70	-
Assets written-off (net)	0.04	-
Exceptional item	(9.38)	(152.21)
	673.48	277.82
Movements in working capital :		
(Decrease) in trade payables	(508.84)	(10.11)
(Decrease)/ increase in other non financial liabilities		(2.58)
(Decrease)/ increase in other financial liabilities	(411.71)	134.52
Increase in other liabilities	43.22	-
Increase in provisions	1.60	0.48
(Increase) in other financial asset:	(229.73)	(66.42)
Decrease in other non financial assets		(52.92)
(Increase) in trade receivables	(159.88)	(24.13)
(Increase) in other assets	(57.12)	-
Cash generated from operations	(648.98)	256.66
Income tax paid (net of refund)	(1.26)	(51.67)
Net cash generated from/(used in) operating activities	(650.24)	204.99
B. Investing activities		
Purchase of property, plant and equipments including capital work in progress	(247.19)	(17.20)
Purchase of net assets via business combination	(110.00)	-
Proceed from sale of investments	1,450.71	-
Purchase of investments	(1,713.07)	-
Net cash used in investing activities	(619.55)	(17.20)
C. Financing activities		
Proceed from issue of share capital	1,510.00	-
Share issue expenses	(21.06)	-
Interest expenses	(11.56)	-
Proceeds from borrowings	413.78	-
Repayment of borrowings	(39.89)	-
Interest on borrowings	(38.70)	-
Payment of interest portion of lease liabilities	(256.95)	(124.90)
Payment of principal portion of lease liabilities	(284.01)	(78.55)
Net cash generated from/(used in) financing activities	1,271.61	(203.45)
Net (decrease)/increase in cash and cash equivalents (A+B+C)	1.82	(15.66)
Cash and cash equivalents at the beginning of the year	13.21	28.87
Cash and cash equivalents at the end of the year	15.03	13.21
Components of cash and cash equivalents		
With banks:		
on current accounts	15.03	13.21
Total cash and cash equivalents (refer note 9)	15.03	13.21

Reconciliation to liabilities whose cash flow movements are disclosed as part of financing activity

Particulars	1 April 2024	Proceeds / Addition^	Payments	Other adjustments#	31 March 2025
Borrowing	-	413.78	(39.89)	-	373.89
Lease liabilities	1,471.95	3,137.37	(540.96)	171.10	4,239.47
Total	1,471.95	3,551.15	(580.85)	171.10	4,613.35

^includes accrued interest amounting to INR 371.03 million on lease liability.

#other adjustment represents reversal of lease liability due to termination of lease contracts amounting to INR 62.79 million and lease liabilities acquired under business combination amounting to INR 233.89 million (refer note 46).

Reconciliation to liabilities whose cash flow movements are disclosed as part of financing activity

Particulars	1 April 2023	Proceeds / Addition^	Payments	Other adjustments#	31 March 2024
Lease liabilities	1,105.87	1,152.35	(203.45)	(582.82)	1,471.95
Total	1,105.87	1,152.35	(203.45)	(582.82)	1,471.95

#other adjustment represents reversal of lease liability amounting to INR 152.22 million, net of security deposit of INR 24.89 million, for matters not yet litigated and INR 405.71 million reclassified to legal provision in trade payable for open litigation matters.

Summary of significant accounting policies 2
The accompanying notes are an integral part of the financial statements.

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm's Registration No.: 101049W/E300004

For and on behalf of the board of directors of
Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)

per Amit Poddar
Partner
Membership Number: 509192

Sd/-
Rakesh Kumar
Director & CFO
DIN: 03450221

Sd/-
Pankhuri Sakhuja
Director
DIN: 10881949

Sd/-
Nitesh Kumar Yadav
Company Secretary

Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)
CIN: U70100DL2019PLC351211
Statement of changes in equity for the year ended 31 March 2025
(Amount in Indian Rupees Millions, unless stated otherwise)

a. Share capital	Equity share capital	
	No. of shares	Amount
As at 1 April 2023	10,00,000	10.00
Shares issued during the year	-	-
As at 31 March 2024	10,00,000	10.00
Issued during the year - Right issue (refer note 13(a)(i))	6,78,400	6.78
Issued during the year - Sub-division of shares (refer note 13(a)(ii))	1,51,05,600	-
Issued during the year - Bonus shares (refer note 13(a)(iii))	22,65,84,000	226.58
Issued during the year - Private placement (refer note 113(a)(iv))	1,09,75,610	10.98
As at 31 March 2025	25,43,43,610	254.34

b. Other equity	Reserve and surplus			Total
	Retained earning including OCI	Equity Contribution from holding company	Security Premium	
As at 1 April 2023	(1,284.59)	13.43	-	(1,271.16)
Profit for the year	376.92	-	-	376.92
Less: remeasurement loss on defined benefit plans	(0.49)	-	-	(0.49)
Add : additional contribution from ultimate holding Company (refer note 42)	-	0.09	-	0.09
As at 31 March 2024	(908.16)	13.52	-	(894.64)
Profit for the year	11.64	-	-	11.64
Less: remeasurement loss on defined benefit plans	(1.22)	-	-	(1.22)
Add : additional contribution from ultimate holding Company (refer note 42)	-	0.46	-	0.46
Add: issued during the year - Right issue (refer note 13(a)(i))	-	-	1,053.22	1,053.22
Add: issued during the year - Private placement (refer note 13(a)(iv))	-	-	439.02	439.02
Less: share issue expenses (refer note 14C)	-	-	(21.06)	(21.06)
Less: issued during the year - Bonus shares (refer note 13(a)(iii))	-	-	(226.58)	(226.58)
As at 31 March 2025	(897.74)	13.98	1,244.60	360.84

The accompanying notes are an integral part of the financial statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm's Registration No.: 101049W/E300004

For and on behalf of the board of directors of
Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)

per Amit Poddar
Partner
Membership Number: 509192

Sd/-
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Director & CFO
DIN: 03450221

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Director
DIN: 10881949

Sd/-
Nitesh Kumar Yadav
Company Secretary

Place: Mumbai
Date: 29 August 2025

Place: Gurugram
Date: 29 August 2025

Place: Gurugram
Date: 29 August 2025

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)**CIN: U70100DL2019PLC351211****Notes to Financial Statements for the year ended 31 March 2025****(Amount in Indian Rupees Millions, unless stated otherwise)****1. Corporate information and basis of preparation****A. Corporate information**

The Company is an Indian company incorporated on 11th June 2019 under the provision of Companies Act 2013 having its registered office of the Company at 44, 2nd Floor, Regal Building, Connaught Place, Delhi - 110001. The Company is primarily engaged in business of providing furnished or semi-furnished office space to corporate/individual on shared rental basis whether time share or any other basis of the all the kind of immovable properties including providing virtual space along with common facilities or amenities.

During the current year, the Company has converted from Private Limited Company to Public Limited Company, pursuant to a special resolution passed in the extra-ordinary general meeting of the shareholders of the Company held on 2 December 2024 and consequently, name of the Company has changed to Innov8 Workspace India Limited pursuant to a fresh certificate of incorporation by the Registrar of Companies on 26 December 2024.

The financial statements are approved for issue by the Company's Board of Directors on 29 August 2025.

B. Basis of preparation**i. Statement of compliance**

These financial statements have been prepared to comply in all material respects with the Indian Accounting Standard ('IndAs') 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 relevant provisions of the Act.

The financial statements are based on the classification provisions contained in IndAS 1, 'Presentation of Financial statements' and division II of schedule III of the Companies Act 2013. Further, for the purpose of clarity, various items are aggregated in the statement of profit and loss and balance sheet. Nonetheless, these items are dis-aggregated separately in the notes to the financial statements, where applicable or required.

All amounts are reported in millions of Indian Rupee (INR) and are rounded to the nearest million, except per share data and unless stated otherwise. Further, amounts which are less than ten thousand are appearing as "0.00".

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

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

ii. Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency.

iii. Basis of measurement

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

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

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

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)**CIN: U70100DL2019PLC351211****Notes to Financial Statements for the year ended 31 March 2025****(Amount in Indian Rupees Millions, unless stated otherwise)**

iv. Use of estimates and judgements

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

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

The areas involving critical estimates and judgements are described in note-34.

v. Fair Value measurement

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in most advantageous market for the asset or liability

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

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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

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

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

2. Material accounting policies**A. Current/ non-current classification**

All the assets and liabilities are to be classified into current and non-current categories for presentation in the balance sheet after considering its normal operating cycle and other criteria set out in Ind AS 1, "Presentation of Financial Statements" which are as follows:

Assets

An asset is classified as current when it satisfies any of the following criteria:

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

All other assets are classified as non-current.

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)
CIN: U70100DL2019PLC351211
Notes to Financial Statements for the year ended 31 March 2025
(Amount in Indian Rupees Millions, unless stated otherwise)

Liabilities

A liability is classified as current when it satisfies any of the following criteria:

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

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are always classified as non-current assets and liabilities respectively.

Operating cycle

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

B. Financial instruments
i. Recognition and initial measurement

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

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

ii. Classification and subsequent measurement
Financial assets

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

- Amortised cost
- Fair value through other comprehensive income (FVOCI) – debt investment;
- Fair value through other comprehensive income (FVOCI) – equity investment; or
- Fair value through profit and loss (FVTPL)

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

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

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

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

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

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

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)**CIN: U70100DL2019PLC351211****Notes to Financial Statements for the year ended 31 March 2025****(Amount in Indian Rupees Millions, unless stated otherwise)**

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

Financial assets: Subsequent measurement and gains and losses

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

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii. Derecognition**Financial assets**

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

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

Financial liabilities

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

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

iv. Offsetting

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

v. Derivative financial instruments

Derivatives are initially measured at fair value. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognised in profit or loss.

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)**CIN: U70100DL2019PLC351211****Notes to Financial Statements for the year ended 31 March 2025****(Amount in Indian Rupees Millions, unless stated otherwise)****vi. Financial guarantee contracts**

Financial guarantee contracts issued by the group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 115.

C. Property, plant and equipment**i. Recognition and measurement**

Plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Capital work in progress is stated at cost, net of accumulated impairment loss, if any.

The cost comprises purchase price, freight, duties, non-refundable taxes and any attributable cost of bringing the asset to its working condition for its intended use. Borrowing costs relating to acquisition of plant, property and equipment which take substantial period of time to get ready for use are included to the extent they relate to the period till such assets are ready for intended use. Any trade discounts and rebates are deducted in arriving at the purchase price. It also includes estimated costs of dismantling and removing the item and restoring the site on which it is located.

Decommissioning cost are provided at the present value of the expected cost to settle the obligation using estimated cash flows and are recognized as part of the cost of the particular asset. The cash flows that are discounted at a current pre-tax rate that reflects the risk specified to the decommissioning liability. The unwinding of the discount is expensed as incurred and recognized in the statement of profit and loss as a finance cost. The estimated future cost of decommissioning are reviewed annually and adjusted as appropriate. Changes in the estimated future cost or in the discount rate applied are added to or deducted from the cost of assets.

Above cost also includes the cost of replacing part of the plant and equipment. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

Items of stores and spares that meet the definition of plant, property and equipment are capitalized at cost and depreciated over their useful life. Otherwise, such items are classified as inventories.

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

Assets retired from active use and held for disposal are stated at their estimated net realizable values or net book values, whichever is lower.

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

ii. Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and cost of the item can be measured reliably.

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)**CIN: U70100DL2019PLC351211****Notes to Financial Statements for the year ended 31 March 2025****(Amount in Indian Rupees Millions, unless stated otherwise)****iii. Depreciation**

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

Asset	Useful life
Board & Signage	2 years
Furniture and fixtures	8 years
Computer and computer equipment	3 to 6 years
Office equipment	5 years
Leasehold improvements	Over the unexpired period of lease or 10 years, whichever is lower.

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

D. Intangible assets**i. Recognition and measurement**

Intangible assets are initially measured at cost. Such intangible assets are subsequently measured at cost less accumulated amortisation and any accumulated impairment losses. For brand acquired in a business combination are recognized as intangible assets if they meet the following criteria:

Identifiability: The brand can be separated from the entity and sold, licensed, or exchanged and even if not separable, brands arising from legal rights are identifiable.

Control: The Company must have control over the brand, typically evidenced by legal ownership or registration.

Future economic benefits: The brand must be expected to generate future economic benefits.

Fair value measurement: At acquisition date, the brand must be measured at fair value.

ii. Amortisation

Intangible assets are amortized on a straight-line basis using the useful lives which are as follows;

Asset	Useful life (as per Companies Act, 2013)	Useful life (Based on technical evaluation)
Brand	Indefinite	Indefinite
Software	3 years	3 years

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate. Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

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 recognized in the statement of profit and loss when the asset is derecognized.

E. Employee benefits**i. Short-term employee benefits**

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

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Provident Fund: Retirement benefit in the form of provident fund is a defined contribution scheme. The contributions to the provident fund administered by the Central Government under the Provident Fund Act, 1952, are charged to the statement of profit and loss for the year in which the contributions are due. The company has no obligation, other than the contribution payable to the provident fund. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to a reduction in future payment.

iii. Defined benefit plan

Gratuity: The Company operates a defined benefit gratuity plan in India, which requires contributions to be made to a separately administered fund. The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Re-measurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of:

- The date of the plan amendment or curtailment, and
- The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the consolidated statement of profit and loss:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income

Termination benefits

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

F. Provisions (other than for employee benefits)

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

Contingent liabilities

A contingent liability is disclosed where there is a possible obligation or present obligation that may, but probably will not, require outflow of resources (refer note 36). Contingent assets are not recognised.

G. Revenue from contact with customer

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

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

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i. Revenue from sale of office space and allied services

Revenue from renting of office space and allied services is recognized on gross basis as Company gains “Control” on office space before providing it on rent to customer. Company considers itself as Principal in arrangement as it assumes obligations towards performance of services to end customer including the acceptability of the services, takes a significant amount of risk in the service delivery of the space due to committed assured benchmark revenues and investment made in improvement of properties and finally enjoys latitude in establishing price for stay services. Revenue from renting of office space is recognized, on accrual basis to the extent that it is probable that the economic benefit will flow to the Company and it can be reliably measured.

In order to determine if it is acting as a principal or as an agent, the Company assesses whether it has exposure to the significant risks and rewards associated with the sale of goods or the rendering of services. Revenue is recognized net of refunds, discounts, incentives and taxes payable by the Company.

ii. Revenue from sale of foods and beverages

Revenue from sale of food items is recognized on gross basis as the Company consider itself as Principal in arrangement as it assumes obligations towards supplying food items to end customer. Revenue from food services are recognized post supply of food items to end customers.

iii. Interest

Interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension) but does not consider the expected credit losses. Interest income is included in other income in the statement of profit and loss.

iv. Contract balances**Contract assets**

A contract asset is initially recognised for revenue earned from renting of office space and allied services because the receipt of consideration is conditional on successful completion of the performance obligation. Upon completion of the performance obligation and acceptance by the customer, the amount recognised as contract assets is reclassified to trade receivables.

Contract assets are subject to impairment assessment. Refer to material accounting policies on impairment of financial assets in section B) Financial instruments – initial recognition and subsequent measurement.

Unbilled revenue

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

Contract liabilities

Contract liabilities are primarily from customer advance for which services are yet to be rendered on the reporting date either in full or in parts. Revenue is recognised when the service is rendered to the customer.

H. Leases**i. Company as a lessee**

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

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Identifying a lease

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

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

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

Initial recognition of Right of use asset (ROU)

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

Subsequent measurement of Right of use asset (ROU)

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

Initial recognition of lease liability

Lease liabilities are initially measured at the present value of the lease payments to be paid over the lock in period of lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs. In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable.

Subsequent measurement of lease liability

Lease liabilities are subsequently increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or

rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

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ii. As a lessor**Finance lease:**

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Company's net investment in the leases. Finance lease income is allocated to accounting period so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

Operating lease:

Rental income from operating lease is recognised on a straight-line basis over the lease term unless payments to the Company are structured to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increase; such increases are recognised in the year in which such benefits accrue. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term. Contingent rents are recognised as income in the period in which they are earned.

I. Taxes

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

Current Income tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

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

Current tax relating to items recognised outside profit and loss is recognised outside profit and loss in correlation to the underlying transaction either in Other Comprehensive Income (OCI) or directly in equity.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised against which the deductible temporary differences, carry forward of unabsorbed depreciation and unused tax losses can be utilised. Deferred tax assets are recognised to the extent it is probable that taxable profit will be available in next three years or taxable profits earned in the immediately preceding 8 quarters against which the deductible temporary differences, carry forward of unabsorbed depreciation and unused tax losses can be utilised.

Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted by the reporting date.

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

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

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Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

J. Impairment**i. Impairment of financial instruments**

The Company recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost; and
- financial assets measured at FVOCI- debt investments

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

Evidence that a financial asset is credit impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being past due for 90 days or more;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

The Company measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due. The Company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held); or
- the financial asset is 90 days or more past due.

Measurement of expected credit losses

For trade receivable and contract assets, the Company applied simplified approach in calculating Expected credit loss (ECLs). Therefore, the Company does not track changes in credit risk, but instead recognize a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factor specific to the debtors and economic environment.

Innov8 Workspaces India Limited (formerly known as OYO Workspaces India Private Limited)**CIN: U70100DL2019PLC351211****Notes to Financial Statements for the year ended 31 March 2025****(Amount in Indian Rupees Millions, unless stated otherwise)****Presentation of allowance for expected credit losses in the balance sheet**

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. ECL impairment loss allowance (or reversal) recognized during the period is recognized as expense/income in the statement of profit and loss.

Write-off

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

ii. Impairment of non-financial assets

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

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

K. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and taxes applicable) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue that have changed the number of outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders of the Company and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

L. Business combination

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Company elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed in the periods in which the costs are incurred and the services are received, with the exception of the costs of issuing debt or equity securities that are recognised in accordance with Ind AS 32 and Ind AS 109.

The Company determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organised workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs.

At the acquisition date, the identifiable assets acquired, and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

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- Deferred tax assets or liabilities, and the liabilities or assets related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.
- Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Company entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.
- Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that Standard.
- Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

When the Company acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.

When additional payments contingent on future events are negotiated and agreed as part of the business combination agreement, the entity analyses the nature as well as economic substance of these payments, particularly, payments made to those who remain as employees of the business after it is acquired, to determine whether these whether they are in the nature of payment for future employee services or they represent contingent consideration for business combination. In the former case, depending on the exact terms of the arrangement, the payments to be made are accounted for as remuneration for services to be received subsequent to the acquisition, rather than as part of the consideration paid for the business. Any contingent consideration to be transferred by the acquirer, i.e., contingent payment to be treated as such, is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of Ind AS 109 *Financial Instruments*, is measured at fair value with changes in fair value recognised in profit or loss in accordance with Ind AS 109. If the contingent consideration is not within the scope of Ind AS 109, it is measured in accordance with the appropriate Ind AS and shall be recognised in profit or loss. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates and subsequent its settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Company re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Company's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

A cash generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

Where goodwill has been allocated to a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

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If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Company reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted through goodwill during the measurement period, or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognized at that date. These adjustments are called as measurement period adjustments. The measurement period does not exceed one year from the acquisition date.

M. Cash and cash equivalents:

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

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

N. Exceptional items

Exceptional items are income or expenses that arise from events or transactions that are clearly distinct from the ordinary activities of the entity and are material in nature. These items are disclosed separately to enhance the understanding of the entity's financial performance.

Exceptional items are recognized in the Statement of Profit and Loss in accordance with the relevant Ind AS. They are presented separately on the face of the Statement of Profit and Loss or in the notes, with a clear description of their nature and amount. The classification as exceptional is based on materiality, nature, and frequency of occurrence.

O. Recent pronouncement

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (India Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2025, MCA has notified Ind AS-117 Insurance Contracts (vide notification no G.S.R 492(E)) and amendments to Ind AS 116- Leases, relating to sale and leaseback transactions (vide notification no G.S.R 554(E)), applicable to the Company on or after April 1, 2024, The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any material impact on the Financial Statements of the Company.

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3. Property, plant and equipment

	Leasehold Improvements**	Board and Signages	Furniture and fixtures	Computers and computer equipments	Office Equipments	Total	Capital work-in-progress***
Gross carrying amount							
At 1 April 2023	60.61	3.54	19.53	2.12	20.17	105.97	-
Additions	4.95	-	1.06	0.09	-	6.10	11.10
Disposals	-	-	-	-	-	-	-
At 31 March 2024	65.56	3.54	20.59	2.21	20.17	112.07	11.10
Additions	114.65	0.17	21.70	4.16	7.94	148.62	311.50
Acquired under business combination (refer note 46)	46.46	-	12.07	0.11	1.02	59.66	-
Disposals	-	-	-	-	-	-	-
At 31 March 2025	226.67	3.71	54.36	6.48	29.13	320.35	322.61
Accumulated depreciation and impairment							
At 1 April 2023	36.60	3.40	11.86	2.07	16.51	70.44	-
Charge for the year	10.82	-	1.46	0.04	1.59	13.91	-
Disposals	-	-	-	-	-	-	-
At 31 March 2024	47.42	3.40	13.32	2.11	18.10	84.35	-
Charge for the year	25.56	0.06	4.28	1.01	2.58	33.49	-
Disposals	-	-	-	-	-	-	-
Capitalised during the year	-	-	-	-	-	-	11.10
At 31 March 2025	72.98	3.46	17.60	3.12	20.68	117.84	11.10
Net carrying amount							
At 31 March 2024	18.14	0.14	7.27	0.10	2.07	27.72	11.10
At 31 March 2025	153.69	0.25	36.76	3.36	8.45	202.51	311.50

**includes depreciation on right of use assets amounting to INR 18.22 million and interest on lease liabilities amounting to INR 17.96 million capitalised during the year ended 31 March 2025.

***includes depreciation on right of use assets amounting to INR 100.61 million and interest on lease liabilities amounting to INR 96.89 million capitalised during the year ended 31 March 2025.

Ageing of capital work in progress as at 31 March 2025

Particulars	Amount in capital work in progress for a period of				Total
	Less than 1 years	1-2 years	2-3 years	More than 3 years	
Capital work in progress	311.50	-	-	-	311.50

Ageing of capital work in progress as at 31 March 2024

Particulars	Amount in capital work in progress for a period of				Total
	Less than 1 years	1-2 years	2-3 years	More than 3 years	
Capital work in progress	11.10	-	-	-	11.10

4A . Intangible assets

	Brand	Software	Total
Gross carrying amount			
At 1 April 2023	-	1.60	1.60
Additions	-	-	-
Disposals	-	-	-
At 31 March 2024	-	1.60	1.60
Additions	-	-	-
Acquired under business combination (refer note 46)	274.63	-	274.63
Disposals	-	-	-
At 31 March 2025	274.63	1.60	276.23
Accumulated amortisation			
At 1 April 2023	-	1.60	1.60
Charge for the period	-	-	-
Disposals	-	-	-
At 31 March 2024	-	1.60	1.60
Charge for the period	-	-	-
Disposals	-	-	-
At 31 March 2025	-	1.60	1.60
At 31 March 2024	-	-	-
At 31 March 2025	274.63	-	274.63

4B . Right of use assets

	Right of use assets (Building)
Gross carrying amount	
At 1 April 2023	1,987.45
Additions	1,027.45
Disposals	-
At 31 March 2024	3,014.90
Additions#	2,670.70
Acquired under business combination (refer note 46)	138.31
Disposals	(65.34)
At 31 March 2025	5,758.57
Accumulated depreciation	
At 1 April 2023	1,515.51
Charge for the year	190.01
Disposals	-
At 31 March 2024	1,705.52
Charge for the year	390.61
Disposals	(11.77)
At 31 March 2025	2,084.36
Net carrying amount	
At 31 March 2024	1,309.38
At 31 March 2025	3,674.21

#includes depreciation on Right of Use Asset ('ROU Asset') of INR 118.83 million incurred on leased premises in the year ended 31 March 2025 during the fit-out period which has been considered as directly attributable cost necessary for bringing the leased premises in the condition intended for use by the management, hence capitalised in property plant and equipment including capital work in progress.

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5. Other financial assets- non current

	As at 31 March 2025	As at 31 March 2024
Security deposits		
-Unsecured, considered good	309.98	138.40
Total	309.98	138.40

6A. Non current tax assets

	As at 31 March 2025	As at 31 March 2024
Advance income tax (TDS receivables)	72.24	70.97
Total	72.24	70.97

6B. Income Tax

	As at 31 March 2025	As at 31 March 2024
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The major components of Income Tax Expense are

a) Current Income tax

Current Income tax charge	-	-
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b) Deferred tax

Relating to origination and reversal of temporary differences	(43.22)	(270.83)
Total	(43.22)	(270.83)

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

Deferred tax assets (net)

(i) Deferred tax assets arising on

Interest on lease liabilities	1,066.99	409.50
Carried forward losses	83.70	59.70
Provision for doubtful debt, security deposit and legal expense	138.41	136.85
Depreciation on property, plant and equipment and amortisation of intangible assets	-	17.41
Others	1.70	11.64

(ii) Deferred tax liabilities arising on

Amortisation of right of use assets	(924.72)	(364.27)
Depreciation on property, plant and equipment	(41.77)	-
Interest on borrowings	(10.28)	-
	314.05	270.83

The movement in deferred tax assets and liabilities during the year is as follows

Opening balance on 1 April	270.83	-
Tax credit recognised in statement of profit and loss during the year*	43.22	270.83
Balance as at closing date	314.05	270.83

The reconciliation between the amount computed by applying the statutory income tax rate to the loss before tax and the income tax charge is summarized below

	For the year ended 31 March 2025	For the year ended 31 March 2024
Profit before tax	(31.58)	106.09
Enacted tax rates in India#	25.17%	27.82%
Tax expense @ Company's domestic tax rate	(7.95)	29.51
Increase/(Decrease) in taxes on account of		
Expense not deductible for tax purposes	22.19	4.69
Deferred tax assets recorded on previously unrecognised temporary differences and losses*	(43.22)	(305.03)
Effect of different tax rate applicable in the current year#	(14.25)	-
Tax expense/(credit) recognised	(43.22)	(270.83)

#During the year, the Company has exercised the option permitted under Section 115BAA of the income tax act, 1961 as introduced by the Taxation Laws (Amendment) Act, 2020, resulting change in effective tax rate as compared to previous year. The Company has recognized the impact of remeasurement of the Deferred Tax Assets (net) and the current tax during the year as per the new tax rate.

*Deferred tax assets are recognised based on reasonable certainty, to the extent that it is probable taxable profits will be available against which deductible temporary differences, carry forward of unabsorbed depreciation and unused tax losses can be utilised. Accordingly, based on reasonable certainty of future estimated taxable profit for next 3 years, the Group has recognised deferred tax assets in certain entities on carry forward losses, unabsorbed depreciation and other temporary differences amounting to INR 43.22 million (31 March 2024: INR 270.83 million).

Accordingly, the Company has not recognised deferred tax assets in respect of carry forward of unabsorbed depreciation and unused tax losses of INR 119.89 millions and INR 163.11 millions as of 31 March 2025 and 31 March 2024, respectively.

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7. Other non-current assets

	As at 31 March 2025	As at 31 March 2024
Prepaid expenses		
-Unsecured and considered good	116.71	37.78
	116.71	37.78

8. Trade receivables

	As at 31 March 2025	As at 31 March 2024
Trade receivables*	241.77	48.60
	241.77	48.60

*Includes receivables from related parties amounting to INR 53.57 million (31 March 2024: INR 1.10 million) (refer note 36)

Break up for security details

Trade receivable

Considered good - unsecured	241.77	48.60
Having significant increase in credit risk	55.23	35.12
	297.00	83.72

Impairment allowance (allowance for bad and doubtful debts)

Having significant increase in credit risk	(55.23)	(35.12)
	(55.23)	(35.12)
	241.77	48.60

No trade receivable are due from directors or other officers of the Company either severally or jointly with any other person. Nor any trade receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

Set out below is the movement in provision:

As at 1 April 2024	35.12	21.28
Provision recorded during the year	2.70	13.84
Acquired under business combination (refer note 46)	17.41	-
As at 31 March 2025	55.23	35.12

Trade receivable ageing schedule (excluding impairment allowance) as at 31 March 2025

Particulars	Outstanding for following period from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	78.35	96.21	32.40	16.77	13.52	4.51	241.77
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	9.67	8.72	0.93	19.60	16.31	55.23
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
	78.35	105.88	41.13	17.71	33.12	20.82	297.00

Trade receivable ageing schedule (excluding impairment allowance) as at 31 March 2024

Particulars	Outstanding for following period from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	16.50	11.80	7.31	10.96	1.79	0.24	48.60
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	4.60	13.88	6.43	10.21	35.12
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
	16.50	11.80	11.91	24.84	8.22	10.45	83.72

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9. Cash and cash equivalents

	As at 31 March 2025	As at 31 March 2024
Balances with banks		
- in current accounts	15.03	13.21
Total	15.03	13.21

10. Other financial assets- current

	As at 31 March 2025	As at 31 March 2023
Security deposits		
-Unsecured, considered good	170.54	144.52
-Unsecured, considered doubtful	75.46	49.53
	246.00	194.05
Less: Provision for doubtful deposit	(75.46)	(49.53)
	170.54	144.52
 Receivables from related parties (refer note 36)		
-Unsecured, considered good	18.18	-
-Unsecured, considered doubtful	53.23	0.25
	71.41	0.25
Less: Provision for doubtful receivable	(53.23)	-
	18.18	0.25
 Other recoverable		
-Unsecured, considered good*	172.84	-
Contract assets (refer note 22)	4.27	5.29
	177.11	5.29
Total	365.83	150.06

* includes receivables amounting to INR 115.17 million from Connect Residuary Pvt. Ltd. (‘Connect’) related to sales and lease back transaction. (refer note 15A)

Set out below is the movement in provision:

As at 1 April 2024	49.53	46.69
Provision recorded during the year	3.51	2.84
Acquired under business combination (refer note 46)	75.65	-
As at 31 March 2025	128.69	49.53

11. Current investments

	As at 31 March 2025	As at 31 March 2024
Quoted investments		
Investment at fair value through profit and loss		
Investment in mutual fund^a		
33,083 (31 March 2024: Nil) units of Mirae asset liquid fund	90.63	-
227,446 (31 March 2024: Nil) units of Aditya Birla Sun life Liquid fund-Growth plan	95.24	-
61,589 (31 March 2024: Nil) units of Aditya Birla Sun life Liquid fund-Overnight direct Growth plan	85.06	-
	270.93	-
 Aggregate book value of quoted investments	270.93	-
Aggregate market value of quoted investments	270.93	-
*refer note 37B for fair value measurement hierarchy		

12. Other current assets

	As at 31 March 2025	As at 31 March 2024
Advances to others		
-Unsecured, considered good	100.47	109.21
-Unsecured, considered doubtful	6.06	1.56
	106.53	110.77
Less: provision for doubtful advances	(6.06)	(1.56)
	100.47	109.21
 Prepaid expenses		
-Unsecured, considered good	62.02	20.22
	62.02	20.22
Balances with government authorities (GST recoverable)	111.34	117.59
Total	111.34	117.59
	273.83	247.02

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13. Equity share capital

	As at 31 March 2025	As at 31 March 2024
Authorized capital*		
Equity shares		
265,000,000 equity shares (31 March 2024: 1,500,000 equity shares of 10 each) of INR 1 each	265.00	15.00
	265.00	15.00
Issued, subscribed and fully paid-up#		
Equity shares		
254,343,610 equity shares (31 March 2024: 1,000,000 equity shares of 10 each) of INR 1 each	254.34	10.00
Total issued, subscribed and fully paid equity share capital	254.34	10.00

*Post approval of Board through Board Resolution dated 7 June 2024, the Shareholders of the Company increased the authorised share capital of the Company from 1,500,000 shares of INR 10 each to 2,500,000 shares of INR 10 each at Extra Ordinary General Meeting (EOGM) dated 26 August 2024.

*Post approval of Board through Board Resolution dated 8 November 2024, the Shareholders of the Company increased the authorised share capital of the Company from 2,500,000 shares of INR 10 each to 250,000,000 shares of INR 1 each at Extra Ordinary General Meeting (EOGM) dated 11 November 2024.

*Post approval of Board through Board Resolution dated 23 December 2024, the Shareholders of the Company increased the authorised share capital of the Company from 250,000,000 shares of INR 1 each to 265,000,000 shares of INR 1 each at Extra Ordinary General Meeting (EOGM) dated 23 December 2024.

#Pursuant to the approval of the shareholders at the Extra Ordinary General Meeting (EOGM) of the Company held on 11 November 2024, each equity share of face value of INR 10 per share was sub-divided into ten equity shares of face value of INR 1 per share, with effect from the record date.

#Pursuant to the approval of the shareholders at the Extra Ordinary General Meeting (EOGM) of the Company held on 11 Novemeber 2024, shareholders approved the issuance of bonus shares to its equity shareholders in the ratio of 27 shares for every 2 equity shares of the Company.

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

Equity shares	No. of shares	Amount
At 1 April 2023	10,00,000	10.00
Issued during the year	-	-
At 31 March 2024	10,00,000	10.00
Issued during the year - Right issue (refer note (i))	6,78,400	6.78
Issued during the year - Sub-division of shares (refer note (ii))	1,51,05,600	-
Issued during the year - Bonus shares (refer note (iii))	22,65,84,000	226.58
Issued during the year - Private placement (refer note (iv))	1,09,75,610	10.98
At 31 March 2025	25,43,43,610	254.34

- (i) The Company has issued 678,400 equity shares having face value INR 10 (securities premium INR 1,552.50/share) to OYO Hotels and Homes Private Limited on right issue.
- (ii) The Company has sub-divided its equity shares of face value of INR 10 per share into ten equity shares of face value of INR 1 per share.
- (iii) The Company has issued bonus shares to its equity shareholders in the ratio of 27 shares for every 2 equity shares of the Company.
- (iv) The Company has issued 1,09,75,610 shares having face value of INR 1 (securities premium INR 40.00/share) by way of private placement.

b) Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of INR 1 per share (31 March 2024 : INR 10 per share). Each holder of equity shares is entitled to one vote per share and equal rights in distribution of profit/surplus in proportionate to the equity share held by shareholder. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Details of shareholders holding more than 5% shares in the Company

Name of shareholders	As at 31 March 2025		As at 31 March 2024	
	No of shares	% holding	No of shares	% holding
OYO Hotels and Homes Private Limited	22,45,70,655	88.29%	9,99,999	100.00%
Rakesh Kumar Prusti (a nominee of OYO Hotels and Homes Private Limited)	1	0.00%	1	0.00%

d) Shareholding of promoters

Particulars	As at 31 March 2025		As at 31 March 2024		% change during the year
	No of shares	% holding	No of shares	% holding	
OYO Hotels and Homes Private Limited	22,45,70,655	88.29%	9,99,999	100.00%	11.71%

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Notes to financial statements for the year ended 31 March 2025

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14. Other equity

	As at 31 March 2025	As at 31 March 2024
A. Retained earnings	(897.74)	(908.16)
B. Equity contribution from holding company	13.98	13.52
C. Security premium	1,244.60	-
	360.84	(894.64)

A. Retained earnings

	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of year	(908.16)	(1,284.59)
Add: profit for the year	11.64	376.92
Less: remeasurement of loss on defined benefit plans (refer note 31)	(1.22)	(0.49)
Balance at the end of year	(897.74)	(908.16)

B. Equity contribution from holding company

	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of year	13.52	13.43
Add: contribution for the year (refer note 43)	0.46	0.09
Balance at the end of year	13.98	13.52

C. Security premium

	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of year	-	-
Add: issued during the year - right shares (refer note 13(a)(i))	1,053.22	-
Add: issued during the year - private placement (refer note 13(a)(iv))	439.02	-
Less: utilised during the year - bonus shares (refer note 13(a)(iii))	(226.58)	-
Less: share issue expenses	(21.06)	-
Balance at the end of year	1,244.60	-

a. Retained earning: Retained earnings represent the amount of accumulated earnings of the Company.

b. Equity contribution from holding company: Equity contribution represent the amount of additional capital contribution by way of share based employee benefits to employee of the Company by Ultimate Holding Company (Oravel Stays Limited). Refer note 43 for further detail.

c. Securities premium: Securities premium is used to record the premium received on issue of shares.

15A. Borrowings- non-current

	As at 31 March 2025	As at 31 March 2024
Term loan		
Secured loan		
Loan from others (refer note below)*	373.89	-
	373.89	-
Less: Current maturity of non-current borrowings (refer note 15B)	(144.91)	-
	228.98	-

*During the year ended 31 March 2025, the Company has entered into sale and leaseback agreement with Connect Residuary Pvt. Ltd. ('Connect') and OPC Asset Solutions Pvt. Ltd. ('OPC') amounting to INR 414.90 million. As per letter of understanding entered with Connect and OPC, the Company has the option to repurchase the assets at the end of the lease term. The conditions of "sale" as per IND AS 115 are not fulfilled due to right to repurchase the assets. Hence, the Company has accounted this transaction as borrowing as per IND AS 109. The borrowings carry an effective interest rate ranging from 20.10%-33.35% with quarterly repayment from August 2024 to January 2030.

15B. Borrowings- current

	As at 31 March 2025	As at 31 March 2024
Secured		
Current maturity of non-current borrowings (refer note 15A)	144.91	-
	144.91	-

15C. Lease liabilities

	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	1,471.95	1,105.87
Additions during the year#	2,766.35	1,027.45
Acquired under slump sale (refer note 46)	233.89	-
Interest accrued during the year	371.03	124.90
Payments during the year	(540.96)	(203.45)
Reversal/ Remeasurement of lease liabilities* (refer note 24)	(62.79)	(582.82)
Balance at the end of the year	4,239.47	1,471.95
Non-current	3,701.94	1,237.72
Current	537.53	234.23

*During the financial year 2024-25, the Company has recorded reversal of lease liability amounting to INR 62.79 million by reassessing the right of use assets and lease liabilities. During the FY 23-24, the Company has recorded reversal of lease liability amounting to INR 152.22 million, net of security deposit of INR 24.89 million, for matters not yet litigated and INR 405.71 million reclassified to legal provision in trade payable for open litigation matters.

#includes interest capitalised in leasehold improvements and capital work in progress amounting to INR 114.85 million (31 March 2024: Nil).

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16A. Provisions- non-current

	As at 31 March 2025	As at 31 March 2024
Employee benefit obligations		
- Gratuity (refer note 33)	1.61	0.71
	1.61	0.71

16B. Provisions- current

	As at 31 March 2025	As at 31 March 2024
Employee benefit obligations		
- Gratuity (refer note 33)	1.07	0.38
- Compensated absences	0.01	-
	1.08	0.38

17. Other non-current financial liabilities

	As at 31 March 2025	As at 31 March 2024
Carried at amortised cost		
Security deposits	170.78	67.39
	170.78	67.39

18. Trade payables

	As at 31 March 2025	As at 31 March 2024
-total outstanding dues of micro enterprises and small enterprises (refer note 39)	13.73	0.13
-total outstanding dues of creditors other than micro enterprises and small enterprises*	674.94	1,062.56
	688.67	1,062.69

* Includes payables to related parties amounting to INR 40.19 million (31 March 2024: 582.85 million).

Trade payables are non-interest bearing and are generally on terms of 30 to 60 days. For explanations on the Company's credit risk management processes, refer note 41.

Trade payable ageing schedule as at 31 March 2025

Particulars	Outstanding for following period from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Micro enterprises and small enterprises	-	13.73	-	-	-	13.73
(ii) Others	604.65	27.46	4.85	37.26	0.72	674.94
enterprises	-	-	-	-	-	-
(iv) Disputed- Others	-	-	-	-	-	-
	604.65	41.19	4.85	37.26	0.72	688.67

* includes INR 604.65 million related to accrued expenses

Trade payable ageing schedule as at 31 March 2024

Particulars	Outstanding for following period from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Micro enterprises and small enterprises	-	0.13	-	-	-	0.13
(ii) Others	473.66	25.91	13.55	16.26	533.18	1,062.56
enterprises	-	-	-	-	-	-
(iv) Disputed- Others	-	-	-	-	-	-
	473.66	26.04	13.55	16.26	533.18	1,062.69

* includes INR 473.66 million related to accrued expenses

19. Other current financial liabilities

	As at 31 March 2025	As at 31 March 2024
Carried at amortised cost		
Security deposits*	151.77	90.19
Employee related payables	13.35	1.28
Payables to related parties (refer note 36)**	105.08	476.00
	270.20	567.47

*includes security deposit received in respect of purge properties amounting to Nil (31 March 2024: INR 8.98 million).

**includes payable to related party consideration for assets and liabilities transferred in business combination from Guerrilla Infra Solutions Private Limited ('GISPL') of INR 110 million. Receivable balance from GISPL of INR 17.14 million has been netted off from the consideration payable (31 March 2024: INR 59.15 million).

20. Other non current liabilities

	As at 31 March 2025	As at 31 March 2024
Deferred revenue (refer note 23)	20.09	5.71
	20.09	5.71

21. Other current liabilities

	As at 31 March 2025	As at 31 March 2024
Advance from customers (refer note 23)	38.81	22.59
Deferred revenue (refer note 23)	14.05	4.89
Statutory liabilities	9.39	5.93
	62.25	33.41

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22. Revenue from contract with customers

	For the year ended 31 March 2025	For the year ended 31 March 2024
Rental income*	1,089.37	498.04
Sale of food and beverages	1.64	1.21
Other operational income	53.54	27.57
Total	1,144.55	526.82
Timing of revenue recognition		
Services transferred over time	1,089.37	498.04
Services transferred at a point in time	55.18	28.78
	1,144.55	526.82

*includes rental income amounting INR 45.64 million (31 March 2024: INR 20.79 million) from related parties (refer note 36)

23 Contract balances

	As at 31 March 2025	As at 31 March 2024
Trade receivables (refer note 8)	241.77	48.60
Contract assets (refer note 10)	4.27	-
Contract liabilities (refer note 20 and 21)	72.95	33.19

Contract assets are recognised when there is excess of revenue earned over billings on contracts with customers. Unbilled receivables are classified as contract assets (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract liabilities are recognised when there is excess of invoicing over revenue earned on contracts with customers. Deferred revenue are classified as contract liabilities where invoicing was made in advance or the advance received from the customers while performance of services is pending. Right of return assets and refund liabilities are not present in contracts with customers.

Set out below is the movement of contract liabilities;

	As at 31 March 2025	As at 31 March 2024
As at 1 April	33.19	35.70
Created during the period	72.95	33.19
Reversal during the year	(33.19)	(35.70)
As at closing date	72.95	33.19

24. Other income

	For the year ended 31 March 2025	For the year ended 31 March 2024
Interest income on security deposits	6.68	3.06
Profit on sale of current investments (net)	7.84	0.44
Interest on tax refund	4.03	-
Management fee (refer note 36)	2.14	0.69
Exchange difference (net)	0.00	0.04
Gain on termination of lease contracts (net) (refer note 15C and 4B)	9.22	-
Liabilities no longer required written back	-	21.14
Fair value gain on financial instruments at fair value through profit and loss	0.73	-
	30.64	25.37

25. Operating expenses

	For the year ended 31 March 2025	For the year ended 31 March 2024
Lease rentals	36.50	42.45
Common area maintenance	74.69	28.54
Housekeeping charges	69.39	24.94
Electricity and water charges	83.30	42.21
Property consumables	31.64	6.77
Internet expenses	13.55	10.71
Other direct expenses	28.53	5.41
	337.60	161.03

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Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)

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Notes to financial statements for the year ended 31 March 2025

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26. Employee benefits expense

	For the year ended 31 March 2025	For the year ended 31 March 2024
Salaries, wages and bonus*	36.37	21.69
Contribution to provident and other fund	1.16	0.82
Gratuity expense (refer note 33)	0.57	0.19
Staff welfare expenses	0.35	0.22
Share based employee benefit expense (refer note 36 and 43)	0.46	0.09
	38.91	23.01

*does not includes severance and other payments of INR 0.81 million (31 March 2024: INR 2.11 million) due to restructuring (refer note 40)

27. Depreciation and amortization expense

	For the year ended 31 March 2025	For the year ended 31 March 2024
Depreciation of property, plant and equipment (refer note 3)	33.49	13.91
Depreciation on right to use assets (refer note 4B)*	390.61	190.01
	424.10	203.92

*excluding of depreciation on right to use assets during fit out period capitalised amounting to INR 118.83 (31 March 2024: Nil).

28. Finance cost

	For the year ended 31 March 2025	For the year ended 31 March 2024
Interest on lease liabilities (refer note 15C and 35)*	256.95	124.90
Interest on loan from others	38.70	-
Interest others	11.56	2.72
Bank charges	0.01	0.00
	307.22	127.62

*excluding of interest on lease liabilities during fit out period capitalised amounting to INR 114.85 millions (31 March 2024: Nil).

29. Other expenses

	For the year ended 31 March 2025	For the year ended 31 March 2024
Service charges (refer note 36)	-	10.97
Royalty expense (refer note 36)	-	11.74
Legal and professional fees	20.43	-
Commission and brokerage	31.44	14.92
Advertising and sales promotion	19.15	5.86
Office expenses	14.62	7.47
Insurance expenses	-	0.15
Repairs and maintenance-Building	1.95	8.83
Rates and taxes	5.30	0.88
Travelling and conveyance	2.11	1.70
Information technology expenses	0.75	0.06
Provision for expected credit loss	2.70	13.84
Provision for doubtful advances	3.51	2.83
Advances written off	0.89	0.28
Assets written-off	0.04	-
Payment to auditors (refer detail below)	3.54	1.04
Miscellaneous expenses	1.12	0.05
Corporate social responsibility expenses (refer note below)	0.77	-
	108.32	80.62

Payments to auditors

As auditor

- Audit fee	3.50	1.00
- Reimbursement of expenses	0.04	0.04
	3.54	1.04



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a) Details of CSR expenditure:		
	For the year ended 31 March 2025	For the year ended 31 March 2024
(a) Gross amount required to be spent by the Company during the year	0.77	-
(b) Amount approved by the Board to be spent during the year	0.77	-
(c) Details related to spent/unspent obligations:		
	For the year ended 31 March 2025	For the year ended 31 March 2024
i) Contribution to non-profit foundation	-	-
ii) Unspent amount in relation to:		
- Ongoing project#	0.77	-
- Other than ongoing project	-	-

As at 31 March 2025 CSR expenditure of INR 0.77 million (31 March 2024: Nil) pending to be paid.

30. Exceptional items

	For the year ended 31 March 2025	For the year ended 31 March 2024
Exceptional Items (refer note 40)	(9.38)	(150.10)
	(9.38)	(150.10)

31. Other Comprehensive Income

	For the year ended 31 March 2025	For the year ended 31 March 2024
Items that will not be reclassified to profit or loss		
Remeasurement of loss on defined benefit plans (refer note 33)	(1.22)	(0.49)
	(1.22)	(0.49)

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Notes to financial statements for the year ended 31 March 2025
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32. Earning per share

Basic and Diluted EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

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

	For the year ended 31 March 2025	For the year ended 31 March 2024
Profit attributable to equity holders of the Company	11.64	376.92
Weighted average number of equity shares at the year for the calculation of earning per share'	18,26,90,606	13,50,00,000
Effect of dilutive portential shares	-	-
Total	18,26,90,606	13,50,00,000
Earning per share		
Basic	0.06	2.79
Diluted	0.06	2.79

*Pursuant to the approval of the shareholders at the Extra Ordinary General Meeting (EOGM) of the Company held on 11 November 2024, each equity share of face value of INR 10 per share was sub-divided into ten equity shares of face value of INR 1 per share, with effect from the record date.

*Pursuant to the approval of the shareholders at the Extra Ordinary General Meeting (EOGM) of the Company held on 11 Novemeber 2024, shareholders approved the issuance of bonus shares to its equity shareholders in the ratio of 27 shares for every 2 equity shares of the Company.

Consequently, the basic and diluted earnings per share have been computed for all periods presented in the financial statements of the Company on the basis of the new number of equity shares in accordance with Ind AS 33, Earning per share.

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Notes to financial statements for the year ended 31 March 2025

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33. Employee benefits

Defined contribution plan : Provident fund

During the year, the Company has recognised INR 1.14 million (31 March 2024: INR 0.80 million) as contribution to Employee Provident Fund and Employee State Insurance in the Statement of Profit and Loss.

Defined benefit plans - Gratuity

The Company provides for gratuity for employees as per the Payment of Gratuity Act, 1972. Each employee rendering continuous service of 5 years or more is entitled to receive gratuity amount equal to 15/26 of the monthly emoluments for every completed year of service subject to maximum of INR 2 million at the time of separation from the Company. The scheme is unfunded.

The following tables summarise the components of net benefit expense recognised in the statement of profit or loss and the funded status and amounts recognised in the balance sheet for the respective plans:

Changes in the present value of the defined benefit obligation (unfunded gratuity) is, as follows

	As at 31 March 2025	As at 31 March 2024
Defined benefit obligations as at the beginning of the year	1.09	0.36
Current service cost	0.50	0.17
Interest expense	0.08	0.02
Remeasurement loss - OCI	1.22	0.49
Liabilities transfer (net)	-	0.05
Benefits paid	(0.21)	-
Defined benefit obligations as at the end of the year	2.68	1.09
Current	1.07	0.38
Non-current	1.61	0.71
	2.68	1.09

Amount recognised in Statement of Profit and Loss:

	For the year ended 31 March 2025	For the year ended 31 March 2024
Current service cost	0.50	0.17
Net interest expense	0.08	0.02
	0.58	0.19

Amount recognised in Other Comprehensive Income:

	For the year ended 31 March 2025	For the year ended 31 March 2024
Remeasurement of losses on defined benefit plans	1.22	0.49
	1.22	0.49

The principal assumptions used in determining gratuity for the Company's plans are shown below:

	For the year ended 31 March 2025	For the year ended 31 March 2024
Discount rate	6.55%	7.18%
Salary Escalation (in %)	10%	10%
Withdrawal rate (in %)	44%	44%
Mortality rate of IALM 2006-08	100% of IALM 2012-14	100% of IALM 2012-14
Retirement age	58 Years	58 Years

Due to its defined benefit plans, the Company is exposed to following significant risk

a. Change in Discount Rate: A decrease in discount rate will increase plan liability

b. Salary Risk: The present value of the defined benefit plan liability is calculated by reference to the future salaries of the plan participants. As such, an increase in the salary of the plan participants will increase the plans liability.

c. Withdrawal Rate: A decrease in withdrawal rate will increase plan liability

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The impact of sensitivity due to changes in the significant actuarial assumptions on the defined benefit obligations is as follow

	For the year ended 31 March 2025	For the year ended 31 March 2024
Discount rate		
- Increase by 0.50%	(0.02)	(0.01)
- Decrease by 0.50%	0.02	0.01
Salary escalation rate		
- Increase by 1%	0.04	0.02
- Decrease by 1%	(0.04)	(0.02)
Withdrawal rate		
- Increase by 5%	(0.05)	(0.03)
- Decrease by 5%	0.06	0.04

The sensitivity analyses above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period.

The following payments are expected contributions to the defined benefit plan in future years

	As at 31 March 2025	As at 31 March 2024
Year 1	1.07	0.38
Year 2	0.66	0.30
Year 3	0.45	0.19
Year 4	0.30	0.13
Year 5	0.19	0.09
After 5th Year	0.30	0.14
	2.97	1.23

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34. Significant accounting judgement, estimate and assumption

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Critical accounting estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

a) Defined benefit liabilities (gratuity benefits)

The cost and present value of the defined benefit gratuity plan are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The underlying bonds are further reviewed for quality. Those having excessive credit spreads are excluded from the analysis of bonds on which the discount rate is based, on the basis that they do not represent high quality corporate bonds.

The mortality rate is based on publicly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

Further details about gratuity obligations is given in Note 33.

b) Allowance for trade receivable

For the purpose of measuring the expected credit loss for trade receivables, the Company estimates irrecoverable amounts based on the ageing of the receivable balances and historical experience. Further, a large number of minor receivables are grouped into homogeneous groups and assessed for impairment collectively depending on their significance. Individual trade receivables are written off when management deems them not to be collectible on assessment of facts and circumstances. Refer note 8.

c) Determining the lease term of contracts with renewal and termination options – Company as lessee

Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised. The Company has applied its incremental borrowing rate for lease liabilities recognised in the balance sheet. Company has several lease contracts that include extension and termination options. Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset). Lease payments on short term leases and leases of low-value assets are recognised on a straight-line basis over a lease term (refer note 35).

d) Estimating the incremental borrowing rate:

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain specific estimates such as Company's credit rating (refer note 15A and 15B).

e) Deferred tax assets

In assessing the realisability of deferred tax assets, the management of the Company estimates whether the Company will earn sufficient taxable profit in future periods. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible. The amount of the deferred tax assets considered realisable could be reduced in the near term, if estimates of future taxable income during the carry forward period are reduced.

f) Exceptional items

Exceptional items are income or expenses that arise from events or transactions that are clearly distinct from the ordinary activities of the entity and are material in nature. These items are disclosed separately to enhance the understanding of the entity's financial performance. Exceptional items are recognized in the Statement of Profit and Loss in accordance with the relevant Ind AS. They are presented separately on the face of the Statement of Profit and Loss or in the notes, with a clear description of their nature and amount. The classification as exceptional is based on materiality, nature, and frequency of occurrence.

g) Useful life of property, plant and equipment and intangible assets

Useful lives of Property, plant and equipment & Intangible Assets (other than the life prescribed under Schedule II of the Companies Act, 2013) are estimated based on internal technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes. All these evaluations and assessments involve judgements on part of the management.

h) Fair value measurements of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model. The inputs to these models and the discount rates are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments (Refer note 37A).

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35. Leases

The Company has entered into operating leases on office buildings, with lease terms of 3 years to 9 years.

For IND AS 116, the Company has assessed whether the contract is, or contains, the lease. The Company has elected not to apply the requirements of IND AS 116 to leases for which the underlying asset is of low value on a lease-by-lease basis and the leases with less than 12 months of lease term on the date of initial application. The Company has used a single discount rate to a portfolio of leases with similar characteristics. The Company has applied its incremental borrowing rate for lease liabilities recognised in the balance sheet at the date of initial application.

Amount recognised in Balance sheet

Particulars	31 March 2025	31 March 2024
Right-of-use asset		
Building	3,674.21	1,309.38
Total	3,674.21	1,309.38

Details of finance lease payable is as follows;

	As at 31 March 2025		As at 31 March 2024	
	Minimum lease payment	Present value of minimum lease payment	Minimum lease payment	Present value of minimum lease payment
Not later than one year	1,053.19	537.53	383.73	234.23
Later than one year but not later than five years	3,928.82	2,762.66	1,353.58	965.74
Later than five years	1,129.53	939.28	332.81	271.98
Total minimum lease payment	6,111.54	4,239.47	2,070.12	1,471.95
Less: amount representing interest	(1,872.07)	-	(598.16)	-
Present value of minimum lease payment payable	4,239.47	4,239.47	1,471.96	1,471.95

Included in balance sheet as follows;

-Long term maturities of finance lease obligation (Refer note 15C)	3,701.94	1,237.72
-Current maturities of finance lease obligation (Refer note 15C)	537.53	234.23

Amount recognised in profit and loss account

Particulars	31 March 2025	31 March 2024
Expenses related to short term and variable lease (non-index linked) (refer note 25)	36.50	42.45
Gain on termination of lease liability (refer note 24)	9.22	-
Depreciation on right to use assets (refer note 27)	390.61	190.01
Interest on lease liabilities (refer note 28)	256.95	124.90
Total	693.28	357.36

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36. Related party transaction:

a) Names of related parties and related party relationshi
(with whom transactions have taken place)

Ultimate holding company	:	Oravel Stays Limited
Holding company	:	OYO Hotels and Homes Private Limited
Fellow subsidiary	:	OYO Kitchen India Private Limited
	:	OYO Apartment Investments LLP
	:	Guerrilla Infra Solutions Private Limited
	:	OYO Rooms Hospitality Sdn Bhd
	:	OYO Hotels Inc USA
	:	PT. OYO Rooms (Indonesia)
	:	OYO Technology and Hospitality (UK) Limited
	:	OYO Hospitality & Information Technology (Shenzhen) Co Limited
	:	OYO Technology & Hospitality Phillipines Inc
	:	OYO Oravel Technology Co
	:	OYO Technology & Hospitality FZ LLC
	:	OYO Vacation Homes Rental LLC
	:	OYO Technology and Hospitality (Thailand) Limited
	:	OYO Technology & Hospitality (Vietnam) LLC
	:	OYO Hospitality Netherlands B.V.
	:	OYO Hospitality Co. SPC
	:	OYO Technology & Hospitality LLC (Oman)
	:	OYO Life Real Estate LLC
	:	Traum Inc
	:	Mypreferred Transformation and Hospitality Private Limited
	:	Supreme Sai Construction and Developers LLP*
Other related parties*	:	Luxabode Hotels Private Limited
Key Management Personnel	:	Mr. Rakesh Kumar (Director & CFO)
	:	Mr. Nitesh Kumar Yadav (Company Secretary w.e.f. 11 March 2025)
	:	Ms. Pankhuri Sakhuja (Director) (w.e.f 23 December 2024)
	:	Mr. Anshuman Singh (Additional Director) (w.e.f. 24 March 2025)

*Joint Venture of Oravel Stays Limited

b) Related party transactions

	Ultimate Holding Company/ Holding company		Fellow subsidiaries		Total	
	For the year ended 31 March 2025	For the year ended 31 March 2024	For the year ended 31 March 2025	For the year ended 31 March 2024	For the year ended 31 March 2025	For the year ended 31 March 2024
Rental income						
OYO Hotels and Homes Private Limited	45.64	20.79	-	-	45.64	20.79
OYO Hospitality Netherlands B.V.	-	-	0.00	-	0.00	-
Rendering of services (Cross Charge)						
Guerrilla Infra Solutions Private Limited	-	-	-	5.25	-	5.25
Capex service charge						
OYO Hotels and Homes Private Limited	-	10.97	-	-	-	10.97
Purchased of property, plant and equipment						
OYO Hotels and Homes Private Limited	38.63	-	-	-	38.63	-
Assets purchased under business combinatio						
Guerrilla Infra Solutions Private Limited (refer note 46)	-	-	110.00	-	110.00	-
Management support services (Salary cross charge)						
Guerrilla Infra Solutions Private Limited	-	-	0.34	-	0.34	-
Traum Inc	-	-	1.81	-	1.81	-
Royalty expenses						
Oravel Stays Limited	-	11.74	-	-	-	11.74
Expenses incurred by group companies on behalf of u						
Oravel Stays Limited	0.29	0.29	-	-	0.29	0.29
OYO Apartment Investments LLP	-	-	-	0.10	-	0.10
OYO Hotels and Homes Private Limited	25.48	10.21	-	-	25.48	10.21
Expenses incurred by us on behalf of group compani						
OYO Hotels and Homes Private Limited	0.52	-	-	-	0.52	-
Guerrilla Infra Solutions Private Limited	-	-	2.15	-	2.15	-
Mypreferred Transformation and Hospitality Private Limited	-	-	0.13	-	0.13	-
Payment made by group companies on behalf of u						
OYO Hotels and Homes Private Limited	2.60	3.78	-	-	2.60	3.78
Guerrilla Infra Solutions Private Limited	-	-	-	0.19	-	0.19
Payment made by us on behalf of group compani						
OYO Hotels and Homes Private Limited	1.02	-	-	-	1.02	-
Guerrilla Infra Solutions Private Limited	-	-	-	1.07	-	1.07
Payment received by group companies on behalf of u						
OYO Hotels and Homes Private Limited	-	0.01	-	-	-	0.01
Guerrilla Infra Solutions Private Limited	-	-	0.64	0.75	0.64	0.75
Payment received by us on behalf of group compan						
Guerrilla Infra Solutions Private Limited	-	-	0.81	3.51	0.81	3.51
Advance received						
Guerrilla Infra Solutions Private Limited	-	-	-	60.00	-	60.00
Advance paid						
Guerrilla Infra Solutions Private Limited	-	-	60.00	-	60.00	-



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(c) Balance outstanding at the year en								
Particulars	Ultimate Holding Company/ Holding		Fellow subsidiaries		Other related parties		Total	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Trade receivables								
OYO Apartment Investments LLP	-	-	5.40	6.08	-	-	5.40	6.08
Guerrilla Infra Solutions Private Limited	-	-	-	0.85	-	-	-	0.85
Luxabode Hotels Private Limited	-	-	-	-	1.03	0.35	1.03	0.35
OYO Hotels and Homes Private Limited	47.14	-	-	-	-	-	47.14	-
Other receivables								
OYO Hotels Inc USA	-	-	0.00	0.00	-	-	0.00	0.00
PT. OYO Rooms (Indonesia)	-	-	0.08	0.08	-	-	0.08	0.08
OYO Technology and Hospitality (UK) Limited	-	-	0.05	0.05	-	-	0.05	0.05
OYO Hospitality & Information Technology (Shenzhen) Co Limited	-	-	0.04	0.04	-	-	0.04	0.04
OYO Technology & Hospitality Phillipines Inc	-	-	0.01	0.01	-	-	0.01	0.01
OYO Oravel Technology Co	-	-	0.01	0.01	-	-	0.01	0.01
OYO Technology & Hospitality FZ LLC	-	-	0.00	0.00	-	-	0.00	0.00
OYO Vacation Homes Rental LLC	-	-	0.00	0.00	-	-	0.00	0.00
OYO Technology and Hospitality (Thailand) Limited	-	-	0.00	0.00	-	-	0.00	0.00
OYO Technology & Hospitality (Vietnam) LLC	-	-	0.00	0.00	-	-	0.00	0.00
Traum Inc.	-	-	13.86	-	-	-	13.86	-
OYO Apartment Investments LLP	-	-	-	0.05	-	-	-	0.05
MyPreferred Transformation and Hospitality Private Limited	-	-	0.13	-	-	-	0.13	-
Oyo Rooms and Hospitality UK Limited	-	-	1.58	-	-	-	1.58	-
Supreme Sai Construction and Developers LLP*	-	-	55.64	-	-	-	55.64	-
OYO Hotels and Homes Private Limited	-	-	-	-	-	-	-	-
OYO Technology & Hospitality LLC (Oman)	-	-	0.00	-	-	-	0.00	-
OYO Hospitality Co. SPC	-	-	0.00	-	-	-	0.00	-
Trade payables								
Oravel Stays Limited	40.19	57.64	-	-	-	-	40.19	57.64
OYO Hotels and Homes Private Limited	-	525.22	-	-	-	-	-	525.22
Other payables								
OYO Kitchen India Private Limited	-	-	12.22	7.60	-	-	12.22	7.60
OYO Hotels and Homes Private Limited	-	409.25	-	-	-	-	-	409.25
OYO Technology & Hospitality LLC (Oman)	-	-	0.00	0.00	-	-	0.00	0.00
Guerrilla Infra Solutions Private Limited	-	-	92.86	59.15	-	-	92.86	59.15
OYO Life Real Estate LLC	-	-	0.00	0.00	-	-	0.00	0.00

*The Company carrying provision amounting to INR 55.64 million (31 March 2024: Nil) against receivable from related parties.

Terms and conditions

- (i) Goods and services were sold to the related parties during the year based on the price lists in force / other appropriate basis, as applicable, and terms that would be available to third parties. Management fees were charged by holding company on cost basis.
(ii) All other transactions were made on normal commercial terms and conditions and at market rates.
(iii) All outstanding balances are unsecured and settled in cash, which are settled on receipt or provision of service by the parties.

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37A. Fair values

The carrying value and fair value of financial instruments by categories as at 31 March 2025:

	Amortised cost	Financial assets/liabilities at FVTPL	Total carrying value	Total fair value
Assets				
Investments (refer note 11)	-	270.93	270.93	270.93
Cash and cash equivalents (refer note 9)	15.03	-	15.03	15.03
Trade receivables (refer note 8)	241.77	-	241.77	241.77
Other financial assets (refer note 5 and 10)	675.81	-	675.81	675.81
	932.61	270.93	1,203.54	1,203.54
Liabilities				
Borrowings (refer note 15A and 15B)	373.89	-	373.89	373.89
Trade payable (refer note 18)	688.67	-	688.67	688.67
Lease liabilities (refer note 15C)	4,239.47	-	4,239.47	4,239.47
Other financial liabilities (refer note 17 and 19)	440.97	-	440.97	440.97
	5,743.00	-	5,743.00	5,743.00

The carrying value and fair value of financial instruments by categories as at 31 March 2024:

	Amortised cost	Financial assets/liabilities at FVTPL	Total carrying value	Total fair value
Assets				
Cash and cash equivalents (refer note 9)	13.21	-	13.21	13.21
Trade receivables (refer note 8)	48.60	-	48.60	48.60
Other financial assets (refer note 5 and 10)	288.45	-	288.45	288.45
	350.26	-	350.26	350.26
Liabilities				
Trade payable (refer note 18)	1,062.69	-	1,062.69	1,062.69
Lease liabilities (refer note 15C)	1,471.94	-	1,471.94	1,471.94
Other financial liabilities (refer note 17 and 19)	634.86	-	634.86	634.86
	3,169.49	-	3,169.49	3,169.49

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

- (i) The carrying value of cash and cash equivalents, bank deposits, trade receivables (net of allowance), trade payables, other financial assets, lease liabilities and other financial liabilities measured at amortized cost approximate their fair value, due to their short term nature.
- (ii) The fair values of the Company's interest-bearing borrowings are determined by using DCF method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting year.

37B. Fair value hierarchy

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities;

Specific valuation techniques used to value financial instrument include:

Level 1: Quoted prices (unadjusted) in active market for identical assets and liabilities

Level 2: Input other than quoted prices included within Level 1 that are observable for the assets or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices)

Level 3: Input for the assets or liabilities that are not based on observable market data (unobservable input)

Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at 31 March 2025:

Fair value measurement using					
	Date of valuation	Total	Quoted prices in active markets (Level 1) (Fair value through Profit or loss)(FVTPL)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3) (amortised cost)
Financial assets					
Financial assets and liabilities measured at fair value through profit or loss (FVTPL)					
Investment in mutual funds	31 March 2025	270.93	270.93	-	-

Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at 31 March 2024:

Fair value measurement using					
	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3) (amortised cost)
Financial assets					
Financial assets and liabilities measured at fair value through profit or loss (FVTPL)					
Investment in mutual funds	31 March 2024	-	-	-	-

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

38. Segment Reporting

Ind AS 108 establishes standards for the way that companies report information about operating segments and related disclosures about products and services and major customers. The Company's operations predominantly relate to providing of furnished/semi-furnished office space on rent. The Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on analysis of various performance indicators pertaining to business as a single segment. Accordingly, the amounts appearing in the financial statements relate to the Company's single business segment. Further, as the Company does not operate in more than one geographical segment hence the relevant disclosures as per Ind AS 108 are not applicable to the Company



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39. Dues to Micro, Small and Medium Enterprises

The dues to Micro, Small and Medium Enterprises as required under the Micro, Small and Medium Enterprises Development Act, 2006 to the extent information available with the company is given below:

	As at 31 March 2025	As at 31 March 2024
Amount due and payable at the year end		
- Principal	13.73	0.13
- Interest on above principal	0.11	0.01
Payments made during the year after the due date		
- Principal	49.98	7.56
Interest due and payable for principals already paid	-	-
Total Interest accrued and remained unpaid at year end	0.11	0.01

40. Exceptional items

The Company announced its plan to restructure certain operations ('the plan') of its operating hotels/homes operations. The plan is expected to deliver cost efficiencies in long term and entails reduction of certain operating cost, termination of employees, realignment of corporate resources and terminations of lease/ other contracts. Due to implementation of this plan, certain additional costs relating to early exit/termination of contracts and employee related severance/other costs and gain on reversal of share based payment expenses have been recorded as exceptional items which is based on management estimates from the date of announcement through approval of these financial statements. Refer below table for further detail

Below table summarizes the exceptional item for the year ended 31 March 2025 and 31 March 2024;

Particulars	For the year ended 31 March 2025 (In million)	For the year ended 31 March 2024 (In million)
Severance and employee related costs	0.81	2.11
Reversal of lease liabilities (refer note below)*	-	(152.21)
Reversal of legal provision**	(10.19)	-
	(9.38)	(150.10)

*The Company made legal provisions during the financial year 19-20, related to Force Majeure due to extreme uncertainty and once in a life time situation of COVID-19. The Company were carrying these provision as there was limited future visibility of outcome of cases related to Force Majeure as a result of Covid-19. During the financial year, the management reversed the legal provisions related to those claims where the outcome is in the favor of the Company.

**During the year ended 31 March 2025, due to positive outcome in the favor of the Company in many cases, the management reversed the legal provisions related to those claims on the Company.

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41. Financial risk management objectives and policies

The Company's principal financial liabilities comprise trade payables and the main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include trade receivable, other receivables and cash and cash equivalent that derive directly from its operations.

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

Market risk

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

Interest risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of change in market interest rate is negligible as the borrowing rate is fixed in nature.

Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of change in foreign exchange rates are negligible as there are no receivable/payable including cash balances denominated in foreign currencies.

Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables). Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Credit evaluations are performed on all customers requiring credit over a certain amount.

Trade receivables

Customer credit risk is managed as per the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive credit rating scorecard and individual credit limits are defined in accordance with this assessment. Outstanding customer receivables are regularly monitored.

An impairment analysis is performed at each reporting date on an individual basis for major clients. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Credit risk from balances with banks is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Authorities. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligation associated with its financial liabilities that are settled by delivering cash and another financial assets. The Company's approach to managing its liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed condition, without incurring unacceptable losses or risking damage to Company's reputation. The Company monitors its cash and bank balances periodically in view of its short term obligation associated with its financial liabilities. In order to meet its financial obligations, the Company gets support from its ultimate holding Company i.e Oravel Stays Limited

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

	Carrying Value	0 to 1 year	1 to 5 years	More than 5 years	Total
As at 31 March 2025					
Borrowings (refer 15A and 15B)	373.89	193.06	339.52	-	532.58
Trade payables (refer note 18)	688.67	688.67	-	-	688.67
Lease liabilities (Refer note 15C)	4,239.47	1,053.19	3,928.82	1,129.53	6,111.54
Other financial liabilities (refer note 17 and 19)	440.97	270.20	170.78	-	440.98
	5,743.00	2,205.12	4,439.12	1,129.53	7,773.77
	Carrying Value	0 to 1 year	1 to 5 years	More than 5 years	Total
As at 31 March 2024					
Trade payables (refer note 18)	1,062.68	1,062.68	-	-	1,062.68
Lease liabilities (Refer note 15C)	1,471.95	383.73	1,353.58	332.81	2,070.12
Other financial liabilities (refer note 17 and 19)	634.86	567.47	67.39	-	634.86
	3,169.49	2,013.88	1,420.97	332.81	3,767.66

Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Company's performance to developments affecting a particular industry. The Company is not exposed to excessive concentration since the customers of the Company are not engaged in similar business activities.

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42. Capital management

For the purpose of the Company’s capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company’s capital management is to maximize the shareholders value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. Within net debt, the Company includes total financial liability less cash and cash equivalents. There are no interest-bearing loans and borrowings that define capital structure requirements. In order to meet its financial obligations, the Company gets financial support from its parent company to meet its fund requirement.

	As at 31 March 2025	As at 31 March 2024
Total financial liabilities	5,743.00	3,169.49
Less: cash and cash equivalents (refer note 9)	(15.03)	(13.21)
Less: investments (refer note 10B)	(270.93)	-
Net debt (A)	5,457.04	3,156.28
Total equity (B)	615.18	(884.64)
Net debt-equity ratio (A/B)	887%	-357%

No changes were made in the objectives, policies or processes for managing capital during the year ended 31 March 2025 and 31 March 2024.

43. The Ultimate Holding Company (Oravel Stays Limited) provides share-based payment schemes to its own employees and employees of subsidiary companies, pursuant to which, employee stock options has been granted to some of the employee of the Company. The management is of the opinion that the stock option scheme of Ultimate Holding Company is managed and administered for its own benefit and do not have any settlement obligations on the Company. Further, the aforesaid scheme pertain to shares of the Ultimate Holding Company and the impact of compensation benefits in respect of such schemes is assessed and accounted for in the books of the respective company.

44. Transfer pricing

The company has established a comprehensive system of maintenance of information and documents as required by the transfer pricing regulation under section 92-92F of the Income tax Act 1961. Since the law requires existence of such information and documentation to be contemporaneous in nature, the Company continuously updates its documentation for the international transactions entered into with the associated enterprises during the financial year and expects such records to be in existence latest by its due date. The management is of the opinion that its international/domestic transactions are at arm's length so that the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

45. Ratio analysis and its elements

Ratio	Numerator	Denominator	As at 31 March 2025	As at 31 March 2024	% Change	Reason of change (If change is more than 25%)
(a) Current ratio (in times)	Total current assets	Total current liabilities	0.68	0.24	185.35%	Due to increase in current assets
(b) Debt - equity ratio (in times)	Total debt consists of lease liabilities	Shareholder's equity	6.71	(1.66)	504.06%	Due to raise in borrowing and additional lease liabilities
(c) Debt service coverage ratio (in times)	Earning for debt service = Net profit after taxes + Depreciation and amortisation + Finance cost - Gain on modification/disposal of lease liabilities + Share based payment expense + Provision for expected credit loss + Provision for doubtful advances	Debt service = Interest and lease payments	1.20	(3.57)	133.51%	Due to increase in lease payments and decrease in net profit
(d) Trade receivable turnover ratio (in times)	Revenue from contracts with customers	Average trade receivables	7.88	12.12	-34.96%	Due to increase in revenue from operation and trade receivables
(e) Trade payable turnover ratio (in times)	Operating expenses + Other expenses	Average trade payables	0.51	0.28	81.87%	Due to increase in operating expenses and other expenses
(f) Net capital turnover ratio (in times)	Revenue from contracts with customers	Average working capital	(1.16)	(0.36)	221.70%	Due to increase in working capital during the year.
(g) Net profit ratio (in %)	Profit for the year	Revenue from contracts with customers	0.07	0.72	-89.78%	Due to the effect of increase in revenue and decrease in net profits during the year
(h) Return on capital employed (in %)	Profit before tax and finance costs	Capital employed = Net worth + Lease liabilities	0.05	0.40	-86.82%	Due to increase in capital employed during the year
(i) Return on investment	Income generated from invested funds	Average invested funds in treasury investments	0.03	-	100.00%	Due to investment made during the year



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46. Business transfer arrangement

The Board of directors of Innov8 Workspaces India Limited has agreed to purchase of business undertaking by way of slump sale from Guerrilla Infra Solution Private Limited (fellow subsidiary under the ultimate parent company Oravel Stays Limited) via a business transfer agreement dated 31 August 2024, as approved by its meeting held on 28 August 2024. The said transaction results in purchase of Co-working business from Guerrilla Infra Solution Private Limited to Innov8 Workspaces India Limited.

On the basis of ‘three elements’ test as prescribed by Ind AS 103 i.e. to assess whether the set of assets and activities acquired includes inputs, substantive process applied to those inputs that have ability to create outputs, management have concluded that acquisition does not meet the definition of business within the ambit of IND AS 103 as the Guerrilla Infra Solution Private Limited, does not has ‘Processes’ in place to operate the business. Hence, acquisition made by the Company is an Asset Acquisition and not a Business Combination. Further, in relation to accounting for asset acquisition, since the net value of assets acquired by the Company are negative, entity deducts from the transaction price the amounts allocated to the assets and liabilities initially measured at an amount other than cost, and then allocated the residual transaction price to the remaining identifiable assets and liabilities based on their relative fair values at the date of the acquisition.

Accordingly, the previous year balances are not comparable.

i) Consideration transferred (at business transfer date)

Particular	Amount (in INR million)
Cash	110.00

ii) Value of assets and liabilities transferred to Innov8 Workspaces India Limited as at 31st August 2024

Particular	Amount (in INR million)
Assets	
Non Current Assets	
Property, plant and equipment	59.66
ROU Asset	138.31
	197.97
Current Assets	
Trade receivables	36.00
Other financial assets	150.94
Other current assets	53.03
	239.97
Total Assets	437.94
Non Current Liabilities	
Lease liabilities	233.89
Other liabilities	93.00
	326.89
Current liabilities	
Trade payables	149.94
Other financial liabilities	125.73
	275.67
Total Liabilities	602.56
Net liabilities purchased under business transfer via slump sale	164.62
Brand arises on account of business transfer agreement vis slump sale	274.62

Analysis of cash flows on acquisition

Transaction costs of the acquisition (included in cash flows from operating activities)	-
Net cash invested with the subsidiary (included in cash flows from investing activities)	110.00
Transaction costs attributable to issuance of shares (included in cash flows from financing activities, net of tax)	-

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47. Other statutory information

- (i) The Company do not have any benami property, where any proceeding initiated or pending against the Company for holding any benami property.
- (ii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iii) The Company have not traded or invested in Crypto currency during the financial year.
- (iv) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as Income during the year in the tax assessment under the Income Tax
- (v) The Company have not advanced or loaned or invested fund to any other person(s) or entities, including foreign entit(ies) (intermediaries) with the understanding that the intermediaries 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)
 - (b) Provide any guarantee, security or the like to or on behalf of Ultimate Beneficiaries
- (vi) The Company have not received any fund from any person(s) or entities, including foreign entit(ies) (Funding Parties) with the understanding (whether recorded in writing or otherwise) that the Company
 - (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)
 - (b) Provide any guarantee, security or the like to or on behalf of Ultimate Beneficiaries
- (vii) Disclosure in relation to struck off companies is as below:

As at 31 March 2025

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as on 31.03.2024	Transactions	Settlement/ Written off	Balance outstanding as on 31.03.2025	Relationship with the struck off company, if any, to be disclosed
Agrichain Private Limited	Receivable	-	0.10	(0.10)	-	None
Brand Street India Pvt Ltd	Receivable	0.05	0.28	-	0.33	None
Coconada Clean Power Private Limited	Payable	-	0.02	(0.02)	-	None
Fortune Metals Limited	Receivable	-	-	0.11	0.11	None
Global Soft Technologies	Payable	-	0.01	(0.01)	-	None
GM Freight OPC Pvt Ltd	Payable	(0.00)	0.01	(0.01)	-	None
Greyatom Edutech Pvt Ltd	Receivable	-	1.26	(0.14)	1.12	None
Herbalife International India Private Ltd	Receivable	-	0.16	-	0.16	None
Jbf Industries Ltd	Receivable	-	0.00	-	0.00	None
Kundalini Tech Dev Services Pvt Ltd	Receivable	-	0.01	-	0.01	None
Mars India Pvt Ltd	Receivable	-	0.01	-	0.01	None
Mentord Edtech Private Limited	Receivable	-	0.08	-	0.08	None
Phoenix Industries	Receivable	-	0.00	-	0.00	None
Starmulti Services Private Limited	Receivable	-	0.01	-	0.01	None
Super Steels Pvt Ltd	Receivable	-	0.01	(0.01)	-	None
Urbanco Technologies Private Limited	Receivable	0.00	-	-	0.00	None
Polygon Digital Solutions	Receivable	0.00	-	-	0.00	None
Gnext Solutions Pvt Ltd	Receivable	0.00	-	-	0.00	None
Shanti Informatics Pvt Ltd	Receivable	0.01	0.04	-	0.05	None
Mascot Hospitality Services Pvt Ltd	Receivable	0.01	-	-	0.01	None
Peerc Financial Services Pvt Ltd	Receivable	0.00	-	-	0.00	None
Qthree Treeview India Pvt Ltd	Receivable	0.02	-	-	0.02	None
Famwork Technologies (Opc) Pvt Ltd	Receivable	0.02	-	-	0.02	None
Cashwagon India Private Limited	Payable	(0.00)	-	0.00	-	None
Craft Financial Advisors Private Limited	Payable	(0.13)	0.16	(0.02)	0.01	None
Food Fest	Payable	(0.19)	0.19	-	-	None
Peritus solutions Pvt Ltd	Payable	(0.05)	0.05	-	-	None
Airwave Communications Pvt Ltd	Payable	(0.02)	0.19	(0.17)	-	None

*Individual Companies with transactions during the year less than INR 5,000.

As at 31 March 2024

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as on 31.03.2023	Transactions	Settlement/ Written off	Balance outstanding as on 31.03.2024	Relationship with the struck off company, if any, to be disclosed
Urbanco Technologies Private Limited*	Receivable	0.00	(0.00)	-	0.00	None
Polygon Digital Solutions*	Receivable	0.00	-	-	0.00	None
Gnext Solutions*	Receivable	0.00	-	-	0.00	None
Shanti Informatics	Receivable	0.01	0.04	0.04	0.01	None
Mascot Hospitality Services	Receivable	0.01	-	-	0.01	None
Peerc Financial Services Pvt Ltd*	Receivable	0.00	-	-	0.00	None
Qthree Treeview India	Receivable	0.01	0.01	-	0.02	None
Famwork Technologies (Opc) Pvt Ltd	Receivable	-	0.02	-	0.02	None
Nxt Technologies Pvt Ltd	Payable	-	0.02	-	-	None
Cashwagon India Private Limited*	Payable	(0.00)	-	-	(0.00)	None
Shikara Creations Private Limited*	Payable	(0.00)	0.00	-	-	None
Craft Financial Advisors Private Limited	Payable	0.24	2.04	2.41	(0.13)	None
Food Fest	Payable	(0.19)	-	-	(0.19)	None
Peritus solutions Pvt Ltd	Payable	(0.05)	-	-	(0.05)	None
Airwave Communications	Payable	(0.03)	0.25	0.25	(0.02)	None

*Individual Companies with transactions during the year less than INR 5,000.

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48. Contingent liability and capital commitment

There is no contingent liability and capital commitment as at 31 March 2025 and 31 March 2024.

49. The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software however audit trail has not been enabled at database layer from April 1, 2024 till August 19, 2024. Furthermore, audit trail feature is not enabled at the database level concerning certain related software to log any direct changes to the database. The management has preserved the audit trail logs as per the statutory requirements of Ministry of Corporate Affairs to the extent it was enabled and recoded in those respective years.

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm's Registration No.: 101049W/E300004

per Amit Poddar
Partner
Membership Number: 509192

Place: Mumbai
Date: 29 August 2025

For and on behalf of the board of directors of

Innov8 Workspaces India Limited (Formerly known as OYO Workspaces India Private Limited)

Sd/-
Rakesh Kumar
Director & CFO
DIN: 03450221

Sd/-
Nitesh Kumar Yadav
Company Secretary

Place: Gurugram
Date: 29 August 2025

Sd/-
Pankhuri Sakhuja
Director
DIN: 10881949

Place: Gurugram
Date: 29 August 2025