

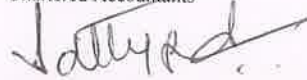
Prestige Mysore Retail Ventures Private Limited
Balance Sheet as at March 31, 2020

Particulars	Notes	As at	Rs. in Millions
		March 31, 2020	As at March 31, 2019
ASSETS			
Non-current assets			
Property, Plant and equipment	3	34.02	48.13
Investment property	4	2,019.05	2,079.42
Investment property under development		-	52.72
Intangible assets	5	0.25	0.46
Financial assets			
Loans	6	9.13	7.19
Other non current assets	7	29.68	17.16
Total Non-Current Assets		2,092.13	2,205.08
Current assets			
Inventories	8	0.63	0.67
Financial assets			
Trade receivables	9	28.95	18.53
Cash and cash equivalents	10 a	3.81	2.48
Other Bank balances	10 b	41.38	46.30
Other financial assets	11	5.50	8.61
Other current assets	12	1.00	1.35
Total Current Assets		81.27	77.94
TOTAL ASSETS		2,173.40	2,283.02
EQUITY AND LIABILITIES			
EQUITY			
Equity share capital	13	431.90	431.90
Other equity	14	461.31	592.90
Total Equity		893.21	1,024.80
Non-current liabilities			
Financial liabilities			
Borrowings	15	969.91	969.42
Other financial liabilities	16	70.56	60.66
Provisions	17	1.34	0.67
Other non-current liabilities	18	4.83	5.17
Total Non-Current Liabilities		1,046.64	1,035.92
Current liabilities			
Financial liabilities			
Trade payables	19		
Total outstanding dues of micro enterprises and small enterprises		7.34	7.90
Total outstanding dues of creditors other than micro enterprises and small enterprises		8.92	9.68
Other financial liabilities	20	209.44	198.69
Other current liabilities	21	7.79	6.01
Provisions	22	0.06	0.02
Total Current Liabilities		233.55	222.30
TOTAL EQUITY AND LIABILITIES		2,173.40	2,283.02

See accompanying notes forming part of the financial statements



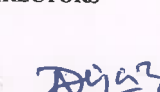
In terms of our report attached

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants


Sathya P. Koushik
Partner



FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

  
Irfan Razack **Sameera Noaman** **Aeja Ahmed**
Director Managing Director Company Secretary
DIN : 00209022 DIN : 0001191723

Place: Bengaluru

Date: **June 19, 2020**

Place: Bengaluru

Date: **June 19, 2020**

Place: Bengaluru

Date: **June 19, 2020**

Place: Bengaluru

Date: **June 19, 2020**

Prestige Mysore Retail Ventures Private Limited
Statement of Profit and Loss For the year ended March 31, 2020

Particulars	Notes	Rs. in Millions	
		For the year ended March 31, 2020	For the year ended March 31, 2019
Revenue from operations	23	223.04	209.18
Other income	24	3.59	3.22
Total Income - (I)		226.63	212.40
EXPENSES			
Employee benefits expense	25	23.04	19.50
Finance Costs	26	95.14	99.57
Depreciation and amortization expense	3,4&5	148.05	174.75
Other expenses	27	91.94	81.79
Total Expenses - (II)		358.17	375.61
Loss before tax (III = I-II)		(131.54)	(163.21)
Tax expense		-	-
- Current tax		-	-
- Deferred Tax		-	-
Total Tax Expenses - (IV)		-	-
Loss for the year (V = III - IV)		(131.54)	(163.21)
Other comprehensive income			
Items that will not be reclassified to profit or loss		-	-
Remeasurements of the defined benefit liabilities / (asset)		(0.05)	0.06
Tax impact on the above		-	-
Total other comprehensive income (VI)		(0.05)	0.06
Total comprehensive income for the year (V + VI)		(131.59)	(163.15)
(Loss) per share (Equity shares, par value of Rs 10 each)			
Basic and Diluted EPS (in Rs.)	29	(3.00)	(3.73)

See accompanying notes forming part of the financial statements

In terms of our report attached

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants



Sathya P. Koushik
Partner



FOR AND ON BEHALF OF THE BOARD OF DIRECTORS



Irfan Razack
Director
DIN : 00209022



Sameera Noaman
Managing Director
DIN : 0001191723



Aejaaz Ahmed
Company Secretary

Place: Bengaluru

Date: **June 19, 2020**

Place: Bengaluru

Date: **June 19, 2020**

Place: Bengaluru

Date: **June 19, 2020**

Place: Bengaluru

Date: **June 19, 2020**

Prestige Mysore Retail Ventures Private Limited
Statement of cash flows for the year ended March 31, 2020

Particulars	Rs. in Millions	
	For the year ended March 31, 2020	For the year ended March 31, 2019
Cash flow from operating activities		
(Loss) before tax	(131.54)	(163.21)
Adjustments:		
Depreciation and amortization expense	148.05	174.75
Interest expense	93.45	96.95
Interest Income	(2.84)	(2.64)
Provision for Expected credit loss	1.64	2.59
Liabilities no longer required written back	-	(0.10)
Operating profit/ (loss) before working capital changes	108.76	108.35
Changes in working capital		
(Increase)/decrease in other Inventory	0.04	(0.39)
(Increase)/decrease in Trade Receivables	(8.78)	3.22
(Increase)/decrease in other assets	1.48	19.88
Increase/(decrease) in Trade payables	(1.32)	2.84
Increase/(decrease) in other liabilities	(4.20)	7.46
Increase/(decrease) in provision	0.71	0.25
Cash (used in)/generated from operations	96.69	141.61
Income taxes (paid)/ refund (net)	(11.42)	(14.98)
Net cash (used in)/generated from operating activities	85.27	126.63
Cash flow from investing activities		
Purchase of property plant and equipment, including investment properties under development	(20.63)	(165.25)
Interest income received	2.82	1.98
Investments in fixed deposits	(2.61)	(2.16)
Net cash used in investing activities	(20.42)	(165.43)
Cash flow from financing activities		
Proceeds from borrowings (net of repayments)	(50.92)	24.95
Proceeds from Intercompany Deposits	46.00	103.49
Interest paid on bank borrowings/ Intercompany Deposits	(66.12)	(79.90)
(Increase)/decrease in Other Bank Balance (not considered as cash and cash equivalents)	7.53	(8.14)
Net cash generated from financing activities	(63.51)	40.41
Net increase in Cash and cash equivalents	1.33	1.61
Cash and cash equivalents at the beginning of the year (Refer Note 10 a)	2.48	0.87
Cash and cash equivalents at the end of the year (Refer Note 10 a)	3.81	2.48

Reconciliation of liabilities from financing activities

Particulars	Rs. in Millions				
	As at March 31, 2019	Proceeds	Repayment	Fair Value Changes	As at March 31, 2020
Non-Current borrowings (including current maturities)	734.15	-	(46.52)	-	687.63
Current borrowings	274.13	46.00	-	-	320.13
Total liabilities from financing activities	1,008.28	46.00	(46.52)	-	1,007.76

See accompanying notes forming part of the financial statements

In terms of our report attached

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants

Sathy P. Koushik

Sathya P. Koushik
Partner

Place: Bengaluru
Date: June 19, 2020



FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

Irfan Razack

Irfan Razack
Director
DIN : 00209022

Place: Bengaluru
Date: June 19, 2020

Sameera Noaman

Sameera Noaman
Managing Director
DIN : 0001191723

Place: Bengaluru
Date: June 19, 2020

Aejaz Ahmed

Aejaz Ahmed
Company Secretary

Place: Bengaluru
Date: June 19, 2020

Prestige Mysore Retail Ventures Private Limited
Statement of changes in Equity for the year ended March 31, 2020

Rs. in Millions

Particulars	Equity share capital	Other Equity				Rs. in Millions
		Equity component of compound financial instrument (Refer Note 14)	Reserves and surplus (Refer Note 14)		Total	Total equity
			Compulsorily convertible debentures	Securities premium		
Balance as at April 1, 2018	431.90	651.17	181.08	(76.20)	756.05	1,196.70
Loss for the year	-	-	-	(163.21)	(163.21)	(163.21)
Other Comprehensive Income for the year, net of income tax	-	-	-	0.06	0.06	0.06
Balance as at March 31, 2019	431.90	651.17	181.08	(239.35)	592.90	1,024.80
Loss for the year	-	-	-	(131.54)	(131.54)	(131.54)
Other Comprehensive Income for the year, net of income tax	-	-	-	(0.05)	(0.05)	(0.05)
Balance as at March 31, 2020	431.90	651.17	181.08	(370.94)	461.31	893.21

See accompanying notes forming part of the financial statements

In terms of our report attached


For DELOITTE HASKINS & SELLS LLP
Chartered Accountants



Sathya P. Koushik
Partner



FOR AND ON BEHALF OF THE BOARD OF DIRECTORS


Irfan Razaq Sameera Noaman Aeja Ahmed
Director Managing Director Company Secretary
DIN : 00209022 DIN : 0001191723

Place: Bengaluru

Date: June 19, 2020

Place: Bengaluru
Date: June 19, 2020

Place: Bengaluru
Date: June 19, 2020

Place: Bengaluru
Date: June 19, 2020

1 Corporate information

Prestige Mysore Retail Ventures Private Limited ("the Company") was incorporated on 26 December 2007 as a private limited company under the provisions of Chapter IX of the Companies Act, 1956 ("Act") on conversion of a partnership firm, Prestige Mysore Retail Mall. The registered office of the Company is at Bangalore, India.

The Company is engaged in the business of real estate development including operation of the mall. The Company capitalised the mall and commenced operations on Jan 8, 2018.

The financial statements have been authorised for issuance by the Company's Board of Directors on June 19, 2020

Prestige Retail Ventures Limited had purchased the equity share held by Prestige Estates Projects Limited. Prestige Retail Ventures Limited purchased the equity share held by Capital Retail Mysore Mall (Mauritius) on June 11, 2018. Consequently, the company has become the wholly owned subsidiary of Prestige Retail Ventures Limited

2 Significant accounting policies

2.1 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015. The Ind AS are prescribed under section 133 of the act read with Rule 3 of the Companies Act (Indian Accounting Standards) Rules, 2015, and Companies (Indian Accounting Standards) Amendments rules 2016.

2.2 Basis of preparation and presentation

- (i) The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest millions as per the requirement of Schedule III, unless otherwise stated. 0 represents amount less than Rs. 0.50 Millions due to rounding off.

- (ii) The Ministry of Home Affairs vide order no. 40-3/2020-DM-I(A) dated March 24, 2020 announced a nation-wide lockdown as a measure to contain the spread of COVID 19, which was declared a global pandemic by the World Health Organisation. Prior to this, based on the State government orders, the operations of the Mall were closed down on March 14, 2020. Based on the relaxations made by the Central and State governments subsequent to the year end, the Mall resumed operations on June 8, 2020 and expects the footfalls and business to normalise in due course.

The Company has considered internal and certain external sources of information like economic forecasts and industry reports up to the date of approval of the financial statements in determining the impact on various elements of its financial statements. The Company has used the principles of prudence in applying judgments, estimates and assumptions including sensitivity analysis and based on the current estimates and considering the financial support expected to be received from the Ultimate Holding company (referred to in Note 40), the Company expects to fully recover the carrying amount of all its assets and settle all its liabilities in the normal course of business. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these financial statements.

2.3 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgments, estimates and assumptions used by management are as below:

- Useful lives of Investment Property, Property Plant and Equipment and Intangible Assets.
- Fair value measurements.

2.4 Fair value measurement

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 such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

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Prestige Mysore Retail Ventures Private Limited
Notes to the Financial Statements for the year ended March 31, 2020

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

2.5 Revenue Recognition

Rental income from property leased under operating lease is recognized in the income statement on a straight-line basis over the term of the lease in accordance with Ind AS 116. Lease incentives granted are recognized as an integral part of the total rental income. Revenue from maintenance and Marketing services is recognized as and when the services are rendered based on the terms of contract with lessees. Revenue from sale of beverages is recognized on transfer of all the significant risks and rewards of ownership to the buyer which normally takes place on despatch of goods.

Interest income, including income arising from other financial instruments, is recognized as it accrues in the Statement of Profit and Loss, using the effective interest method.

2.6 Leases

The Company assesses at contract inception 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

a. The Company as lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

b. The Company as lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises right-of-use assets and lease liabilities at the lease commencement date. The right-of-use assets is initially measured at cost which includes the initial amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

The lease liabilities is initially measured at the present value of lease payments to be made over the lease term, discounted using the Company's incremental borrowing rate. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss.

The Company applies the short-term lease recognition exemption to its short-term leases of assets (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). Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

2.7 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.8 Foreign Currency Transactions

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Statement of Profit and Loss.

2.9 Employee Benefits

Employee benefits include provident fund, gratuity and compensated absences.

a. Short-term obligations

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

b. Other Long-term employee benefit obligations

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

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

c. Post-employment obligations

The Company operates the following post-employment schemes:

i. Defined Contribution Plan:

The Company's contribution to provident fund and Employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.



Prestige Mysore Retail Ventures Private Limited
Notes to the Financial Statements for the year ended March 31, 2020

ii. Defined Benefit Plan:

The liability or assets recognised in the balance sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated by actuary using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

2.10 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

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

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

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

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset under Deferred tax asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity.

2.11 Property, plant and equipment

Asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment's up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment's is provided using written-down value method over the useful lives of assets as per the provisions of Schedule II of the Companies Act, 2013:



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Particulars	Useful life
Office Equipments	5 Years
Furniture and fixtures	10 Years
IT Equipments	3-6 Years

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Statement of Profit and Loss.

2.12 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

2.13 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

Investment properties are depreciated using written-down value method over the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Particulars	Useful life
Building (Structure)	60 Years
Plant and Machinery	15 Years
Electrical Installations	10 Years

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Statement of Profit and Loss in the period in which the property is derecognised.

2.14 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset.

2.15 Impairment of tangible and intangible assets other than goodwill

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

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

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

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



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2.16 Inventories

Inventory comprising stock of operating supplies are carried at the lower of cost and net realisable value. Cost includes all expenses incurred in bringing the goods to the point of sale and is determined on a Weighted Average basis. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion to make the sale.

2.17 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements but are disclosed.

2.18 Financial Instruments

2.18a Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through Statement of Profit and Loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

Subsequent measurement

2.18b Non-derivative financial instruments

a. Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it 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. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through Statement of Profit and Loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

b. Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are recognized as a deduction from equity, net of any tax effects.

2.18c Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

2.18d Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through Statement of Profit and Loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Statement of Profit and Loss.



2.19 Operating cycle and basis of classification of assets and liabilities

Assets and liabilities are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

2.20 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.

2.21 Earnings per share

Basic earnings per share has been computed by dividing profit attributable to owners of the Company by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

2.22 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

2.23 Statement of cash flows

Statement of Cash flows is prepared under Ind AS 7 'Statement of Cash flows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.



3 Property, plant and equipment

Particulars	Rs. in Millions			
	IT Equipments*	Furniture & Fixtures*	Office Equipments*	Total
Gross Carrying Value				
At April 1, 2018	1.91	52.75	18.86	73.52
Additions	-	0.19	1.66	1.85
Disposals	-	-	-	-
At March 31, 2019	1.91	52.94	20.52	75.37
At April 1, 2019	1.91	52.94	20.52	75.37
Additions	-	0.25	0.30	0.55
Disposals	-	-	-	-
At March 31, 2020	1.91	53.19	20.82	75.92
Accumulated depreciation				
At April 1, 2018	0.50	3.09	2.09	5.68
Depreciation for the year	0.72	12.88	7.96	21.56
Disposals	-	-	-	-
At March 31, 2019	1.22	15.97	10.05	27.24
At April 1, 2019	1.22	15.97	10.05	27.24
Depreciation for the year	0.33	9.57	4.76	14.66
Disposals	-	-	-	-
At March 31, 2020	1.55	25.54	14.81	41.90
Net Carrying Value as at March 31, 2020	0.36	27.65	6.01	34.02
Net Carrying Value as at March 31, 2019	0.69	36.97	10.48	48.13

*Owned unless otherwise stated

4 Investment property

Particulars	Land *	Building*			Total
		Structure	Plant & Machinery	Electrical Installations	
Gross Carrying Value					
At April 1, 2018	612.20	1,136.02	398.60	115.33	2,262.15
Additions	-	0.88	4.27	0.34	5.49
Disposals	-	-	-	-	-
At March 31, 2019	612.20	1,136.90	402.87	115.67	2,267.64
At April 1, 2019	612.20	1,136.90	402.87	115.67	2,267.64
Additions	0.00	64.15	5.22	3.40	72.77
Disposals	-	-	-	-	-
At March 31, 2020	612.20	1,201.05	408.09	119.07	2,340.41
Accumulated Depreciation					
At April 1, 2018	-	12.55	16.21	6.71	35.47
Depreciation for the year	-	55.20	69.34	28.21	152.75
At March 31, 2019	-	67.75	85.55	34.92	188.22
At April 1, 2019	-	67.75	85.55	34.92	188.22
Depreciation for the year	-	53.90	57.89	21.35	133.14
At March 31, 2020	-	121.65	143.44	56.27	321.36
Net Carrying Value as at March 31, 2020	612.20	1,079.40	264.65	62.80	2,019.05
Net Carrying Value as at March 31, 2019	612.20	1,069.15	317.32	80.75	2,079.42

* Owned unless otherwise stated.

Assets pledged as security and restriction on titles

Note: Land and Building with carrying amount of Rs. 2,340.40 Millions have been pledged to secure borrowing of the Company (See Note 15).

Notes:

(i) Investment property includes freehold land and Forum City Centre mall which became operational from January 8, 2018 which is leased out to various tenants.

(ii) As at March 31, 2020, the fair values of the properties are Rs.2,162 Million. These valuations are based on valuations performed by CBRE valuation and advisory services, an accredited independent valuer. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied.

(iii) The fair value of the Company's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates,



Prestige Mysore Retail Ventures Private Limited

Notes to the financial statements for the year ended March 31, 2020

iv). Amounts recognised in profit and loss (including maintenance and marketing income) for

	Rs. in Millions	
	For the year ended March 31, 2020	For the year ended March 31, 2019
Rental income derived from investment properties	223.04	209.18
Expenses (including repairs and maintenance) generating rental income	87.32	77.44
Profit arising from investment properties before depreciation	135.72	131.74
Less: Depreciation	133.14	152.75
Profit (Loss) arising from investment properties before indirect expenses	2.58	-21.01

5 Intangible assets

Particulars	Rs. in Millions	
	Softwares	Total
Gross Carrying Value		
At April 1, 2018	0.92	0.92
Additions	0.22	0.22
Disposals		
At March 31, 2019	1.14	1.14
At April 1, 2019	1.14	1.14
Additions	0.04	0.04
Disposals		
At March 31, 2020	1.18	1.18
Accumulated amortisation		
At April 1, 2018	0.24	0.24
Amortisation for the year	0.44	0.44
At March 31, 2019	0.68	0.68
At April 1, 2019	0.68	0.68
Amortisation for the year	0.25	0.25
At March 31, 2020	0.93	0.93
Net Carrying Value as at March 31, 2020	0.25	0.25
Net Carrying Value as at March 31, 2019	0.46	0.46



Rs. in Millions

6	Loans (non-current)		
	Particulars	As at March 31, 2020	As at March 31, 2019
	To Others - unsecured, considered good Carried at amortised cost Security Deposits	9.13	7.19
		<u>9.13</u>	<u>7.19</u>
7	Other non-current assets		
	Particulars	As at March 31, 2020	As at March 31, 2019
	To Others - unsecured, considered good Capital advances Tax payments (Income Tax)	1.68 28.00	0.58 16.58
		<u>29.68</u>	<u>17.16</u>
8	Inventories		
	Particulars	As at March 31, 2020	As at March 31, 2019
	Diesel stock Others	0.08 0.55	0.28 0.39
		<u>0.63</u>	<u>0.67</u>
9	Trade receivables		
	Particulars	As at March 31, 2020	As at March 31, 2019
	Unsecured Dues from related parties- Considered good Dues from Others Considered good Considered doubtful Provision for expected credit loss	- 32.46 - (3.51)	0.04 18.49 2.59 -2.59
		<u>28.95</u>	<u>18.53</u>
10 a	Cash and cash equivalents		
	Particulars	As at March 31, 2020	As at March 31, 2019
	Cash on hand Balances with banks - in current accounts	0.03 3.78	0.02 2.46
		<u>3.81</u>	<u>2.48</u>
	The balances that meet the definition of cash and cash equivalents for the purpose of cash flow statement	<u>3.81</u>	<u>2.48</u>
10 b	Other Bank balances		
	Particulars	As at March 31, 2020	As at March 31, 2019
	In earmarked balances - Bank balance in escrow account - in Fixed Deposits*	0.61 40.77	8.14 38.16
		<u>41.38</u>	<u>46.30</u>
	*Fixed deposits pertain to debt service reserve deposit against lien towards term loans.		
11	Other financial assets (Current)		
	Particulars	As at March 31, 2020	As at March 31, 2019
	Unbilled revenue Interest accrued and due on fixed deposit	3.80 1.70	6.93 1.68
		<u>5.50</u>	<u>8.61</u>
12	Other current assets (Current)		
	Particulars	As at March 31, 2020	As at March 31, 2019
	To others - unsecured, considered good Prepaid expenses Other advances Gift Vouchers	0.52 0.06 0.42 1.00	0.47 0.19 0.69 1.35



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13 Equity share capital

Particulars	As at March 31, 2020	As at March 31, 2019
Authorised capital		
45,000,000 Equity shares of Rs.10 each (March 31, 2019: 45,000,000)	450.00	450.00
Issued, subscribed and fully paid up capital		
43,190,186 Equity shares of Rs.10 each (March 31, 2019: 43,190,186)	431.90	431.90
	431.90	431.90

a Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2020		As at March 31, 2019
	No of shares	Amount	No of shares
Equity shares			
At the beginning of the year	4,31,90,186	431.90	4,31,90,186
Issued during the year	-	-	-
Outstanding at the end of the year	4,31,90,186	431.90	4,31,90,186

b List of persons holding more than 5 percent equity shares in the Company

Name of the share holder	As at March 31, 2020		As at March 31, 2019	
	No of shares	% of holding	No of shares	% of holding
Prestige Retail Ventures Limited	4,31,90,185	99.99%	4,31,90,185	99.99%

c Shares reserved for issue under options and other capital commitments

For details of shares reserved for issue on conversion of compulsorily convertible debentures, please refer note 15.3 regarding terms of conversion of compulsorily convertible debentures into equity shares.

d Rights and restrictions attached to shares

The Company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting. In event of liquidation of the Company, the holders of equity shares would 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.

e There have been no buy back of shares or bonus shares issued or issue of shares pursuant to contract without payment being received in cash for the period of five years immediately preceding the balance sheet date.

14 Other equity

Particulars	Note No.	As at March 31, 2020	As at March 31, 2019
Securities premium account	14.1	181.08	181.08
Retained earnings	14.2	(370.94)	(239.35)
Equity component of compound financial instrument (Compulsorily Convertible Debentures)	14.3	651.17	651.17
		461.31	592.90

14.1 Securities premium account

Particulars	As at March 31, 2020	As at March 31, 2019
Opening balance	181.08	181.08
Add: Additions during the year	-	-
Less: Utilised for Issue expenses	-	-
	181.08	181.08

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.



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Rs. in Millions

14.2 Retained earnings

Particulars	As at March 31, 2020	As at March 31, 2019
Opening balance	(239.35)	(76.20)
Add: Net loss for the year	(131.54)	(163.21)
Add: Other comprehensive income arising from remeasurements of the defined benefit liabilities / (asset) (net of tax)	(0.05)	0.06
	<u>(370.94)</u>	<u>(239.35)</u>

The amount that can be distributed by the Company as dividends to its equity shareholders is determined considering the requirements of the Companies Act, 2013.

14.3 Equity component of compound financial instrument (Compulsorily Convertible Debentures) :

Particulars	As at March 31, 2020	As at March 31, 2019
Opening balance	651.17	651.17
Add: Additions during the year	-	-
	<u>651.17</u>	<u>651.17</u>

Details of conversion and other conditions attached

(i) The Compulsorily convertible debentures (CCD's) shall, upon the approval by the Board of Directors, be mandatorily and fully converted into equity shares on expiry of 5 years from the date of allotment unless otherwise agreed to by the Board. The debentures shall be converted at a conversion ratio of 100 Compulsorily convertible debentures (CCDs) of Rs.10 each into 1 equity share of Rs.10 each unless otherwise agreed to by the Board.

(ii) No interest shall be payable on the CCDs.

(iii) Conversion dates of CCDs based on the descending order of maturity:

Date of conversion	No of shares	Value of each CCD (in Rs)
25-Mar-23	1,03,99,851	10
11-Jun-22	62,60,000	10
24-Nov-21	58,80,000	10
18-Oct-21	25,98,300	10
26-Sep-21	20,00,000	10
15-Sep-21	35,00,000	10
31-Aug-21	12,50,000	10
31-Aug-21	49,00,000	10
31-Aug-21	8,29,200	10
31-Aug-21	7,50,000	10
31-Aug-21	20,00,000	10
31-Aug-21	75,00,000	10
31-Aug-21	15,00,000	10
31-Aug-21	5,00,000	10
31-Aug-21	10,00,000	10
31-Aug-21	30,69,300	10
31-Aug-21	34,30,000	10
31-Aug-21	25,00,000	10
31-Aug-21	49,99,851	10
31-Aug-21	2,50,000	10

The date of conversion of CCD's has been extended vide approval at the board meeting dated March 11, 2020. The extended dates are given in the above table.

14.4 The Company does not have any application money pending allotment as at the end of the year.

Non-current liabilities

Financial liabilities

15 Borrowings (Non-Current)

Particulars	As at March 31, 2020	As at March 31, 2019
Carried at amortised cost		
Term loans (Secured)		
- From banks (refer note A below)	649.78	695.29
Unsecured:		
Intercompany Deposits (refer note B below)	320.13	274.13
	<u>969.91</u>	<u>969.42</u>
Aggregate amount of loans guaranteed by director and shareholders	649.78	695.29

Note:

A. Term loan from Axis Bank is secured by:

- 1) Exclusive equitable mortgage on land situated at Municipal No. 8 (old), New No. N-5, Haider Ali Road, Naziabad Mohalla, Mysore measuring approximately 3.86 acres along with building constructed thereon.
 - 2) First charge on the present and future current assets and movable fixed assets of the project.
 - 3) Exclusive charge on the Escrow of the rentals to be paid by lessees.
 - 4) Corporate guarantee of Prestige Estates Projects Limited.
 - 5) Personal guarantee of Mr. Irfan Razack, Mr. Rezwan Razack and Mr. Noaman Razack.
 - 5) The Company shall maintain Debt Service Reserve Account (DSRA equivalent to 3 EMI's)
- In addition, the Company has certain capital/gearing ratios to be maintained against its credit facilities.



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Prestige Mysore Retail Ventures Private Limited
Notes to the financial statements for the year ended March 31, 2020

Repayment terms and interest terms:

The above term loan is repayable in 141 monthly instalments commencing from November, 2018. The term loan carries an interest rate of base rate plus 0.30% per annum on outstanding loan amount. The number of instalments outstanding as at March 31, 2020 are 126 (as at March 31 2019: 137).

Company have availed the moratorium as announced by RBI for COVID-19 regulatory package (vide notification (No.: RBI/2019-20/186; dt Mar 27, 2020)).

Default in repayment of principal, interest and other terms

There is no default in the payment of interest to bank during the current year.

B. The Inter-Corporate Deposits have been taken from Ultimate Holding Company (Prestige Estates Projects Limited) and Holding Company (Prestige Retail Ventures Limited) for the purpose of working capital requirements. The Ultimate Holding Company and Holding Company will not demand repayment of deposit and interest in the next 12 months. The rate of interest on the loan shall be 10% per annum and may be revised at later date as may be mutually decided by the parties.

16 Other financial liabilities (non-current)

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
Interest accrued on intercorporate deposits	55.65	28.32
Lease deposits	14.91	32.34
	70.56	60.66

17 Provisions (Non-Current)

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
Provision for employee benefits		
- Gratuity	0.83	0.45
- Compensated absences	0.51	0.22
	1.34	0.67

18 Other non-current liabilities

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
Lease Deposit - Rent received in Advance	4.83	5.17
	4.83	5.17
Current liabilities		
Financial liabilities		

19 Trade payables

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
-Total outstanding dues of micro enterprises and small enterprises	7.34	7.90
-Total outstanding dues of creditors other than micro enterprises and small enterprises	8.92	9.68
	16.26	17.58

20 Other financial liabilities (Current)

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
Carried at amortised cost		
Current maturities of long-term debt (Refer Note 16)	37.85	38.87
Dues of related parties	7.80	5.86
Capital Creditors		
Total outstanding dues of micro enterprises and small enterprises	1.95	0.17
Total outstanding dues of creditors other than micro enterprises and small enterprises	67.66	74.98
Retention creditors	24.01	29.42
Expenses Payable	7.53	6.22
Lease deposits from Customers	62.64	43.17
	209.44	198.69

21 Other current liabilities

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
Withholding and other taxes and duties payable	3.50	2.45
Lease Deposits - Rent received in Advance	1.82	3.56
Others*	2.47	-
	7.79	6.01

*Others represent excess amount received from customer to be refunded

22 Provision (Current)

Particulars	Rs. in Millions	
	As at March 31, 2020	As at March 31, 2019
Provision for employee benefits		
- Gratuity	-	0.00
- Compensated absences	0.06	0.02
	0.06	0.02



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Rs. in Millions

23 Revenue from operations

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Facility rentals	140.27	131.50
Maintenance and Marketing Income	81.23	77.59
Other operating revenues	1.54	0.09
	223.04	209.18

24 Other income

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Interest income on deposits with banks	2.84	2.64
Interest income on refundable deposits	0.75	0.48
Liabilities no longer required written back	-	0.10
	3.59	3.22

25 Employee benefits expense

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Salaries and wages	19.85	16.28
Contribution to provident and other funds	1.21	1.14
Gratuity Expense	0.33	0.32
Staff welfare expenses	1.65	1.76
	23.04	19.50

26 Finance costs

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Interest on long term borrowings	64.04	74.99
Interest on lease deposits	1.67	2.37
Interest on Intercompany deposits	29.41	21.96
Others	0.02	0.25
	95.14	99.57

27 Other expenses

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Power and fuel (Net of recovery of Rs 37.89 Millions, and March 31, 2019 - Rs 29.61 Millions)	24.54	31.22
Security expenses and housekeeping	25.13	26.37
Business promotion	21.47	8.67
Repairs and maintenance to investment properties	4.13	2.40
Repairs and maintenance - Others	4.43	2.44
Rates and taxes	7.62	6.33
Legal and professional charges	1.91	0.71
Insurance	0.47	0.61
Provision for Expected Credit Loss	1.64	2.59
Miscellaneous expenses	0.60	0.45
	91.94	81.79

27a Auditor's remuneration (included in legal and professional fees, excluding service tax/GST)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
For statutory audit fees	0.70	0.53
For reimbursement of out of pocket expenses	0.05	0.03
	0.75	0.56

The Company avails input credit for service tax/GST. Hence no service tax/GST expense is accrued.

28 Contingent liabilities and capital commitments

Capital commitment

Particulars	As at March 31, 2020	As at March 31, 2019
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	20.79	19.84

no



29 Loss per share

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Net (loss) for the year attributable to equity shareholders	(131.54)	(163.21)
Weighted average number of equity shares of Rs 10 each used for calculation of basic and diluted earnings per share	4,38,41,350	4,38,41,350
Loss per share, basic and diluted (Rs.)	(3.00)	(3.73)

Since the Compulsorily Convertible Debentures issues are anti-dilutive, the effects of the same are ignored while computing Diluted Earnings per share for the year ended March 31, 2020.

30 Related parties

(i) Names of related parties and description of relationship:

Directors/Key Management Personal

1. Irfan Razack
2. Jagdeesh Reddy
3. Sameera Noaman
4. Biji George Koshy

Holding Company

Prestige Retail Ventures Ltd

Ultimate Holding Company

Prestige Estates Projects Ltd

Fellow Subsidiaries/Associates/Joint Ventures

1. Prestige Shanthiniketan Leisures Pvt Ltd
2. Prestige Garden Constructions Pvt Ltd

Companies/LLP in which the directors and/or their relatives are interested

1. Prestige Fashions Private Limited
2. Prestige Mall Management Pvt Ltd
3. Prestige Amusements Pvt Ltd

Partnership Firms/Trusts and other bodies corporate in which Directors and their relatives are Interested

1. Prestige Property Management and Services

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Rs. in Millions

(ii) Related party transactions entered during the year

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Intercompany Deposits received during the year		
<i>Holding Company (wef June 11, 2018)</i>		
Prestige Retail Ventures Limited	40.50	51.00
<i>Ultimate Holding Company (wef June 11, 2018)</i>		
Prestige Estates Projects Limited	5.50	52.50
Interest on Intercompany Deposit		
<i>Holding Company (wef June 11, 2018)</i>		
Prestige Retail Ventures Limited	6.65	0.95
<i>Ultimate Holding Company (wef June 11, 2018)</i>		
Prestige Estates Projects Limited	22.76	21.01
Other group entities		
Prestige Property Management & Services		
Security expenses and housekeeping		0.36
Prestige Fashions Private Limited		
Facility Rentals	3.15	3.30
Maintenance and Marketing Income	1.49	1.54
Power and fuel (recoveries)	1.16	1.15
Staff Welfare		0.03
Prestige Shanthiniketan Leisure Private Limited	3.04	
Vendor Adjustment Payable		

(iii) Amount outstanding as at the balance sheet date

Particulars	As at March 31, 2020	As at March 31, 2019
Compulsorily convertible debentures		
<i>Holding Company (wef June 11, 2018)</i>		
Prestige Retail Ventures Limited	651.17	651.17
	651.17	651.17
Intercompany Deposits		
<i>Holding Company (wef June 11, 2018)</i>		
Prestige Retail Ventures Limited	98.34	51.86
<i>Ultimate Holding Company (wef June 11, 2018)</i>		
Prestige Estates Projects Limited	277.44	250.59
	375.78	302.45
Other group entities		
Prestige Property Management & Services Payable	1.02	1.47
Prestige Fashions Private Limited Receivable	0.37	0.04
Prestige Fashions Private Limited- Security Deposit Payable	0.83	0.83
Prestige Garden Constructions Private Limited- Payable	-	4.39
Prestige Shanthiniketan Leisure Private Ltd- Payable	3.04	-
Corporate guarantees given by Ultimate Holding Company (For Term loan)		
Prestige Estates Projects Limited	900	900
Personal Guarantee given by Relatives of Directors	900	900
Mr. Irfan Razack		
Mr. Rezwan Razack		
Mr. Noaman Razack		

Note:

- The Company has not written off/ (written back) any amount from/due to related parties during the year
- The above amounts excludes reimbursement of expenses.



31 Financial instruments

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

Particulars	March 31, 2020		March 31, 2019	
	Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost
Financial assets				
Amortised Cost				
Loans	-	9.13	-	7.19
Trade receivables	-	28.95	-	18.53
Cash and cash equivalents	-	3.81	-	2.48
Other Bank Balances	-	41.38	-	46.30
Other financial assets	-	5.50	-	8.61
Total assets	-	88.77	-	83.11
Financial liabilities				
Borrowings	-	969.91	-	969.42
Trade Payable	-	16.26	-	17.58
Other financial liabilities	-	280.00	-	259.35
Total liabilities	-	1,266.17	-	1,246.35

32 Financial risk management

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Company's operations. The Company's principal financial assets include cash and cash equivalents 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 senior management ensures that the 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. 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 two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at March 31, 2020 and March 31, 2019. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial

Interest rate 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 changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on loss before tax

Particulars	Rs. in Millions	
	Year ended March 31, 2020	Year ended March 31, 2019
Decrease in interest rate by 50 basis points	3.20	3.67
Increase in interest rate by 50 basis points	(3.20)	(3.67)



II Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers. Company has made provision for expected credit loss as on March 31, 2020.

Credit risk from balances with banks and financial institutions 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 Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the statement of financial position at March 31, 2020 and March 31, 2019 is the carrying amounts.

III Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities based on contractual payments:

Particulars	Rs. in Millions				
	As at March 31, 2020				
	Carrying amount	Total	Less than 1 year	1-2 years	2 years and above
Borrowings	969.91	969.91	-	320.13	649.78
Trade Payables	16.26	16.26	16.26	-	-
Other financial liabilities	280.00	280.00	209.44	70.56	-

Particulars	Rs. in Millions				
	As at March 31, 2019				
	Carrying amount	Total	Less than 1 year	1-2 years	2 years and above
Borrowings	969.42	969.42	-	323.06	646.36
Trade Payables	17.58	17.58	17.58	-	-
Other financial liabilities	259.35	259.35	198.69	46.86	13.80

33 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company, through its Board of Directors 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 adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company's policy is to keep the debt equity ratio below 1.00. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

Particulars	Note	Rs. in Millions	
		March 31, 2020	March 31, 2019
Borrowings - Non Current	15	969.91	969.42
Borrowings - Current	-	-	-
Current maturities of long term borrowings	20	37.85	38.87
Less: Borrowing from related parties	-	(320.13)	(274.13)
Less: Cash and bank balance	11a & 11b	(45.19)	(48.78)
Net debt		642.44	685.38
Equity		893.21	1,024.80
Total capital		1,535.65	1,710.18
Net Debt/Total Capital		0.42	0.40

- 34 The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated August 26, 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at March 31, 2020 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material.



Particulars	Rs. in Millions	
	For the year ended March 31, 2020	March 31, 2019
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year		
- Principal	8.84	7.86
- Interest	0.45	0.22
The amount of interest paid by the buyer in terms of section 16 of the Micro, small, and medium enterprises Development Act, 2006 (the Act) along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the said Act	-	-
The amount of interest accrued and remaining unpaid at the end of each year; and	0.45	0.22
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise.	-	-

35 Employee benefit plans

- (i) **Defined Contribution Plans :** The Company contributes to provident fund and employee state insurance scheme which are defined contribution plans. During the year, the Company has recognized the following amounts in the Statement of Profit and Loss under defined contribution plan whereby the Company is required to contribute a specified percentage of the payroll costs to fund the benefits:

Particulars	Rs. in Millions	
	As at March 31, 2020	March 31, 2019
Employers' Contribution to Provident Fund	1.21	1.14
Employees' State Insurance (disclosed under staff welfare expenses)	-	0.23
	1.21	1.37

Note: The contributions payable to the above plan by the Company is at rates specified in the rules of the schemes.

- (ii) **Defined Benefit Plan :** The Company provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employee's last drawn basic salary per month. The Company's gratuity liability is unfunded.

Risk exposure

The defined benefit plan typically expose the Company to actuarial risks such as: Interest rate risk, longevity risk and salary risk.

Interest Risk	A decrease in the bond interest rate will increase the plan liability.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants.

Particulars	Rs. in Millions	
	For the year ended March 31, 2020	For the year ended March 31, 2019
Components of defined benefit cost		
Current Service cost	0.28	0.29
Interest expenses / (income) net	0.05	0.03
Components of defined benefit cost recognised in profit or loss	0.33	0.32
Remeasurement (gains)/ losses in OCI:		
Return on plan assets (greater) less than discount rate	-	-
Actuarial (Gain) / loss for changes in financial assumptions	-	-
Actuarial (Gain) / loss due to experience adjustments	0.05	(0.06)
Components of defined benefit cost recognised in other comprehensive income	0.05	(0.06)
Total components of defined benefit cost for the year	0.38	0.26

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the statement of profit and loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.



- b. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

Particulars	Rs. in Millions	
	As at	As at
	March 31, 2020	March 31, 2019
Present value of defined benefit obligation	0.83	0.46
Fair value of plan assets		
Net liability arising from defined benefit obligation	0.83	0.46

- c. Movements in the present value of the defined benefit obligation are as follows.

Particulars	Rs. in Millions	
	As at	As at
	March 31, 2020	March 31, 2019
Opening defined benefit obligation	0.46	0.20
Current service cost	0.28	0.29
Interest cost	0.05	0.03
Actuarial (Gain)/loss (through OCI)	0.05	(0.06)
Benefits paid	-	-
Closing defined benefit obligation	0.84	0.46

- d. Movements in fair value of plan assets are as follows.

Particulars	Rs. in Millions	
	As at	As at
	March 31, 2020	March 31, 2019
Net asset/(liability) recognised in balance sheet		
Fair value of plan assets	-	-
Present Value of Defined Benefit Obligation	0.84	0.46
Net asset/(liability) recognised in balance sheet	0.84	0.46

- f. Actuarial Assumptions

Particulars	As at	As at
	March 31, 2020	March 31, 2019
Discount rate	6.70%	7.70%
Expected rate of salary increase	6.00%	6.00%
Attrition rate	5.00%	5.00%
Retirement age	58 years	58 years
Mortality Rates	100% of IAL*	100% of IAL*

- g. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

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Particulars		Rs. in Millions	
		Year ended	Year ended
		March 31, 2020	March 31, 2019
Impact on defined benefit obligation:			
Discount rate	Increase by 100 basis points	(-0.01)	(-0.06)
	Decrease by 100 basis points	0.12	0.07
Salary escalation rate	Increase by 100 basis points	0.07	0.07
	Decrease by 100 basis points	(-0.06)	(-0.06)
Employee attrition rate	Increase by 1000 basis points	(-0.00)	(-0.00)
	Decrease by 1000 basis points	0.00	0.00

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

h. **Experience history:**

Particulars	Rs. in Millions				
	As at	As at	As at	As at	As at
	March 31, 2020	March 31, 2019	March 31, 2018	March 31, 2017	March 31, 2016
Defined benefit obligation	0.84	0.46	0.20	-	-
Fair value of plan assets	-	-	-	-	-
(Surplus)/deficit	0.84	(0.06)	0.20	-	-
Experience adjustment on liabilities gain/(loss)	0.05	-	(0.06)	-	-
Experience adjustment on plan assets gain/(loss)	-	-	-	-	-

(iii) **Other Employee Benefits - Compensated absences**

Leave encashment benefit expensed in the Statement of Profit and Loss for the year is Rs 0.3 millions (March 31, 2019: Rs 0.05 millions)
Leave encashment benefit outstanding is Rs 0.3 millions (March 31, 2019: Rs. 0.35 millions)

36 **Leases :**

As lessor, the Company is primarily engaged in the business of real estate development which includes development and operating a mall. The Company has entered into operating lease agreements with its lessees. Total lease rental income recognised in the statement of profit and loss for the year with respect to the same is Rs. 223.03 millions (for the year ended March 31, 2019: 209.08 millions)

The future minimum lease income under non cancellable operating leases in aggregate are as follows.

Particulars	Rs. in Millions	
	Year ended	Year ended
	March 31, 2020	March 31, 2019
Not later than 1 year	162.88	121.60
Later than 1 year and not later than 5 years	573.72	153.24
Later than 5 years	688.92	-



Prestige Mysore Retail Ventures Private Limited
Notes to the financial statements for the year ended March 31, 2020

- 37 **Deferred tax**
In view of the accumulated losses and in accordance with Ind AS 12 - "Income Taxes", the management believes that there is no reasonable certainty supported by convincing evidence for recognising deferred tax asset on carry forward losses.
- 38 **Segment reporting**
The Chief Operating Decision Maker reviews the operations of the Company as a real estate development including operation of the mall, which is considered to be the only reportable segment by the Management. Further the Company's operations are in India only.
- 39 There are no foreign currency exposures as at March 31, 2020 (March 31, 2019 - Nil) that have not been hedged by a derivative instruments or otherwise.
- 40 The Company has accumulated losses of Rs. 370.94 Millions and its current liabilities exceeded its current assets by Rs. 152.28 Millions as at the balance sheet date. These financial statements have been prepared on a going concern basis on the basis of the business plans of the Company and the continued financial support expected to be received from the ultimate parent Company. These financial statements, therefore, do not include any adjustments relating to the Company's assets or liabilities that may be necessary if the Company was unable to continue as a going concern.


Signatures to Notes 1 to 40

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS




Irfan Razack
Director
DIN : 00209022

Place: Bengaluru
Date: June 19, 2020


Sameera Noamah
Managing Director
DIN : 0001191723

Place: Bengaluru
Date: June 19, 2020


Aeja Ahmed
Company Secretary

Place: Bengaluru
Date: June 19, 2020.

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