

Independent Auditor's Report

To the Members of Hospitalia Eastern Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Hospitalia Eastern Private Limited (the "Company") which comprise the balance sheet as at 31 March 2026, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including 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 ("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 2026, and its loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs 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 opinion on the financial statements.

Other Information

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's directors' report, but does not include the financial statements and 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 the 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.

Management's and Board of Directors' Responsibilities for the Financial Statements

The Company's Management and Board of Directors are 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 state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for

Independent Auditor's Report (Continued)

Hospitalia Eastern Private Limited

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

The Board of Directors is 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. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements 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.



Independent Auditor's Report (Continued)

Hospitalia Eastern Private Limited

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 Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2 A. 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(B)(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- c. The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on 01 April 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f. the reservation relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(A)(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

B. 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, in our opinion and to the best of our information and according to the explanations given to us:

- a. The Company does not have any pending litigations which would impact its financial position.
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d (i) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 40(iii) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (ii) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 40(iv) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding,



Independent Auditor's Report (Continued)

Hospitalia Eastern Private Limited

whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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

e. The Company has neither declared nor paid any dividend during the year.

- f. Based on our examination which included test checks, except for the instance mentioned below, the Company has used accounting softwares for maintaining its books of account, which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective softwares:

i. the feature of recording audit trail (edit log) facility was not enabled on certain non-editable fields/ tables of the accounting software used for maintaining the books of account relating to revenue and consumption records.

Further, where audit trail (edit log) facility was enabled and operated for the respective accounting software, we did not come across any instance of the audit trail feature being tampered with.

Additionally, except to the extent audit trail was not enabled, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

- C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the year. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Akash Singhal

Partner

Place: Gurugram

Date: 24 August 2026

Membership No.: 533505

ICAI UDIN:26533505JPXELN8348

Annexure A to the Independent Auditor's Report on the Financial Statements of Hospitalia Eastern Private Limited for the year ended 31 March 2026

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

- (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 intangible assets.
- (i) (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, plant and equipment by which all Property, plant and equipment are verified at least once every two years.. In accordance with this programme, all property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Certain discrepancies noticed on such verification were material and have been properly dealt with in the books of account.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or 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 inventory, has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from bank or financial institution on the basis of security of current assets. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no requirement to file any quarterly returns or statements with such bank or financial institution.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.



Annexure A to the Independent Auditor's Report on the Financial Statements of Hospitalia Eastern Private Limited for the year ended 31 March 2026 (Continued)

- (vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues have generally been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues were in arrears as at 31 March 2026 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to banks or financial institutions or any other lender, except those mentioned below:

Nature of borrowing including debt securities	Name of lender	Amount not paid on due date (Rs. in lacs)	Whether principal or interest	No. of days delay or unpaid
Non-convertible debentures	Fortis Healthcare Limited	5,093.83	Interest	304 days to 2548 days
Optionally convertible debentures	International Hospital Limited	8,958.84	Interest	146 days to 5304 days
Inter-company loans	Fortis Health Management Limited	391.24	Interest	146 days to 2725 days
Inter-company loans	Fortis Health Management Limited	404.46	Interest	146 days to 509 days

**Annexure A to the Independent Auditor's Report on the Financial Statements of Hospitalia Eastern Private Limited for the year ended 31 March 2026
(Continued)**

Nature of borrowing including debt securities	Name of lender	Amount not paid on due date (Rs. in lacs)	Whether principal or interest	No. of days delay or unpaid
Inter-company loans	International Hospital Limited	1.70	Interest	146 days to 210 days

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, the Company has not obtained any term loans during the year and the term loans obtained in the previous periods were fully utilised in the respective periods. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(e) is not applicable.
- (f) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(f) is not applicable.
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) During the course of our examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the 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) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) In our opinion and based on the information and explanations provided to us, the Company does not have an Internal Audit system and is not required to have an internal audit system as per section 138 of the Act.



**Annexure A to the Independent Auditor's Report on the Financial Statements
of Hospitalia Eastern Private Limited for the year ended 31 March 2026
(Continued)**

- (b) In our opinion and based on the information and explanations provided to us, the Company does not have an internal audit system and is not required to have an internal audit system as per Section 138 of the Act. Accordingly, clause 3(xiv)(b) of the Order is not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us, there is no core investment company within the Group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016). Accordingly, clause 3(xvi)(d) of the Order is not applicable. We have not, however, separately evaluated whether the information provided by the management is accurate and complete.
- (xvii) The Company has incurred cash losses of Rs 1,671.40 lakhs in the current financial year and Rs. 2,468.10 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation 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 the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



B S R & Co. LLP

**Annexure A to the Independent Auditor's Report on the Financial Statements
of Hospitalia Eastern Private Limited for the year ended 31 March 2026
(Continued)**

- (xx) The requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.: 101248WW-100022



Akash Singhal

Partner

Place: Gurugram

Date: 24 August 2026

Membership No.: 533505

ICAI UDIN: 26533505JPXELN8348

Annexure B to the Independent Auditor's Report on the financial statements of Hospitalia Eastern Private Limited for the year ended 31 March 2026

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

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

Opinion

We have audited the internal financial controls with reference to financial statements of Hospitalia Eastern Private Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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 financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were 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 financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to 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 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



**Annexure B to the Independent Auditor's Report on the financial statements
of Hospitalia Eastern Private Limited for the year ended 31 March 2026
(Continued)**

statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include 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 controls 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.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.: 101248W/W-100022



Akash Singhal

Partner

Place: Gurugram

Date: 24 August 2026

Membership No.: 533505

ICAI UDIN: 26533505JPXELN8348

HOSPITALIA EASTERN PRIVATE LIMITED
BALANCE SHEET AS AT MARCH 31, 2026

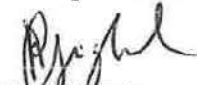
Particulars	Notes	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
ASSETS			
A. Non-current assets			
(a) Property, plant and equipment	4a	11,788.40	11,718.97
(b) Capital work-in-progress	4b	113.60	134.70
(c) Other intangible assets	5a	5.09	5.69
(d) Financial assets			
(i) Other financial assets	6	6.17	6.17
(e) Non-current tax assets (net)	8	109.30	31.93
(f) Other non-current assets	9	149.33	157.03
Total non-current assets (A)		12,171.89	12,057.49
B. Current assets			
(a) Inventories	10	98.09	119.66
(b) Financial assets			
(i) Trade Receivables	11	254.64	164.93
(ii) Cash and cash equivalents	12	9.01	7.22
(c) Other current assets	9	44.81	43.06
Total current assets (B)		406.55	334.87
Total assets (A+B)		12,578.44	12,392.36
EQUITY AND LIABILITIES			
A. Equity			
(a) Equity share capital	14	5.10	5.10
(b) Other equity		(28,304.31)	(26,179.41)
Total equity (A)		(28,299.21)	(26,174.31)
Liabilities			
B. Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	13	7,085.99	5,822.17
(b) Provisions	15	36.75	21.08
Total non-current liabilities (B)		7,122.74	5,843.25
C. Current liabilities			
(a) Financial liabilities			
(i) Borrowings	13	17,565.74	17,788.68
(ii) Trade payables			
- Total outstanding dues of micro enterprises and small enterprises	16	66.94	101.24
- Total outstanding dues of creditors other than micro enterprises and small enterprises	16	518.97	407.16
(iii) Other financial liabilities	17	15,393.46	14,206.94
(b) Other current liabilities	18	203.13	217.73
(c) Provisions	15	6.67	1.67
Total current liabilities (C)		33,754.91	32,723.42
Total liabilities (B+C)		40,877.65	38,566.67
Total equity and liabilities (A+B+C)		12,578.44	12,392.36

See accompanying notes forming part of these financial statements

1-40

In terms of our report attached

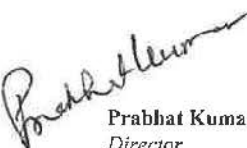
For **BSR & Co. LLP**
Chartered Accountants
Firm Registration No 101248W/W-100022


Akash Singh
Partner
Membership No: 533505

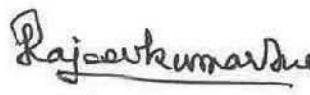
Place: Gurugram
Date: August 24, 2026



For and on behalf of the board of directors of
HOSPITALIA EASTERN PRIVATE LIMITED


Prabhat Kumar
Director
DIN: 03109484

Place: Gurugram
Date: August 24, 2026


Rajeev Kumar Dua
Director
DIN: 06974102

Place: Gurugram
Date: August 24, 2026

HOSPITALIA EASTERN PRIVATE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2026

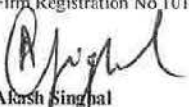
Particulars	Notes	For the year ended March 31, 2026 (Rupees in lacs)	For the year ended March 31, 2025 (Rupees in lacs)
I Revenue from operations	19	4,457.82	2,607.40
II Other income	20	5.28	3.80
III Total income (I+II)		4,463.10	2,611.20
IV Expenses			
(i) Purchase of medical consumable and drugs		1,168.68	734.45
(ii) Changes in inventories of medical consumable and drugs	21	21.57	(12.75)
(iii) Employee benefits expense	22	542.16	412.10
(iv) Finance cost	23	2,215.98	2,215.53
(v) Depreciation and amortisation expense	24	437.58	680.57
(vi) Other expenses	25	2,195.68	1,729.97
Total expenses (IV)		6,581.65	5,759.87
V Loss before exceptional and tax item (III-IV)		(2,118.55)	(3,148.67)
VI Exceptional Item	26 & 39	8.11	4,223.99
VII Loss before tax (V-VI)		(2,126.66)	(7,372.66)
VIII Tax Expense			
(i) Current tax	7	-	-
(ii) Deferred tax	7	-	-
IX Loss after tax for the year (VII-VIII)		(2,126.66)	(7,372.66)
Other comprehensive income/(loss)			
Items that will not be reclassified to profit or loss			
(a) Remeasurements of the defined benefit plans		1.76	(0.19)
X Total other comprehensive income/(loss)		1.76	(0.19)
XI Total comprehensive loss for the year (IX+X)		(2,124.90)	(7,372.85)
Loss per equity share of Rs. 10 each			
(i) Basic (in Rs.)	32	(4,169.92)	(14,456.20)
(ii) Diluted (in Rs.)	32	(4,169.92)	(14,456.20)

See accompanying notes forming part of these financial statements

I-40

In terms of our report attached

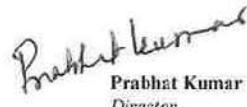
For **BSR & Co. LLP**
Chartered Accountants
Firm Registration No 101248W/W-100022


Akash Singhal
Partner
Membership No: 533505

Place: Gurugram
Date: August 24, 2026



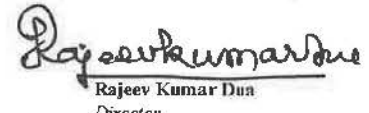
For and on behalf of the board of directors of
HOSPITALIA EASTERN PRIVATE LIMITED


Prabhat Kumar
Director
DIN: 03109484

Place: Gurugram
Date: August 24, 2026






Rajeev Kumar Dua
Director
DIN: 06974102

Place: Gurugram
Date: August 24, 2026

HOSPITALIA EASTERN PRIVATE LIMITED
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	For the year ended March 31, 2026 (Rupees in lacs)	For the year ended March 31, 2025 (Rupees in lacs)
Cash flows from operating activities	(2,126.66)	(7,372.66)
Loss before tax		
Adjustments for:		
Exceptional item	-	4,223.99
Provision/liabilities no longer required written back	(0.19)	(1.58)
Finance costs	2,215.98	2,215.53
Depreciation and amortisation expense	437.58	680.57
Allowance for doubtful trade receivables	17.87	5.24
	544.58	(248.91)
Working capital adjustments		
Increase in trade receivables	(107.57)	(145.46)
(Decrease) /increase in inventories	21.57	(12.75)
Increase in other financial assets and other assets	(3.14)	(7.22)
(Decrease)/increase in other liabilities and financial liabilities	(15.95)	19.98
Increase in trade payables	77.49	15.09
Increase in provisions	20.67	10.42
Cash generated /(used) in operations	537.65	(368.85)
Income taxes paid	(74.37)	(11.39)
Net cash generated / (used) in operating activities (A)	463.28	(380.24)
Cash flows from investing activities		
Purchase of property, plant and equipment and intangible assets	(517.16)	(1,045.66)
Net cash used in investing activities (B)	(517.16)	(1,045.66)
Cash flows from financing activities (Refer note 13(c))		
Repayment of non-current borrowings	(378.12)	(1,695.95)
Proceeds from long term borrowings	2,050.00	3,610.00
Repayment of current borrowings (net)	(370.00)	-
Interest paid	(978.46)	(601.52)
Net cash generated from financing activities (C)	323.42	1,312.53
Net increase/(decrease) in cash and cash equivalents (A+B+C)	269.54	(113.37)
Total cash and cash equivalents at the beginning of the year	(397.07)	(283.70)
Cash and cash equivalents at the end of the year (refer note 12)	(127.53)	(397.07)

(a) The cash flow statement has been prepared in accordance with "Indirect Method" as set out on Indian Accounting Standard-7 on "Statement of Cash flows".

(b) The Company has paid Rs Nil for the year ended March 31, 2026 and March 31, 2025 towards Corporate Social Responsibility (CSR) expenditure.

See accompanying notes forming part of these financial statements 1-40

In terms of our report attached

For BSR & Co. LLP

Chartered Accountants

Firm Registration No 101248W/W-100022


Akash Singh
 Partner
 Membership No: 533505

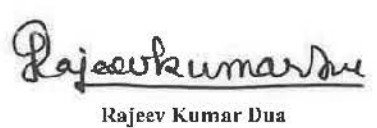
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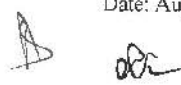
For and on behalf of the board of directors of
HOSPITALIA EASTERN PRIVATE LIMITED


Prabhat Kumar
 Director
 DIN: 03109484

Place: Gurugram
 Date: August 24, 2026


Rajeev Kumar Dua
 Director
 DIN: 06974102

Place: Gurugram
 Date: August 24, 2026



HOSPITALIA EASTERN PRIVATE LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2026

Particulars	(Rupees in lacs)			
	Equity	Reserves and Surplus		Total
	Equity share capital	Deemed Equity*	Retained earnings	Total other equity
Balance at April 01, 2024	5.10	228.14	(19,034.70)	(18,806.56)
Loss for the year	-	-	(7,372.66)	(7,372.66)
Other comprehensive loss for the year, net of income tax	-	-	(0.19)	(0.19)
Balance as at March 31, 2025	5.10	228.14	(26,407.55)	(26,179.41)
Loss for the year	-	-	(2,126.66)	(2,126.66)
Other comprehensive income for the year, net of income tax	-	-	1.76	1.76
Balance as at March 31, 2026	5.10	228.14	(28,532.45)	(28,304.31)

*Deemed equity represents the difference between the fair value and the carrying value of the interest free loan granted by Fortis Healthcare Limited, the Intermediate Holding Company and Fortis Hospitals Limited, fellow subsidiary in earlier years.

See accompanying notes forming part of these financial statements

1-40

In terms of our report attached

For **BSR & Co. LLP**
Chartered Accountants
Firm Registration No 101248W/W-100022


Akash Singhal
Partner
Membership No: 533505

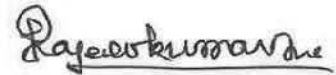
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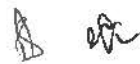
For and on behalf of the Board of Directors of
HOSPITALIA EASTERN PRIVATE LIMITED


Prabhat Kumar
Director
DIN: 03109484

Place: Gurugram
Date: August 24, 2026


Rajeev Kumar Dua
Director
DIN: 06974102

Place: Gurugram
Date: August 24, 2026



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

1. Corporate information

Hospitalia Eastern Private Limited ("HEPL" or "the Company"), ("CIN: U45202DL1988PTC033270") was incorporated on September 21, 1988. The Company is a subsidiary of Fortis Health Management Limited ("FHML") w.e.f. October 1, 2011. The ultimate holding company is IHH Healthcare Berhad. The Company primarily operates a multi-specialty hospital in Ludhiana, Punjab. The Company commenced operations of the said hospital in November 2023.

The registered office of the Company is located at Escorts Heart Institute and Research Centre, Okhla Road, New Delhi- 110025 and the corporate office of the Company is located at Tower A, Unitech Business Park, Block – F, South City I, Sector – 41, Gurugram, 122001, Haryana, India.

2. Material accounting policies

This note provides a list of the material accounting policies adopted in the preparation of these standalone financial statements ("financial statements"). The accounting policies adopted are consistent with those of the previous financial year.

(a) Basis of preparation

(i) Statement of compliance

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended notified under Section 133 of Companies Act, 2013, ("the Act") and other relevant provisions of the Act. All the amounts included in the financial statements are reported in lacs of Indian Rupees and are rounded off to two decimals, except per share data.

The financial statements have been authorised for issue by the Company's Board of Directors on August 24, 2026.

(ii) Functional and presentation currency

These financial statements are presented in Indian Rupees, which is also the Company's functional currency. All amounts are in Indian Rupees lacs except share data and per share data, unless otherwise stated.

(iii) Basis of measurement

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

Item basis	Measurement
Net defined benefit (asset)/ liability	Fair value of plan assets less the present value of the defined benefit obligation

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.

(iv) Going concern assumption

As at March 31, 2026, the current liabilities of the Company exceed current assets by Rupees 33,348.36 lacs. Additionally, the net worth of the Company has been fully eroded. As at March 31, 2026, the Company has funds available of Rupees 9.01 lacs and unutilized borrowing facilities sanctioned by banks amounting to Rupees 2,488.46 lacs. Based on its future cash flow projections and continued financial and operational support from its Intermediate Holding Company "Fortis Healthcare Limited", the management believes that the going concern assumption used in preparation of these financial statements is appropriate.



(b) Current versus non-current classification

Based on the time involved between the acquisition of assets for processing and their realization in cash and cash equivalents, the Company has identified twelve months as its operating cycle for determining current and non-current classification of assets and liabilities in the balance sheet.

(c) Measurement of fair values

A number of the accounting policies and disclosures require measurement of fair values, for both financial and non-financial assets and liabilities. Fair values are categorized 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).

The Company has an established control framework with respect to the measurement of fair values. This includes a finance team that has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values.

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 categorized 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 recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

(d) Property, plant and equipment (PPE) and intangible assets

(i) Property, plant and equipment

The cost of an item of property, plant and equipment shall be recognised as an asset if, and only if 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.

Freehold land is carried at cost. All other items of property, plant and equipment are stated at cost, which includes capitalized finance costs, less accumulated depreciation and any accumulated impairment loss. The cost of an item of Property, Plant and Equipment comprises its purchase price, including import duties and other non-refundable taxes or levies, freight, any directly attributable cost of bringing the asset to its working condition for its intended use and estimated cost of dismantling and restoring onsite; any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Advances paid towards acquisition of property, plant and equipment outstanding at each Balance Sheet date, are shown under other non-current assets and cost of assets not ready for intended use before the year end, are shown as capital work-in-progress.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major Components) of property, plant and equipment.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

(ii) Other intangible assets

a) Recognition and measurement

Internally generated other intangible assets:

Expenditure on research activities, undertaken with the prospect of gaining new scientific or technical knowledge and understanding, is recognised in the Statement of Profit and Loss as incurred. Development expenditure including regulatory cost and legal expenses leading to product registration/ market authorisation relating to the new and/or improved product and/or process development is capitalised only if development costs can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable, and the Group intends to and has sufficient resources to complete development and to use the asset. The expenditure capitalised includes the cost of materials, direct labour, overhead costs that are directly attributable to preparing the asset for its intended use, and directly attributable finance costs (in the same manner as in the case of property, plant and equipment). Other development expenditure is recognised in the Statement of Profit and Loss as incurred.

Intangible assets acquired separately are measured on initial recognition at cost. An intangible asset is recognised only if it is probable that future economic benefits attributable to the asset will flow to the Company and the cost of the asset can be measured reliably. After initial recognition, other intangible assets are measured at cost less accumulated amortization and any accumulated impairment loss.

b) Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates and the cost of the asset can be measured reliably. All other expenditure is recognised in profit or loss as incurred.

c) Amortisation

Amortisation is calculated to write off the cost of intangible assets less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognised in depreciation and amortisation in Statement of profit and loss.

Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

(iii) Depreciation and amortisation methods, estimated useful lives and residual value

Depreciation is provided on straight line basis on the original cost/ acquisition cost of assets or other amounts substituted for cost of property, plant and equipment as per the useful life specified in Part 'C' of Schedule II of the Act, read with notification dated 29 August 2014 of the Ministry of Corporate Affairs, except for the following classes of property, plant and equipment which are depreciated based on the internal technical assessment of the management as under:

Category of assets	Management estimate of useful life	Useful life as per Schedule II
Buildings	3-30 years	60 years
Plant and machinery	3- 15 years	15 years
Medical equipment	2-13 years	13 years
Computers	3 years	3 years
Furniture and fittings	4-10 years	10 years
Office equipment	5 years	5 years



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Estimated useful lives of the other intangible assets are as follows:

Category of assets	Management estimate of useful life
Computer software	3-6 years

Depreciation and amortization on property, plant and equipment and intangible assets added/disposed off during the year has been provided on pro-rata basis with reference to the date/month of addition/disposal.

Depreciation and amortization methods, useful lives and residual values are reviewed at the end of each reporting period and adjusted if appropriate.

Freehold land is not depreciated.

(iv) Derecognition

A property, plant and equipment and intangible assets is derecognized on disposal or when no future economic benefits are expected from its use and disposal. Losses arising from retirement and gains or losses arising from disposal of a tangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss.

(e) Impairment of non-financial assets

The Company's non-financial assets other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows (i.e. corporate assets) are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment loss recognized in respect of a CGU is allocated to the assets of the CGU (or company of CGUs) on a pro rata basis.

In respect of other assets for which impairment loss has been recognized in prior periods, the Company reviews at reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

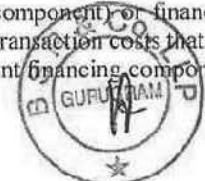
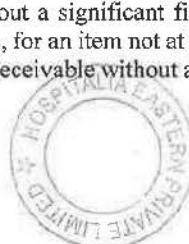
(f) Financial instrument

A Financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Initial recognition and measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus or minus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Financial assets

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVPL)
- Equity instruments measured at fair value through other comprehensive income (FVOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if the asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset or the amortised cost of the financial liability. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in other income in the Statement of Profit and Loss. The losses arising from impairment are recognised in the Statement of Profit and Loss. This category generally applies to trade and other receivables.

Debt instrument at FVOCI

A 'debt instrument' is classified as at the FVOCI if the objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and the asset's contractual cash flows represent SPPI.

Debt instruments included within the FVOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the other comprehensive income (OCI). On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified to the Statement of Profit and Loss. Interest earned whilst holding FVOCI debt instrument is reported as interest income using the EIR method.

Debt instrument at FVPL

FVPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVOCI, is classified as at FVPL. In addition, at initial recognition, the Company may irrevocably elect to designate a debt instrument, which otherwise meets amortised cost or FVOCI criteria, as at FVPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

Debt instruments included within the FVPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss.

Impairment of financial assets

The Company recognizes loss allowance using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all financial assets with contractual cash flows other than trade receivable, ECLs 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 ECL (or reversal) that is required to adjust the loss allowance at the reporting date is recognised as an impairment gain or loss in the Statement of Profit and Loss.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Credit-impaired financial assets

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 debtor;
- a breach of contract such as a default;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the balance sheet

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

Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a company of similar financial assets) is primarily derecognized (i.e., removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Write-off of financial assets

The gross carrying amount of a financial asset is written off when the Company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. The Company expects no significant recovery from the amount written 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.

Financial liabilities

Financial liabilities are classified as measured at amortised cost or FVPL. A financial liability is classified as at FVPL 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 FVPL are measured at fair value and net gains and losses, including any interest expense, are recognised in Statement of Profit and 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 Statement of Profit and Loss. Any gain or loss on derecognition is also recognized in Statement of Profit and Loss.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

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.

Interest free loan

The Company has taken interest free loans from its group companies. Such interest free loans are measured at fair values determined using a present value technique with inputs that include future cash flows and discount rates that reflect assumptions that market participants would apply in pricing such loans. The difference between the transaction price and the fair value of such loans have been recognised as a deemed equity in the financial statements of the Company. The loan component is subsequently measured at amortised costs and recognised using effective interest rate method.

(g) Inventories

Inventories are valued at lower of cost and net realisable value except scrap, which is valued at net estimated realisable value.

The Company uses weighted average method to determine cost for all categories of inventories except for goods in transit which is valued at specifically identified purchase cost. Cost includes all costs of purchase, and other costs incurred in bringing the inventories to their present location and condition inclusive of non-refundable (adjustable) taxes wherever applicable.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale. The comparison of cost and net realisable value is made on an item-by-item basis.

(h) Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less.

For the purpose of cash flow statement, cash and cash equivalent includes cash in hand, in banks, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts that are repayable on demand and are considered part of the cash management system.

(i) Contingent liabilities and contingent assets

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent liabilities and commitments are reviewed by the management at each balance sheet date.

Contingent assets are neither recognised nor disclosed in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an inflow of economic benefits will arise, the asset and related income are recognised in the period in which the change occurs.



(j) Provisions

A provision is recognized 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. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. When some or all the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received, and the amount of the receivable can be measured reliably. A contract is considered to be onerous when the expected economic benefits to be derived by the Company from the contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision for an onerous contract is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before such a provision is made, the Company recognizes any impairment loss on the assets associated with that contract.

Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. If it is no longer probable that the outflow of resources would be required to settle the obligation, the provision is reversed.

(k) Revenue recognition

Revenue primarily comprises fees charged under contract for in-patient and out-patient hospital services and also includes sale of products comprising medical and non-medical items. Hospital services include charges for accommodation, medical professional services, equipment, radiology, laboratory and pharmaceutical goods used in treatments given to Patients.

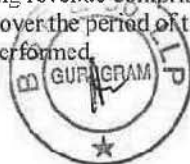
Contracts with customers could include promises to transfer multiple services/ products to a customer. The Company assesses the product/ services promised in a contract and identifies distinct performance obligation in the contract. Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of services rendered and goods sold is net of variable consideration on account of various discounts and schemes offered by the Company as part of the contract including claims. Further, the Company also determines whether the performance obligation is satisfied at a point in time or over a period of time. These judgments and estimations are based on various factors including contractual terms and historical experience.

Revenue from in-patient hospital services is recognised over the period of time, as and when services are performed. Revenue from outpatient hospital services is recognised at a point in time when patient has actually received the service. Revenue from sale of products is recognised at the point in time upon transfer of control of products to customers at the time of delivery of goods to the customers.

Revenue includes only those sales for which the Company has acted as a principal in the transaction, takes title to the products, and has the risks and rewards of ownership, including the risk of loss for collection, delivery and returns. Any revenue transaction for which the Company has acted as an agent or broker without assuming the risks and rewards of ownership have been reported on a net basis.

Excess of revenue earned over billings on contracts is recognised as unbilled revenue. Unbilled revenue is classified as trade receivable when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms. Unearned and deferred revenue ("contract liability") is recognised as other current liability when there is billings in excess of revenues.

Other operating revenue comprises of revenue from various ancillary revenue generating activities which is recognized over the period of time, in accordance with the terms of the relevant agreements, as and when services are performed.



(I) Employee benefits

Short-term employee benefits

All employee benefits falling due within twelve months of the end of the period in which the employees render the related services are classified as short-term employee benefits, which include benefits like salaries, wages, short term compensated absences, performance incentives, etc. and are recognised as expenses in the period in which the employee renders the related service and measured accordingly. Short term employee benefits are measured on an undiscounted basis.

Post-employment benefits

Post-employment benefit plans are classified into defined benefit plans and defined contribution plans as under:

a) Gratuity

The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. The plan provides for a lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount based on the respective employee's salary and the tenure of employment. The liability in respect of gratuity is recognised in the books of account based on actuarial valuation by an independent actuary.

b) Provident fund

The Company makes contribution to Regional Provident Fund Commissioner for its employees. This is treated as defined contribution plan. The Company's contribution to the provident fund is charged to statement of profit and loss.

Other long-term employee benefits:

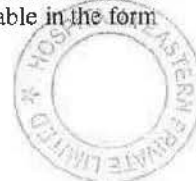
As per the Company's policy, eligible leaves can be accumulated by the employees and carried forward to future periods to either be utilised during the service, or encashed. Encashment can be made during service, on early retirement, on withdrawal of scheme, at resignation and upon death of the employee. Accumulated compensated absences are treated as other long-term employee benefits.

Termination benefits are recognised as an expense when, as a result of a past event, the Company has a present obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation.

Actuarial valuation

The liability in respect of all defined benefit plans and other long-term benefits is accrued in the books of account on the basis of actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method. The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the Balance Sheet date, having maturity periods approximating to the terms of related obligations.

Remeasurement gains and losses on other long-term benefits are recognised in the statement of profit and loss in the year in which they arise. Remeasurement gains and losses in respect of all defined benefit plans 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 recognized immediately in the Statement of Changes in Equity with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost. Gains or losses on the curtailment or settlement of any defined benefit plan are recognised when the curtailment or settlement occurs. Any differential between the plan assets (for a funded defined benefit plan) and the defined benefit obligation as per actuarial valuation is recognised as a liability if it is a deficit or as an asset if it is a surplus (to the extent of the lower of present value of any economic benefits available in the form of plan assets from the plan or reduction in future contribution to the plan).



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Past service cost is recognised as an expense in the statement of profit and loss on a straight-line basis over the average period until the benefits become vested. To the extent that the benefits are already vested immediately following the introduction of, or changes to, a defined benefit plan, the past service cost is recognised immediately in the statement of profit and loss. Past service cost may be either positive (where benefits are introduced or improved) or negative (where existing benefits are reduced).

(m) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds including interest expense on lease liability. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. General and specific borrowing costs that are directly attributable to the construction or production or development of a qualifying asset are capitalized as part of the cost of that asset. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. All other borrowing costs are expensed in the period in which they occur.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization. Ancillary costs incurred in connection with the arrangement of borrowings are amortised over the period of such borrowings.

(n) Taxation

Income tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to a business combination, or items recognised directly in equity or in OCI. Interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets.

Current taxes

Current tax comprises the best estimate of 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 payable or receivable is the best estimate of the tax amount expected to be paid or received after considering uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

Deferred taxes

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is also recognized in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- temporary differences arising on the initial recognition of assets or liabilities in a transaction that
 - is not a business combination; and
 - at the time of transaction (i) affects neither accounting nor taxable profit or loss and (ii) does not give rise to equal taxable and deductible temporary differences;
- temporary differences related to investments in subsidiaries, associates or joint arrangements, to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets (DTA) include Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Unrecognized deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

used. Deferred tax is measured at the tax rates that are expected to be applied to the period when the asset is realized 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 assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

(o) Foreign currency translation

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the date of the transaction. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at balance sheet date exchange rates are generally recognised in Statement of Profit and Loss.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets such as equity investments classified as FVOCI are recognised in other comprehensive income (OCI).

(p) Statement of cash flows

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated. The company considers all highly liquid investments that are readily convertible to known amounts of cash to be cash equivalents.

(q) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:

- the profit/ (loss) attributable to owners of the Company
- by the weighted average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares issued during the year.

(ii) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after-income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

(r) Operating segments

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM"). Revenues, expenses, assets and liabilities, which are common to the enterprise



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

as a whole and are not allocable to segments on a reasonable basis, have been treated as "unallocated revenues/ expenses/ assets/ liabilities", as the case may be.

The Company is primarily engaged in the business of healthcare services which is the only reportable business segment.

(s) Exceptional items

On certain occasions, the size, type or incidence of an item of income or expense, pertaining to the ordinary activities of the Company is such that its disclosure improves the understanding of the performance of the Company. Such income or expense is classified as an exceptional item and accordingly, disclosed in the financial statements.

3. Critical estimates and judgements

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

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

Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment in the year ending March 31, 2026 is included in the following notes:

- Financial instruments - Note 31
- Fair value measurement – Note 31(b)(v)
- Estimated impairment of financial assets and non-financial assets – Note 6, 9, 11
- Recognition and estimation of tax expense including deferred tax– Note 7
- Assessment of useful life and residual value of property, plant and equipment and other intangible asset – Note 2(d)(iii)
- Estimation of assets and obligations relating to employee benefits (including actuarial assumptions) – Note 30
- Recognition and measurement of contingency: Key assumption about the likelihood and magnitude of an outflow of resources – Note 36
- Measurement of ECL allowance for trade receivables and other assets – Note 11
- Recognition of deferred tax assets: availability of future taxable profits against which deductible temporary differences and tax losses carried forward can be utilized – Note 7

4. Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

A. Amendments effective during the year

In May 2025, MCA notified amendments to Ind AS 21 – The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025.

The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

In August 2025, MCA notified the following amendment to:

- i. Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 –
- ii. The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date, and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of



IIOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

- liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.
- iii. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments – Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has not entered into any supplier finance arrangements and hence, does not impact any disclosure requirement.
- iv. Ind AS 12, International Tax Reform – Pillar Two Model Rules, applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and requires the Company to disclose that it has applied the relief. This relief is immediate and applies retrospectively. There is no impact of the amendment on the financial statements.

B. Standards issued but not yet effective

Pursuant to the amendment to Ind AS 1 – Presentation of Financial Statements, where an entity breaches a loan covenant on or before the reporting date and the liability becomes payable on demand, it must be classified as current, even if the lender subsequently agrees not to demand repayment. It is classified as current because, at the reporting date, the entity does not have the right to defer settlement for at least 12 months. However, if the lender has already provided, by the reporting date, a grace period extending at least 12 months beyond that date, during which the breach can be rectified and repayment cannot be demanded, the liability is classified as non-current.

This amendment is to be applied retrospectively for annual reporting periods beginning on or after 01 April 2026, in accordance with Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors. The Company does not expect a significant impact of this amendment on the Standalone Financial Statements.

Further, on 12 August 2026, the MCA notified the following amendments applicable for annual reporting periods beginning on or after 01 April 2026:

- i. Ind AS 109 and Ind AS 107, Financial instruments with contingent features - The amendment introduces a structured SPPI assessment for financial instruments with ESG-linked or other contingent features, allowing amortised cost/FVOCI measurement if such features do not significantly alter contractual cash flows.
- ii. Ind AS 109, Settlement through electronic payments – The amendment provides an optional exception that permits earlier derecognition for electronic payments when payment instructions are irrevocable, funds are inaccessible, and settlement risk is insignificant.
- iii. Ind AS 101, Ind AS 109, Ind AS 107, Ind AS 110, Ind AS 7 - Annual improvements and clarifications have been introduced across Ind AS standards, including alignment of trade receivable measurement with Ind AS 115 and clearer derecognition guidance for lease liabilities under Ind AS 109. Additional updates refine hedge accounting, financial instrument disclosures, control assessment, and cash flow reporting terminology.

The Company does not expect a significant impact of these amendments on the financial statements.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

4a	Property, plant and equipment										(Rupees in Lacs)
Particulars	Freehold land	Buildings	Plant and machinery	Medical equipment	Furniture and fittings	Computers	Office equipment	Vehicles	Total		
Gross carrying amount											
As at April 01, 2024	3,780.00	7,448.58	2,476.83	2,052.33	348.49	116.68	18.79	-	16,241.70		
Additions	-	56.54	296.66	230.36	-	17.22	2.60	-	603.38		
Disposals	-	-	-	-	-	-	-	-	-		
As at March 31, 2025	3,780.00	7,505.12	2,773.49	2,282.69	348.49	133.90	21.39	-	16,845.08		
Additions	-	-	32.93	454.69	2.70	3.74	0.94	11.41	506.41		
Disposals	-	-	-	-	-	-	-	-	-		
As at March 31, 2026	3,780.00	7,505.12	2,806.42	2,737.38	351.19	137.64	22.33	11.41	17,351.49		
Accumulated depreciation											
As at April 01, 2024	-	84.80	56.39	52.53	11.90	15.78	1.34	-	222.74		
Charge for the year	-	250.24	176.95	171.04	34.85	41.94	4.36	-	679.38		
Disposals	-	-	-	-	-	-	-	-	-		
Impairment (refer note 39(b))	-	1,700.06	1,282.59	1,042.58	152.36	38.47	7.93	-	4,223.99		
As at March 31, 2025	-	2,035.10	1,515.93	1,266.15	199.11	96.19	13.63	-	5,126.11		
Charge for the year	-	190.70	93.18	109.02	17.42	23.01	2.27	1.38	436.98		
Disposals	-	-	-	-	-	-	-	-	-		
As at March 31, 2026	-	2,225.80	1,609.11	1,375.17	216.53	119.20	15.90	1.38	5,563.09		
Carrying value											
As at March 31, 2025	3,780.00	5,470.02	1,257.56	1,016.54	149.38	37.71	7.76	-	11,718.97		
As at March 31, 2026	3,780.00	5,279.32	1,197.31	1,362.21	134.66	18.44	6.43	10.03	11,788.40		

Notes:

- (a) Property, plant and equipment are hypothecated against loan taken by the Company refer note 13 and 29.
(b) The Company has not revalued its property, plant and equipment during the current and previous year.
(c) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
(d) The Company does not have any immovable property, whose title deeds are not held in the name of the Company and no immovable property is jointly held with others.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

4b. Capital work-in-progress

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Opening balance	134.70	206.96
Additions*	485.31	531.12
Transfer to property, plant and equipment	(506.41)	(603.38)
Closing balance	113.60	134.70

* The Company accounts for all capitalization of property, plant and equipment through capital work in progress and therefore the movement in capital work in progress is the difference between closing and opening balance of capital work in progress as adjusted in additions to property, plant and equipment.

Aging schedule:

As at March 31, 2026

Capital work-in-progress	Amount in Capital work-in-progress for a period of				(Rupees in lacs)
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	72.85	32.02	8.73	-	113.60
Total	72.85	32.02	8.73	-	113.60

As at March 31, 2025

Capital work-in-progress	Amount in Capital work-in-progress for a period of				(Rupees in lacs)
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	125.97	8.73	-	-	134.70
Total	125.97	8.73	-	-	134.70

There is no project whose completion is overdue or has exceeded its cost compared to its original plan as at March 31, 2026 and March 31, 2025.

5a. Other intangible assets

Particulars	(Rupees in lacs)	
	Computer Software	Total
Gross carrying amount		
As at April 01, 2024	7.08	7.08
Additions	0.21	0.21
Disposals	-	-
As at March 31, 2025	7.29	7.29
Additions	-	-
Disposals	-	-
As at March 31, 2026	7.29	7.29
Accumulated amortisation		
As at April 01, 2024	0.41	0.41
Charge for the year	1.19	1.19
Disposals	-	-
As at March 31, 2025	1.60	1.60
Charge for the year	0.60	0.60
Disposals	-	-
As at March 31, 2026	2.20	2.20
Carrying amount:		
As at March 31, 2025	5.69	5.69
As at March 31, 2026	5.09	5.09



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
6 Other financial assets (unsecured)		
<u>Non-Current - at amortised cost</u>		
Considered good		
Security deposits	6.17	6.17
Total	6.17	6.17

7 Deferred tax assets (net)		
	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Deferred tax assets	0.46	0.27
Deferred tax liabilities	(0.46)	(0.27)
	-	-

No deferred tax assets have been recognised as at balance sheet date as in the absence of certainty of future taxable profits, deferred tax assets has been recognised only to the extent of deferred tax liability.

The following is the analysis of the movement in deferred tax assets/ (liabilities) presented in financial statements:-

Deferred tax assets/(liabilities) in relation to:

	Deferred tax recognised as at April 01, 2025	Charge / (credit) to Profit or loss	Charge / (credit) to other comprehensive income	Deferred tax recognised as at March 31, 2026	Unrecognised deferred tax as at March 31, 2026	Total deferred tax as at March 31, 2026
Deferred tax liabilities						
(a) Intangible assets	0.27	0.19	-	0.46	-	0.46
	0.27	0.19	-	0.46	-	0.46
Deferred tax assets						
(a) Property, plant and equipment	0.27	0.19	-	0.46	603.44	603.90
(b) Defined benefit obligation	-	-	-	-	12.41	12.41
(c) Unabsorbed losses and depreciation/amortisation	-	-	-	-	2,846.28	2,846.28
(d) Disallowance under section 43B(h)	-	-	-	-	3.59	3.59
(e) Provision for expected credit loss on receivables	-	-	-	-	9.31	9.31
	0.27	0.19	-	0.46	3,475.03	3,475.49
Deferred tax assets (net)	-	-	-	-	3,475.03	3,475.03

Deferred tax assets/(liabilities) in relation to:

	Deferred tax recognised as at April 01, 2024	Credit / (charge) to Profit or loss	Credit / (charge) to other comprehensive income	Deferred tax recognised as at March 31, 2025	Unrecognised deferred tax as at March 31, 2025	Total deferred tax as at March 31, 2025
Deferred tax liabilities						
(a) Property, plant and equipment	114.37	(114.37)	-	-	-	-
(b) Intangible assets	0.15	0.12	-	0.27	-	0.27
	114.52	(114.25)	-	0.27	-	0.27
Deferred tax assets						
(a) Property, plant and equipment	-	0.27	-	0.27	895.85	896.12
(b) Defined benefit obligation	3.85	(3.85)	-	-	7.10	7.10
(c) Unabsorbed losses and depreciation/amortisation	99.66	(99.66)	-	-	1,902.95	1,902.95
(d) Disallowance under section 43B(h)	11.01	(11.01)	-	-	12.27	12.27
(e) Provision for expected credit loss on receivables	-	-	-	-	2.41	2.41
	114.52	(114.25)	-	0.27	2,820.58	2,820.85
Deferred tax assets (net)	-	-	-	-	2,820.58	2,820.58



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Income tax		
Recognised in statement of profit and loss		
Current tax		
(a) Current income tax charge for the year	-	-
Deferred tax charge		
(a) Deferred tax for the year	-	-
Tax expense recognised through statement of profit and loss	-	-
Recognised in other comprehensive income		
Deferred tax charge		
Tax related to items that will not be reclassified to profit or loss	-	-
Tax recognised through other comprehensive income	-	-
The income tax expense for the year can be reconciled to the accounting loss as follows:		
Loss before tax	(2,126.66)	(7,372.66)
Enacted income tax rate in India	31.20%	31.20%
Income tax charge calculated	(663.52)	(2,300.27)
Deferred tax asset not recognised based on the projected future taxable profits	654.45	2,304.64
Others	9.07	(4.37)
Income tax expense (including deferred tax) recognised in	-	-
Details of expiration of losses:		
Unabsorbed depreciation		
No expiry		
Total		
	As on March 31, 2026	As on March 31, 2025
	Gross Amount	Gross Amount
	Tax effect	Tax effect
	3,628.55	761.89
	1,132.12	237.71
	3,628.55	761.89
	1,132.12	237.71
Unused Long Term Capital Loss		
2032-33	3,434.73	3,434.73
Total	3,434.73	3,434.73
Business Loss		
2028-29	41.10	41.10
2029-30	26.82	26.82
2030-31	13.63	13.63
2031-32	23.42	23.42
2032-33	1,233.92	1,233.92
2033-34	2,479.55	3,998.42
2034-35	1,675.69	522.82
	5,494.13	5,337.31
	1,714.17	1,665.24
8 Non-current tax assets		
Advance income tax	109.30	34.93
	109.30	34.93



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
9 Other assets (unsecured)		
(a) Non-current		
Considered good		
Capital advances	41.54	50.41
Prepaid expenses	10.02	8.65
Balance with government authorities	97.97	97.97
	149.33	157.03
Considered doubtful		
Advance against leasehold land (refer note - 35)	194.78	194.78
Less: Loss allowance	(194.78)	(194.78)
	-	-
	149.33	157.03
(b) Current		
Considered good		
Staff advance	1.27	0.96
Security deposit	1.79	0.39
Advance to vendors	10.55	12.85
Prepaid expenses	31.20	28.86
	44.81	43.06
10 Inventories		
Valued at lower of cost and net realisable value		
Medical consumables, drugs and others	98.09	119.66
	98.09	119.66
Note: Current assets are hypothecated against loan taken by the company refer note 29		
11 Trade receivables		
Current		
(unsecured, unless stated otherwise)		
(a) Considered good		
From others		
-Billed	226.86	127.75
-Unbilled	51.73	33.04
From related parties (refer: note- 27)	5.90	11.86
Less: Loss allowance	(29.85)	(7.72)
	254.64	164.93

Trade receivables are unsecured and are derived from revenue earned from providing healthcare and other ancillary services. No interest is charged on the outstanding balance, regardless of the age of the balance. In accordance with Ind AS 109, the Company applies Expected Credit Loss (ECL) model for measurement and recognition of impairment loss towards expected risk of delays and default in collection. The Company has used a practical expedient by computing the expected credit loss allowance based on a provision matrix. Management makes specific provision in cases where there are known specific risks of customer default in making the payments. The provision matrix takes into account historical credit loss experience and adjusted for forward-looking information. The expected credit loss allowance is based on the ageing of the days the receivables are due and the rates as given in the provision matrix. The Company does not have any significant concentration of exposures to specific category of customer. The provision matrix at the end of the reporting period is as follows:

Ageing	Expected credit allowance%	
	March 31, 2026	March 31, 2025
0 - 1 year	0% - 6%	0% - 7%
1 - 2 year	1% - 17%	1% - 17%
2 - 3 year	0%	0%
More than 3 years	0%	0%

The movement in Expected Credit Loss during the year is as follows:

Particulars	March 31, 2026	March 31, 2025
Balance at the beginning of the year	7.72	-
Addition/adjustment of provision	22.13	7.72
Balance at the end of the year	29.85	7.72

The Company does not required collateral in respect of trade receivables. The Company does not have trade receivables for which no loss allowance is recognised because of collateral.

Ageing schedule of trade receivables
As at March 31, 2026

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	175.91	36.55	16.19	4.11	-	-	232.76
(ii) Undisputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(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	-	-	-	-	-	-	-
Total	175.91	36.55	16.19	4.11	-	-	232.76
Less: Allowance for doubtful trade receivables - Billed							(29.85)
Trade receivables - unbilled							202.91
							51.73
							254.64



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	As at March 31, 2026 (Rupees in lacs)						As at March 31, 2025 (Rupees in lacs)
As at March 31, 2025							
Particulars	Not due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	125.39	11.02	3.19	0.01	-	-	139.61
(ii) Undisputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(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	-	-	-	-	-	-	-
Total	125.39	11.02	3.19	0.01	-	-	139.61
Less: Allowance for doubtful trade receivables - Billed							(7.72)
							131.89
Trade receivables - unbilled							33.04
							164.93
Note: Current assets are hypothecated against loan taken by the Company refer note 29							
12 Cash and cash equivalents							
Cash on hand						9.01	6.83
Balances with banks							
-in current accounts						-	0.39
Cash and cash equivalents as per balance sheet						9.01	7.22
Bank overdrafts (refer note 13)						(136.54)	(404.29)
Cash and cash equivalents as per statement of cash flow						(127.53)	(397.07)
13 Borrowings							
(a) Non-current							
Secured - measured at amortised cost							
Term loan from Banks (refer note - 29(ix))						-	2,872.17
Unsecured - measured at amortised cost							
(a) Term loan from Banks (refer note - 29(ix))						2,085.99	-
(b) Loan from related parties (refer note - 29(iii) and (iv))						5,000.00	2,950.00
						7,085.99	5,822.17
(b) Current							
Secured - measured at amortised cost							
(a) Bank overdraft (refer note 29(ix))						136.54	404.29
(b) Current maturities of long term borrowings (refer note - 29(ix))						-	70.63
Unsecured - measured at amortised cost							
(a) 700,000 (700,000 as at March 31, 2025) 13.15% Non- convertible debentures (NCDs) of Rs. 1,000 each (refer note -29(i))						7,000.00	7,000.00
(b) 780,000 (780,000 as at March 31, 2025) Optionally convertible debentures (OCDs) of Rs. 1,000 each (refer note -29(ii))						7,800.00	7,800.00
(c) Loan from related parties (refer note - 29 (iii), (v) and (vi))						618.10	988.10
(d) Interest free loan from related party (refer note - 29 (vii))						142.41	135.65
(e) 90,000 (90,000 as at March 31, 2025) 10% redeemable non cumulative preference shares of Rs. 10 each (refer note - 29(viii))						1,350.00	1,350.00
(f) 400,000 (400,000 as at March 31, 2025) 10% redeemable non cumulative preference shares of Rs. 10 each (refer note - 29(viii))						40.00	40.00
(g) Current maturities of long term borrowings (refer note - 29(ix))						478.69	-
						17,565.74	17,788.68
(c) Changes in liabilities arising from financing activities							
Particulars					Non current borrowings (including	Current borrowings	Interest accrued

Particulars	Non current borrowings (including current maturities)	Current borrowings	Interest accrued
As at April 01, 2024	3,978.75	17,595.56	12,368.79
Proceeds from borrowings	3,610.00	-	-
Repayment of borrowings	(1,695.95)	-	-
Reclassification of bank overdraft ##	-	18.13	-
Finance cost expenses	-	-	2,215.33
Finance cost paid	-	-	(601.52)
Interest on interest free loan #	-	4.36	(4.36)
As at March 31, 2025	5,892.80	17,718.05	13,978.44
As at April 01, 2025	5,892.80	17,718.05	13,978.44
Proceeds from borrowings	2,050.00	-	-
Repayment of borrowings	(378.12)	(370.00)	-
Reclassification of bank overdraft ##	-	(267.75)	-
Finance cost expenses	-	-	2,215.98
Finance cost paid	-	-	(978.46)
Interest on interest free loan #	-	6.75	(6.75)
As at March 31, 2026	7,564.68	17,087.05	15,209.21

Non cash items - Interest on interest free loan from Fortis Healthcare limited and Fortis Hospitals Limited of Rs. 6.75 lacs (Previous year Rs. 4.36 lacs)

Bank overdraft has been reclassified from current borrowings to cash and cash equivalent for the purpose of preparation of cash flow statement.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
14. Equity share capital		
Share capital		
Authorised		
4,500,000 (4,500,000 as at March 31, 2025) equity shares of Rs. 10 each	450.00	450.00
500,000 (500,000 as at March 31, 2025) 10% non cumulative redeemable preference shares of Rs. 10 each	50.00	50.00
Total authorised share capital	500.00	500.00
Issued, subscribed and fully paid up		
51,000 (51,000 as at March 31, 2025) equity shares of Rs. 10 each	5.10	5.10
Total issued, subscribed and fully paid up share capital	5.10	5.10

(a) Reconciliation of the shares outstanding at the beginning and at the end of the year

Equity shares

Particulars	For the year ended March 31, 2026		For the year ended March 31, 2025	
	Number	Rupees in lacs	Number	Rupees in lacs
At the beginning of the year	51,000	5.10	51,000	5.10
Issued during the year	-	-	-	-
Outstanding at the end of the year	51,000	5.10	51,000	5.10

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of Rupees 10 per share. Each holder of equity shares is entitled to one vote per share. Where dividend is proposed by the Board of Directors, it is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the current and previous year, there has been no dividend proposed by the Board of Directors. 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 amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

(c) Shares held by the holding company

Name of shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of shares held	Rupees in lacs	No. of shares held	Rupees in lacs
Fortis Health Management Limited, the holding company*	51,000	5.10	51,000	5.10
Total	51,000	5.10	51,000	5.10

*including 6 equity shares held by its nominees.

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

Name of shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of shares held	% of Holding	No. of shares held	% of Holding
Fortis Health Management Limited, the holding company*	51,000	100	51,000	100

*including 6 equity shares held by its nominees.

(e) For the period of five years immediately preceding the date of the balance sheet, there were no share allotment made for consideration other than cash and also no bonus shares were issued. Further, there has been no buyback of shares during the period of five years preceding the date of balance sheet.

(f) Details of shares held by promoters

As at March 31, 2026

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Fortis Health Management Limited, the holding company*	51,000	-	51,000	100.00%	-

As at March 31, 2025

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Fortis Health Management Limited, the holding company*	51,000	-	51,000	100.00%	-

*including 6 equity shares held by its nominees.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
15. Provisions		
(a) Non-current		
Provision for employee benefits		
(i) Provision for gratuity (refer note 30)	25.96	13.63
(ii) Provision for compensated absences	10.79	7.45
	36.75	21.08
(b) Current		
Provisions for employee benefits		
(i) Provision for gratuity (refer note 30)	0.75	0.31
(ii) Provision for compensated absences	2.26	1.36
Others		
(i) Provision for contingencies*	3.66	-
	6.67	1.67
*Provision for contingencies :		

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Opening balance	-	-
Add: Provision made during the year	3.66	-
Less: Reversal during the year	-	-
Closing balance	3.66	-

Provision for contingencies is made against refund due to the patients, which is expected to be settled in due course.

16 Trade payables-unsecured		
- Total outstanding dues of micro enterprises and small enterprises (refer note - 33)	66.94	101.24
- Total outstanding dues of creditors other than micro enterprises and small enterprises	518.97	407.16
	585.91	508.40
Of the above trade payables amounts due to related parties are as below:		
Trade Payables due to related parties (refer note 27)	137.15	115.32

Ageing schedule

As at March 31, 2026

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	30.43	32.54	3.97	-	-	66.94
(ii) Others	157.92	37.88	317.71	5.20	0.26	-	518.97
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
Total							585.91

As at March 31, 2025

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	60.69	33.48	7.07	-	-	101.24
(ii) Others	124.95	139.13	141.15	1.43	0.50	-	407.16
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
Total							508.40

17 Other financial liabilities (unsecured)

Current

(a) Interest accrued and due on borrowings (refer note 29(i), 29(ii), 29(iii), 29(iv), 29(v), 29(vi))	14,850.07	13,614.67
(b) Interest accrued but not due on borrowings (refer note 29(i))	358.62	358.62
(c) Interest accrued but not due on term loan and bank overdraft	0.52	5.15
(d) Capital creditors*	179.03	219.96
(e) Payable to employees	4.29	7.14
(f) Security deposit	0.93	1.40
	15,393.46	14,206.94

*includes payable to micro enterprises and small enterprises amounting to Rs. 87.65 lacs (previous year: Rs. 57.36 lacs)

18 Other liabilities

Current

(a) Contract liability - advance from patients	15.72	15.97
(b) Statutory dues payables	187.41	201.75
	203.13	217.73



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	For the year ended March 31, 2026 (Rupees in lacs)	For the year ended March 31, 2025 (Rupees in lacs)
19. Revenue from operations		
I. Revenue from contracts with customers		
(A) Sale of services		
Healthcare services		
(i) Operating income - in patient department	3,854.34	2,083.36
(ii) Operating income - out patient department	525.63	419.17
(iii) Income from medical services	1.60	1.47
Less: Trade discounts	(167.31)	(99.70)
	<u>4,214.26</u>	<u>2,404.30</u>
(B) Sale of products - Trading		
(i) Pharmacy	229.94	195.76
Less: Trade discounts	(0.15)	(3.57)
	<u>229.79</u>	<u>192.19</u>
I. Total revenue from contracts with customers (A+B)	<u>4,444.05</u>	<u>2,596.49</u>
Disaggregation of revenue from contract with customers:		
Timing of revenue recognition		
Goods transferred at a point in time	229.79	192.19
Services transferred at a point in time	516.14	409.69
Services transferred over the period of time	3,698.12	1,994.61
Total revenue from contracts with customers	<u>4,444.05</u>	<u>2,596.49</u>
Contract balances		
Contract assets (unbilled revenue)	51.73	33.04
Contract liabilities (advance from patient)	15.72	15.97
Out of the contractual balances, the revenue recognised during the current year is the balancing number for opening and closing balances of contract asset and contract liabilities.		
II. Other operating revenues		
(i) Provision/liabilities no longer required written back	0.19	1.58
(ii) Income from rent	11.29	7.43
(iii) Miscellaneous income	0.90	1.90
(iv) Income from Academic Services	1.39	-
II. Total other operating revenues	<u>13.77</u>	<u>10.91</u>
Total revenue from operations (I+II)	<u>4,457.82</u>	<u>2,607.40</u>
20. Other income		
(a) Scrap sale	3.03	2.94
(b) Interest on Income tax refund	2.25	0.86
	<u>5.28</u>	<u>3.80</u>
21. Changes in inventories of medical consumable and drugs		
(a) Inventory at the beginning of the year	119.66	106.91
(b) Inventory at the end of the year	98.09	119.66
Changes in inventories [(a)-(b)]	<u>21.57</u>	<u>(12.75)</u>
22. Employee benefits expense		
(a) Salaries, wages and bonus	469.45	373.38
(b) Gratuity expense (Refer note 30)	8.46	5.56
(c) Compensated absences	5.85	3.37
(d) Contribution to provident and other funds	26.12	21.00
(e) Staff welfare expenses	32.28	8.79
	<u>542.16</u>	<u>412.10</u>



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Particulars	For the year ended March 31, 2026 (Rupees in laes)	For the year ended March 31, 2025 (Rupees in laes)
23. Finance costs		
(a) Interest expenses		
- on optionally convertible debentures (refer note 27)	640.38	702.00
- on interest free loan from related parties (refer note 27)	6.75	4.36
- on non convertible debentures measured at amortised cost (refer note 27)	920.50	920.50
- on loans from related parties (refer note 27)	400.30	162.26
- on term loans	195.52	355.67
- on cash credit	41.10	63.89
- on defined benefit plan and other long term obligations	1.77	0.78
- on others	9.66	6.07
	2,215.98	2,215.53
24. Depreciation and amortisation expense		
(a) Depreciation of property, plant and equipment	436.98	679.38
(b) Amortisation of intangible assets	0.60	1.19
	437.58	680.57
25. Other expenses		
(a) Legal and professional fee (Refer note (i) below)	12.40	25.66
(b) Rates and taxes	10.93	20.23
(c) Contractual manpower	157.65	127.86
(d) Housekeeping expenses including consumables	76.41	75.25
(e) Patient food and beverages	54.40	56.20
(f) Pathology laboratory expenses	103.16	64.52
(g) Professional and consultation fees to doctors	1,238.38	967.83
(h) Printing and stationary	17.42	13.08
(i) Marketing and business promotion	70.62	54.81
(j) Allowance for doubtful receivables	17.87	5.24
(k) Repairs and maintenance		
- Buildings	2.67	1.13
- Plant and machinery	190.44	110.36
- Others	12.80	5.71
(l) Power and fuel	170.49	159.48
(m) Rent	-	5.67
(n) Travel and conveyance	14.13	12.74
(o) Communication expenses	15.89	9.95
(p) Insurance	15.62	13.73
(q) Radiology expenses	13.07	-
(s) Miscellaneous expenses	1.33	0.52
	2,195.68	1,729.97
Note:		
(i) Auditors' remuneration comprises (excluding indirect tax)		
(a) Audit fee	3.54	3.54
(b) Out of pocket expenses	0.49	0.35
	4.03	3.89
26. Exceptional items		
(a) Impairment of Property, Plant and Equipment in Ludhiana hospital (refer note 39(b))	-	4,223.99
(b) One time impact of new labour code (refer note 39(a))	8.11	-
	8.11	4,223.99



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

27 Related party disclosures

Names of the related parties and related party relationship

Ultimate holding company	IEH Healthcare Berhad
	Integrated Healthcare Holdings Limited
Intermediate Holding Company	Parkway Pantai Limited
	Northern TK Venture Pte Limited
	Fortis Healthcare Limited ('FHL')
Holding company	Fortis Health Management Limited ('FHML')
	International Hospital Limited ('IHL')
	Fortis Hospitals Limited ('FHL')
Fellow subsidiaries (parties with whom transactions have taken place)	Escorts Heart Institute and Research Centre Limited ('EHIRCL')
	Fortis Hospitel Limited ('FHTL')
	Escort Heart and Super Speciality Hospital Limited ('EHSSH')
	Agilus Diagnostics Limited
Key management personnel ('KMP') / Director	Mr. Ranjan Bihari Pandey, Non-Executive Director
	Mr. Rajeev Kumar Dua, Non-Executive Director
	Mr. Prabhat Kumar, Non-Executive Director

Summary of related party transactions

Transactions details	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Finance cost		
Interest on non-convertible debentures		
Fortis Healthcare Limited	920.50	920.50
Interest on loan from related parties		
Fortis Health Management Limited	394.79	128.77
International Hospital Limited	2.21	10.86
Fortis Healthcare Limited	3.30	22.63
Interest on optionally convertible debentures		
International Hospital Limited	640.38	702.00
Interest on interest free loan (at effective interest rate)		
Fortis Hospitals Limited	5.15	3.32
Fortis Healthcare Limited	1.60	1.04
Interest paid during the year		
International Hospital Limited	118.79	-
Fortis Healthcare Limited	448.57	-
Brand Fees Expense		
Fortis Healthcare Limited	10.62	-
Hospital services provided to employees of		
Fortis Hospitals Limited	1.19	-
Hospital service taken for employees from		
Fortis Hospitals Limited	2.03	-
Fortis Healthcare Limited	2.35	-
Expense incurred on behalf of the company by		
Fortis Hospitals Limited	1.47	-
Fortis Healthcare Limited	4.70	-
Expense incurred by the company on behalf of		
Fortis Hospitals Limited	0.10	-
Receiving of medical services		
Fortis Hospitals Limited	20.98	-
Loan taken during the year from related parties		
Fortis Health Management Limited	2,050.00	2,950.00
Loan repaid during the year		
International Hospital Limited	120.00	-
Fortis Healthcare Limited	250.00	-
Transfer of employee benefit liability to Company from		
Fortis Hospitals Limited	1.40	5.00
Transfer of employee benefit liability from Company to		
Fortis Hospitals Limited	0.98	1.43
Pathology laboratory expenses		
Agilus Diagnostics Limited	101.37	64.52



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Balance outstanding at the year end

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Loan from related parties		
Fortis Health Management Limited	5,618.10	3,568.10
International Hospital Limited	-	120.00
Fortis Healthcare Limited	-	250.00
Non-convertible debentures		
Fortis Healthcare Limited	7,000.00	7,000.00
Optionally convertible debentures		
International Hospital Limited	7,800.00	7,800.00
Interest accrued on		
Loan from related parties		
Fortis Health Management Limited	795.70	400.91
International Hospital Limited	1.70	120.49
Fortis Healthcare Limited	-	75.54
Optionally convertible debentures		
International Hospital Limited	8,958.84	8,382.50
Non-convertible debentures		
Fortis Healthcare Limited (including interest accrued, but not due amounting to Rs. 358.62 lacs (previous year: Rs. 358.62 lacs))	5,452.45	4,993.85
Redeemable preference shares		
Fortis Health Management Limited	1,390.00	1,390.00
Trade Payable		
Agilus Diagnostics Limited	24.03	21.29
Fortis Hospitals Limited	101.45	91.78
Fortis Health Management Limited	-	2.23
Fortis Healthcare Limited	11.67	-
Trade Receivable		
Fortis Hospitals Limited	5.90	11.86
Interest free loans (undiscounted)		
Fortis Hospitals Limited	101.85	101.85
Fortis Healthcare Limited	31.83	3.83

28 Commitments

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Estimated amount for contracts remaining to be executed on capital account and not provided for -Property, plant and equipment (Net of capital advance of Rupees 41.34 lacs (Previous year: Rupees 50.41 lacs))	120.49	110.72

a) The Company has other commitments, for purchase/sales orders which are issued after considering requirements as per operating cycle for purchase/sale of services, employee's benefit. The company does not have any long-term commitments or material non-cancellable contractual commitments/ contracts, including derivative contracts for which there were any material foreseeable losses.

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

29 Borrowings

i) Non-convertible debentures (NCDs)

a) The Company issued NCDs to RHT Health Trust Services Pte. Limited on October 24, 2017. On January 15, 2019 RHT Health Trust Services Pte. Limited sold these NCDs to Fortis Healthcare Limited. The details are as follows:

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Number of NCDs	700,000	700,000
Principal amount outstanding (Rupees in lacs)	7,000.00	7,000.00
Accrued interest (including interest accrued, but not due amounting to Rs. 358.62 lacs (previous year: Rs. 358.62 lacs))	5,452.45	4,993.85
Rate of Interest (o.a.)	12.15%	13.15%
Terms of redemption	The maturity date of NCDs is October 30, 2035	



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

As per the terms of the agreement dated October 24, 2017, the above NCDs were secured through Axis Trustee Services Limited ("Trustee"), wherein the following charge was created against the debentures issued:

1. By pledging freehold land at Ludhiana (along with built-up property)
2. Current and future fixed movable assets of Ludhiana clinical establishment.
3. Charge has been created on the bank accounts maintained at Ludhiana and Corporate locations w.e.f. January 15, 2019
4. Corporate Guarantee by EHSSHL, FHML and IHL.

Effective December 23, 2019 Axis Trustee Services Limited had satisfied the above said charge based on the no objection certificate dated September 4, 2019 from Fortis Healthcare Limited. Accordingly, these NCDs were disclosed as unsecured.

b) The principal amount of NCDs is repayable on October 30, 2035 and the interest on NCDs is payable on half yearly basis. As per the terms of the agreement, consequent to the default in payment of interest in the earlier years, the outstanding principal and interest is repayable on demand. Further, the Board of Directors of Fortis Healthcare Limited have confirmed through an extension letter that they will not call for the outstanding interest and/ or principal till the time, the Company is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by Fortis Healthcare Limited and accordingly, these have been classified as current

ii) Optionally convertible debentures (OCDs)

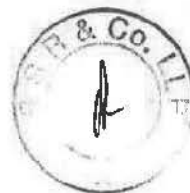
a) The Company issued OCDs to International Hospital Limited on September 17, 2012. The details of OCDs are summarised below:

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Number of OCDs issued	780,000	780,000
Principal amount outstanding (Rupees in lacs)	7,800.00	7,800.00
Accrued interest	8,958.84	8,382.50
Rate of Interest (p.a.)	8.21%	9.00%
Terms of redemption	The maturity date of OCD is September 16, 2030 or earlier by giving six months' notice.	

b) In case of OCDs, only the lender has the option to convert the outstanding amount into equity shares of the Company. Also, both the parties have the option of early redemption by giving six month's notice.

The interest on the OCDs is payable on monthly basis or can be deferred up to a period of 5 years on a mutually agreed basis which has already been expired.

As per the terms of the agreement, consequent to the default in payment of interest in the earlier years, the outstanding principal and interest is repayable on demand. Further the Board of Directors of International Hospital Limited have confirmed through an extension letter that they will not call for the outstanding interest and/ or principal till the time, the Company is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by International Hospital Limited and accordingly, these have been classified as current.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

iii) Loan from related party

a) The Company had obtained a loan from Fortis Health Management Limited. The details are as follows:

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Principal amount outstanding (Rupees in lacs)	618.10	618.10
Accrued interest (Rupees in lacs)	391.24	335.36
Rate of Interest (p.a.)	9.05%	9.05%

b) As per the terms of the agreement, consequent to the default in payment of interest in the earlier years, the outstanding principal and interest is repayable on demand.

c) During the previous year, the loan term has been further extended till March 31, 2031, with rate of interest being 9.05% with effect from April 01, 2024.

d) Further, the Board of Directors of Fortis Health Management Limited have confirmed through an extension letter that they will not call for the outstanding interest and/ or principal till the time, the Company is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by Fortis Health Management Limited and accordingly, these have been classified as current.

iv) Loan from related party

a) The Company had obtained a loan from Fortis Health Management Limited. The details are as follows:

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Principal amount outstanding (Rupees in lacs)	5,000.00	2,950.00
Accrued interest (Rupees in lacs)	404.46	65.55
Rate of Interest (p.a.)	8.21%	9.05%

b) As per the terms of the agreement, interest on loan shall become due & payable on a yearly basis at the end of financial year or any other date as mutually agreed between the parties. A grace period of 15 working days from due date is available to the borrower.

c) As per the terms of the agreement, the loan is repayable on or before March 31st, 2031. The maturity date of loan may be extended as mutually agreed between the parties.

d) As per the terms of the agreement, consequent to default in payment of two consecutive installments & interest amount, the borrower shall be liable to pay liquidated damages at the rate of 1% of the defaulted amount from the end of the grace period till the date of full payment.

v) Loan from related party

a) The Company had obtained a loan from International Hospital Limited. The details are as follows:

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Principal amount outstanding (Rupees in lacs)	-	120.00
Accrued interest (Rupees in lacs)	1.70	120.49
Rate of Interest (p.a.)	9.05%	9.05%

b) As per the terms of the loan agreement dated March 31, 2017, principal amount is repayable on March 31, 2019 and the interest is payable on demand or as mutually agreed between the parties and as per the terms of the agreement, consequent to the default in payment of interest in the earlier years, the outstanding principal and interest is repayable on demand.

c) During the previous year the loan term was further extended till March 31, 2026, with rate of interest being 9.05% with effect from April 01, 2024.

d) Further, the Board of Directors of International Hospital Limited have confirmed through an extension letter that they will not call for the outstanding interest and/ or principal till the time, the Company is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by International Hospital Limited and accordingly, these have been classified as current.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

vi) Loan from related party

a) The Company had obtained a loan from Fortis Healthcare Limited. The details are as follows:

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Principal amount outstanding (Rupees in lacs)	-	259.00
Accrued interest (Rupees in lacs)	-	75.54
Rate of Interest (p.a.)	8.21%	9.05%

b) As per the terms of the loan agreement dated April 30, 2020, the principal amount is repayable on March 31, 2022 and the interest is payable on a yearly basis. As per the terms of the agreement, consequent to the default in payment of interest in the earlier years, the outstanding principal and interest is repayable on demand.

c) During the previous year the loan term was further extended till March 31, 2026, with rate of interest being 8.21% with effect from April 01, 2025.

d) Further, the Board of Directors of Fortis Healthcare Limited have confirmed through an extension letter that they will not call for the outstanding interest and/ or principal till the time, the Company is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by Fortis Healthcare Limited and accordingly, these have been classified as current.

vii) Interest free loan from related party

a) The Company had received interest free loan amounting to Rs. 1,761.85 lacs from Fortis Hospitals Limited and Rs. 31.83 lacs from Fortis Healthcare Limited in tranches starting from July 2014 till February 2016. This loan is refundable upon completion of construction of clinical establishment at Ludhiana or as mutually agreed between the parties. Using prevailing market interest rate of interest (9%) for an equivalent loan, fair value of the loan was computed and difference between transaction value and fair value was recognized as advance received from customer since as per terms of agreement, the loan amount was adjustable against service fees as per HMSA which was expected to be entered post completion of hospital.

However, considering the operations are being run by the company itself, no HMSA has been entered into. Interest expense is computed at effective rate of interest at end of each financial year.

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Principal amount outstanding (Rupees in lacs)	1,793.68	1,793.68
Fair value of loan (a)	1,576.42	1,576.42
Interest expense (b)	5.75	4.36
Accrued interest (Rupees in lacs) (C)	-	-
Amount repaid (Rupees in lacs) (d)	1,660.00	1,660.00
Amount of loan outstanding (e)	142.41	135.66

Further, the Board of Directors of Fortis Healthcare Limited and Fortis Hospitals Limited have confirmed through an extension letter that they will not call for the outstanding interest and/ or principal till the time, the Company is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by Fortis Healthcare Limited and Fortis Hospitals Limited and accordingly, these have been classified as current.

viii) 10% Redeemable non-cumulative preference share capital

i) The Company issued 10% redeemable non-cumulative preference shares to Fortis Health Management Limited (originally to Vectra Pharmaceuticals Private Limited) on April 4, 2011.

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Number of preference share issued	90,000	90,000
Principal amount (Rupees in lacs)	9.00	9.00
Redemption Amount (Rupees in lacs)	1,350.00	1,350.00
Terms of redemption	The maturity date of preference shares is April 03, 2031 or early redemption by giving notice of 30 days	

The Board of Directors of Fortis Health Management Limited have agreed to extend timelines via extension letter that they will not call for the outstanding amount till the time, Hospitalia Eastern Private Limited is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by Fortis Health Management Limited and accordingly, these have been classified as current.

(ii) The Company issued 10% redeemable non-cumulative preference shares to Fortis Health Management Limited on October 1, 2011.

Particulars	As at March 31, 2026 (Rupees in lacs)	As at March 31, 2025 (Rupees in lacs)
Number of preference share issued	400,000	400,000
Principal amount outstanding (Rupees in lacs)	40.00	40.00
Redemption amount (Rupees in lacs)	40.00	40.00
Terms of redemption	The maturity date of preference shares is September 27, 2029 or early redemption by giving notice of 30 days	

The Board of Directors of Fortis Health Management Limited have agreed to extend timelines via extension letter that they will not call for the outstanding amount till the time, Hospitalia Eastern Private Limited is in a position to make these payments. However, the Company does not have a substantive right to defer the payment in case demanded by Fortis Health Management Limited and accordingly, these have been classified as current.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

ix) Term loan and overdraft from banks

I. Long-term borrowings (including current maturities)		(Rupees in lacs)	
Particulars	31-Mar-26		31-Mar-25
	Non-current	Current	Non-current
A. Term loan from banks^			
During the previous year, the facility from HSBC was secured against the first pari passu charge on moveable fixed and current assets of HEPL and exclusive charge cumulatively on certain immovable fixed assets of International Hospital Limited (IHL) (Noida and Faridabad), Fortis Hospital Limited (FHTL) (Gurgaon), and Hospitalia Eastern Private Limited (HEPL) (Mall Road, Ludhiana) with minimum assets cover of 1.25x. During the current year the credit facility from HSBC bank has become unsecured.	707.50	141.50	909.00
During the previous year, the facility from HSBC was secured against the first pari passu charge on moveable fixed and current assets of HEPL and exclusive charge cumulatively on certain immovable fixed assets of International Hospital Limited (IHL) (Noida and Faridabad), Fortis Hospital Limited (FHTL) (Gurgaon), and Hospitalia Eastern Private Limited (HEPL) (Mall Road, Ludhiana) with minimum assets cover of 1.25x. During the current year the credit facility from HSBC bank has become unsecured.	1,378.49	327.19	1,962.17
Total	2,085.99	478.69	2,872.17

Security and guarantee details	Repayment terms	31-Mar-26	31-Mar-25
A. Bank overdrafts- Secured			
The facility from HSBC is secured against the first pari-passu over current assets and moveable fixed assets of HEPL, both present and future except the machinery, vehicles specifically financed by other bank / Financial institutions.	On demand	136.54	404.29
Total		136.54	404.29

Terms of interest:

- Term Loans carry an interest from 7.12% p.a. to 8.90% p.a. (previous year 7.7% p.a. to 9.0% p.a.).
- Overdraft / Working capital demand loans carry an interest from 7.30% p.a. to 8.30% p.a. (previous year 8.4% p.a. to 9.4% p.a.).



30 Employee Benefit Plans:

30.1 Defined Contribution Plan

The Company's contribution towards its Provident Fund Scheme and Employee State Insurance Scheme are defined contribution retirement plans for qualifying employees. The Company's contribution to the Employees Provident Fund is deposited with regional Provident Fund Commissioner which is recognised by the Income Tax authorities

Contribution to Defined Contribution Plan, recognised as expense in Note 22 - 'Employee benefits expense' for the year, is as under:

	(Rupees in lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
Employer's contribution to provident fund	26.12	21.00

30.2 Defined Benefit Plan

(a) Gratuity

The Company has a defined benefit gratuity plan, where under employee who has completed five years or more (one year for fixed term employee) of service gets a gratuity on departure at 15 days salary (last drawn eligible wages) for each completed year of service. Vesting occurs upon completion of 5 years of service for regular employees and 1 year for fixed term employees. The gratuity is unfunded.

The following table summarizes the components of net benefit expenses recognized in the statement of profit and loss and the amounts recognized in the balance sheet.

(i)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Movement in net liability		
Present value of obligation at the beginning of the year	13.94	6.62
Current service cost	8.46	5.56
Interest cost	1.12	0.43
Amount recognized to OCI	(1.76)	0.19
Obligation transferred to other companies	0.34	2.56
Benefits paid	(0.98)	(1.42)
Past Service Cost	5.59	-
Present value of obligations at the end of the year	26.71	13.94

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Amounts in the balance sheet		
(a) Liabilities	26.71	13.94
(b) Assets	-	-
(c) Net liability/(asset) recognized in the balance sheet	26.71	13.94
Current Liability	0.75	0.31
Non-Current Liability	25.96	13.63
	26.71	13.94



30 Employee Benefit Plans (Cont'd.)

(ii)	Expense recognized in Statement of Profit and Loss is as follows:	For the year ended March 31, 2026	For the year ended March 31, 2025
	Employee Benefit Expense		
	Service cost	8.46	5.56
	Past Service Cost	5.59	-
	Finance Cost		
	Interest cost	1.12	0.43
	Amount charged to Statement of Profit and Loss	15.17	5.99

(iii)	Expense/ (income) recognized in Statement of Other comprehensive income is as follows:	For the year ended March 31, 2026	For the year ended March 31, 2025
	Net actuarial loss / (gain) due to experience adjustment recognized during the year	(1.13)	(0.77)
	Net actuarial loss / (gain) due to assumptions changes recognized during the year	(0.63)	0.96
	Expense/ (Income) charged to Other Comprehensive income	(1.76)	0.19

(iv) The Principal assumptions used in determining gratuity and compensated absences obligation for the Company's plan is shown below:

Principal Actuarial assumptions for Gratuity and compensated absences	For the year ended March 31, 2026	For the year ended March 31, 2025
Rate for discounting liabilities (p.a)	6.75%	6.50%
Expected salary increase rate	7.50%	7.50%
Withdrawal / Employee Turnover Rate (Per annum)		
Age up to 30 years	18.00%	18.00%
Age from 31 to 44 years	6.00%	6.00%
Age above 44 years	2.00%	2.00%
Mortality table used	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)

Notes:

a) Expected benefit payment for the future years.

Year ended	(Rupees in lacs)
March 31, 2027	0.78
March 31, 2028	0.98
March 31, 2029	2.30
March 31, 2030	3.71
March 31, 2031	4.81
March 31, 2032 to March 31, 2036	30.51

b) Weighted average duration of defined benefit obligation is 9 years. (Previous year: 9 years)

c) The discount rates reflect the prevailing market yields of Indian Government securities as at the Balance Sheet date for the estimated term of the obligations.

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

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

Particulars	For the year ended March 31, 2026		For the year ended March 31, 2025	
	Increase	Decrease	Increase	Decrease
Change in discount rate by 0.5%	(1.72)	1.91	(0.96)	1.05
Change in Salary escalation rate by 1%	3.96	(3.30)	2.17	(1.82)
Change in withdrawal rate by 5%	(2.93)	3.60	(1.85)	2.36



31 Financial Instruments

(a) Capital Management

The Company manages its capital to ensure that the Company will be able to continue as a going concern while maximising the return to stakeholders through optimisation of the debt and equity balance.

The capital structure of the Company consists of net debt (borrowings as detailed in note 13 offset by cash and cash equivalents) and total equity of the Company.

The Company is not subject to any externally imposed capital requirements.

The Company's Board of Directors reviews the capital structure of the Company on need basis. As part of this review, the Board of Directors consider the cost of capital and the risks associated with each class of capital. Amongst other things, the Company's objective for capital management is to ensure that it maintains stable capital management by monitoring the financial covenants attached to the interest bearing loans and borrowings.

Gearing ratio

The gearing ratio at end of the reporting period was as follows:

Particulars	(Rupees in lacs)	
	As at March 31, 2026	As at March 31, 2025
Debt*	39,860.93	37,589.29
Less: Cash and bank balances - current	(2.31)	(7.22)
Total net debt (A)	39,858.62	37,582.07
Equity		
Equity share capital	5.10	5.10
Other equity	(28,304.31)	(26,179.41)
Total equity (B)	(28,299.21)	(26,174.31)
Net Debt to Equity Ratio (A/B)	(140.82)%	(143.58)%

*Debt is defined as borrowings and interest accrued.

(h) Financial risk management

Financial risk management objectives

The Company's corporate treasury function provides services to the business, co-ordinates access to domestic and international financial markets, monitors and manages the financial risks including market risk (including currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The Board of Directors manages the financial risk of the Company through internal risk reports which analyse exposure by magnitude of risk.

(i) 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. The Company is not exposed to the currency risk and other price risks.

(ii) Interest rate risk management

The Company is exposed to interest rate risk because Company borrows fund at floating interest rates.

Interest rate sensitivity analysis

The sensitivity analysis below have been determined based on the exposure to interest rates at the end of the reporting period. For floating rate liabilities, the analysis is prepared assuming the amount of the liability outstanding at the end of the reporting period was outstanding for the whole year. A 50-basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

Particulars	(Rupees in lacs)	
	Interest Impact As at March 31, 2026	Interest Impact As at March 31, 2025
If increase by 50 basis point		
Increase / (decrease) in profit or loss before tax for the year	(13.51)	(16.74)
Increase / (decrease) in other equity	(10.15)	(12.53)
If decrease by 50 basis point		
Increase / (decrease) in profit or loss before tax for the year	13.51	16.74
Increase / (decrease) in other equity	10.11	12.53

(iii) Credit risk management

Credit risk refers to the risk that a counter party will default on its contractual obligations resulting in financial loss to the Company. The Company takes due care while extending any credit as per the approval matrix approved by Board of Directors.

Refer note 12 of the financial statements for carrying amount and maximum credit risk exposure for trade receivables.

Cash and cash equivalents and other bank balances:

The Company held cash and cash equivalents and other bank balances of Rs. 9.01 lacs at March 31, 2026 (March 31, 2025: Rs. 7.22 lacs). The cash and cash equivalents and other bank balances are held with bank and financial institution counterparties, which have high credit ratings assigned by credit-rating agencies.

The company considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The Company uses a similar approach for assessment of ECLs for cash and cash equivalents to those used for debt securities equivalents to those used for debt securities.

(iv) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term, medium-term and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Liquidity risk tables

Ultimate responsibility for liquidity risk management rests with the board of directors. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities. Note given below sets out details of additional undrawn facilities that the Company has at its disposal to further reduce liquidity risk.

As at March 31, 2026

Particulars	Sanctioned limit	Undrawn limit
HSBC Bank (term loan)	3,762.00	1,125.00
HSBC Bank (overdraft facility)	1,500.00	1,363.46

As at March 31, 2025

Particulars	Sanctioned limit	Undrawn limit
HSBC Bank (term loan)	4,067.75	1,125.00
HSBC Bank (overdraft facility)	1,500.00	1,095.71

Liquidity and interest risk tables

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

Particulars	Within 1 year	1-2 year	More than 2 year	Total	Carrying amount
As at March 31, 2026					
Optionally convertible debentures*# (including accrued interest)	-	-	16,758.84	16,758.84	16,758.84
Non-convertible debentures*# (including accrued interest)	-	-	12,452.45	12,452.45	12,452.45
Loan from related parties*# (including accrued interest)	1,414.99	-	5,000.00	6,414.99	6,414.99
Interest free loan from related parties*#	142.41	-	-	142.41	142.41
Redeemable preference shares*#	1,390.00	-	-	1,390.00	1,390.00
Trade payables	585.91	-	-	585.91	585.91
Other financial liabilities-current	184.26	-	-	184.26	184.26
Loan from banks (including accrued interest)	615.75	1,568.50	517.99	2,702.24	2,702.24
Total	4,333.32	1,568.50	34,729.28	40,631.10	40,631.10

Particulars	Within 1 year	1-2 year	More than 2 year	Total	Carrying amount
As at March 31, 2025					
Optionally convertible debentures*# (including accrued interest)	16,182.50	-	-	16,182.50	16,182.50
Non-convertible debentures*# (including accrued interest)	11,093.85	-	-	11,093.85	11,093.85
Loan from related parties*# (including accrued interest)	1,365.04	-	2,950.00	4,335.04	4,335.04
Interest free loan from related parties*#	135.66	-	-	135.66	135.66
Redeemable preference shares*#	1,390.00	-	-	1,390.00	1,390.00
Trade payables	508.40	-	-	508.40	508.40
Other financial liabilities-current	228.50	-	-	228.50	228.50
Loan from banks (including accrued interest)	722.63	730.08	2,617.12	4,069.83	3,352.24
Total	32,746.58	730.08	5,567.12	39,043.78	38,326.19

*# excludes interest payable for future periods

*The Board of Directors of the respective lenders have agreed that they will not call for the outstanding interest and/or principal till the time, the Company is in a position to make these payments. Also refer note 29.

(vi) Fair value measurement

Particulars	Note	(Rupees in lacs)	
		Carrying value as at	
		As at March 31, 2026	As at March 31, 2025
Measured at amortised cost			
i) Financial Assets - Non current			
Other Financial assets	(b)	6.17	6.17
ii) Financial assets - Current			
Trade receivables	(a)	754.64	164.91
Cash and cash equivalents (including other bank balances)	(a)	9.91	7.22
TOTAL		369.32	178.32
Measured at amortised cost			
iii) Financial liabilities - Non current			
Borrowings	(c) / (b)	7,085.99	5,822.17
iv) Financial liabilities - Current			
Borrowings	(a)	17,565.74	17,788.68
Trade payables	(a)	585.91	508.40
Other Financial liabilities	(a)	15,393.45	14,206.94
TOTAL		40,631.10	38,326.19

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

- Fair valuation of financial assets and liabilities with short term maturities is considered as approximate to respective carrying amount due to the short-term maturities of these instruments.
- Fair valuation of non-current financial assets & liabilities has been disclosed to be same as carrying value as there is no significant difference between carrying value and fair value.
- The Company's borrowings have been contracted at floating rates of interest, which resets at short intervals. Accordingly, the carrying value of such borrowings (including interest accrued but not due) is considered equal to its fair value.

There are no transfers between Level 1, Level 2 and Level 3 during the year ended 31 March 2026 and 31 March 2025.

32. Loss per share

Loss per share	Denomination	For the year ended March 31, 2026	For the year ended March 31, 2025
Loss as per statement of profit and loss	Rs. in lacs	(2,126.66)	(7,372.66)
Weighted average number of equity shares in calculating basic EPS	Numbers in lacs	0.51	0.51
Weighted average number of equity shares in calculating diluted EPS	Numbers in lacs	0.51	0.51
Basic EPS	(In Rs.)	(4,169.92)	(14,456.20)
Diluted EPS*	(In Rs.)	(4,169.92)	(14,456.20)

*The Company has issued optionally convertible debentures to International Hospital Limited (lender) on September 17, 2012. These debentures are convertible at the option of the lender at any time on or prior to the maturity date as specified in the agreement i.e. September 16, 2030 into such number of shares and at such price per share as the parties may mutually agree. Number of shares are not fixed as per agreement and these shares will have anti-dilutive effect on EPS, therefore, impact of these potential equity shares has not been considered while computing diluted earnings per share.

33. Details of dues to Micro and Small Enterprises as per MSMED Act, 2006

The Ministry of Micro and Small Enterprises has issued a Notice memorandum dated August 26, 2008 which recommends that the micro enterprises and the small enterprises should mention in their correspondences with the customers the Entrepreneur Memorandum Number as allocated after filing of the memorandum. Accordingly, the below information regarding dues to Micro and Small Enterprises have been determined to the extent such enterprises have been identified on the basis of information available with the Company:



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

S.no	Particulars	(Rupees in lacs)	
		March 31, 2026	March 31, 2025
(a)	The Principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year: - Principal amount due to micro and small enterprises* - Interest due on above	134.59 -	158.60 2.02
(b)	The amount of interest paid by the buyer in terms of the Section 16 of the MSMED Act 2006 along with the amounts of the payments made to the supplier beyond the appointed day during each accounting year	372.52	399.33
(c)	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 MSMED Act 2006	-	-
(d)	The amount of interest accrued and remaining unpaid at the end of each accounting year	2.02	2.02
(e)	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 for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006	-	-

* including payable to micro enterprises and small enterprises included in capital creditors (refer note 17)

34 Segment information

The Company is primarily engaged in the business of healthcare services which is the only reportable business segment as per Ind AS 108 "Operating Segments".

Sales by market- Revenue from external customers by location of customers

The following table shows the distribution of the Company's revenues by geographical market:

Particulars	(Rupees in lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
India	4,457.82	2,607.40
Outside India	-	-
Total	4,457.82	2,607.40

Carrying value of non-current assets- by location of assets

The following table shows the carrying amount of non-current assets (other than financial instruments and deferred tax assets) by geographical area in which the assets are located:

Particulars	(Rupees in lacs)	
	For the year ended March 31, 2026	For the year ended March 31, 2025
India	12,165.72	12,051.32
Outside India	-	-
Total	12,165.72	12,051.32

- 35 On November 8, 2010, the Government of Andhra Pradesh permitted Hyderabad Metropolitan Development Authority to lease out the land to Company for 33 years for the establishment of international quality specialty hospital. The Company had paid an advance amounting to Rs. 194.78 lacs as at March 31, 2026 (Rs. 194.78 lacs as at March 31, 2025) for obtaining the land under lease which is included in advance against leasehold land (included in note 9). However, due to the uncertainties involved in respect to the registration of land, the Company had recognized a provision in books against the advance paid.

36 Contingent liabilities

The Company does not have any pending litigations which would impact its financial position.



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

37. Ratio analysis and it's elements

Sr. No.	Ratio	Numerator	Denominator	March 31, 2026	March 31, 2025	% change	Reason for variance
1	Current Ratio (in times)	Total current assets	Total current liabilities	0.01	0.01	20.44%	NA
2	Debt-Equity Ratio (in times)	Debt consists of borrowings and lease liabilities	Total equity	(0.87)	(0.90)	-3.21%	NA
3	Debt Service Coverage Ratio (in times)	Earning for Debt Service = Net Profit after taxes Non-cash operating expenses + Finance costs + Other non-cash adjustments	Debt service = Interest and lease payments + Principal repayments	0.32	(0.11)	-391.01%	The ratio has increased from (0.11) to 0.32 as at 31 March 2026 on account of reduction in losses during the year when compared with previous year.
4	Return on Equity Ratio (in %)	Profit for the year less Preference dividend (if any)	Average total equity	-7.81%	-14.00%	-44.23%	The ratio has increased from (14%) to (7.81%) as at 31 March 2026 on account of reduction in losses during the year when compared with previous year.
5	Inventory turnover Ratio (in times)	Cost of goods sold	Average Inventory	10.93	6.37	71.62%	The ratio has increased from 6.37 to 10.93 as at 31 March 2026 on account of increase in operations during the year when compared with previous year.
6	Trade Receivables Turnover Ratio (in times)	Revenue from operations (excluding liabilities no longer required written back)	Average trade receivable	21.25	27.48	-22.68%	NA
7	Trade Payables Turnover Ratio (in times)	Net credit purchases = Gross credit purchases - purchase return	Average trade payables	2.14	1.47	45.30%	The ratio has increased from 1.47 to 2.14 as at 31 March 2026 on account of increase in operations during the year when compared with previous year.
8	Net Capital Turnover Ratio (in times)	Revenue from operations (excluding liabilities no longer required written back)	Working capital (i.e. Total current assets less Total current liabilities)	(0.13)	(0.08)	67.09%	The ratio has decreased from (0.08) to (0.13) as at 31 March 2026 on account of decrease in working capital during the year when compared with previous year.
9	Net Profit Ratio (in %)	Net Profit	Revenue from operations (excluding liabilities no longer required written back)	-47.71%	-120.83%	-60.52%	The ratio has increased from (120.83%) to (47.71%) as at 31 March 2026 on account of decrease in losses during the year when compared with previous year.
10	Return on Capital Employed (in %)	Profit before tax and finance costs	Capital employed = Tangible Net worth + Debts + Lease liabilities + Deferred tax liabilities	-2.45%	36.32%	-106.73%	The ratio has decreased from 36.32% to (2.45%) as at 31 March 2026 on account of decrease in losses during the year when compared with previous year.
11	Return on Investment (in %)	Income generated from invested funds	Average invested funds	Cannot be computed	Cannot be computed	NA	NA



HOSPITALIA EASTERN PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

38 As per section 135 of the Companies Act, 2013 and rules therein, the Company is required to spend at least 2% of average net profit of preceding three years towards Corporate Social Responsibility (CSR). However, the Company has incurred cumulative losses, hence the same is not applicable.

39 a) Effective November 21, 2025, the Government of India has consolidated multiple existing labour legislations into a unified framework comprising four Labour Codes collectively referred to as the 'New Labour Codes'. Under Ind AS 19, changes to employee benefit plans arising from legislative amendments constitute a plan amendment, requiring recognition of past service cost immediately in the statement of profit and loss.

The New Labour Codes have resulted in one time increase in provision for employee benefit of the Company. The estimated incremental impact of the same amounting to Rupees 8.61 lacs has been recognised and presented as 'One time impact of new Labour Codes' under 'Exceptional Item' in the statement of Profit & Loss for the year ended March 31, 2026. The Company continues to monitor the finalisation of State Rules and any clarifications from the Government on other aspects of the New Labour Codes and would provide appropriate accounting effect in the relevant period on the basis of such developments as needed.

b) Based on indicators of impairment during the previous year, the management performed an impairment test for the carrying value of property, plant and equipment and intangible assets for Ludhiana hospital. The recoverable value determined based on discounted cash flows was lower than the carrying value during the previous year. Accordingly, impairment loss of Rupees 4,223.99 lacs had been recognized during the year ended March 31, 2025.

The recoverable amount of this CGU was based on value-in-use calculations which use discounted cash flow projections. The fair value measurement has been categorized as Level 3 fair value based on the inputs to the valuation technique used.

The key assumptions used in the estimation of the recoverable amount are set out below. The values assigned to the key assumptions represent management's assessment of future trends in the relevant industries and have been based on historical data from both external and internal sources.

(In percentage) (p.a.)	31-Mar-25
Discount rate	12.26
Terminal value growth rate	4%
Compound average net sales growth rate	10.32

The discount rate is a post-tax measure estimated based on the historical industry's average weighted-average cost of capital.

Management had identified that a reasonably possible change in the key assumptions could cause a change in the amount of impairment loss. The following table shows the amount by which the impairment loss/ (reversal) would change on change in these assumptions, all other factors remaining constant.

Increase/ (decrease) in impairment loss	For the year ended 31st march 2025
Discount rate	
Increase by 1%	12.04
Decrease by 1%	(15.35)
Terminal value growth rate	
Increase by 2%	(22.44)
Decrease by 2%	13.69

40 Other Statutory Information

- (i) The Company does not have any charges or satisfaction which are yet to be registered with ROC beyond the statutory period.
- (ii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (iii) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall :
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (iv) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (v) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (vi) The Company is not declared wilful defaulter by any bank or financial institution or other lender.
- (vii) The Company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.
- (viii) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and the Group (as defined in the regulations made by the Reserve Bank of India) does not have any CIC.
- (ix) The Company has complied with the number of layers prescribed under clause (87) of Section 2 of the Act.
- (x) The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

For BSR & Co. LLP
 Chartered Accountants
 Firm Registration No 101248W/W-100022


 Akash Singhal
 Partner
 Membership No: 533505

Place: Gurugram
 Date: August 24, 2026



For and on behalf of the board of directors of
 HOSPITALIA EASTERN PRIVATE LIMITED


 Prabhat Kumar
 Director
 DIN: 03109184

Place: Gurugram
 Date: August 24, 2026


 Rajeev Kumar Dua
 Director
 DIN: 06974102

Place: Gurugram
 Date: August 24, 2026

