

INDEPENDENT AUDITORS' REPORT

To the Members of
SOBHA CONTRACTING PRIVATE LIMITED

Report on the Audit of Standalone financial statements:

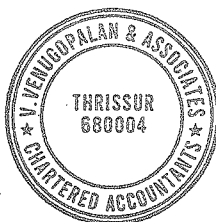
Opinion

We have audited the standalone financial statements of **Sobha Contracting Private Limited**, ('the Company') which comprises the Balance Sheet as at March 31, 2026, and the Statement of Profit and Loss, Statement of Equity and Statement of Cash Flows for the year ended, notes to the financial statements, including the summary of significant 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 standalone financial statements give the information required by the Companies Act, 2013, ('the Act') in the manner so required and give a true and fair view in the conformity with Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standard) Rules, 2015 and other accounting principles generally accepted in India, of the states of affairs of the company as at March 31, 2026, and the loss, 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 Companies Act, 2013. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the financial statements of our audit report. We are independent of the company in accordance with the code of Ethics issued the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provision of the Companies Act 2013 and the Rules there under, 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.



Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the financial statements and our auditor's report thereon. The Annual report is expected to be made available to us after the date of this auditor's report.

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

Responsibility of Management for Standalone Financial Statements

The Company's Board of Directors is responsible for matters stated in section 134(5) of the Companies Act, 2013 with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of Act for safe guarding 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 financial statements that give a true fair view and free from material misstatement, whether due to fraud or error.

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



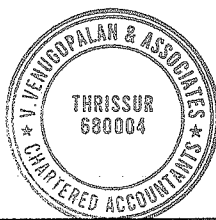
The Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

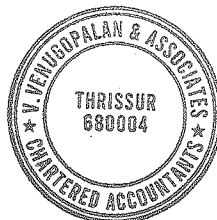
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

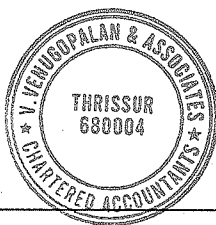
As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure 'A' a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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
- c. The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rules thereon.
- e. On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the comments/remarks relating to the maintenance of the accounts and other connected matters therein, refer to our comments in paragraph (viii) 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure 'B' attached herewith.
- h. 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:
- i. The Company does not have any pending litigations which would impact its financial position;
 - ii. The Company does not have long-term contracts including derivative contracts for which there were any material foreseeable losses
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premiums or any other sources or kinds 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, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries;
 - v. The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Company from any person(s) or entity(ies) including foreign entities ("Funding parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries; and
 - vi. Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (iv) and (v) above, contain any material mis-statement.





V. VENUGOPALAN & ASSOCIATES
CHARTERED ACCOUNTANTS

- vii. No dividend is declared or paid during the year under report by the Company as per the provisions of section 123 of the Companies Act, 2013.
- viii. Based on our examination, which included test checks, and on the basis of information and explanations given to us, the Company has used accounting software (Tally Prime Gold Version) for maintaining its books of accounts which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with. The audit trail has been preserved by the Company as per statutory requirements for record retention.

Place: Thrissur- 4

Date: April 22, 2026

UDIN: 26070112OFELLJ8330

For V. VENUGOPALAN & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No: 010738 S

V. VENUGOPALAN, B Com, FCA (M. No: 70112)
PARTNER

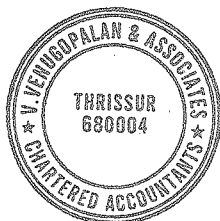


SOBHA CONTRACTING PRIVATE LIMITED
ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT
[As per para 3 and 4 of Companies (Auditor's Report) Order, 2020]

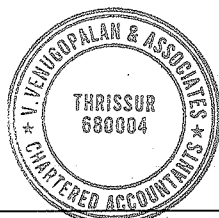
1. In respect of Property, Plant and Equipment:
 - a) The Company does not own any Property, Plant and Equipment and Intangible Assets and hence paragraph 3 (i) sub-clauses (a) to (d) of the Order are not applicable to the Company.
 - e) According to the information and explanation given to us, the Company does not hold any benami property and no proceedings are initiated or pending against the Company under the Benami Transactions (Prohibition) Act, 1988 and the rules made thereunder;
2. In respect of its inventories:
 - a) The Company is engaged in the business of procurement, sale and development of land into residential, commercial complex and plot development. Accordingly, inventories consist of land stock/development work in progress. As explained to us, the management, at reasonable intervals during the year has physically verified such inventories. In our opinion, the coverage and procedure of such verification by the Management is appropriate. As informed to us, no material discrepancies of 10% or more in the aggregate of each class of inventory were noted on such verification.
 - b) The Company has not been sanctioned Working Capital limits at any point of time during the year under report, in excess of five crore rupees in aggregate, from banks or financial institutions on the basis of the security of current assets and hence paragraph 3 (ii) (b) of the Order is not applicable to the Company.
3. (a) During the year under report, the company has not made any investment in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to Companies, Firms, Limited Liability Partnership or any other parties and accordingly, sub-clauses (b) to (f) of the Order is not applicable to the Company.



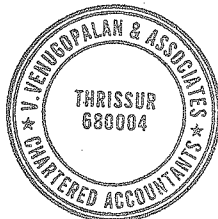
4. During the year under report, the Company has not made any loans, investments or guarantee and security to which the provisions of Section 185 and 186 of the Companies Act, 2013 are applicable and accordingly, clause 3(iv) of the Order is not applicable to the Company.
5. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public and accordingly paragraph 3 (v) of the Order is not applicable to the Company. The Company has accepted unsecured inter-corporate loan (exempt deposits) from its Holding Company and the yearend balance outstanding is ₹455.626million(previous year ₹400.976million) and from one (previous year one) related company (yearend balance outstanding ₹ 226.913million, (previous year ₹224.956million).
6. According to the information and explanation given to us, the Central Government of India has not prescribed maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013 for any of the activities of the Company.
7. In respect of statutory dues:
 - a) According to the information and explanation given to us and on the basis of our examination of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including income tax (TDS) and GST dues/cess, wherever applicable, has been generally regularly deposited with the appropriate authorities and there are no arrears as at financial year end that was outstanding for a period of more than six months from the date they became payable. There are no other undisputed dues outstanding as at March 31, 2026 for a period of more than six months from the date they became payable. As informed to us, the Company is not attracted by the provisions of Provident Fund Act, Employees State Insurance Act, duty of customs, duty of excise, service tax and other statutory dues.
 - b) As informed to us, there are no disputed statutory dues in respect of GST, income tax, sales tax, service tax, duty of customs, duty of excise, VAT, and other statutory dues.



8. During the year under report, there are no transactions not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961, and accordingly, paragraph 3(viii) of the Order is not applicable to the Company.
9. (a) As informed to us, the loans availed by the Company from Holding Company (yearend balance outstanding ₹ 455.626million(previous year ₹400.976million)and Related Parties (yearend balance outstanding ₹ 226.913million, (previous year ₹224.956 million) are repayable on demand. Interest payable on these loans, net of TDS, is ₹ 60.335 million (previous year ₹43.616million). An amount of ₹43.616 millionpertaining to the previous financial year ispaid subsequently during the year under report and ₹60.335 million pertaining to the year under report is not yet paid.
- (b) As per the information and explanation given to us, the Company is not declared as a willful defaulter by any bank or financial institution or other lender.
- (c) As per the information and explanation given to us, the term loans obtained from the Company from the Holding Company and related parties were applied for thepurpose for which these loans were obtained.
- (d) As per the information and explanation given to us, during the year under report, no fundsraised on short term basis have been utilized for long term purposes.
- (e) During the year under report, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates, or joint ventures.
- (f) During the year under report, the Company has not raised any loans on the pledge of the securities held by its subsidiaries, joint ventures or associate companies.
10. (a) During the year under report, no money are raised by way of initial public offer or further public offer (including debt instruments) and hence paragraph 3 (x) (a) of the Order is not applicable.
- (b) During the year under report, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) and hence paragraph 3 (x) (b) of the Order is not applicable.



11. (a) According to the information and explanation given to us, during the year under report, no fraud by the Company or any fraud on the Company has been noticed or reported.
(b) During the year under report, as informed to us, there is no requirement of filing Form ADT 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
(c) As informed to us, during the year under report, the Company has not received any whistle-blower complaint.
12. According to the information and explanation given to us, the Company is not a Nidhi Company and accordingly, paragraph 3 (xii) of the Order is not applicable.
13. According to the information and explanations given to us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with section 188 of the Companies Act, 2013 and the details of such transactions have been disclosed in the financial statements of the Company as required by the applicable accounting standards. As informed to us, the provisions of Section 177 of the Companies Act, 2013 is not applicable to the Company during the year under report.
14. (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Companies Act, 2013.
(b) Since the Company does not have an internal audit system, paragraph 3 (xiv) (b) of the Order is not applicable to the Company.
15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly paragraph 3 (xv) of the Order is not applicable to the Company.
16. (a) According to the information and explanations given to us and based on the examination of the records of the Company, the Company is not required to be registered under Section 45- IA of the Reserve Bank of India Act 1934.



(b) According to the information and explanation given to us and based on our examination of the records of the Company, during the year under report, the Company has not conducted any Non-Banking Financial or Housing Financing activities and hence paragraph 3 (xvi) (b) of the Order is not applicable to the Company.

(c) According to the information and explanation given to us and based on our examination of the records of the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, and hence paragraph 3 (xvi) (c) and (d) of the Order are not applicable to the Company.

17. The Company has incurred cash losses during the financial year under report amounting to ₹202.254 million and had also incurred cash loss amounting to ₹162.203 million in the immediately preceding financial year.

18. During the year under report, there has been no resignation of the statutory auditors and accordingly, paragraph 3 (xviii) of the Order is not applicable.

19. On the basis of the financial ratios, ageing and expected date of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and Management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that the Company is 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.

20. (a) According to the information and explanation given to us, for the year under report, the Company is not attracted by the provisions of Section 135 of the Companies Act, 2013, regarding Corporate Social Responsibility (CSR) and accordingly, paragraph 3 (xx) of the Order is not applicable.





V. VENUGOPALAN & ASSOCIATES
CHARTERED ACCOUNTANTS

21. According to the information and explanation given to us, the Company is not required to prepare a Consolidated Financial Statement and hence there has been no qualification or adverse remarks made by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the Companies included in the consolidated financial statements and accordingly, paragraph 3(xxi) of the Order is not applicable.

Place: Thrissur – 4

Date: April 22, 2026

UDIN: 26070112OFELLJ8330

For V. VENUGOPALAN & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No: 010739 S

V. VENUGOPALAN, B Com, FCA (M. No: 70112)
PARTNER



SOBHA CONTRACTING PRIVATE LIMITED

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT
[Referred to in our report of even date]

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

We have audited the internal financial controls over financial reporting of **SobhaContracting Private Limited** ("the Company") as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

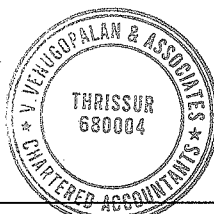
Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the guidance note on audit of internal financial controls over financial reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the guidance note on audit of internal financial controls over financial reporting (the 'Guidance Note') and the standards on auditing (the 'Standards') issued by ICAI and deemed to be prescribed under section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, 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 over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

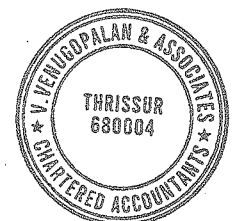
In our opinion, the Company has, in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the guidance note issued by the ICAI.

Place: Thrissur – 4

Date: April 22, 2026

UDIN: 26070112OFELLJ8330 For V. VENUGOPALAN & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No: 010739/S

V. VENUGOPALAN, B Com, FCA (M. No: 70112)
PARTNER



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Sobha Contracting Private Limited
CIN No.U70102KA2007PTC042918
Balance sheet as at March 31, 2026

	Notes	As at 31-Mar-26 ₹ million	As at 31-Mar-25 ₹ million
Assets			
Non- current assets			
Other non-current assets	7	0.232	0.232
Liabilities for current tax (net)		8.575	6.498
Deferred tax assets (net)		89.334	41.202
		98.141	47.932
Current assets			
Inventories	4	815.904	1,035.836
Financial assets			
Trade receivables	5	0.217	0.335
Cash and cash equivalents	6	8.386	26.814
Other current assets	7	10.602	101.567
		835.109	1,164.552
Total assets		933.250	1,212.484
Equity and liabilities			
Equity			
Equity share capital	8	0.100	0.100
Other equity	9	(277.029)	(122.908)
Total equity		(276.929)	(122.808)
Current liabilities			
Financial liabilities			
Borrowings	13	682.539	625.932
Trade payables	10		
-Total outstanding dues of micro enterprises and small enterprises; and		-	-
-Total outstanding dues of creditors other than micro enterprises and small enterprises		333.260	481.374
Other current financial liabilities	11	95.980	57.755
Other current liabilities	12	98.400	170.231
		1,210.179	1,335.292
Total liabilities		1,210.179	1,335.292
Total equity and liabilities		933.250	1,212.484

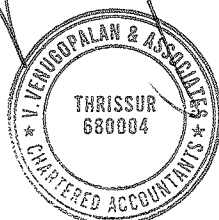
Summary of significant accounting policies 2

The accompanying notes are an integral part of the financial statements.
Subject to our Report of even date

For V Venugopalan & Associates
ICAI Firm registration number 010739S
Chartered Accountants

V Venugopal
Partner
M.No.70112

Place: Thrissur, India
Date: 22-04-2026



For and on behalf of the Board of Directors of
Sobha Contracting Private Limited

I.t.Gen.Mathew Mammen (Retd.)
Director
DIN:01586768

Place: Bengaluru, India
Date: 22-04-2026

M Radhakrishnan
Director
DIN:02226337

LDIN: 260701120FELL38830

Sobha Contracting Private Limited

CIN No.U70102KA2007PTC042918

Statement of profit and loss for the year ended March 31, 2026

	Notes	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Revenue from operations	14	192.146	552.935
Finance income	15	0.084	0.060
Total income		192.230	552.995
Expenses			
Subcontractor and other charges		105.217	209.327
	16	219.932	441.890
(Increase)/ decrease in inventories of land stock and work-in-progress			
Other expenses	17	2.271	3.331
Finance cost	18	67.064	60.650
Total expenses		394.484	715.198
Profit before tax		(202.254)	(162.203)
Tax expenses			
Current tax		-	-
Deferred tax charge/ (credit)		(48.133)	(38.809)
Income tax expense		(48.133)	(38.809)
Profit / Loss for the year		(154.121)	(123.394)
Total comprehensive income for the year attributable to owners of the Company		(154.121)	(123.394)
Earnings per equity share [nominal value of ₹ 10 (Previous year - ₹ 10) Basic and Diluted (In Rupees)]	23	(15,412.134)	(12,339.444)

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.
Subject to our Report of even date

For V Venugopalan & Associates
ICAI Firm registration number 010739S
Chartered Accountants

V Venugopal

Partner

M.No.70112

Place: Thrissur, India

Date: 22-04-2026

For and on behalf of the Board of Directors of
Sobha Contracting Private Limited

Lt.Gen.Mathew Mammen
(Retd.)

Director

DIN:01586768

M Radhakrishnan

Director

DIN:02226337

Place: Bengaluru, India

Date: 22-04-2026

UDIN: 26070120FELJ8330



Sobha Contracting Private Limited
CIN No.U70102KA2007PTC042918
Statement of Cash Flows for the year ended March 31, 2026

	Notes	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Operating activities			
Profit before tax		(202.254)	(162.203)
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Finance income (including fair value change in financial instruments)		(0.084)	(0.060)
Finance costs (including fair value change in financial instruments)		67.039	60.630
<i>Working capital adjustments:</i>			
(Increase)/ decrease in trade receivables		0.119	(0.335)
(Increase)/ decrease in inventories		219.932	441.890
(Increase)/ decrease in other financial and non-financial assets		90.965	(23.350)
Increase/ (decrease) in trade payables and other financial liabilities		(126.608)	100.947
Increase/ (decrease) in other non-financial liabilities		(71.831)	(397.516)
		(22.722)	20.003
Income tax paid (net of refund)		(2.077)	(0.156)
Net cash flows from/ (used in) operating activities (A)		(24.799)	19.847
Investing activities			
Interest received		0.084	0.060
Net cash flows from/ (used in) investing activities (B)		0.084	0.060
Financing activities			
Proceeds from short-term borrowings		56.607	62.406
Interest paid (gross)		(50.320)	(67.840)
Net cash flows from/ (used in) financing activities (C)		6.287	(5.434)
Net increase/ (decrease) in cash and cash equivalents (A+B+C)		(18.428)	14.473
Cash and cash equivalents at the beginning of the year	6	26.814	12.341
Cash and cash equivalents at the end of the year	6	8.386	26.814

Summary of significant accounting policies

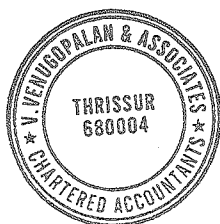
2

The accompanying notes are an integral part of the financial statements.
Subject to our Report of even date

For V Venugopalan & Associates
ICAI Firm registration number 010789S
Chartered Accountants

V Venugopal
Partner
M.No.70112

Place: Thrissur, India
Date: 22-04-2026



For and on behalf of the Board of Directors of
Sobha Contracting Private Limited

Lt.Gen.Mathew
Mammen (Retd.)
Director
DIN:01586768

M Radhakrishnan
Director
DIN:02226337

Place: Bengaluru, India
Date: 22-04-2026

UDIN: 26070112 DFEL L3 8330

Sobha Contracting Private Limited
CIN No.U70102KA2007PTC042918
Statement of Changes in Equity for the year ended March 31, 2026

A. Equity Share Capital

(1) Current reporting period

₹ million

		C million				
Balance at the beginning of the previous reporting period		Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period	
Number of Shares	Amount				Number of Shares	Amount
10,000	0.100	-	-	-	10,000	0.100

(2) Previous reporting period

₹ million

Balance at the beginning of the previous reporting period		Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the previous reporting period	Changes in equity share capital during the previous year	Balance at the end of the previous reporting period	
Number of Shares	Amount				Number of Shares	Amount
10,000	0.100	-	-	-	10,000	0.100

B. Other Equity

(1) Current reporting period

₹ million

	Reserves and Surplus			Total
	Securities Premium	Other Reserves (specify nature)	Retained Earnings	
Balance at the beginning of the current reporting period	-	-	(122.908)	(122.908)
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the beginning of the current reporting period	-	-	-	-
Total Comprehensive Income for the current year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	(154.121)	(154.121)
Any other change (to be specified)	-	-	-	-
Balance at the end of the current reporting period	-	-	(277.029)	(277.029)

(2) Previous reporting period

₹ million

	Reserves and Surplus			Total
	Securities Premium	Other Reserves (specify nature)	Retained Earnings	
Balance at the beginning of the previous reporting period	-	-	0.486	0.486
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the beginning of the previous reporting period	-	-	-	-
Total Comprehensive Income for the previous year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	(123.394)	(123.394)
Any other change (to be specified)	-	-	-	-
Balance at the end of the previous reporting period	-	-	(122.908)	(122.908)

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.
Subject to our Report of even date

For V Venugopalan & Associates
ICAI Firm registration number 010739S
Chartered Accountants

V Venugopal
Partner
M.No.70112

Place: Thrissur, India
Date: 22-04-2026

For and on behalf of the Board of Directors of
Sobha Contracting Private Limited

Lt.Gen.Mathew Mammen (Retd.)
Director
DIN:01586768

Place: Bengaluru, India
Date: 22-04-2026

M Radhakrishnan
Director
DIN:02226337

UDIN:26070112DFEL138330

1 Corporate Information

Sobha Contracting Private Limited ('Company') was incorporated on May 24, 2007. The Company is primarily engaged in procurement, sale and development of lands into a residential, commercial complex and plotted development.

The Company is a private limited Company domiciled in India and incorporated under the provisions of the Indian Companies Act. The registered office is located at Bengaluru and having a branch in Thrissur. Its is a fully owned subsidiary of Sobha Highrise Ventures Private Limited wef 27/09/2017, a registered private limited company in the real estate sector and having its registered office at Bengaluru and a branch in Thrissur.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements are prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The financial statements have been prepared on the historical cost basis, except for the following assets and liabilities which have been measured at fair value:

- Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments)

The financial statements are presented in INR and all values are rounded to the nearest millions, except when otherwise indicated.

2.2 Summary of significant accounting policies

a) Revenue recognition

i. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

Recognition of revenue from real estate developments

Revenue from real estate development of residential unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

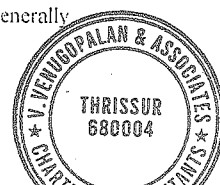
- a) on transfer of legal title of the residential or commercial unit to the customer; or
- b) on transfer of physical possession of the residential or commercial unit to the customer and collection of complete transaction price by the Company from customer.

ii. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

iii. Dividend Income

Revenue is recognised when the Shareholders' or the unit holders' right to receive payment is established, which is generally when the shareholder approves the dividend.



b) Impairment of non financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

c) Impairment of financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

d) Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Company generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as short-term (i.e current) since they are payable over the term of the respective projects.

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

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



e) Fair value measurement

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

f) Financial instruments

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.

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

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 (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) 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.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. 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 amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.

Equity investments in subsidiaries

The Company has availed the option available in Ind AS 27 to carry its investment in subsidiaries at cost. Impairment recognized, if any, is reduced from the carrying value.



Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised 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 recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises 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.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate.

The Company's financial liabilities include trade and other payables, loans and borrowings.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

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 amortisation is included as finance costs in the statement of profit and loss.

Trade and other payables

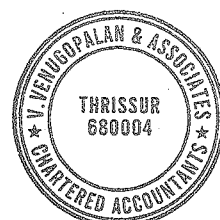
These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

Derecognition

A financial liability is derecognised 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 or loss.

g) Borrowing costs

Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.



h) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

i) Provisions

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

j) Contingent liabilities

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.

k) Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue.

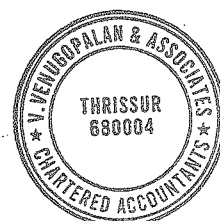
For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

l) Income taxes

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

Current income tax

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



Deferred income tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax 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 that affects neither accounting nor taxable profit or loss at the time of the transaction;
- ▶ temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group 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 are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Group recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

The Company has elected to exercise the option permitted under section 115BAA of the Income-tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has recognised Provision for Income Tax from the year ended 31 March 2020 and re-measured its Deferred Tax Asset basis the rate prescribed in the said section.

m) Foreign currency transactions

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

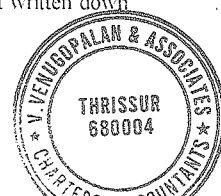
n) Inventories

Related to real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

- i. Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.
- ii. Finished goods - Flats: Valued at lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. However, inventory held for use in production of finished goods is not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.



Land

Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognised as land advance under loans and advances during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, and whereupon it is transferred to land stock under inventories.

o) Cash dividend to equity holders of the Company

The Company recognises a liability to make cash distributions to equity holders of the Company when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

3 Significant accounting estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

i) Classification of property

The Company determines whether a property is classified as investment property or inventory property:

Investment property comprises land and buildings (principally offices, commercial warehouse and retail property) that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory property comprises property that is held for sale in the ordinary course of business. Principally, this is residential property that the Company develops and intends to sell before or on completion of construction.

a) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

i) Revenue recognition

- Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 2.2).
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.2).



Sobha Contracting Private Limited

CIN No.U70102KA2007PTC042918

Notes to the financial statements for the year ended March 31, 2026

ii) Estimation of net realisable value for inventory property

Inventory property is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

4 Inventories (valued at lower of cost and net realizable value)

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Land stock	173.352	173.352
Work-in-progress	642.552	862.484
	815.904	1,035.836

5 Trade receivables

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Trade receivables	0.217	0.335
Total Trade receivables	0.217	0.335

For ageing of trade receivables refer note 25

Trade receivables are non-interest bearing and are generally on terms of 30 to 90 days.

6 Cash and cash equivalents

	Current		Non-current	
	31-Mar-26 ₹ million	31-Mar-25 ₹ million	31-Mar-26 ₹ million	31-Mar-25 ₹ million
<i>Balances with banks:</i>				
– On current accounts	8.372	26.751	-	-
Cash on hand	0.014	0.063	-	-
	8.386	26.814	-	-

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
<i>Balances with banks:</i>		
– On current accounts	8.372	26.751
Cash on hand	0.014	0.063
	8.386	26.814

7 Other assets

	Current		Non-current	
	31-Mar-26 ₹ million	31-Mar-25 ₹ million	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Advances recoverable in cash or kind				
Unsecured considered good	7.950	-	0.232	0.232
Others				
Balances with statutory/ government authorities	2.652	101.567	-	-
	10.602	101.567	0.232	0.232



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

8 Share Capital

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Authorised shares		
10,000 (Previous year - 10,000) equity shares of ₹10 each	0.100	0.100
Issued, subscribed and fully paid-up shares		
10,000 (Previous year - 10,000) equity shares of ₹10 each fully paid up	0.100	0.100
Total issued, subscribed and fully paid-up share capital	0.100	0.100

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

	31-Mar-26		31-Mar-25	
	No of Shares	₹ million	No of Shares	₹ million
<i>Equity shares</i>				
At the beginning of the year	10,000	0.100	10,000	0.100
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	0.100	10,000	0.100

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹10 per share.

Each holder of equity shares is entitled to one vote per share. The Company has not declared any dividend during the year.

In event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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

	31-Mar-26		31-Mar-25	
	No of Shares	Holding percentage	No of Shares	Holding percentage
<i>Equity shares of ₹10 each fully paid up</i>				
Sobha Highrise Ventures Private Limited	10,000	100%	10,000	100%

Note : As per records of the Company, including its register of shareholders/ members and other declaration received from shareholders regarding beneficial interest, the above shareholding represent both legal and beneficial ownership of shares.

(d) Details of Shareholding of Promoters

Shares held by promoters at the end of the year				
Sl No	Promoter Name	No of Shares	% of total Shares	% Change during the year
1	Sobha Highrise Ventures Private Limited	10,000	100%	Nil
Total		10,000	100%	



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

9 Other equity

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Surplus in the statement of profit and loss		
Balance at the beginning of the year	(122.908)	0.486
Profit for the year	(154.121)	(123.394)
Net surplus in the statement of profit and loss	(277.029)	(122.908)
Total other equity	(277.029)	(122.908)

10 Trade payables

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises (refer note 21 for details of dues to micro and small enterprises)	-	-
- Total outstanding dues of creditors OTHER than micro enterprises and small enterprises- Related party	333.260	481.374
	333.260	481.374

-Trade payables are non-interest bearing and refer note 24 for ageing schedule

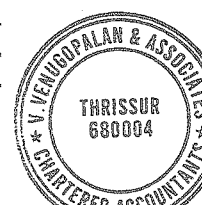
-Trade payables with related parties, refer to note 22

11 Other financial liabilities

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Current		
Interest accrued but not due on borrowings - related parties (refer note 22)	60.335	43.616
Others		
Non-trade payable	0.153	0.139
Security deposit towards maintenance services	17.500	14.000
Security deposit towards Joint Development	17.992	-
Total other current liabilities	95.980	57.755
Total other current liabilities	95.980	57.755

12 Other liabilities

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Advance from customers	76.590	167.807
Withholding taxes payable	1.728	2.424
Share of revenue from Joint Development	20.082	-
Total other liabilities	98.400	170.231



Sobha Contracting Private Limited
Notes to the financial statements for the year ended March 31, 2026

13 Borrowings

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Unsecured loan		
Loan from Holding company	455.626	400.976
Loan from related parties	226.913	224.956
Total current Borrowings	682.539	625.932

Current Borrowings

(i) Unsecured loan

Particulars	Amount outstanding ₹ million	Effective Interest rate	Security details	Repayment terms
	31-Mar-26	31-Mar-25		
Loan from Sobha Highrise Ventures Private Limited - Holding company	455.626	400.976	Nil	Repayable on demand
Loan from Sobha Limited - Related party	226.913	224.956	Nil	Repayable on demand



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

14 Revenue from operations

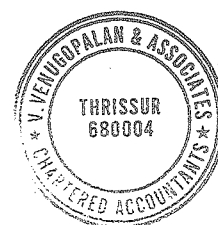
	31-Mar-26	31-Mar-25
	₹ million	₹ million
Revenue from operations		
Sale of products/ finished goods		
Income from property development	192.146	552.935
Total	192.146	552.935

15 Finance income

	31-Mar-26	31-Mar-25
	₹ million	₹ million
Interest income on		
Interest on income tax refund	0.084	0.054
Interest on other deposit	-	0.006
	0.084	0.060

16 (Increase)/ decrease in inventories

	31-Mar-26	31-Mar-25
	₹ million	₹ million
Inventories at the end of the year		
Land stock	173.352	173.352
Work-in-progress	642.552	862.484
	815.904	1,035.836
Inventories at the beginning of the year		
Land stock	173.352	170.593
Work-in-progress	862.484	1,307.133
	1,035.836	1,477.726
(Increase)/ decrease	219.932	441.890



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

17 Other expenses

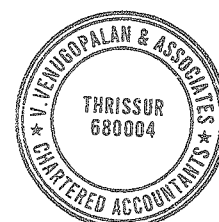
	31-Mar-26	31-Mar-25
	₹ million	₹ million
Rates and taxes	0.181	0.068
Brokerage and commission	1.785	-
Legal and professional fees	0.079	0.067
Payment to auditor (Refer details below)	0.221	0.183
Noc and approval expenses	-	2.759
Miscellaneous expenses	0.005	0.204
	2.271	3.331

Payment to auditor

	31-Mar-26	31-Mar-25
	₹ million	₹ million
As auditor:		
Audit fee	0.095	0.060
Limited review	0.060	0.060
In other capacity:		
Taxation matters	0.066	0.063
	0.221	0.183

18 Finance costs

	31-Mar-26	31-Mar-25
	₹ million	₹ million
Interest		
- On borrowings	67.039	60.630
- Others	0.017	0.013
Bank charges	0.008	0.007
Total finance costs	67.064	60.650



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

- 19 The company does not have any employees and hence no provision is considered in respect of employee benefits.
- 20 There is no expenditure or earnings in Foreign exchange during the period.
- 21 Based on the information available with the Company, no amount is due to the small & Micro Enterprises as under Micro, Small and Medium Enterprises Development Act, 2006

22 RELATED PARTY DISCLOSURES;

The names of the related parties with the description of relationships and transactions between the reporting enterprise and its related parties have been identified and certified by the management.

a. List of Related Parties

Holding Company : Sobha Highrise Ventures Private Limited

Holding Company of Sobha Highrise Ventures Private Limited
Sobha Limited

Direct Subsidiaries of Sobha Limited

Sobha Tambaram Developers Limited
Sobha Nandambakkam Developers Limited
Sobha Highrise Ventures Private Limited
Sobha City
Sobha Assets Private Limited
C V S Tech Park Private Limited
Sobha Construction Products Private Limited
Sobha Developers (Pune) Limited

Joint Venture of Sobha Limited

Kondhwa Projects LLP

Associate of Sobha Highrise Ventures Private Limited

Constrobot Robotics Private Limited

Name of the Other Related Parties

Technobuild Developers Private Limited
Allapuzha Fine Real Estates Private Limited
Aluva Realtors Private Limited
Bikasa Properties Private Limited
Bikasa Realestates Private Limited
Bikasa Realtors Private Limited
Chennai Supercity Developers Private Limited
Chikmangaloor Builders Private Limited
Chikmangaloor Developers Private Limited
Chikmangaloor Properties Private Limited
Chikmangaloor Realtors Private Limited
Cochin Cyber City Private Limited
Cochin Cyber Estates Private Limited
Cochin Cyber Golden Properties Private Limited
Cochin Cyber Value Added Properties Private Limited
Cochin Realtors Private Limited
Daram Cyber Builders Private Limited
Daram Cyber Developers Private Limited
Daram Cyber Properties Private Limited
Daram Lands Real Estate Private Limited
Greater Cochin Cybercity Private Limited
Greater Cochin Developers Private Limited
Greater Cochin Properties Private Limited
Greater Cochin Realtors Private Limited

Direct Subsidiaries of Sobha City, Partnership Firm

Valasai Vettikadu Realtors Private Limited
Vayaloor Builders Private Limited
Vayaloor Developers Private Limited
Vayaloor Properties Private Limited
Vayaloor Real Estate Private Limited
Vayaloor Realtors Private Limited

Direct Subsidiaries of Sobha Developers (Pune) Limited

Kilai Builders Private Limited
Kuthavakkam Builders Private Limited
Kuthavakkam Realtors Private Limited
Sobha Interiors Private Limited
Sobha Commercial Private Limited- wef-24.07.2024
(formerly known as BNB Builders Private Limited)

Perambakkam Properties Private Limited
Pillaiappakkam Properties Private Limited
Pillaiappakkam Builders Private Limited
Red Lotus Realtors Private Limited
Rusoh Fine Builders Private Limited
Rusoh Home Developers Private Limited
Rusoh Marina Properties Private Limited
Rusoh Modern Builders Private Limited
Rusoh Modern Developers Private Limited
Rusoh Modern Properties Private Limited
Santhavellur Builders Private Limited
Santhavellur Developers Private Limited
Santhavellur Realtors Private Limited
Sengadu Builders Private Limited
Sengadu Developers Private Limited
Sengadu Properties Private Limited
Sengadu Realestates Private Limited
Sengadu Realtors Private Limited
Sri Durga Devi Property Management Private Limited
Sri Kanakadurga Property Developers Private Limited
Sri Parvathy Land Developers Private Limited
Sunbeam Projects Private Limited
Thakazhi Developers Private Limited
Thakazhi Realtors Private Limited



Ilupur Builders Private Limited
 Ilupur Developers Private Limited
 Ilupur Properties Private Limited
 Ilupur Real Estate Private Limited
 Ilupur Realtors Private Limited
 Kaloore Realtors Private Limited
 Kaveripuram Developers Private Limited
 Kilai Properties Private Limited
 Kilai Super Developers Private Limited
 Kottaiyur Developers Private Limited
 Kottaiyur Real Estates Private Limited
 Kottaiyur Realtors Private Limited
 Kuthavakkam Developers Private Limited
 Kuthavakkam Properties Private Limited
 Mamballi Builders Private Limited
 Mannur Builders Private Limited
 Mannur Properties Private Limited
 Mannur Real Estates Private Limited
 Mapedu Builders Private Limited
 Mapedu Real Estates Private Limited
 Mapedu Realtors Private Limited
 Marina Realtors Private Limited
 Moolamcode Traders Private Limited
 Nasarapet Developers Private Limited
 Nasarapet Properties Private Limited
 Nasarapet Realtors Private Limited
 Navabhusan Properties and Developers Private Limited
 Padma Lochana Enterprises Private Limited
 Palani Properties Private Limited
 Pallavur Projects Private Limited
 Paramakudi Properties Private Limited
 Perambakkam Builders Private Limited

Thiruchour Builders Private Limited
 Thiruchour Developers Private Limited
 Tirur Cyber Real Estates Private Limited
 Valasai Vettikadu Builders Private Limited
 Valasai Vettikadu Properties Private Limited
 Valasai Vettikadu Real Estate Private Limited
 SBG Housing Private Limited
 Puzhakkal Developers Private Limited
 HBR Consultants Private Limited
 Hill And Menon Securities Private Limited
 Indeset Electromechanical Private Limited
 Lotus Manpower Consultants Services Pvt Ltd
 Lotus Manpower Services
 Oman Builders Private Limited
 Red Lotus Facility Services Private Limited
 Red Lotus Metal Works Facilities And Services Pvt Ltd
 Royal Interiors Private Limited
 Sobha Academy Private Limited
 Sobha Electro Mechanical Private Limited
 Sobha Glazing And Metal Works Private Limited
 Sobha Innecity Technopolis Private Limited
 Sobha Projects And Trade Private Limited
 Sobha Puravankara Aviation Private Limited
 Sobha Space Private Limited
 Sobha Technocity Private Limited
 Sri Kurumba Educational and Charitable Trust
 Eclat Interiors Private Limited
 PNC Switchgears Private Limited
 Lambruk Developers LLP
 Sobha - Latinem Properties Private Limited
 Eunomia Developers LLP

b. Transaction with Related Parties

Name of the Related Party	Nature of Relationship	Nature of transactions	Current year	Previous year
			₹ million	₹ million
Sobha Limited	Related party as stated supra	Subcontracting Charges & Others	6.837	208.205
		Share of Revenue from the Joint Development	20.082	-
		Refundable Deposit received	20.000	-
		Refundable Deposit refunded	2.008	-
		Unsecured Loan taken	1.957	51.400
		Interest expense	22.688	21.616
Sobha Highrise Ventures Private Limited	Holding Company	Interest expense	44.351	26.846
		Unsecured Loan taken	54.650	148.500
Sobha Developers (Pune) Limited	Related party as stated supra	Interest expense	-	12.167
		Unsecured Loan refunded	-	137.494
Technobuild Developers Private Limited	Other related party	Reimbursement	0.002	0.002



c. Closing Balance at the year end:

Name of the Related Party	Nature of Relationship	Nature of transactions	Current year	Previous year
			₹ million	₹ million
Sobha Limited	Related party as stated supra	Balance payable	598.584	725.784
		Balance receivable	7.950	-
Sobha Highrise Ventures Private Limited	Holding Company	Balance payable	495.541	425.138
Technobuild Developers Private Limited	Other related party	Balance payable	-	0.002

Key Managerial Personnel

Lt. General Mathew Mammen (Retd.)

Mr M Radhakrishnan

Mr. Nisanth M N - Appointed -wef - 03.01.2025

Mr Ravi Nagaraj Doddabale - Cessation - wef - 03.01.2025

23 EARNINGS PER SHARE:

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

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity Shares.

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

Particulars	Current year	Previous year
Nominal value of equity shares	10	10
Profit after tax attributable to shareholders (Amount in ₹)	(15,41,21,341)	(12,33,94,444)
Weighted average number of equity shares outstanding during the year	10,000	10,000
Basic EPS (In Rs)	(15,412.134)	(12,339.444)



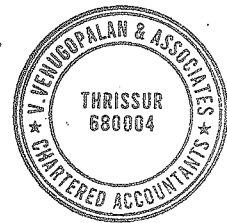
24 Trade Payables ageing schedule

₹ million

Particulars	Outstanding for following periods as on 31.03.2026					Total
	Not due	Over due				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	7.933	243.450	81.877	-	333.260
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

₹ million

Particulars	Outstanding for following periods as on 31.03.2025					
		Over due				
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	-	243.450	227.571	10.353		481.374
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-



25 Trade Receivable ageing schedule (Gross receivable Amount)

Outstanding for following periods from due date of transaction (As on 31st March'26)							₹ million
Particulars	Not due for payment	Beyond 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 (Gross)	-	0.045	0.100	0.072			0.217
(ii) Undisputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-		-
(iii) Undisputed Trade Receivables – credit impaired (Gross)	-	-	-	-	-		-
(iv) Disputed Trade Receivables—considered good (Gross)	-	-	-	-	-		-
(v) Disputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-		-
(vi) Disputed Trade Receivables – credit impaired (Gross)	-	-	-	-	-		-
Less: Provision							-
Net Receivables	-	0.045	0.100	0.072	-	-	0.217

Particulars	Outstanding for following periods from due date of transaction (As on 31st March '25)						₹ million
	Not due for payment	Beyond due date of payment					
		Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good (Gross)	-	0.335	-	-	-	-	0.335
(ii) Undisputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired (Gross)	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables—considered good (Gross)	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired (Gross)	-	-	-	-	-	-	-
Less: Provision							-
Net Receivables	-	0.335	-	-	-	-	0.335

26	Details relating to Title deeds of Immovable Property not held in name of the Company	Nil
27	Details relating to ageing of Capital Work-in-Progress	Nil
28	Details relating to ageing of Intangible assets under development	Nil
29	Details relating to loans or advances in the nature of loans to Promoters, Directors, KMP and related parties	Nil
30	Details relating to borrowings secured against current assets of the company	Nil
31	Details relating to Benami Property held by the Company	Nil
32	Details relating to utilization of borrowed funds and share premium	Nil
33	Details relating to declaration of the company as wilful defaulter by any bank or financial institution or other lender	Nil
34	Details relating to the nature of transaction carried out with the struck-off company	Nil
35	Details relating to the transactions under taken in Crypto or Virtual currency	Nil
36	Details relating to the undisclosed income reported	Nil
37	Details regarding registraion or satisfaction of charges with Registrar of Companies, beyond the statutory period	Nil
38	Details regarding compliance with number of layers of companies	Nil
39	Details regarding compliance with approved scheme of arrangements	Nil
40	Details regarding compliance with Corporate Social Responsibility	Nil



Sobha Contracting Private Limited
Notes to the financial statements for the year ended March 31, 2026

41 Ratios

Particulars	Numerator consists off	Denominator consists off	Current year ratio	Previous year ratio	% of variance	Reasons for variance more than 25%
Liquidity Ratio:						
Current ratio	Current Assets	Current Liabilities	0.69	0.87	-20.88%	Nil
Solvency Ratio:						
Debt Equity ratio	Total Debt	Shareholder's Equity	-2.46	-5.10	-51.64%	Increase in Borrowings and incurred loss during the year
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	Nil	Nil	Nil	Nil
Profitability Ratio:						
Return on Equity	Net Profits after taxes - Preference Dividend	Average Equity	0.77	2.02	-61.83%	Incurred loss during the year
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	-0.802	-0.223	259.43%	Incurred loss during the year
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	0.17	0.12	37.16%	Nil
Utilisation Ratio:						
Trade Receivable Turnover Ratio	Net credit sales = Gross sales - sales return	Average Trade Receivable	Nil	Nil	Nil	Nil
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.26	0.13	97.64%	Decrease in inventory
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	Nil	Nil	Nil	Nil
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	-0.50	-2.80	-82.10%	Decrease in sales value and current liabilities



Sobha Contracting Private Limited

Notes to the financial statements for the year ended March 31, 2026

42 Dividend

The company has not declared any dividend during the year.

43 Prior year comparatives

The figures of the previous year have been regrouped/reclassified, where necessary, to confirm with the current year's classification.

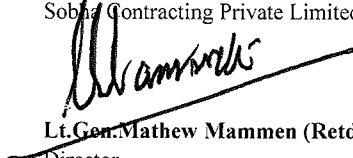
The accompanying notes are an integral part of the financial statements.
Subject to our Report of even date

For V Venugopalan & Associates
ICAI Firm registration number 010739S
Chartered Accountants

V Venugopal
Partner
M.No.70112

Place: Thrissur, India
Date: 22-04-2026

For and on behalf of the Board of Directors of
Sobha Contracting Private Limited


Lt. Gen. Mathew Mammen (Retd.)
Director
DIN:01586768

Place: Bengaluru, India
Date: 22-04-2026


M Radhakrishnar
Director
DIN:02226337



UDIN: 26070112DFEL 138330