awfis

CHANGING THE WAY INDIA WORKS

Annual Report

2023-24

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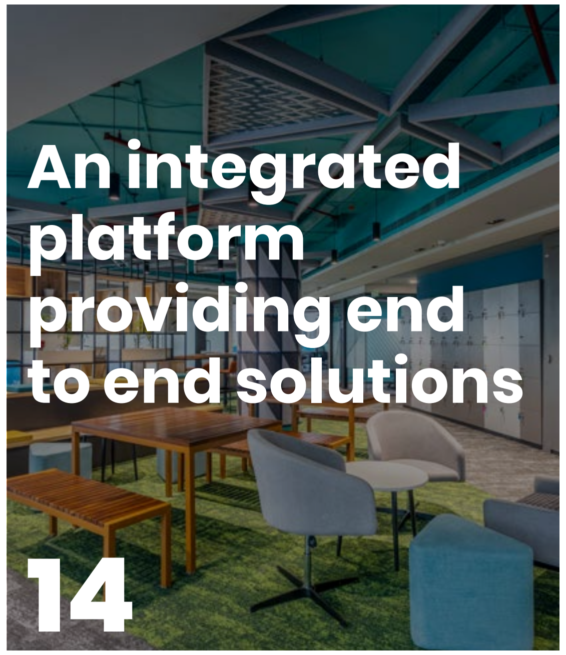

Corporate Overview

Statutory Reports

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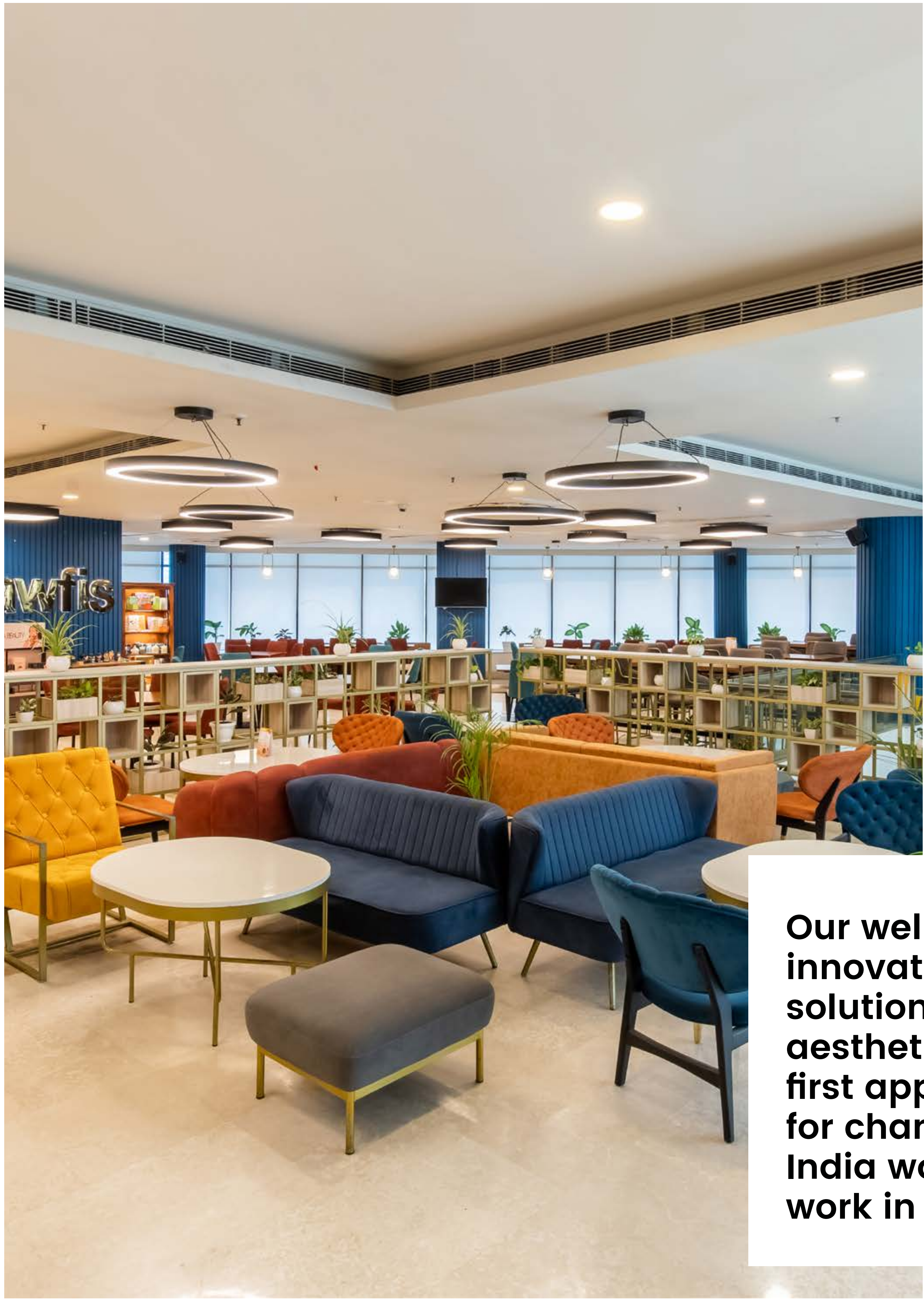
Changing the way India works

In 2015, India was on the brink of a corporate renaissance with the Make-in-India initiative igniting a surge of startups, entrepreneurs, and venture capital funding. Government policies aimed at ease of doing business, alongside SME and MSME-friendly tax reforms, painted a promising picture.

Yet, there was a glaring gap in the corporate real estate infrastructure, crucial for enabling businesses to reach their full potential.

Awfis emerged as a solution to this unmet need, fuelling India's growth story by offering world-class workspaces in key micromarkets. We brought transparency to the system by openly listing inventory and pricing on our website, allowing online bookings and digital payments. Flexibility in tenures, a network of properties, and just-in-time booking were features designed to meet varied needs. Our space design evolved from industrial chic to contemporary styles, aligning with changing work preferences. Awfis continues to change the way India works, meeting the growing demand for workspace solutions with innovation and excellence.



Our Vision

To be the workplace of choice for global workforce.

Our Mission

To deliver customer delight to the work community through service excellence and innovative workplace solutions.

Our well-designed innovative workspace solutions, blending global aesthetics with a customer-first approach are meant for changing the way India works today and will work in the future.

India's largest flexible workspace provider

Within the span of nine years, Awfis Space Solutions Limited ('Awfis') has become India's largest* flexible workspace solutions provider.

While our core solutions are flex spaces; we have evolved into an integrated platform catering to a wide spectrum of workspace needs.

We have emerged as a market leader in the flexible workspace segment, with a robust operational presence across 17 cities in India. Our goal is to provide tailored solutions that cater to the unique needs of businesses across various demographics, seat cohorts, and industry sectors.

Our diverse clientele has contributed significantly to our brand credibility and market visibility, reinforcing our position as a trusted partner in the workspace solution industry. Our strategic expansion and operational efficiency have enabled us to leverage scale while maintaining a strong balance sheet, setting the stage for sustained growth and investment in innovative workspace solutions.

#1*

In flexible workspace solutions Company in India

** In terms of number of centres*

17

Total Cities; including 8 Tier 2 cities

181

Total Centres[1]

53

Micro-markets

110K+

Total Seats[1]

5.6 million sq.ft.

Total Chargeable Area[1]

71%

Blended Occupancy

84%

>12 months Vintage Centres

2459

# of Clients

70%

Net Promoter Score[2]

68%

Revenue CAGR (FY 2021-2024)

31.0%

EBITDA Margin

1 Total Centres/Seats/Chargeable Area include operational and under fitout

2 Study conducted in Q1FY24 by 1Lattice

Management's Letter

Awfis Chairman and MD's message

Mr. Amit Ramani
Chairman & Managing Director

Dear Shareholders,

It is with immense excitement that I present to you our first annual report as a publicly listed Company. This milestone represents a pivotal moment in our journey, showcasing our relentless drive for innovation and excellence. The past year has been nothing short of extraordinary, marked by rapid growth, strategic initiatives, and ground-breaking achievements.

Transforming the Workspace Landscape

Over the past few years, our mission has been to revolutionize the coworking space sector in India. We understand that the future of work demands flexibility, adaptability, and innovation. The demand for commercial workspaces is driven by a diverse mix of large corporations, mid-sized companies, small businesses, and startups. The IT sector, once the largest consumer of commercial workspaces, is now evenly split among IT offshoring, GCCs, and India-facing IT businesses. In the first half of CY2024, we saw unprecedented office market activity, with 34.7 million square feet of office space being utilized. Flexible spaces now comprise 21% of this dynamic market segment, with coworking deals accounting for a remarkable 72% of these flexible spaces.

As we witness the burgeoning need for efficient workplace infrastructure, we realize the immense potential coworking spaces hold for businesses of all scales. Emphasizing the creation of a flexible ecosystem for diverse workspace solutions, we have introduced innovative services capable of transforming the way India works

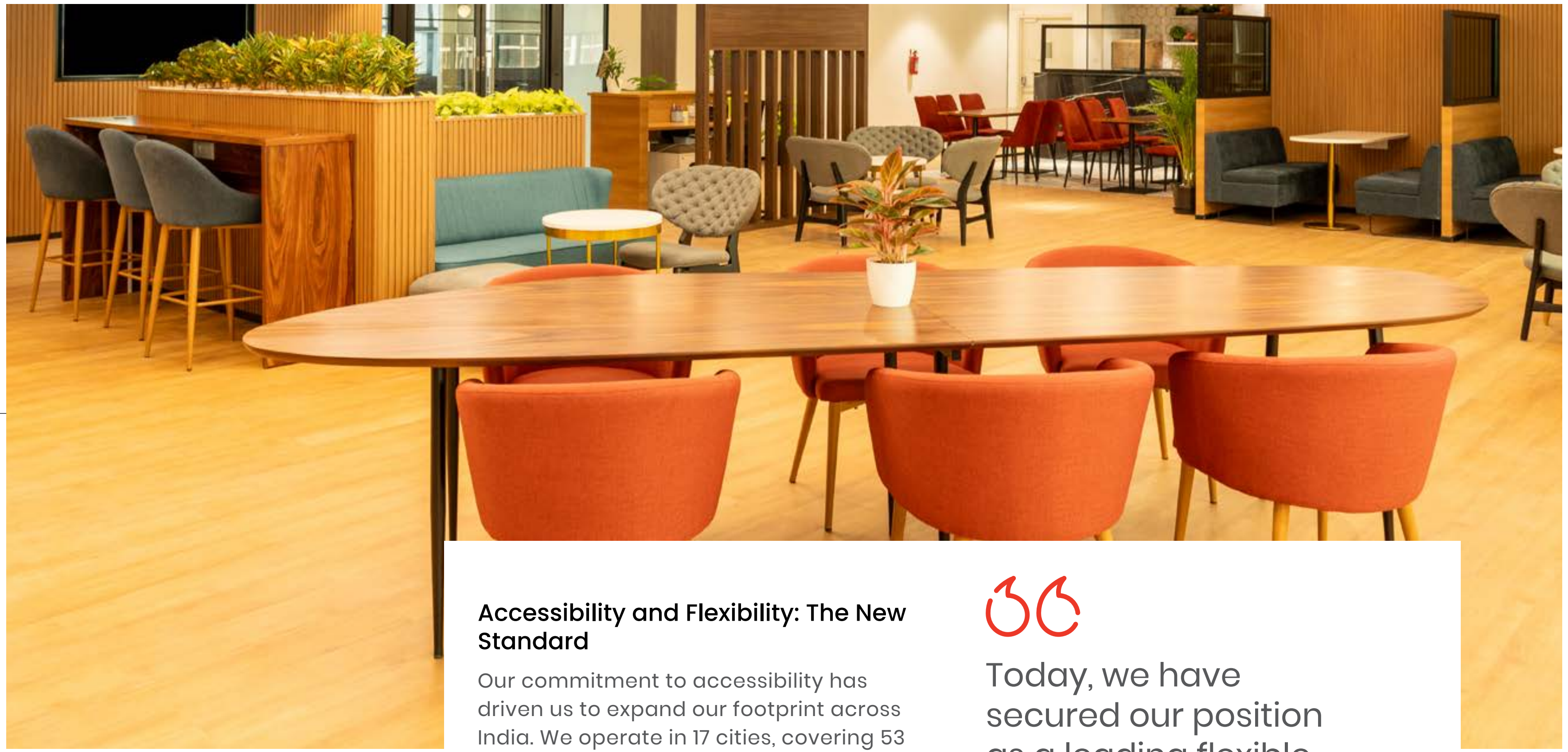
Bridging the Gap with Innovation

From the outset, Awfis has focused on addressing a critical gap in the Indian office space market: the lack of transparency, accessibility, and flexibility for businesses seeking workspaces.

Traditionally, businesses faced numerous challenges in securing office space. Inconsistent pricing models, rigid lease terms, and limited options were significant hurdles. Recognizing this need, Awfis set out to create a solution that is transparent, accessible, and adaptable.

We revolutionised the market by introducing a model built on transparency and flexibility. Awfis Solutions offers clear and consistent pricing structures, eliminating the confusion and frustration associated with opaque pricing models. Our flexible contracting periods, which range from a single hour to several years, empower businesses to choose solutions that perfectly align with their needs. This flexibility extends to the workspace itself, offering diverse seating options that cater to companies and teams of all sizes.

[1]https://www.business-standard.com/industry/news/office-transactions-hit-record-highs-in-h1-2024-knight-frank-india-124070400495_1.html



Accessibility and Flexibility: The New Standard

Our commitment to accessibility has driven us to expand our footprint across India. We operate in 17 cities, covering 53 micro-markets, and have established a growing presence in eight Tier 2 cities. As of March 2024, our network spans 181 centres, offering 110,540 seats nationwide. This expansive reach ensures that businesses can find suitable locations that meet their operational needs.

> Flexibility is the cornerstone of our solutions. We understand that business needs are constantly evolving, which is why we offer both short-term and long-term leases, allowing clients to adjust their workspace requirements as needed.

From intimate offices to expansive workspaces, we provide options that scale with your business needs with complete flexibility and transparency.

Today, we have solidified our position as a leading provider of flexible workplace solutions, with an expansive footprint of 181 coworking spaces across 17 cities in India. Our business model operates under two distinct frameworks: Straight Lease and Managed Aggregation. The Managed Aggregation model wherein the landlord becomes a business-partner has been instrumental in driving our growth, reinforcing our asset-light, risk-mitigated approach to maximize return on investments for all stakeholders.

> Today, we have secured our position as a leading flexible workplace solutions provider, with an expansive footprint of 181 co-working spaces across 17 cities in India.

Leading the Charge in Workspace Solutions

Awfis is at the forefront of the coworking revolution. Post-pandemic, the demand for flexible workspaces has surged, reflecting a significant shift from conventional offices to coworking environments. Our growth is a testament to this trend, with the market size for flexible workspaces tripling over the past few years. This momentum shows no signs of slowing down

We have established ourselves as the number one provider in India by the sheer number of centres we operate. With a growing presence in 8 Tier 2 cities, our network has expanded significantly.

We are confident that our unique blend of network leadership, innovative supply models, and commitment to client satisfaction will solidify Awfis' position as a frontrunner in the ever-evolving coworking landscape.

We are proud to showcase a threefold increase in the quantity of our centres since 2021, reaching a total of 181 centres by March 2024. This translates to a remarkable CAGR of 46% in seat supply over the last three fiscal years. Our growth is further highlighted by the expansion of our chargeable area, which has more than tripled from 1.5 million sq. ft. in March 2021 to a staggering 5.6 million sq. ft. in March 2024.

The key distinguishing factor for Awfis is our commitment to a client-centric approach and a focus on operational efficiency. This is evidenced by our healthy 71% occupancy rate and a robust pipeline for future growth, with 127,062 seats and 6.4 million sq. ft*. of chargeable area, among other initiatives. We are confident that our unique blend of network leadership, innovative supply models, and dedication to client satisfaction will solidify Awfis' position as a frontrunner in the ever-evolving coworking landscape.

Unparalleled Financial Performance

Our commitment to growth is reflected in our robust financial performance. FY 2024 saw our Operating Revenue soar to Rs 849 crore, marking a 56% year-on-year growth and a remarkable CAGR of over 68% since FY 2020-21. Our EBITDA reached Rs 271 crore, demonstrating a 54% growth. We have significantly reduced our PBT loss from Rs 47 crore in FY 2022-23 to Rs 18 crore in FY 2023-24. Cash EBIT for FY 2023-24 surged by 168% to Rs 97 crore compared to Rs 36 crore in FY 2022-23. These figures are a reflection of our growing Y-o-Y operational efficiency and focus on sustaining growth. Importantly, Awfis remains Net Debt Free, with a healthy Return on Capital Employed (ROCE) of 43%.

Building a Culture of Innovation and Community

At Awfis, our people are our greatest asset. We foster a culture of innovation, collaboration, and continuous learning. Our employee development programs are designed to enhance the skills and capabilities of our workforce, ensuring they are well-equipped to navigate the ever-evolving business landscape. This year, we have focused on strengthening our leadership pipeline to capitalize on emerging opportunities in the coworking space.

We are also deeply committed to the communities we serve. Our community development programs promote education, health, and well-being.

* *Seats & Chargeable Area include operational + under fitout + signed LOI (Letter of Intent)*

Additionally, we prioritize environmental sustainability by designing energy-efficient workspaces that minimize our environmental footprint.

Future-Ready Awfis Solutions

Looking ahead, Awfis remains dedicated to continuous innovation and strategic growth. Our vision for the future is clear: we will prioritize the Managed Aggregation approach, focusing on asset-light operations to amplify our growth trajectory while minimizing capital expenditure. This strategy allows us to scale efficiently, ensuring that we can meet the rising demand for flexible workspaces without overextending our resources. Our geographical expansion will target key micro-markets within Tier 1 and Tier 2 cities, ensuring we cater to a broader range of businesses and capitalize on the growing demand for flexible workspaces across the nation.

However, our ambitions do not stop at geographical expansion. We are committed to enhancing our product and service offerings, with a particular emphasis on our transformative services—Awfis Transform and Awfis Care. Awfis Transform offers comprehensive design and build solutions, tailored to create work environments that inspire productivity and innovation. Awfis Care provides seamless property and facility management, ensuring that our clients can focus on their core business while we take care of their workspace needs.

In addition, we will continue to leverage advanced technologies to streamline operations and achieve greater cost efficiencies. By integrating cutting-edge solutions such as technology-driven workspace management tools and IoT-enabled facilities, we can offer unparalleled flexibility and convenience to our clients. Our strategic partnerships will further enhance our capabilities, allowing us to deliver innovative and efficient services that meet the evolving needs of modern businesses.

We are incredibly optimistic about the future. Our commitment to innovation, efficiency, and client satisfaction positions us to evolve into a fully integrated workplace solution platform. We believe that by providing comprehensive, flexible, and efficient workspace solutions, we can play a vital role in the success of new-age workplaces, fostering growth and innovation across industries.

I extend my heartfelt gratitude to our shareholders, clients, partners, and team members for their unwavering support.

Thank you for your trust and confidence in us.

Sincerely,

Amit Ramani
Chairman & Managing Director

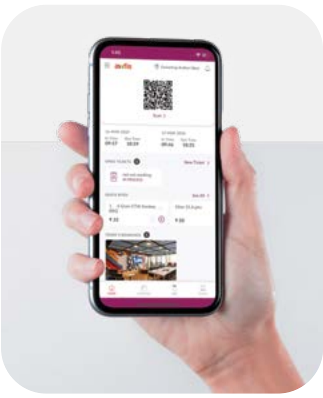
Evolving with changing India

Over the years, we have transformed our strategies and execution model to attain leadership in the flexible workspace solutions sector in India.

2015

Inaugurated first co-working centre in New Delhi

2016

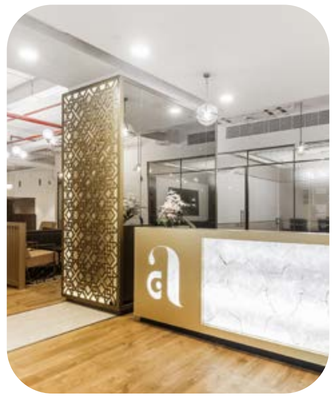


Launched Awfis Coworking mobile application

2018

Launched first Awfis Centre in Tier 2 city , Chandigarh , India

2020

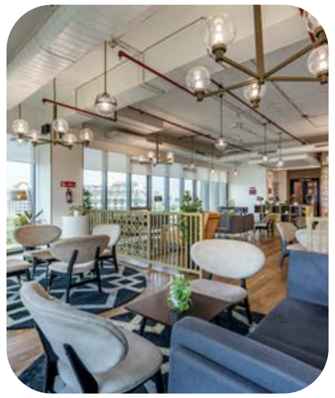


Introduced 'Awfis Transform', 'Awfis Gold' and 'Awfis Care'

2021

Launched ~100 coworking centres, Turned EBITDA positive

2023



Crossed 100k Total Seats, 160 Centres, 5 million Sq. ft. chargeable area

2024

Crossed 110k Total# Seats, 180 Centres, 5.6 million sq. ft. chargeable area

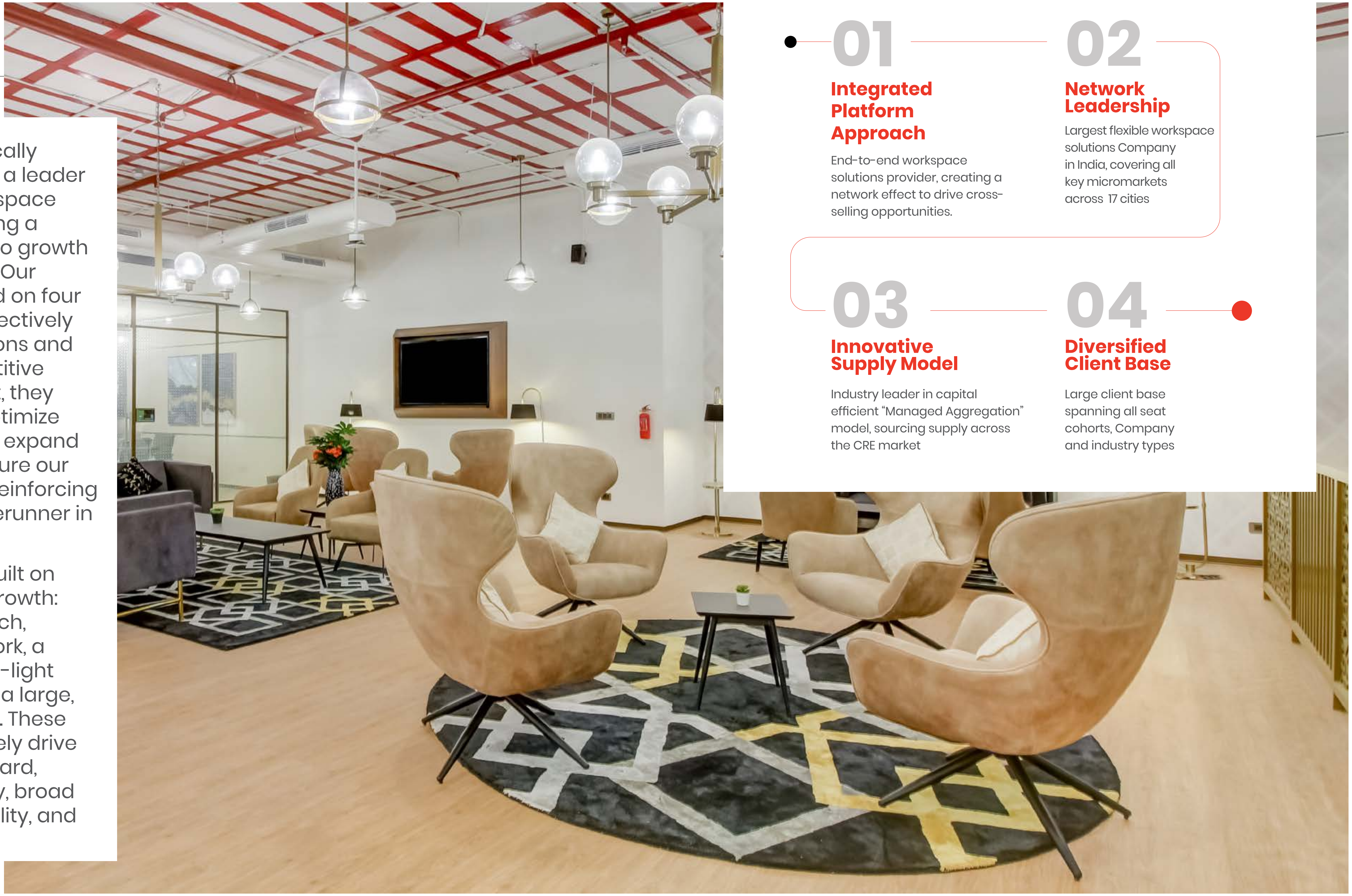
Successfully completed the IPO with listing on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) with oversubscription of 108 times.

Total Centres/Seats/Chargeable Area include operational and under fitout

Strategies that drive business growth

Awfis has strategically positioned itself as a leader in the flexible workspace industry by adopting a holistic approach to growth and development. Our strategy is founded on four key pillars that collectively propel our operations and ensure our competitive edge in the market, they are designed to optimize our service quality, expand our reach, and secure our financial stability, reinforcing our status as a forerunner in the sector.

Awfis' strategy is built on four key areas of growth: a platform approach, an extensive network, a risk-averse, capital-light supply model, and a large, diverse client base. These elements collectively drive the Company forward, ensuring scalability, broad accessibility, flexibility, and resilience.



Awfis' success drivers

01

Integrated Platform Approach

End-to-end workspace solutions provider, creating a network effect to drive cross-selling opportunities.

02

Network Leadership

Largest flexible workspace solutions Company in India, covering all key micromarkets across 17 cities

03

Innovative Supply Model

Industry leader in capital efficient "Managed Aggregation" model, sourcing supply across the CRE market

04

Diversified Client Base

Large client base spanning all seat cohorts, Company and industry types

Success driver 1

An integrated platform providing end to end solutions

We established ourselves as India's leading flex space provider and over time evolved into an integrated platform catering to a wide spectrum of workspace requirements.

Our platform offers a diversified portfolio of services ranging from coworking and managed offices to Design and Build as well as Facility Management, catering to all seat cohorts and all company types for freelancers, startups, SMEs, and large corporates. We cater to the entire spectrum of workspace requirements, enhancing retention and leading to organic upselling and cross-selling opportunities.

Plug & Play Offering

awfis Coworking

Shared workspaces allowing for collaboration and flexibility

Flex Workspace

Catering to a diverse spectrum of entities

awfis Managed Office

Custom design, build and managed workspace solutions

Customized Office Solutions

Several amenities and tech-enabled services

Mobility Solutions

On-the-go requirements with just-in-time bookings

Meeting rooms, day pass and virtual office

Allied Services

- Food & Beverage
- Concierge Services
- Event Management
- IT Support

Powered By

awfis Transform

Corporate Design and Build Solution

Focus on creating quality, cost-efficient, and aesthetically pleasing workspaces

awfis Care

Property and Facility Management Solution

Entire gamut of services from housekeeping to waste management

Space Solutions and Allied Services

Our Space Solutions segment offers a range of services, from individual desks to customized office spaces with exclusive access for clients.

Co-working Solutions

Designed for clients seeking ready-to-move workspace solutions, available by day, week, month, or year. Our clients include freelancers, start-ups, SMEs, and large corporates across various industries such as IT, banking, and consulting.

Enterprise Solutions

Tailored for businesses seeking customized office setups. We provide comprehensive services including design, construction, and management to create ideal workspaces. Collaborating closely with clients, we ensure that the workspace aligns with their specifications and brand guidelines, offering a ready-to-move-in infrastructure.

Mobility Solutions and Allied Services

Our Allied Services encompass a bouquet of facilities ranging from food and beverages, information technology support and infrastructure services such as storage and customisation to event hosting and meeting arrangements. We also provide mobility services to our clients, such as meeting rooms, day pass, Virtual office and Virtual Office+.

We have two distinctive segments for our workspaces with their own unique functions, branding, audience and purpose:

Awfis:

'Awfis' is designed as our primary standard offering, aimed at the "Value" customer segment. It ensures superior quality designs and infrastructure across key micro markets of Tier 1 and Tier 2 cities.

Awfis Gold:

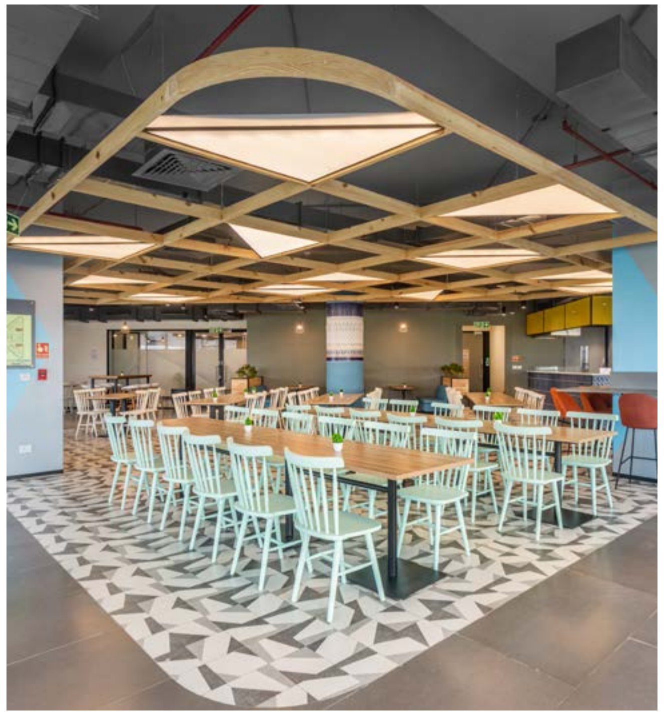
Awfis Gold' represents our premium workspace solution, designed for a discerning customer segment seeking an elevated workspace experience. Strategically located in key micro markets of Tier 1 cities, Awfis Gold embodies a global aesthetic with luxurious finishes and personalized services.

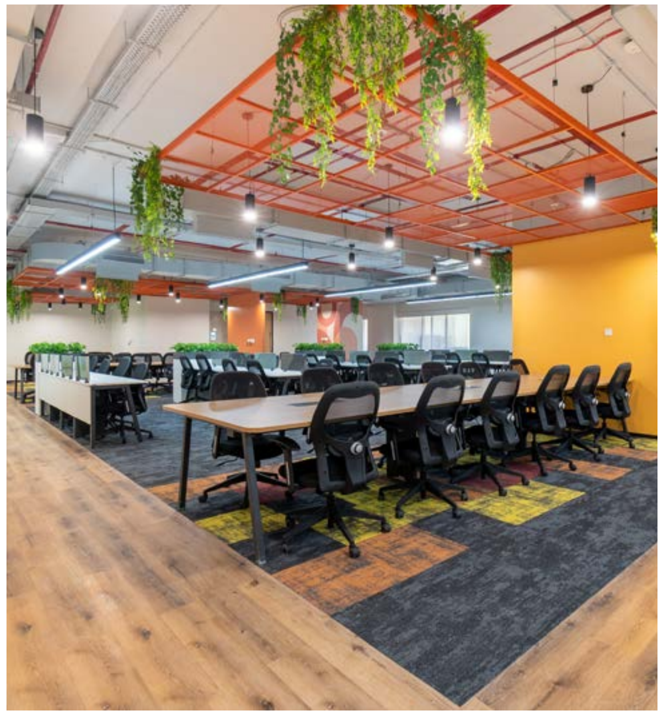
awfis Transform

Our comprehensive design and build solutions are tailored to meet the evolving business needs of our clients, By integrating user-centric principles, we ensure our workspaces offer accessibility, flexibility, and efficiency, with careful consideration of technological needs, work zones, and traffic flows for a seamless office environment.

Design

We gather necessary insights from our clients through consultations and discussions with all our stakeholders. This constitutes all the aesthetic elements, such as spatial layouts and colour palates and technical aspects such as specifications, materials and finishes.





Build

Throughout the build phase, we collaborate with third-party contractors to innovate and execute projects that meet precise client specifications. This process involves extensive consultations to capture all aesthetic and technical requirements, resulting in customized spaces that embody both form and function.

awfis Care

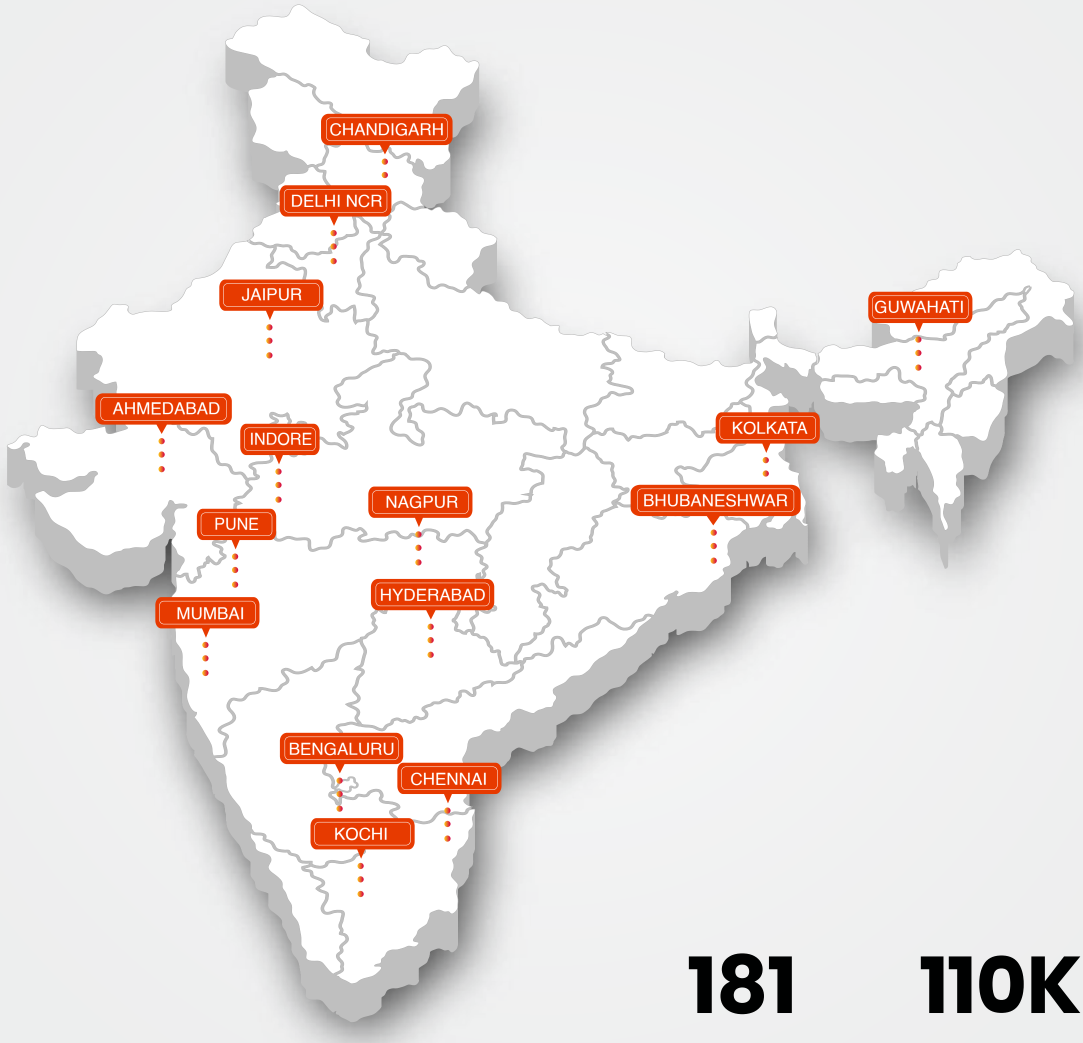
We provide end-to-end property and facility management services, under which we offer our solutions to corporate entities with existing office or retail spaces, residential developments as well as clients of our enterprise solutions and Awfis Transform. Our contract with our clients usually spans for a period of 12 months, which can be renewed annually or at the end of contractual terms by agreement.

We place a site team with the best skills and integrate the relevant systems and processes to ensure there is a smooth flow of business. Our property and facility management services are ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018 certified and broadly include:

- Engineering maintenance and operation solutions
- Office management solutions
- Business support solutions

Success driver 2

Widening our pan-India presence



181
Total Centres

110K+
Total Seats

All data is for Total centres and seats, including operational + under fit-out

Maps not to scale. All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness

Tier I

Bengaluru
— **31 Centres, 21,601 Seats**

Mumbai
— **27 Centres, 13,983 Seats**

Hyderabad
— **25 Centres, 16,659 Seats**

Kolkata
— **17 Centres, 9,831 Seats**

Chennai
— **16 Centres, 9,377 Seats**

Gurgaon
— **9 Centres, 5,704 Seats**

Delhi
— **7 Centres, 2,188 Seats**

Noida
— **6 Centres, 4,638 Seats**

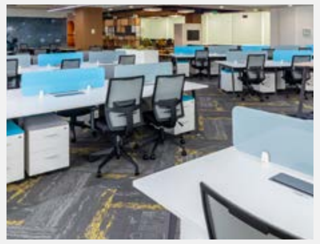
Pune
— **24 Centres, 17,371 Seats**

Present in Central Business Districts of all Tier 1 cities and other key micromarkets. Highest Tier 2 footprint.

Tier II

Bhubaneshwar
— **4 Centres, 2,712 Seats**

Kochi
— **4 Centres, 1,843 Seats**



Indore
— **3 Centres, 971 Seats**

Ahmedabad
— **2 Centres, 1,078 Seats**

Chandigarh
— **2 Centres, 807 Seats**

Nagpur
— **2 Centres, 717 Seats**

Jaipur
— **1 Centre, 831 Seats**

Guwahati
— **1 Centre, 229 Seats**

Success driver 3

Innovative supply model

We adopted two distinct models for sourcing and procuring workspaces: the Managed Aggregation Model (MA) and the industry's more traditional Straight Lease Model (SL). Over time, we strategically transitioned towards the asset-light, risk-averse MA model. This shift enables us to scale more rapidly through partnerships with space owners while sharing capital expenditure, enhancing our return on investment and increasing our resilience to market fluctuations

Straight Lease Model

We lease space from developers or space owners on traditional market terms. This arrangement typically includes a fixed monthly rental, with all capital expenditures for fitting out the property entirely borne by us.

Managed Aggregation Model

Our Managed Aggregation (MA) model reimagines workspace sourcing by creating a collaborative partnership with developers and space owners, who become stakeholders by co-investing in fit-out infrastructure, often forgoing a fixed rental for a share of the revenue/profit. These partners typically cover 50-90% of capital expenditure for fit-outs, with any remaining costs borne by us.

The Company follows 2 models:

Managed Aggregation Model	Attributes	Straight Lease Model
Variable Lease	Type of Lease	Traditional Lease terms apply
Large portion of the capital expenditure funded by space owners (~50-90%)	Capital Expenditure	Operator bears all capital expenditure
Minimum Guarantee (MG) or profit/ revenue share basis whichever is higher	Monthly Rent	Fixed monthly rent
Profit and Risk shared between owners and operators	Risks & Rewards	Operator bears risks of capital investment, occupancy build-up, and preoperative operational expenses
22%	EBITDA Margin	32%
78%	ROCE	33%
16 Months	Payback period	36 Months

Hypothesis: The unit economics for a typical facility size of approximately 10,000 sq. ft. of leasable area. All assumptions are as per typical market standards witnessed for a Grade A development in an established micro-market of a Tier 1 city, basis market assessment exercise and interactions undertaken. Expenditures are as per Year 2- Stabilized Occupancy

Source: CBRE Report

Benefits of the MA Model

While the SL model may offer better margins in certain contexts due to its simplicity and established nature, the MA model generally provides a superior Return on Investment (ROI) and faster payback periods, owing to its lower capital requirements and risk profile. The MA model's ability to adapt rapidly to market conditions and its lower upfront investment make it particularly attractive in volatile markets.

1. **Lower capital expenditure**

   The operator typically pays a share of profits/revenue to the space owner against the fit-out expenditure incurred by the space owner. For instance, Awfis' focus on asset light MA model (66%of portfolio) cuts our capex per seat spend by almost 50% compared to if Awfis adopted a 100% portfolio of Straight Leases (SL).

2. **Increased RoCE**

   Lower capex leads to higher RoCE and enables quick expansion without the need for excessive capital. There has been an approximate 4x increase in company level RoCE from 11% in FY21 to 43% in FY 2023-24.

3. **Lower rental obligations**

   MA model offers significantly lower rental obligations and a delayed start in rent. The MG of our MA centre was on an average 46% of the average micro-market rental*, starting anywhere from the 5th to 13th month of operations,

4. **Lower financial risk**

   The lower fixed cash outflow in the MA model reduces the risk associated with low occupancy or revenue from centres, resulting in a shorter payback period compared to the SL model.

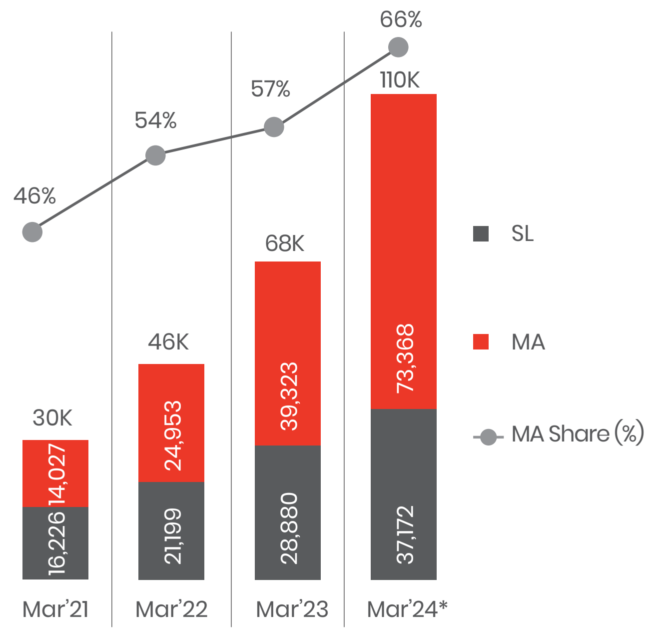
66%

of the total seats are under the MA model

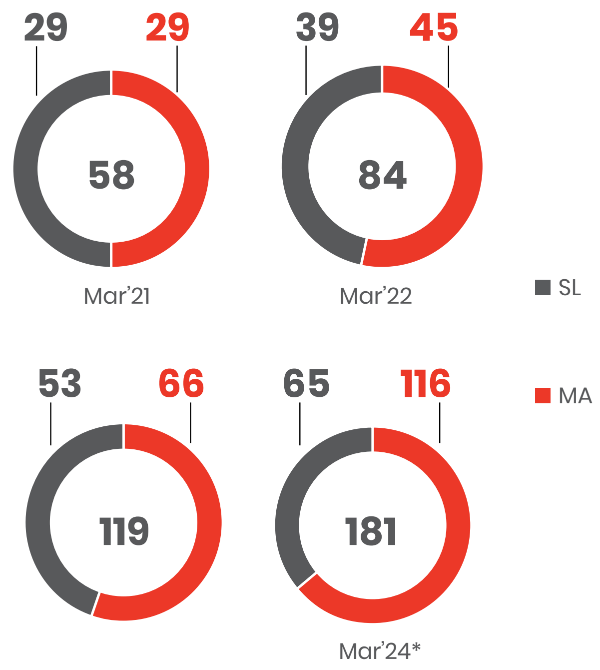
** As of Dec 31 2023*

Increasing Share of MA Model at Awfis

>4x growth in operational MA Seats



... with >3x growth in operational MA centres between FY21-FY24

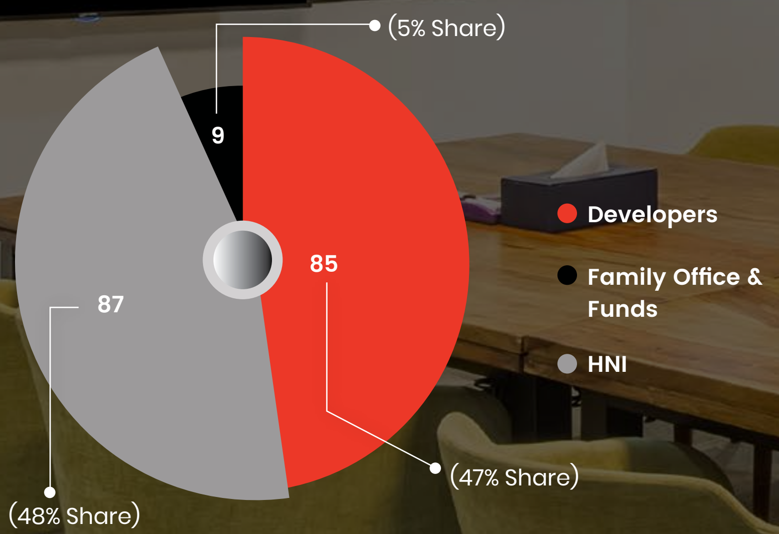


**All data is for operational seats and centres; except Mar'24 which is for Total Seats/Centres, which includes operational + under fit-out*

Diversified supply sourcing

In a market such as India where a significant quantum of the office spaces is with non-institutional owners, we adopted a diverse sourcing strategy that spans the entire spectrum of the commercial real estate (CRE) market, ranging from organized to unorganized, institutional to non-institutional and across various grades and classes of properties, granting us access to a large pool of properties and flexibility of centre sizes for building our centres.

Diversified Supply Mix by Ownership Type



~ 53%

of the operational centres sourced from non-developer space

Key Landlords

NYATI | VAJRAM Homes forever | MR MAJESTIC REALTIES | Prestige GROUP Add Prestige to your life

Asset Upgradation and Alternate Assets

Additionally, Our design and project management skills have enabled us to upgrade and refurbish several properties across our portfolio. The Indian office market had, and continues to have, a large potential for asset upgradation, a plethora of alternate assets and ageing properties in need of refurbishment which further aids us in increasing our supply base as we source space for our centres from upgradable assets and alternate assets such as malls as well. Illustrated in the pictures below, is one of our asset upgradation at Gemco, Jaipur.

Asset Upgrade at Gemco, Jaipur

Before	After
	
	

Mid-Sized Centres

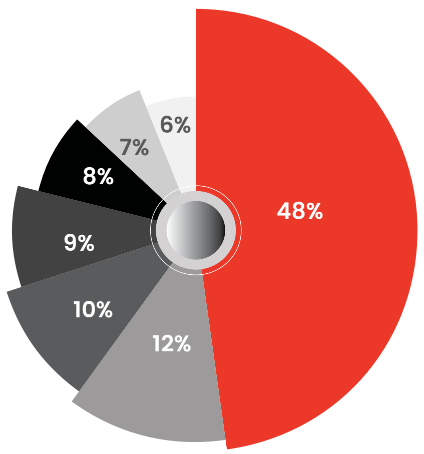
We also optimized operational efficiency, enhanced centre margins, and boosted occupancy growth by focusing on mid-sized centres ranging from under 15k to over 35k square feet, achieving ideal unit economics. Further, space owners under the MA model favor investments in mid-sized centres due to lower total capital expenditure and minimal concentration risks. This also benefits our clients, as they get access to personalized and tailored solutions in mid-sized centres. Meanwhile, this enables us to facilitate a thriving community and foster closer interactions among clients. Our strategy to focus on centre size combined with the MA model is designed to meet the needs of our space owners and our clients, thereby bridging both supply and demand factors in our ecosystem.

Success driver 4

Diversified Client Base

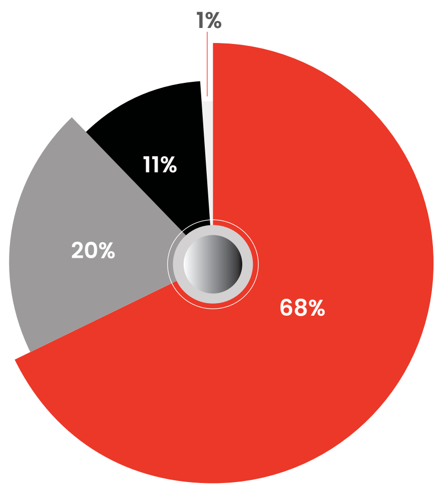
Our customer-first approach coupled with our diversified portfolio has enabled us to attract a diverse clientele across industries and cohorts. Over the years, we have successfully catered to a growing share of multinational corporations while simultaneously serving small to medium-sized enterprises (SMEs) and startups. Our diverse clientele operate across various sectors including technology, healthcare, banking and other services, illustrating the broad appeal and adaptability of our workspace solutions.

Clients from Diversified Industry



- Information Technology
- Consumer and Durables
- Professional Services
- Healthcare and Pharma
- Financial Services
- Construction and Engineering
- Others

Diversified Mix of Clients



- Corporate MNCs
- SMEs
- Start-Ups
- Freelancers

Strong demand metrics

2.5K
Clients

71%
Blended Occupancy

84%
>12 months Vintage Centres

36.8K
New seats sold in FY24

9K
New Seats Sold in Q4 FY24

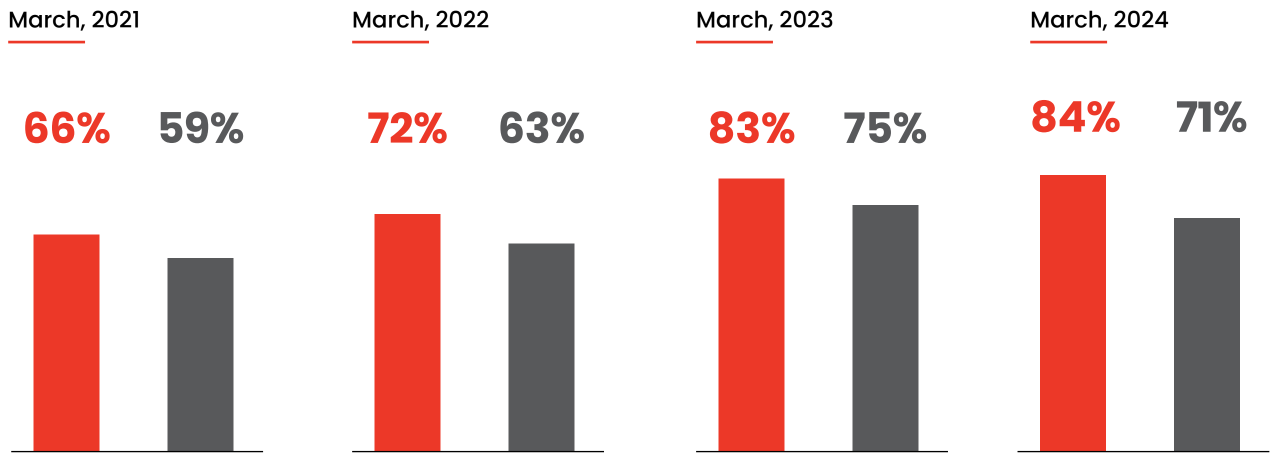
60%
Organic Sales

Our large client base is a result of a strong in-house demand generation engine driven by our sales team and in-bound marketing channels. Our extensive geographical reach and scale strengthen our capability to fulfil the varied and unique needs of our clients across different demographics. Subsequently, our occupancy rates have steadily improved over the years, with the occupancy for centres older than 12 months reaching 84% in FY24,

Occupancy

Improvement in occupancy with increasing centre vintage

- >12 months from launch date
- Overall



Strong customer loyalty

At Awfis, our steadfast customer loyalty stands as a significant strength in our ongoing success story. Our client base demonstrates strong trust in our brand, with the weighted average total tenure with 100+ seats increasing from 20 to 33 months from FY21 to FY24. Lock-in tenures have also grown from 15 to 24 months respectively, showing long-term client commitment and revenue predictability. The churn rate has decreased from 5.1% to 1.2%, maintaining high client retention and satisfaction.

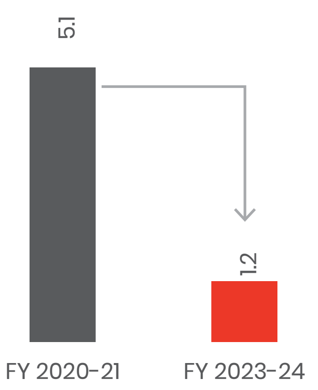
Additionally, our top 5 client dependency has reduced, ensuring a balanced and large client base. Adaptability to customer demands and market dynamics remains a core aspect of our strategy. This adaptability has been evidenced by a growing demand for our flexible workspace solutions, from the 100+ seats cohort in the last three fiscal years.

36%
Multi centre clients

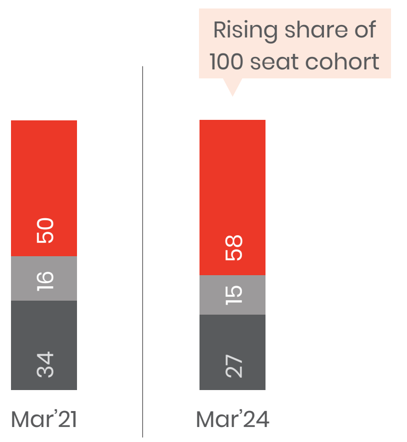
34%
New seats sold to existing clients

70%
NPS (Three months ended June 30,2023)

Average monthly net churn rate | in (%)

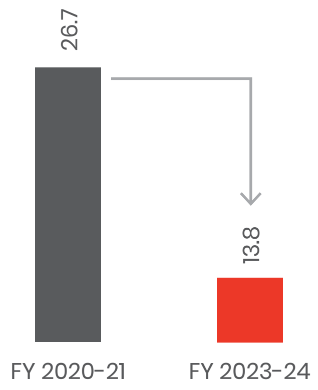


Catering to all seat cohorts | in (%)



■ 0-50 Seats ■ 50-100 Seats
■ 100+ Seats

Reducing top 5 client dependency | in (%)

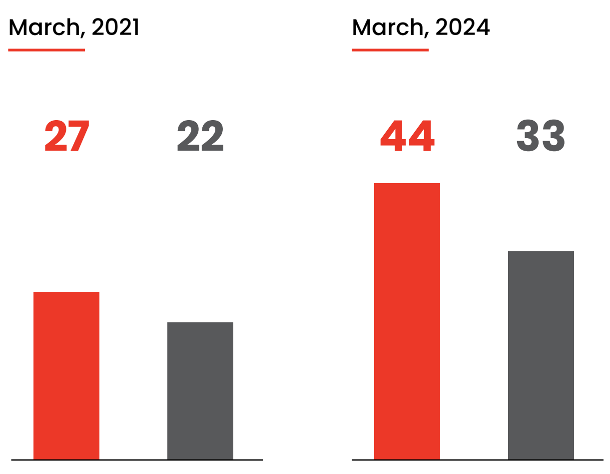


Tenure

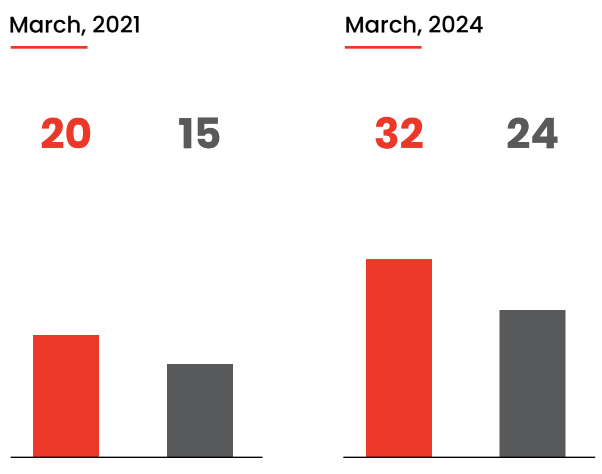
Improvement in both Total Tenure and the largest Seat Cohort (>100 SEATS)

● For >100 seats
● Overall

Weighted Average Total Tenure (months)



Weighted Average Lock in Tenure (months)



Consumers

SUNSTONE · Body Cupid · ideaForge · andovar · SUBWAY · Mahindra First Choice · NEEMAN'S

Information Technology

CleverTap · Capgemini · E2E Networks · Lenovo · ALTRUIST · marlabs · STUDIO GRAPHENE · infollion

Industrials

Atlas Copco · RR KABEL · METAL 7 · telestratum · Hi-Tech Radiators Pvt. Ltd.

Healthcare & Financials

peercapital · stellar tech · MAVERIC · true ID · WHITE OAK · NSE

Our high NPS figures, our low churn volumes and significant client expansion are all testament to our customer-centric approach and the sustained standard of service delivery.

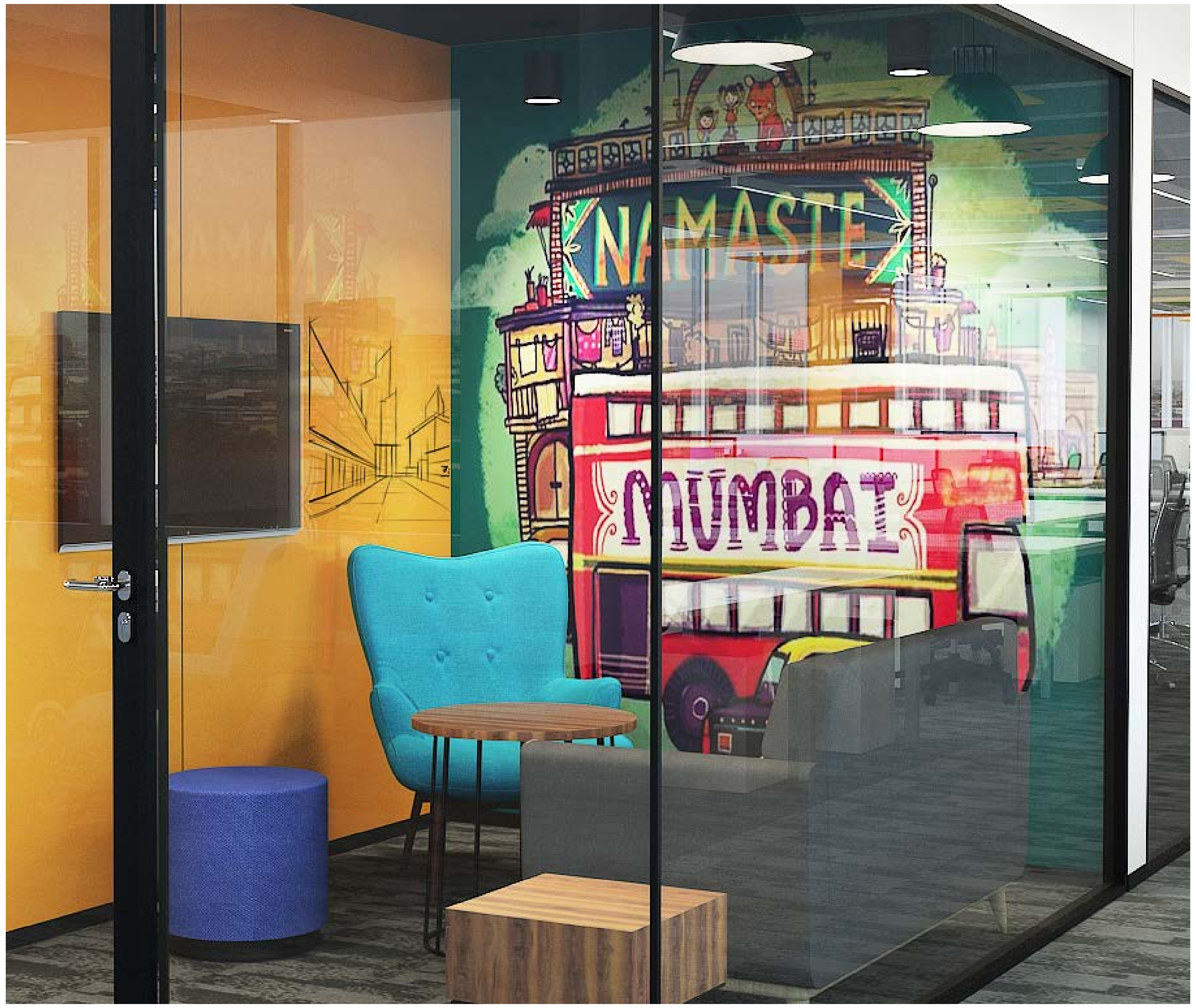
NPS

Three months ended June 30,2023	70%
FY 2022-23	63%
FY 2021-22	54%
FY 2020-21	49%

Customer Centric Operations Team

Our operations department is made up of 223 employees as of March 31, 2024. With over 100 emloyees from Hospitality background who are trained to cater to each and every need of the client.

The Operations Department effeciently manages both front-of-house (FOH) and back-of-house (BOH) operations. FOH focuses on community building, client retention, revenue generation, and operational cost management, while BOH handles energy efficiency, infrastructure maintenance, surveillance, and utility management.



Crafting differentiated value with flexibility and foresight

Inputs

Financial

251.4 crore Net Worth

23.3 crore Long-term Debt

Human Resources

3,498 Employees

223 Operations Team

Supply

181 Centres

110,540 Total seats

66% MA share by seats

Partners

47% Developers

48% HNIs

5%

Plug & Play Offering

awfis Coworking

Flex Workspace

Shared workspace allowing for collaboration and flexibility

awfis Managed Office

Customised Workspaces

An end-to-end, built-to-suit enterprise workspace solution

Mobility & Allied services

- On-the-go requirements with just-in time bookings
- Meeting rooms, day pass and virtual office
- Food & Beverage
- Concierge Services
- Event Management
- IT Support

Workspace Formats

awfisgold Premium Offerings

awfis Value Offerings

Powered By

awfis Transform

Design & Build

Commercial fit out services that blend function & design

awfis Care

Facility Management

Seamless operations and maintenance of office spaces

Our stakeholder ecosystem

- Shareholders
- Developers and Space Owners
- Employees
- Government & Regulators
- Clients
- Community

Outputs

Financial

849 crore Revenue

31.0% EBITA margin

PAT positive in Q4 FY 2024

42.8% ROCE

All financial data is for FY24

Business Operations

2,459 clients

71% blended occupancy

70% Net Promoter Score*

1.2% Avg. Monthly Net Churn Rate**

**Study conducted in Q1FY24 by 1Lattice*

Robust Financial Performance

Revenue from Operations | in INR (crore)

849

FY 2023-24	849
FY 2022-23	545
FY 2021-22	257
FY 2020-21	178

EBITDA | in INR (crore)

271

FY 2023-24	271
FY 2022-23	176
FY 2021-22	90
FY 2020-21	91

EBITDA Margin | in (%)

31.0

FY 2023-24	31.0
FY 2022-23	31.1
FY 2021-22	32.3
FY 2020-21	42.0

PAT | in INR (crore)

(18)

FY 2023-24	(18)
FY 2022-23	(47)
FY 2021-22	(57)
FY 2020-21	(43)

PAT Margin | in (%)

(2.0)

FY 2023-24	(2.0)
FY 2022-23	(8.2)
FY 2021-22	(20.5)
FY 2020-21	(19.7)

Earnings per Share (EPS) | in INR

(2.8)

FY 2023-24	(2.8)
FY 2022-23	(8.1)
FY 2021-22	(10.7)
FY 2020-21	(8.4)

Return on Capital Employed | in (%)

42.8

FY 2023-24	42.8
FY 2022-23	25.3
FY 2021-22	1.8
FY 2020-21	10.9

Net Cash Flow from Operations | in INR (crore)

228

FY 2023-24	228
FY 2022-23	181
FY 2021-22	78
FY 2020-21	56

Establishing Thought Leadership

Serving as a bridge between Awfis and its target audience, our marketing efforts facilitate effective communication, enhance brand visibility, and foster robust customer engagement.

In its role as the conduit for conveying the brand's essence and offerings to a diverse clientele, both B2B and B2C, marketing serves as the bedrock of Awfis' brand identity establishment and reinforcement, employing a diversified approach across digital and traditional media, social platforms, PR, sponsorships, Influencer engagement and industry events.

We establish thought leadership via our Workplace Insights Hub content platform, which hosts created and curated articles, collaborative and standalone reports, panel participation and sponsorship at industry forums and Awfis-led events and meetups with occupiers, developers and channel partners.

Community Love

Fostering collaboration and building a loyal community are cornerstones of building an authentic Awfis experience.

We hold year-round multiple community events from knowledge sessions to gaming and sports leagues, quiz competitions, beer fests and more. Besides festive celebrations, we have also curated themed events aligning with community interests like food, fitness and films. The activities we undertake aim to show how much we value our community and work towards delivering unique and personalised experiences tailored to their interests and preferences. These range from introducing them to a new brand via an incentre popup to curating a standup comedy and musical evening. We don't just bring people together, we give them a reason to stay together.

At Awfis, we aspire to offer more than just a typical workspace. Our office locations throughout India host regular community events aimed at promoting team bonding and creating a lively work atmosphere. These events include festivals and celebrations, interactive games, team-building activities, and corporate events.

Client Testimonials

EAST

Godrej Waterside,
Kolkata

Team support is really awesome! Despite few issues regarding the building management, we're just spell bound to see the support of AWFIS team all the time.

- Market leader in AC systems, services and systems

Chowringhee,
Kolkata

The extraordinary strategy adopted by AWFIS to keep their clients satisfied is amazing. Centre team along with housekeeping staff at the 4th Floor - No words to express their exemplary services!!

- Company offering cost effective liner solutions

Godrej Waterside
Kolkata

I take this opportunity to acknowledge and appreciate the work performed by your team members who have managed all the task during our Christmas Celebration in last week. All types of activities (like office decorations, manage our employees' lunch etc.) performed by your team has been well perceived and appreciated by our employees including management. Please keep up the best work and focus on Customer Delights.

- A global leader in technology and consumer electronics.

WEST

Raheja Titanium,
Mumbai

I wanted to appreciate your efforts and management skills for everything you are doing at AWFIS. I can see a lot of positive changes from last few months since you have joined. I enjoy all the events that happens here at the co working space, as I am working alone without any team, you guys doesn't let me feel so. The beer event on Friday and the Christmas event is one of my fav event so far. Also, the financial planning session was very good. I would like if you keep scheduling more such events and stalls. It gives me a feeling that I have a team and enjoy a lot.

- Cyber security consultancy and advisory firm

I wanted to express my heartfelt appreciation for your work at Awfis. Your management of the property and the fantastic events likes games, creative sessions, movies, pop-up events have truly transformed our co-working experience. It is difficult to keep everyone happy, but we appreciate the effort and care put in to ensure the best of service is made available. Thank you especially for the cricket tournament at Raheja. It was a difficult one to execute but it was equally fun to be part of such an event.

- Global telecom solutions provider

Sterling Towers, Pune

I just wanted to express my gratitude for organizing the recent fire safety drill. Your efforts in planning and executing this important event have significantly contributed to our preparedness and safety awareness. It's reassuring to know we have such dedicated individuals like you ensuring our workplace is safe.

- Company dedicated to tech-driven social innovation

NORTH

Unitech Cyber Park, Gurgaon

I want to express my heartfelt gratitude for all your efforts and support in helping us create a seamless training session on January 11, Monday, at our office.

A special thanks goes out to the security guards and the entire housekeeping/pantry team. Thank you for being present at all times to oversee and coordinate whatever was needed. We greatly appreciate your dedication.

- Premier career-accelerating platform

Gemco, Jaipur

Many thanks to each one of you for successful completion IEC (Indian Executive Council) and Vopak client visit at JPDC2. Event was a great success and very well appreciated by Leadership. As told to most of you during my visit, facility is taking a good shape now there was a visible difference between my last visit and current visit. Thanks for your hard work and dedication. Everyone was happy with the upkeep of facility. This was acknowledged by Vineet as well. Please pass on appreciation to each one involved in the visit.

- Leading Fortune 500 global IT and Consulting firm

SOUTH

HiTech City 3, Hyderabad

The vibe is just perfect – from the cool workspace design to the top-notch amenities. The community here is buzzing with energy, and it's not just about work; it's about connecting with awesome people. The staff? Super friendly. Networking events? A blast! If you're after a place where work feels like anything but, AWFIS is your spot. Highly recommend!

Excellent workspace! Clean, organized, and equipped with all the essentials. The atmosphere is conducive to productivity, and the staff is friendly and accommodating. A great place to focus and get work done efficiently. Highly recommended!

- Open Product based Cloud Solution provider

Vajram Esteva 2, Bengaluru

I wanted to take a moment to express our sincere gratitude for the outstanding arrangements that you, as part of the AWFIS team, facilitated during our recent office event. Your efforts were instrumental in making our offsite event at our Bengaluru office last week a resounding success. Your meticulous attention to detail and unwavering commitment to ensuring a seamless experience did not go unnoticed. We greatly appreciate your flexibility and willingness to accommodate our specific requirements, which made the entire event run smoothly.

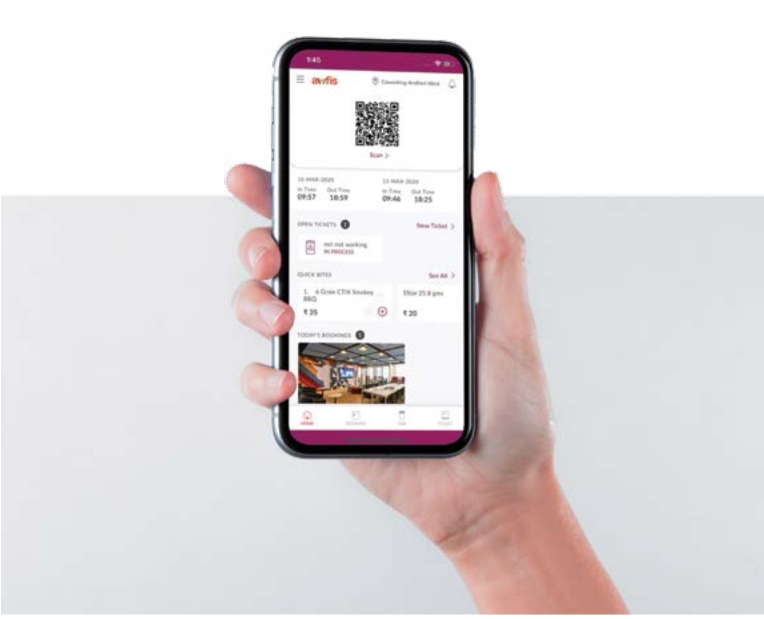
- Comprehensive travel tech platform

Bolstering our tech-enabled ecosystem

Our innovations and robust tech-enabled ecosystem have helped us provide seamless work experiences for our clients and foster a meaningful bond with them.

Awfis Co-working

'Awfis Coworking' is one of our mobile applications, which enables the users to discover, select and reserve our offerings as per their preferences on a real time basis. It gives them an access to manage their 'Awfis centre' and also order food and beverages. Our 'Awfis Coworking' application has features such as booking of meeting rooms and day pass for clients who are looking for temporary access to a workplace, which includes both bulk and single-day reservations.



Other in-house technologies

We have built a facial recognition enabled Visitor Management System, which provides customers seamless access to our centres, while tracking them so as to ensure a controllable access and robust security. Our guest management process is strengthened through our instantaneous notification alerts for relevant members and approval mechanism. Our in-house technology platform includes:

- CRM
- Booking management
- Space management
- Invoice and payment management.
- Inventory and meeting room management

Our 'Expiry 90' tool enables us to forecast and monitor client renewals which are due in the next 90 days. We have also built automated processes such as customer feedback desk ("CFD") to gather feedback on a real-time basis and resolve issues within a set response time and customer satisfaction ("CSAT") surveys to help us get regular insights. Our following IT initiatives have enhanced our offerings and customer experience effectively:

- Awfis Website
- Data Visualisation Tool
- 'Non-renewal' Tool
- Regulatory Compliance Tracking

Safeguarding information

Our Information Technology backbone safeguards sensitive information, maintains employee productivity and strengthens customer trust in our offerings. Our information technology team oversees and guides our information security procedures, tools and processes that are intended to protect information of our clients and also address cybersecurity concerns. Our aim is to improve our resilience to cyber threats. Our Information Security programme includes:

- Email Security
- Internet Security
- Network Security
- Data Security

Teams that drive Awfis

We ensure a safe and healthy workplace by adhering to regulatory standards and promoting well-being through awareness initiatives.

We prioritize diversity and inclusion, hiring individuals regardless of age, colour, disability, marital status, nationality, race, religion, gender, or sexual orientation, and empower them to excel in their roles. Alongside salary and performance-linked bonuses, our employees enjoy additional benefits such as insurance, annual leave, and retirement benefits, including a pension scheme through the Employees' Provident Fund Organization. Our Operations and Sales teams receive continuous learning and development opportunities, including quarterly refreshers and advanced training modules, to enhance their skills and expertise.

3,498

Employees as on March 31, 2024 (**495 Awfis Space** and **3,003 Awfis Care** employees)

26%

Diversity ratio

Appreciation for our efforts

BEST COWORKING FLEX SPACES
Space of the Year

MANAGED SPACES
Design of the Year (South)

MANAGED SPACES
Design of the Year (North)

COWORKING
Operator of the Year

BEST MANAGED
Office Brand

BEST COWORKING
Brand of the Year

BEST OFFICE
Design

MOST PREFERRED
CO-WORKING SPACES

COWORKING
Brand of the Year

FLEX SPACES
Best Chain

GREAT PLACE TO WORK

BEST WORKPLACES
for Women 2023

Management Discussion and Analysis Report

Economic Overview

Global Economy[1]

Despite several headwinds in the form of geopolitical conflicts, volatile commodity prices and elevated costs of living, the global economy exhibited notable resilience, achieving a 3.2% growth rate in CY 2023. Inflation saw a significant reduction due to positive market shifts like a fall in energy prices and a modest fall in food prices. While the US economy exceeded expectations, downside risks persist.

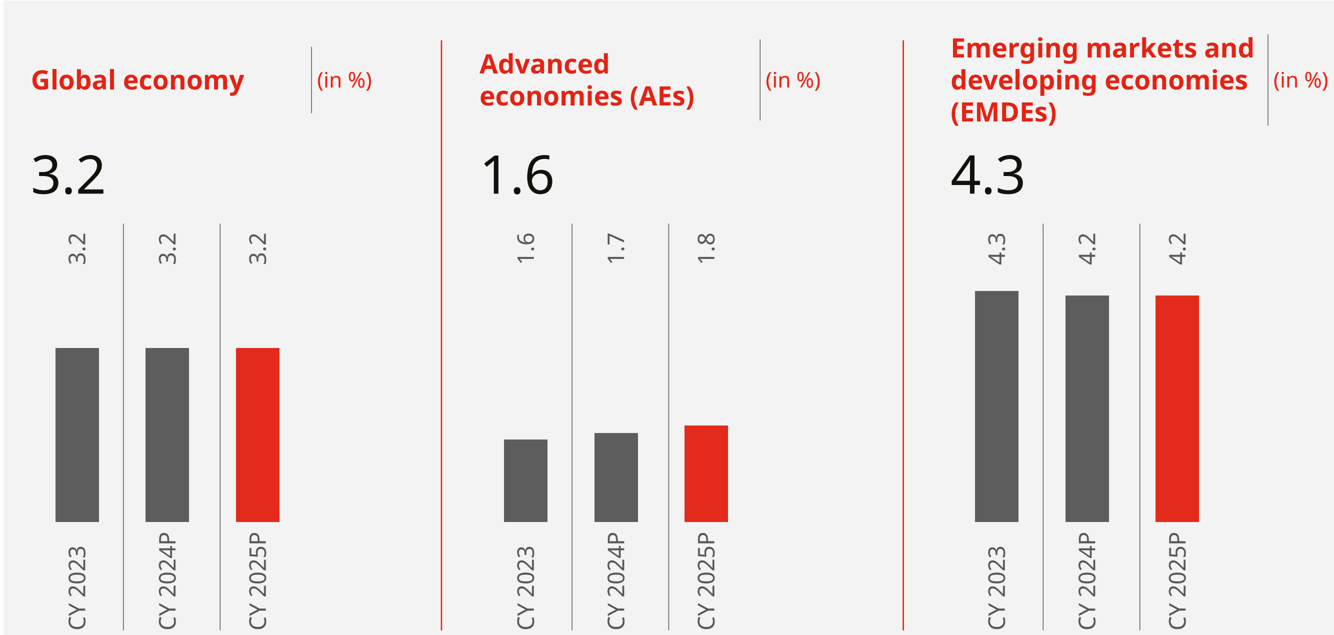
The major emerging markets and developing economies (EMDEs) also demonstrated strong growth. China's economic performance remained sluggish throughout 2023, a trend expected to persist into 2024. Conversely, several emerging markets such as India, Vietnam and Mexico demonstrated robust growth trajectories, along with increasing capital inflows from foreign institutional investors.

[1] https://www.imf.org/en/Publications/WEO/Issues/2024/04/16/world-economic-outlook-april-2024

Outlook of the global economy

The baseline projection suggests that the global economy will sustain a growth rate of 3.2% throughout CY 2024 and CY 2025, maintaining the pace observed in CY 2023. Advanced economies are expected to see a slight increase in growth, rising from 1.6% in CY 2023 to 1.7% in CY 2024 and 1.8% in CY 2025. Meanwhile, growth in emerging market and developing economies is projected to moderately ease from 4.3% in CY 2023 to 4.2% in both CY 2024 and CY 2025. Notably, India stands out as a key player in this landscape. As the world's 5th largest economy, India continues to demonstrate robust economic performance. Forecasts indicate that India's GDP will surpass that of Japan and Germany, positioning it as the third-largest economy, valued at USD 5 trillion by the calendar year 2027.[2]

Real GDP growth % of the world economy



(Source: IMF World Economic Outlook, April 2024)

Looking ahead, inflation on a global scale is anticipated to gradually decrease, falling from 6.8% in 2023 to 5.9% in 2024 and further to 4.5% in CY 2025. Advanced economies are expected to achieve their inflation targets sooner than emerging markets and developing economies.[3] The collective efforts by governments and the resilience demonstrated by economies worldwide will be instrumental in shaping a sustainable and inclusive growth trajectory in the years ahead.

Global Headline Inflation

(Source: IMF World Economic Outlook, April 2024)

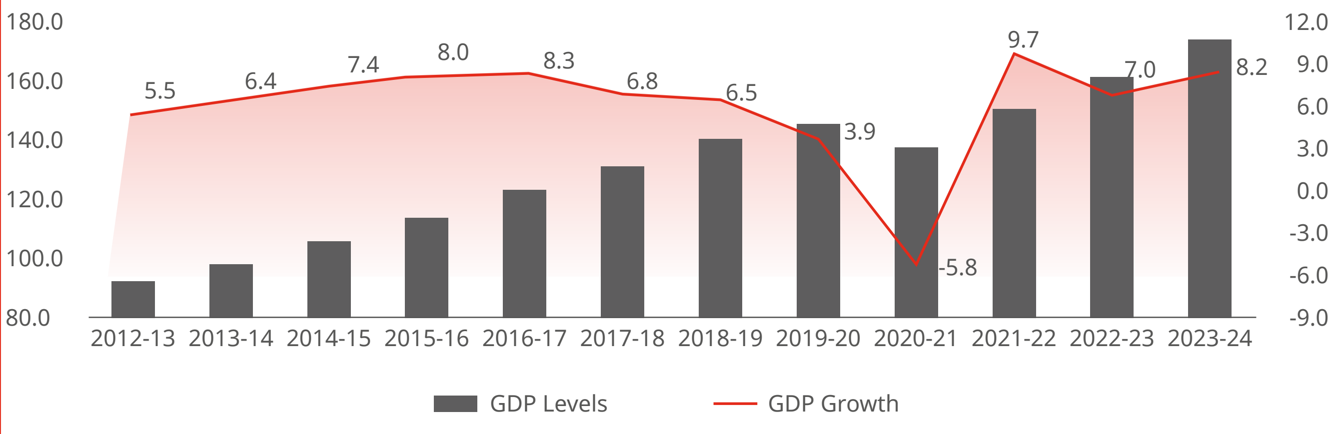
[2] https://rbidocs.rbi.org.in/rdocs/AnnualReport/PDFs/0ANNUALREPORT202324_FULLDF549205FA214F62A2441C5320D64A29.PDF

[3] https://www.imf.org/en/Publications/WEO/Issues/2024/04/16/world-economic-outlook-april-2024

Indian Economy

Despite the global economy grappling with various headwinds, the Indian economy maintained its momentum as one of the world's fastest-growing major economies in FY 2024. A robust macroeconomic framework, increasing domestic demand and prudent monetary policies implemented by the Reserve Bank of India (RBI), facilitated the Indian economy to reach 8.2% growth in FY 2023-24.[4]

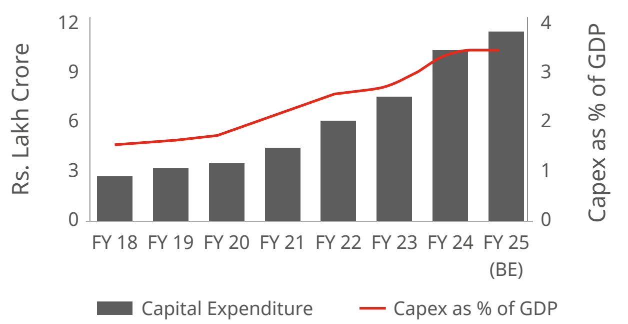
Annual GDP Estimates (in Rs. Lakh Crore) and Growth Rates (%) at Constant Prices



[Source - Ministry of Statistics and Programme Implementation]

In addition to this, infrastructure and capital goods production gained from the Government's push to capital expenditure. Furthermore, employment conditions improved, with the unemployment rate falling to the lowest level during 2023. The labour force participation rate (LFPR) and worker population rate also increased to 59.8% and 58%, respectively, along with a steep rise in the female LFPR in the year under review. [5]

Increase in Capital Expenditure



Outlook of the Indian economy

While there are chances of global supply disruptions causing recurrent commodity price changes and increasing fiscal pressures for India, strong customer demand and private investment are expected to cushion the Indian economy from global headwinds.

India's real GDP growth is projected at 7% for the fiscal year 2024-25. Furthermore, liberalisation of foreign investment is projected to increase India's role in global value chains, bolstering exports. In addition to this, India's vast labour pool and growing consumer market will play an instrumental role in the coming years. As countries seek alternatives to China, India is steadily emerging as a preferred manufacturing hub. Looking forward, the country is anticipated to maintain its positive growth momentum in the coming financial years.

Industry overview

India's Office Market

The Indian office market is projected to grow at a CAGR of 6.3% from 2023 to 2026[6]. The anticipated growth in office demand is driven by increased interest from domestic occupiers and robust demand from global markets. India stands out as a prominent global office market, bolstered by robust factors such as a highly skilled demographic, well-established and evolving infrastructure, a flourishing real estate sector and a politically stable economy.

India's commercial office space totals 832 million sq. ft., primarily concentrated in the top 9 cities: Bengaluru, Mumbai Metropolitan Region (MMR), Hyderabad, Gurgaon, Chennai, Pune, Noida, Kolkata and Delhi, ranked by market size. The 832 million sq. ft. stock is considered as organized stock and is purely utilized as office space. Additionally, the unorganised commercial office space across Tier I cities is

[4] https://pib.gov.in/PressReleseDetailm.aspx?PRID=2022323

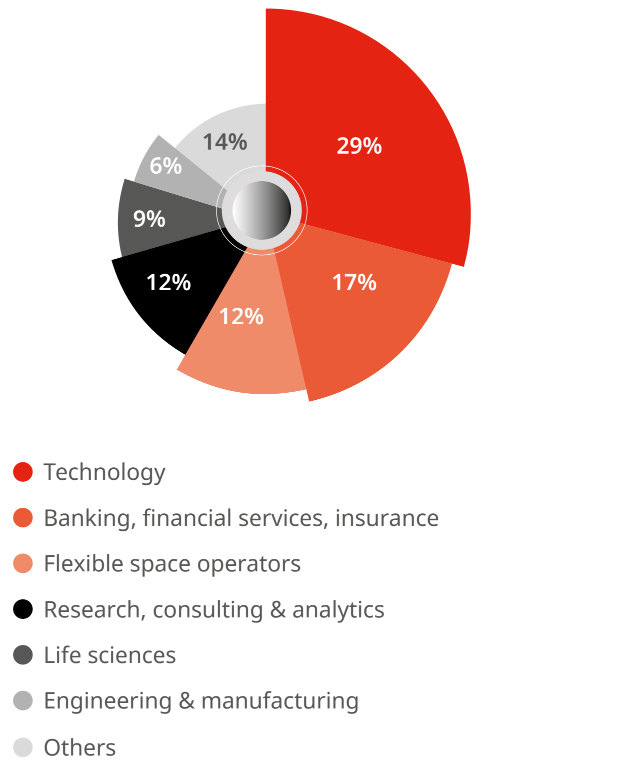
[5] https://rbidocs.rbi.org.in/rdocs/AnnualReport/PDFs/0ANNUALREPORT202324_FULLDF549205FA214F62A2441C5320D64A29.PDF

[6] RHP Awfis space solutions

estimated to range from approximately 600 to 730 million sq. ft., depending on the average area occupied per person.

The office sector in India surpassed expectations in 2023, achieving its second-highest leasing activity since 2019. Fueled by strong domestic growth, improved mobility and renewed occupier confidence, the sector witnessed a notable surge in transactions during the latter half of 2023. Office absorption grew by 11% Y-o-Y, totalling 64.4 million sq. ft. The leading contributors to this activity were Bengaluru, Delhi-NCR, Hyderabad and Chennai, which collectively accounted for nearly three-fourths of the market share.

SEGMENTATION OF TRANSACTION ACTIVITY AS PER INDUSTRY IN Q2 2024



[Source: CBRE Report]

Despite resilient growth in supply additions during 2023, leasing activity outpaced new supply. Development completions increased by approximately 15% Y-o-Y, reaching 57.7 million sq. ft. Hyderabad, Bengaluru and Chennai led the way, collectively contributing around 67% of the total completions. Annual supply increased across Mumbai, Bengaluru, Chennai, Hyderabad, Pune, Kolkata and Kochi. However, sustained leasing growth and declining vacancy rates drove rental increases in specific micro-markets across various cities throughout the year.[7]

Growth Drivers

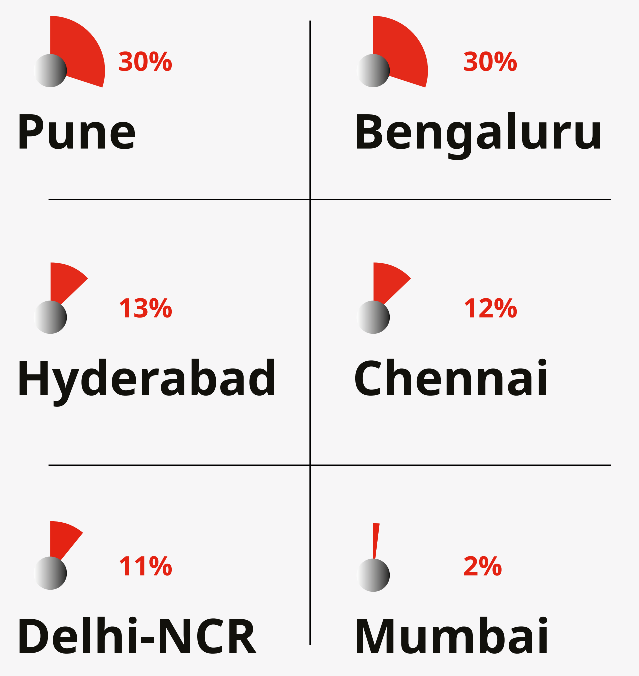
Office space leasing in India is set to achieve unprecedented levels in 2024. During H1 2024, absorption increased by nearly 14% Y-o-Y to 32.8 Million sq. ft. reaching the second highest H1 peak. The quarter has set the platform to reach much higher absoprtion levels compared to the earlier estimated figure of approximately 61-63 million square feet. This marks another significant year for the Indian office space market, driven by robust economic activities, expanding business operations and the ongoing demand for quality office spaces.

Emergence of Global Capability Centres (GCCs)

The rise of Global Capability Centres (GCCs) has been a crucial growth driver in the office space market. These centres, also known as Global In-house Centres (GICs), have grown significantly after the 2008 Global Financial Crisis. As of September 2022, India hosts approximately 1,510 GCCs, with a projected CAGR of 10% until 2025. This growth is driven by multinational corporations seeking to access and retain talent at scale while maintaining control over their operations. The GCC market size increased from USD 19.5 billion in Fiscal 2015 to USD 36.0 billion in the third quarter of 2022.

7.2 mn. sq. ft.

GCC leasing in **Q2 2024**



[Source: CBRE Report]

Favourable demographics and talent pool

India's favourable demographics, with a large young population and a vast pool of skilled and affordable talent, make it an attractive destination for multinational

[7] https://mktgdocs.cbre.com/2299/8296798c-afec-4bd4-a163-42b0adbfa8c1-2463628646/v032024/India%20Office%20&%20Flex%20Outlook%202024.pdf

corporations and global businesses. The availability of a competitive talent pool, combined with lower operational costs compared to global cities, drives the demand for office spaces. This demographic advantage supports the growth of various industries, further boosting the office space market.

Infrastructure development

Significant infrastructure development across major Indian cities has facilitated the growth of the office space market. Cities like Bengaluru, Hyderabad and the Mumbai Metropolitan Region have seen substantial investments in infrastructure, improving connectivity and accessibility. This development has attracted businesses and investors, leading to increased office space absorption and expansion in these regions. For instance, Bengaluru recorded the highest office space absorption from 2014 to 2022, with an average of approximately 15.0 million sq. ft. of space absorbed annually.

India's dominance in Asia-Pacific office space

India has emerged as a dominant force in the office space market within the Asia-Pacific region, projected to command more than 50% of the office space real estate in 2024.

Back to office and Expansion plans of office occupiers

As per CBRE's India Office Occupier Survey 2024, offices in India are exhibitng an increased preference for 'office-first' policy with about 90% of respondent preferring at least 3 days in the office per week. Further, almost 70% of the occupiers surveyed intended to expand their office portfolio by 10% or more over the next two years. Companies are planning to expand their office footprint potentially through a mix of traditional and flexible spaces to accommodate workforce growth and improve service deliveries in new markets.

Opportunities

- The Indian office market is booming with a gross leasing of 18 MSF in Q2 in India's top seven markets was recorded, which is 45 higher as compared to last year.
- The quarter has set the platform for India's office market to reach and surpass the activity levels witnessed in 2023.
- The Indian office market had and continues to have, a large potential for asset upgradation, various alternate assets and ageing properties in need of refurbishment which also aids in increasing the supply base.[8]
- Tier II cities are in an early phase of development, offering significant opportunities to corporates and operators. Consequently, prominent developers are increasingly targeting these cities due to demand from domestic and global corporates, flexible space providers, startups, and education technology firms.
- India is set to maintain its position as a leading market for Global Capability Centres (GCCs), supported by its large engineering workforce, competitive costs, and well-established ecosystem. The trend, coupled with a projected 20% increase in GCC presence in India by 2025, indicates substantial growth in the Indian office market. According to CBRE surveys, more than 67% of GCCs are expected to expand their office portfolios by over 10% in the next two years[9].

City	Supply Q2 2023 (MSF)	Supply Q2 2024 (MSF)	% Supply Change
Mumbai	0.2	2.9	1350%
Delhi NCR	0.3	0.9	800%
Bengaluru	3.7	3.8	2.7%
Chennai	2.1	0.7	(66.7%)
Pune	0.9	1.9	(66.7%)
Hyderabad	4.6	2.5	(45.7%)
Kolkata	0.0	0.0	NA
Ahmedabad	0.0	0.6	NA
Kochi	0.6	0.0	(100%)
	12.4	13.2	6.4%

City	Supply Q2 2023 (MSF)	Supply Q2 2024 (MSF)	% Supply Change
Mumbai	1.3	2.2	69.2%
Delhi NCR	1.9	2.4	26.3%
Bengaluru	3.5	4.0	14.3%
Chennai	2.5	2.8	12%
Pune	2.3	3.5	52.2%
Hyderabad	2.0	2.3	15%
Kolkata	0.2	0.4	NA
Ahmedabad	0.1	0.1	NA
Kochi	0.1	0.4	300%
	13.9	18.0	29.50%

PAN INDIA

Q4 2023 **27.29 MSF**
Q1 2024 **20.13 MSF**
-26.24%

Q1 2023 **15.16 MSF**
Q1 2024 **20.13 MSF**
32.82%

Outlook of India's office market

India's growth-oriented ecosystem will continue to attract both domestic and foreign investors, as global corporations make significant investments on Indian operations and the domestic occupiers follow expansion strategies. The net absorption is expected to be similar to the previous year. Rising return to office levels are also creating occupier confidence to invest into new offices with a focus on the employee well-being, quality and sustainability.

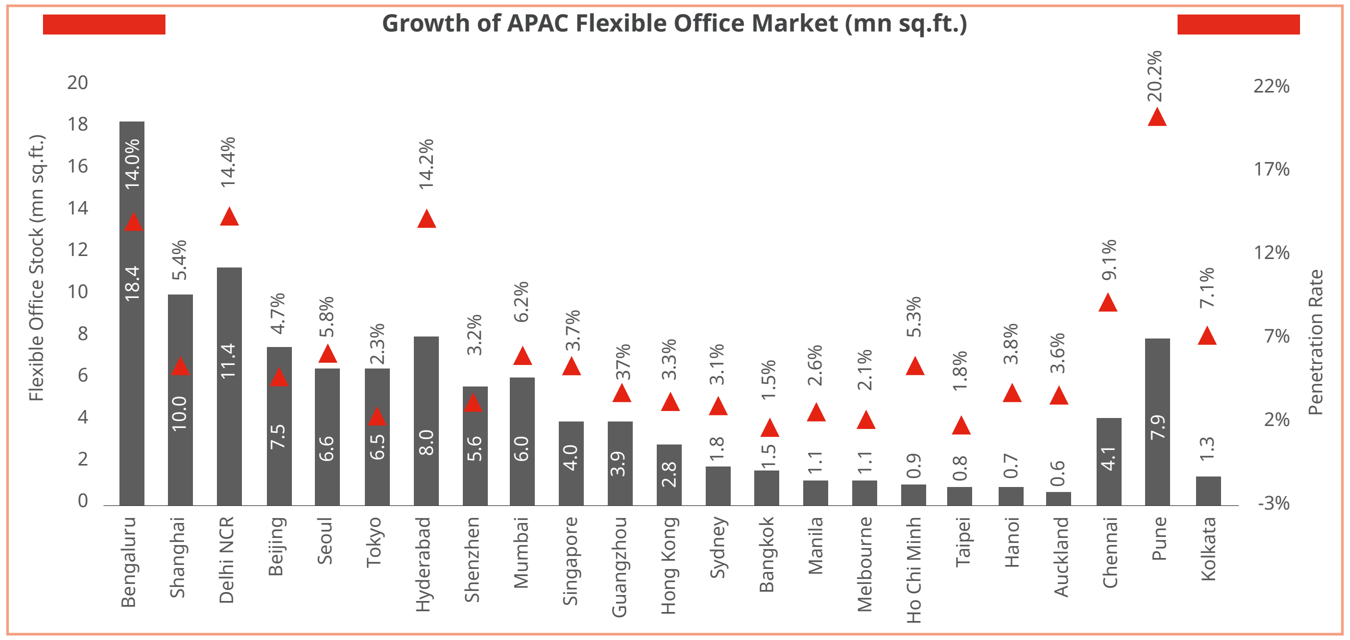
[8] CBRE Report
[9] https://mktgdocs.cbre.com/2299/443f7337-7be4-410e-8866-66daea83e88a-836765944/v032024/india-office-figures-q2-2024.pdf

Flex Market

APAC

While the flex market has been growing globally, the APAC region stands out having displayed a strong enthusiasm for the sector accounting for a rapid market expansion in the last few years. The inventory of flexible office space in the APAC region has more than quadrupled, from approximately 21 million sq. ft. in 2016 to over 99 million sq. ft. as on March 31, 2023, supported by the shared economy boom and significant influx of venture capital.

The graph below highlights city wise quantum of flexible office activity and level of penetration as compared to total office stock across 20 prominent APAC cities as on March 31, 2023. Further, it is to be noted that four of the 20 prominent APAC cities in India account for over 44% of the total flexible office space.



Outlook of APAC flex market

While the flexible office market has been growing and is poised to further grow in the APAC market, certain factors in the Indian office market positions the flexible office segment to grow at a faster pace in India than the APAC cities.

These include the large unorganized office market in India, favorable demographics with a young talent pool, competitive pricing, tenant-led improvements, and the hassle of dealing with multiple vendors for traditional office setups.

Indian flex market

India remains the global leader within the flexible office market with a total stock of approximately 68 million square feet. and continues to grow at a rapid pace. The total addressable market ("TAM") for the flexible workspace operators represents a sizeable opportunity of 282 million sq. ft. (in terms of area) and ₹ 474-592 billion (in terms of value) by 2026. The demand-side trends will further fuel the growth of the flexible workspace market with a rise in global capability centres, business process offshoring centres and off-shoring industries and increase in workspaces in Tier 2 cities.

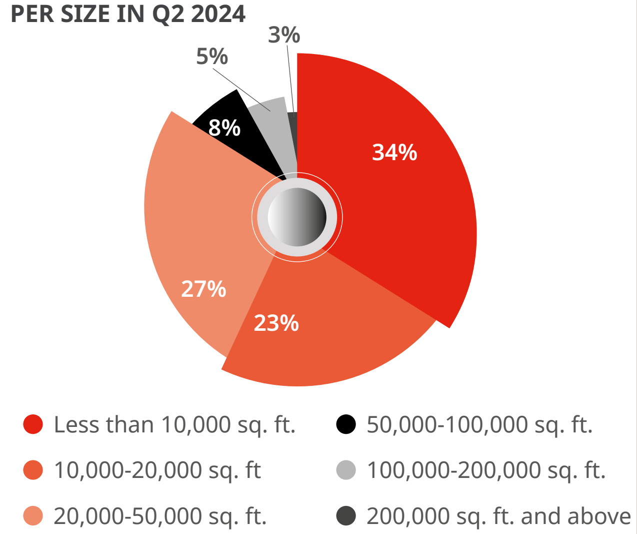
While the majority of flexible space take up has been in the top 7 Indian cities, the demand in Tier 2 cities has been rising steadily.The flexible workspace industry has witnessed a rapid rise in demand over the past 2-3 years. The CAGR for leasing flexible workspaces between 2022 and 2026 is expected to be around 18 - 19% in Tier 1 cities. Additionally, the demand has been expected to increase at CAGR of 27-28% from 2019 to 2026. IT, technology, and software development sector has been the major demand driver for flexible workspaces in the last 3 – 4 years followed by BFSI and the trend is expected to continue going forward over the years.

Growth Drivers

The rise of hybrid work models, capital intelligence, need for flexibility in leases, and a shift in work culture are fuelling the transformation towards flexible spaces. This has resulted in demand from diverse segments, from start-ups, small and medium-sized enterprises (SMEs) to large corporations.

The office space take-up in India during Q2 2024 was dominated by small- (less than 10,000 sq. ft.) to medium sized (10,000 -50,000 sq. ft.) transactions, accounting for a cumulative share of 84%. This trend indicates a healthy demand for flexible and scalable office solutions among a diverse range of occupiers, including startups, SMEs and larger enterprises adapting to changing work patterns

SEGMENTATION OF TRANSACTION ACTIVITY AS PER SIZE IN Q2 2024



[Source: CBRE Report]

Occupiers are increasingly integrating flexible office space into their portfolio as part of their 'Core + Flex' strategies. As per CBRE's India Office Occupier Survey 2024, about 30% of the respondents identified expanding their presence in flexible office space as their primary portfolio strategy over the next twelve months. As workplaces evolve into collaborative hubs, flexible space stock is anticipated to reach 80 million sq. ft. by the end of 2024. A focus on sustainability, high-quality offerings, customisable solutions and robust enterprise support are likely to drive further growth as operators experience continued expansion. Lastly, low cost hiring in Tier 2 cities, and emergence of more start-ups in India is expected to add to the demand for flexible workspaces going forward

Factors affecting the supply of flexible workforces

- According to the CBRE Report, India's Tier I commercial office stock totals 832 million sq. ft. Additionally, the unorganised commercial office stock across Tier I cities is estimated to range from 600-730 million sq. ft. (depending on the average area per work desk occupied).
- According to the CBRE report, Grade A commercial office space dominates the Indian market, comprising over 85% or 708 million sq. ft. Grade B stock, on the other hand, represents approximately 15% of the organised commercial office stock in India. However, there is a declining trend in the share of Grade B stock over the years, driven by sector evolution and changing occupier preferences favouring higher quality options. Furthermore, approximately 74% of the total organised commercial stock in India is owned by non-institutional entities.
- The Indian office market presents substantial opportunities for asset upgrades, with numerous alternative assets and aging properties requiring refurbishment. This environment supports strategy operators and space owners to expand their supply base by sourcing space from upgradable assets and other types of properties, including malls. According to CBRE, alternate assets encompass mixed-use developments, hotels, and mall establishments[10].

Opportunities

- Large corporations are anticipated to increase the proportion of flexible space within their overall office portfolios.
- There is a growing preference among occupiers to consolidate their flexible space requirements under a single contract with one operator. Additionally, operators are set to enhance their focus on occupier safety and technology-driven experience.
- The technological infrastructure, product and service quality, network of locations, asset standards, and the reputation of strategic investors will serve as crucial factor in the growth of the Indian flex market.
- Factors such as fluctuating headcounts, distributed or hybrid working models, and cost efficiencies are expected to drive demand for flexible workspaces.
- Tier II cities are emerging as the next growth frontier for flexible workspaces as they adapt to evolving business needs. With a current flexible workspace inventory exceeding 3.6 million square feet in Tier II cities, operators are capitalizing on the untapped potential of these markets, swiftly expanding to provide a wide range of options for startups and established businesses alike[11].

[10] https://www.awfis.com/images/reports/industry-report/Industry%20Report%20on%20Flexible%20Workspaces%20Segment%20in%20India.pdf

[11] https://mktgdocs.cbre.com/2299/8296798c-afec-4bd4-a163-42b0adbfa8c1-2463628646/v032024/India%20Office%20&%20Flex%20Outlook%202024.pdf

Company Overview

Founded in December 2014, Awfis Space Solutions Limited (Awfis) has rapidly grown to become the largest flexible workspace solutions provider in India, with an extensive network of 181 total centres and 110,504 total seats. The Company has established its presence in all Tier 1 cities and eight Tier 2 cities across India, encompassing a total of 17 cities and 53 micromarkets. Awfis has developed end-to-end capabilities in designing, constructing, maintaining, and managing a wide range of flexible workspace needs. This allows the company to deliver tailored solutions that cater to a diverse range of client demographics. The Company provides a wide spectrum of flexible workplace solutions ranging from individual flexible desks to customised office spaces for freelancers, start-ups, Small and Medium Enterprises (SMEs) as well as for large corporations and Multi-National Corporations (MNCs). The company caters to various seat cohorts ranging from a single seat to multiple seats, which can be contracted by our clients for a period ranging from one hour to several years.

95K
Operational seats

17
Cities

Business Portfolio

Awfis has categorized its flexible workspace solutions into three business segments. These include the co-working space on rent (Space Solutions) and allied services segment, which focuses on providing flexible workspaces such as co-working solutions and enterprise solutions. Additionally, it offers allied services such as food and beverage, information technology services, mobility solutions, and other related services to clients. The Awfis Transform segment specializes in construction and fit-out projects, providing design and build solutions. The Awfis Care vertical offers facility management services aimed at ensuring operational efficiency and client satisfaction.

Space Solutions and Allied Services

Awfis offers a variety of flexible workspace solutions tailored to meet diverse client needs, ranging from individual desks to customized office spaces with exclusive access. Positioned as an integrated solution platform for flexible workplace requirements, the Company's offerings in the space solutions segment include:

(i) Co-working Solutions

The co-working solutions provided are designed to accommodate clients seeking flexible workspace options available on a daily, weekly, monthly, or yearly basis, or for longer fixed terms. Their client base includes freelancers, start-ups, small and medium enterprises, as well as mid-sized to large corporates across sectors such as information technology, IT-enabled services, banking, financial services, insurance, and consulting.

Clients can reserve co-working spaces through the Company's website, the 'Awfis Coworking' mobile application, or with the assistance of their network of international property consultants (IPCs), domestic property consultants (DPCs), and third-party aggregators. Their sales or community managers also facilitate bookings. Upon confirmation, clients enter into a membership agreement with the Company, specifying details such as seat allocation, pricing per seat, tenure, lock-in period, notice period, and security deposit.

(ii) Enterprise Solutions

The Company's enterprise workspace solutions cater specifically to businesses seeking tailored office setups. Awfis also offer a comprehensive range of services including design, construction, and management aimed at creating optimal workspace environments. Collaborating closely with their clients' teams, they customize the workspace according to the client's specifications and brand guidelines, integrating expertise to deliver ready-to-move-in infrastructure solutions.

The fee structure for enterprise solutions varies based on service scope and client requirements. Their approach to securing enterprise clients involves proactive business development efforts, maintaining relationships with their existing and former clientele, and responding to requests for proposals through international property consultants (IPCs), domestic property consultants (DPCs), and third-party aggregators where applicable.

Awfis' centres provide a range of amenities included in the package such as Wi-Fi access, meeting rooms, pantry services (tea, coffee, water, fridge, and microwave), printing solutions, collaboration zones, and a tech-enabled visitor management system (VMS). Additionally, the Company offers technology-driven services such as server room space, IT solutions, and facility management tailored to specific client demands. The Company also offers diverse allied services encompassing food and beverages, IT support, infrastructure services like storage and customization, and event hosting and meeting arrangements. Clients typically access these services on both a regular and ad hoc basis.

Through Awfis' centralized and local procurement teams, they have established partnerships with various brands that provide exclusive offers and discounts to their members. For business-to-business allied services, Awfis offers products and solutions directly to companies within and outside the Awfis ecosystem. These include food and beverage subscriptions, corporate catering, event management (including team offsite packages), and corporate gifting solutions such as discounted e-vouchers.

The Company office also offers the following mobility solutions to its clients as part of the allied services:

Meeting Rooms: The Company office provides meeting rooms accommodating from 2 to 30 seats. These rooms feature high-speed internet connectivity and amenities such as audio and video conferencing facilities. Clients can book meeting rooms through the Company's website, 'Awfis Coworking' mobile application, or various aggregator platforms where the Company is listed. Rooms are available for both one-time and bulk-hour bookings, offering clients the convenience of professional meeting spaces on demand.

Day Pass: Ideal for clients needing temporary workspace access near their home or at a specific location, the day pass is available for both bulk and single-day reservations. Clients can book day passes through the Company's website, 'Awfis Coworking' mobile application, or various aggregator platforms. This option provides flexibility and the benefits of a dedicated office environment.

Virtual Office and Virtual Office+: The Company's Virtual Office and Virtual Office+ solutions offer clients a business address and package handling services. Clients can sign up for a specific address membership with a minimum tenure of two months for Virtual Office and six months for Virtual Office+.

Awfis transform

Awfis offers a comprehensive design and build solutions under Awfis Transform, catering to both its own centres and external commercial offices for clients. For its own centres, the Company prioritizes efficient and cost-effective transformations to maximize revenue potential and maintain contemporary, functional, and attractive spaces for clients.

For external client projects, the Company office typically engages through Client Agreements to develop their premises. These agreements require an initial advance payment ranging from 15-20% of the contract price upon signing, with the balance paid upon achieving project milestones. The contract price structure is determined either on an item rate basis (where quantities are calculated upon project completion) or a lump sum basis (with fixed fit-out costs).

The Company space planning process is designed to meet evolving business needs, integrating considerations such as technological requirements to ensure user-centric workspaces. Emphasis is placed on accessibility, flexibility, efficiency, and sustainable solutions, including optimizing work zones and traffic flows to promote a smooth office environment.

Awfis Care

Awfis Care provides comprehensive property and facility management services across 22 cities, encompassing both centres and external commercial, retail, and residential spaces. The Company office's property and facility management services are certified with ISO 9001:2015, ISO 14001:2015, and ISO 45001:2018 standards. These services include:

- **Engineering maintenance and operation solutions:** Managing electro-mechanical installations such as diesel generators, HVAC systems, sanitary and plumbing fixtures, fire detection and fighting systems, energy conservation, environmental health, safety, and preventive maintenance to minimize downtime.
- **Office management solutions:** Supporting clients in managing their spaces and facilities with services including electronic and physical security, deep cleaning, housekeeping including pantry management, landscaping, façade cleaning, pest control, waste management, and parking management.
- **Business support solutions:** Tailoring services to meet client-specific needs, including support and hospitality staff for cleaning, security, and housekeeping, organizing events and engagement activities, managing transportation, and supplying stationery.

Under Awfis Care, the Company provides solutions tailored for corporate entities with established office or retail spaces, residential developments, as well as clients utilizing enterprise solutions and Awfis Transform services. Awfis typically enters into Client Agreements lasting 12 months with clients, which are renewable annually or by mutual agreement at contract end. Upon receiving a letter of intent or purchase order within the agreed timeframe, the Awfis Care team initiates operations and implements a customized transition plan to seamlessly take over site operations.

Sourcing and Procuring Workspace Model

The Company's strategic approach to sourcing space for its centres spans the entire spectrum of the commercial real estate market, encompassing organised and unorganised sectors, institutional and non-institutional ownership, and various grades and classes of properties. This strategy provides access to a wide array of properties and enables flexibility in centre sizes for establishing their centres.The Company has two different models for sourcing and procuring workspace:

Straight Lease Model

Under this model, developers or space owners lease space to flexible workspace operators under traditional lease terms. These terms include a fixed monthly rental, common area maintenance charges, security deposit, minimum lock-in period, lease tenure and escalations. Awfis bears the entire capital expenditure for fitting out the property. The SL model is the predominant arrangement between space owners and flexible workspace operators in India.

Benefits of SL model for a space owner

- **Certainty of Revenue / Reduced Risk:** Developers earn fixed rentals for the leased area over a minimum lock-in period, independent of the centre's performance.
- **Lower Initial Investment:** Developers avoid upfront capital expenditure on centre fit-outs, resulting in reduced initial costs. If fit-out costs are incurred, developers can charge interest during the amortization period.
- **Limited Operational Involvement:** Space owners are typically not required to actively participate in the operational management of the centre by the operators.

Benefits of SL model for an operator

- **Increased Revenue Opportunities:** Operators agree to fixed rentals with the developer but can earn higher per-seat rentals based on deal size and other terms negotiated with occupants, without profit sharing with the developer. In addition to seat rentals, operators typically generate revenue from meeting rooms, food and beverage services, and digital products.
- **Operational Autonomy:** By leasing space under a traditional lease model from space owners or developers, operators experience minimal intervention in centre operations. This setup grants operators greater flexibility and authority in managing the centre's operations.

Disadvantages of SL model for a space owner

- **Restricted Potential Income:** The developer cannot increase or revise the rentals during the first three years (or the agreed-upon period with the tenant), even if market or building rentals increase.

Disadvantages of SL model for an operator

- **Uncertainty of Revenue / Higher Risk:** The operator may have to pay fixed rentals for the leased area for a minimum fixed tenure (lock-in period), regardless of the centre's performance. Additionally, rentals may escalate by approximately 15% every three years upon lease renewal.
- **Higher Upfront Cost:** The operator incurs capital expenditure on fit-outs, leading to higher initial costs. If the developer covers the fit-out expenditure, the operator may have to pay monthly principal and interest during the amortisation period, adding another cost stream. Furthermore, the operator might need to pay up to six months' rent upfront, depending on negotiations with the developer.

Managed Aggregation

The Managed aggregation model involves developers or space owners typically investing in fit-out capital expenditures, either partially or fully, with the remainder potentially covered by an operator, depending on specific terms. These agreements frequently involve foregoing fixed rental payments in favour of minimum guarantees (MG) on a case-by-case basis and sharing revenue or profits according to pre-negotiated terms. Typically, such agreements span from five to nine years, with the MG commencing between the 5th and 13th month of operations.

Awfis has strategically shifted its space procurement approach over time, moving from a traditional SL model to an asset-light, low-risk Managed Aggregation (MA) model. Under these Space Owner Agreements, Awfis provides operational and marketing services for their managed aggregation centres, thereby assuming associated risks.

Benefits of MA model for a space owner

- **Increased Revenue Potential:** In this model, the space owner often shares the profits, potentially resulting in higher returns or income based on the flexible workspace centre's performance.
- **Flexible Pricing Strategy:** Flexible workspace centres typically operate with shorter lease tenures or lock-in periods, allowing operators to adjust prices more frequently and potentially charge higher rates as new tenants occupy space. This flexibility can contribute to a higher overall return on investment for the space owner. The MA model also offers the space owner an opportunity to participate as a financial partner in the centre's performance.

Benefits of MA model for an operator

- **Potential for Reduced Capital Expenditure:** The operator usually shares profits or revenue with the space owner to offset the fit-out costs incurred by the latter. This potential for reduced capital expenditure often results in higher Return on Capital Employed (RoCE), facilitating the operator's rapid expansion without requiring excessive capital investment.
- **Reduced Rental Commitments:** Compared to a traditional lease model, the operator typically pays either no or a reasonable minimum guarantee in monthly rentals to the space owner.
- **Lower Risk Exposure:** Risks associated with factors such as low occupancy or centre revenue may be mitigated under the managed aggregation model. This is due to the lower fixed cash outflow (rentals paid to the space owner) compared to a straight lease model.

Disadvantages of MA model for a space owner

- **Upfront Cost:** The developer typically incurs the capital expenditure on fit-outs in exchange for a share of the profits or revenue, resulting in higher initial costs.
- **Higher Risk:** Returns or income for the developer depend on the centre's performance. If the centre fails to achieve high occupancy levels or takes longer to stabilise, profit margins may be lower than those in a straight lease model during the initial years.

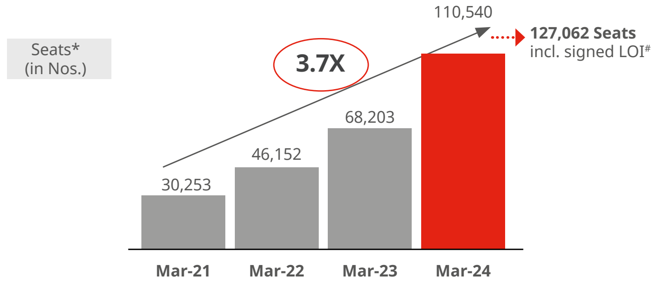
Disadvantages of MA model for an operator

- **Reduced Revenue Upside:** The opportunity to capture the entire upside from the centre's revenue is diminished.
- **Increased Transparency Requirements:** The operator may need to be more transparent with the space owner, which can impact business efficiency as substantial time and effort may be required.

Operational Highlights

NETWORK LEADERSHIP

RAPID SCALE OF CENTRES AND SEATS NETWORK



	Mar-21	Mar-22	Mar-23	Mar-24	
Chargeable Area* (Mn Sq Ft)	1.5	2.2	3.5	5.6	6.4 Mn. Sq Ft, incl. signed LOI#
Centre* (in Nos.)	58	84	119	181	202 centres, incl. signed LOI#

*Mar 21, 22 and 23 data is for operational centres/seats/chargeable area

Mar 24 data is for Total centres/seats which includes 160 operational centres 21 fit-out centres and 95,030 operational seats 15,510 fit-out seats and 4.8 mn sq.ft operational chargeable area and 0.8 mn sq.ft. fit-out chargeable area

#LOI refers to Letters of Intent signed with space owners

- In Q4 FY 24, 22 new operational centres went live with a 2x growth compared to Q3 FY 24.
- In Q4 FY 24, 15,084 operational seats went live, a 2.3x growth compared to Q3 FY 24.
- Overall, operational centres and seats grew by 35% and 39% from FY 23 to FY 24.
- 36,857 new seats sold in FY 24, with 8,923 seats sold in Q4 FY 24.
- 66% seats in MA model driving capital efficiencies for the business.
- Expanded to 8 Tier II cities.
- Exit Month Occupancy for FY 24 stood at 71%.
- Low Avg. Monthly Net Churn rate of 1.2% for FY 24.
- Marquee customer base of 2,459 unique clients as on Mar'24

Awfis' Strategy for Better Performance

GROWTH STRATEGY

Continue to build an industry leading capital efficient model

Grow our portfolio of centres under the asset light MA model

Continue to develop mid-size centres

Enhance our product and service offerings

Increase focus on Awfis Transform, Awfis Care and allied services

Continue catering to a wider range of clients, tailoring to their needs

Expanding in new and existing markets

Expand into key micro-markets in Tier I cities and upcoming Tier II cities

Invest in markets with high demand and stronger long-term returns

Improving operational efficiency

Higher cost efficiencies through a stronger vendor base

Streamline operations and leverage new-age technologies

Financial Performance

The discussion in this section relates to the consolidated financial results for the year ended March 31, 2024. The financial statements of the Company have been prepared under the Indian Accounting Standards (Referred to as Ind AS), prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules as amended from time to time.

The company adopted Ind-AS 116, which impacts how leases are accounted for. The commentary below provides an analysis of the reported figures after the adjustments for Ind-AS 116 to offer a clearer picture of operational performance.

Analysis of the Financial Performance

(₹ in millions unless specifically mentioned)

Profit and Loss (in ₹ million)	FY 2022-23			FY 2023-24		
	Reported Ind-AS	Ind-AS 116 Impact	Ind-AS 116 Adjusted	Reported Ind-AS	Ind-AS 116 Impact	Ind-AS 116 Adjusted
Revenue from Operations	5,452.8	48.1	5,404.7	8,488.2	38.6	8,449.6
Other income	205.1	64.3	140.8	259.8	17.1	242.7
Total income (I + II)	5,657.9	112.4	5,545.5	**8,748.0**	**55.7**	**8,692.3**
Cost of Goods Sold	126.8	-	126.8	246.8	-	246.8
Employee Expenses	958.0	-	958.0	1,356.1	-	1,356.1
Subcontracting	904.7	-	904.7	1,709.1	-	1,709.1
Other Expenses	1,907.8	(1,407.1)	3,314.9	2,722.0	(1,751.6)	4,473.6
EBITDA	1,760.6	1,519.5	241.1	2,714.0	1,807.3	906.7
EBITDA Margin	31.1%		4.3%	**31.0%**		**10.4%**
Depreciation	1,499.8	1,140.9	358.9	1,959.9	1,407.8	552.1
EBIT	260.8	378.6	(117.8)	754.1	399.5	354.6
EBIT Margin	4.6%		-2.1%	**8.6%**		**4.1%**
Finance Cost	727.2	632.5	94.7	929.7	770.0	159.7
Profit before Tax	(466.4)	(253.9)	(212.5)	(175.6)	(370.5)	194.9
Profit before Tax Margin	-8.6%		-3.9%	**-2.1%**		**2.3%**
Tax	-	-	-	-	-	-
Profit After Tax	(466.4)	(253.9)	(212.5)	(175.6)	(370.5)	194.9
Profit After Tax Margin	-8.6%		-3.9%	**-2.1%**		**2.3%**
EPS	-8.1			-2.8		

Revenue from operations

Particulars (IndAS 116 Adjusted)	FY 2022 – 23	FY 2023 - 24	Y -o – Y Change
Revenue from Operations	₹ 5,404.7	₹ 8,449.6	+56.3%

Revenue from operations increased from INR 5,404.7 million IN FY 2022-23 to INR 8449.6 million in FY 2023-24 at a Y-o-Y growth of 56.3%. The significant increase in revenue from operations is driven by higher demand for flexible workspace solutions and the expansion of new centres, resulting in network growth.

Operational seats rose from 68,203 in FY 2022-23 to 95,030 in FY 2023-24, reflecting the Company's rapid business growth and strategic focus on Tier 2 cities and enhanced service offerings. Rental income, the primary revenue stream, increased by 44.0% due to investments in new facilities and expanded service offerings. Additionally, income from construction and fit-out projects nearly doubled, with a 95.1% increase, due to successful project executions. Income from facility management services also grew by 14.3%, underscoring the Company's commitment to comprehensive solutions that boost client satisfaction and efficiency.

Other income

Particulars (IndAS 116 Adjusted)	FY 2022 – 23	FY 2023 - 24	Y -o – Y Change
Other Income	₹ 140.8	₹ 242.7	+72.4%

Other income rose from INR 140.8 million in FY 2022-23 to INR 242.7 million in FY 2023-24, marking a Y-o-Y growth of 72.4%. The rise in other income primarily results from increased interest earnings, adjustments in fair valuations of security deposits and miscellaneous receipts.

Total Operating Expense

Particulars (IndAS 116 Adjusted)	FY 2022 – 23	FY 2023 - 24	Y -o – Y Change
Total Operating Expenses	₹ 5,304.4	₹ 7,785.7	+46.8%

By March 2024, the Company expanded from 16 to 17 cities, growing from 68,203 to 95,030 operational seats across 160 operational centres, covering 4.8 million square feet. This rapid expansion led to a 46.8% increase in total operating expenses, rising from ₹5,304.4 million in FY 2022-23 to ₹7,785.6 million in FY 2023-24, driven by costs associated with new centre openings, increased staffing, and technology and infrastructure investments. Despite these higher expenses, revenue growth outpaced them, highlighting the Company's successful expansion strategy and operational efficiency.

EBITDA

Particulars (IndAS 116 Adjusted)	FY 2022 – 23	FY 2023 - 24	Y -o – Y Change
EBITDA	₹ 241.1	₹ 906.7	+271.3%

EBITDA surged from INR 241.1 million in FY 2022-23 to INR 906.7 million in FY 2023-24, demonstrating a remarkable Y-o-Y growth of 276.1%. The significant 56.3% revenue growth (from ₹ 5,404.7 million in FY 2022-23 to ₹8,449.6 million in FY 2023-24) was the primary driver of EBITDA improvement, facilitating better absorption of fixed costs.

Expansion to 17 cities and an increase to 95,030 operational seats, alongside stable occupancy rates resulted in enhanced revenue and operational efficiencies. Economies of scale from expanded operations further improved margins. Effective cost management strategies, including process optimization and vendor contract renegotiation, also contributed positively.

EBITDA Margin

Particulars (IndAS 116 Adjusted)	FY 2022–23	FY 2023-24	Y -o – Y Change
EBITDA Margin	4.3%	10.4%	+6.1 percentage points

The EBITDA margin increased significantly from 4.3% in FY 2022-23 to 10.4% in FY 2023-24, marking a 6.1 percentage point Y-o-Y improvement. This rise was driven by a robust 56.3% revenue growth, supported by strategic expansion and an increase in operational seats from 68,203 to 95,030. Stable occupancy rates and economies of scale helped absorb fixed costs more effectively, enhancing profitability. Effective cost management, including process optimisation and vendor contract renegotiation, also contributed to improved EBITDA performance. Additionally, rising demand for flexible workspace solutions post-pandemic strengthened occupancy rates and pricing power, further bolstering EBITDA margins.

Profit after tax

Particulars (IndAS 116 Adjusted)	FY 2022–23	FY 2023-24	Y -o – Y Change
Profit After Tax	₹(212.5)	₹ 194.9	+₹ 404.4

Profit after tax increased sharply from a loss of INR 212.5 million in FY 2022-23 to a profit of INR 194.9 million in FY 2023-24, showing a notable Y-o-Y growth of INR 407.4 million. The important drivers of Y-o-Y rise in PAT are higher growth in operating income basically due to higher demand and incremental number of operational seats leading to higher revenue from operations and improved operational effiencies.

Profit after tax margin

Particulars (IndAS 116 Adjusted)	FY 2022 – 23	FY 2023 - 24	Y -o – Y Change
Profit After Tax Margin	-3.8%	2.2%	+6.0 percentage points

The profit after tax margin saw a significant rise from -3.8% in FY 2022-23 to 2.2% in FY 2023-24, reflecting a notable Y-o-Y growth of +6.0 percentage points. The positive change in profit after tax margin indicates successful efforts in enhancing profitability through revenue growth and cost management.

Analysis of the Reported Numbers

Revenue from contract with customers (in millions)

Particulars	FY 2022–23	FY 2023-24	% Change
Co-working space on rent and allied services	4,188.4	6,189.2	47.8%
Construction and fit-out projects	1,050.2	2,049.2	95.1%
Others	214.2	249.8	16.6%
Total	5,452.8	**8,488.2**	**55.7%**

For the year ended March 31, 2024, revenue from operations showed remarkable growth, increasing from ₹5,452.8 million in FY 2022-23 to ₹8,488.2 million in FY 2023-24, marking a 55.7% Y-o-Y growth. This growth was primarily driven by the co-working space on rent and allied services segment, which saw a 47.8% increase, generating ₹6,189.3 million. Additionally, the construction and fit-out projects segment experienced a 95.1% surge, with revenues rising from ₹1,050.2 million to ₹2,049.2 million. The significant Y-o-Y growth underscores the company's strong market position, operational excellence, and commitment to providing innovative and flexible workspace solutions.

Other services contributed ₹249.8 million, up from ₹214.2 million, reflecting a 16.6% increase. Although this segment constitutes a smaller portion of the overall revenue, the steady growth indicates the company's efforts to capitalise on emerging opportunities within the workspace solutions market.

Expenses

(in million)

Particulars	FY 2022-23	FY 2023-24	% Change
Sub-contracting cost	904.7	1,709.1	88.9%
Purchases of traded goods	125.3	246.8	96.94%
Changes in inventories of traded goods	1.4	2.4	67.0%
Employee benefits expense	958.0	1,356.1	41.6%
Finance costs	727.2	929.7	27.8%
Depreciation and amortisation expense	1,499.8	1,959.9	30.7%
Othe expenses	1,907.8	2,719.7	42.6%
Total expenses	6,124.2	**8,923.6**	**45.7%**

For the year ended March 31, 2024, total expenses increased by 45.7% to ₹8,923.6 million from ₹6,124.2 million in FY 2022-23, driven by an 88.9% rise in sub-contracting costs to ₹1,709.1 million due to more construction and fit-out projects, a 41.6% increase in employee benefits to ₹1,356.1 million, a 30.7% rise in depreciation and amortisation to ₹1,959.9 million and a 42.6% increase in other expenses to ₹2,719.7 million, reflecting broader operational scale and strategic growth initiatives including new centres, augmented workforce and capital investments in technology and infrastructure.

Balance Sheet

Assets overview

The company's total assets increased from ₹9,306.1 million as of March 31, 2023, to ₹13,980.8 million as of March 31, 2024. Significant business growth was marked by an increase in operational capacity and an expanding client base. Total operational seats grew from 68,203 in FY 2022-23 to 95,030 in FY 2023-24. This growth demonstrates the company's strategic investments and strong financial health, positioning it well for future expansion and operational efficiency.

Non - Current Assets

(in million)

Particulars	FY 2022-23	FY 2023-24	% Change
Property, plant and equipment	2,471.4	3,341.4	35.2%
Capital work-in-progress	4.5	82.3	1,749.4%
Right-of-use assets	4,044.6	5,800.1	43.4%
Other intangible assets incl. under development	16.1	22.3	38.8%
Other financial assets	897.6	1,084.6	20.8%
Non-current tax assets (net)	261.2	475.3	82.0%
Other non-current assets	224.5	204.8	-8.8%
Total Non-current assets	7,919.8	**11,010.8**	**39.0%**

As of March 31, 2023, the company's total non-current assets were ₹7,919.8 million, increased significantly to ₹11,010.8 million by March 31, 2024. This growth was driven by investments in Property, Plant and Equipment, which rose from ₹2,471.4 million to ₹3,341.4 million, reflecting continued infrastructure expansion. The Capital Work in Progress (CWIP) surged from ₹4.5 million to ₹82.3 million, due to aggressive expansion efforts. Right-of-Use Assets increased from ₹4,044.6 million to ₹5,800.1 million, primarily due to new lease agreements and expansions.

As of March 31, 2023, financial assets were ₹897.6 million, rising to ₹1,084.6 million by March 31, 2024, mainly comprising security deposits and long-term bank deposits. Non-current Tax Assets stood at ₹475.3 million, on account of receivables from tax authorities. Current assets grew remarkably from ₹1,386.3 million to ₹2,970.0 million. Key drivers included a rise in contract assets from ₹57.9 million to ₹416.4 million, reflecting ongoing construction and fit-out projects and an increase in trade receivables from ₹484.8 million to ₹747.7 million due to higher sales volumes.

Other Financial Assets grew from ₹191.8 million to ₹1,008.6 million, driven by short-term financial investments and security deposits, while Other Current Assets rose from ₹466.9 million to ₹746.8 million, primarily due to prepaid expenses and recoverable related to IPO proceeds from the selling shareholders.

Overall liabilities

Particulars (IndAS 116 Adjusted)	FY 2022 – 23	FY 2023 - 24	Y -o – Y Change
Total Borrowings	₹109.2	₹321.7	194.6%

As of March 31, 2023, the company's total borrowings amounted to ₹109.2 million. By March 31, 2024, these borrowings have increased to ₹321.7 million to support the growth and operational needs. This increase was primarily driven by new term loans from financial institutions and banks.

Unsecured borrowings, however, have seen a decline from ₹79.4 million in the previous year to nil in the current fiscal year,

Key ratios

Particulars	FY 2022-23	FY 2023-24
Net Debt to Equity Ratio	(0.15)	**(0.10)**
Gross Debt to Equity Ratio	0.06	**0.13**

For the fiscal year ending March 31, 2024, the Company's debt profile changed, with the Gross Debt to Equity Ratio increasing from 0.06 in FY 2022-23 to 0.13 in FY 2023-24 due to new debt financing. Despite this rise, the Net Debt to Equity Ratio remained negative, moving from (0.15) in FY 2022-23 to (0.10) in FY 2023-24, reflecting the company's strong liquidity and effective debt management.

Non-current financial liabilities saw a decrease in the fair value of security deposits received from customers to ₹656.1 million from ₹757.9 million, while the current fair value increased to ₹919.2 million from ₹351.6 million. Creditors for capital goods decreased to ₹178.0 million from ₹245.0 million. Total outstanding trade payables rose from ₹508.3

million to ₹1,309.5 million, indicating changes in working capital management.

Contract liabilities, including advances for construction and fit-out projects and space rental, increased to ₹273.1 million from ₹143.4 million, reflecting ongoing and future projects. Other liabilities grew in line with business operations. Overall, the company's liabilities increased as it leveraged secured borrowings for growth and operational needs, aligning its financial strategies with growth objectives and market expansion plans.

Risk management

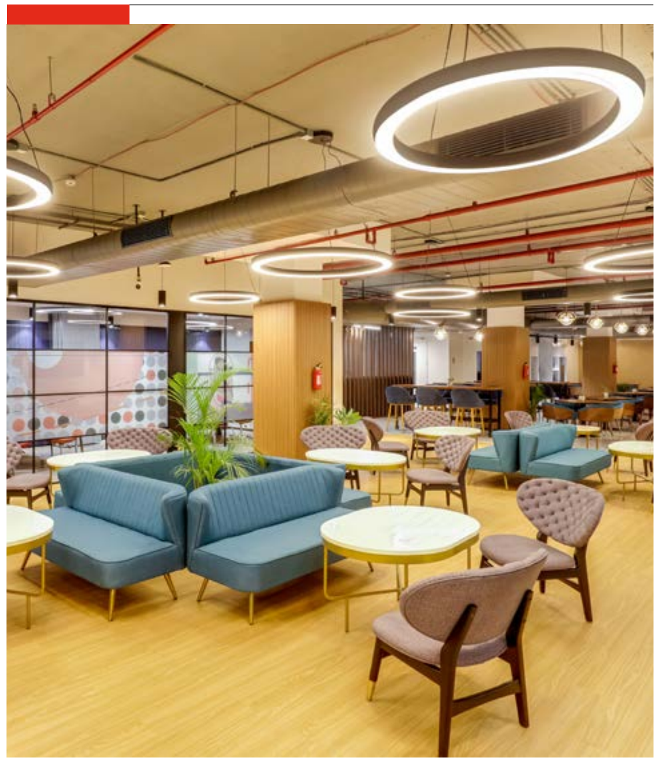
The Board at the Company holds the overarching responsibility for overseeing risk management and internal controls. This includes a focused commitment to establishing the Company's risk tolerance, consistently evaluating and tracking key risks and scrutinising reports generated by internal auditors regarding internal controls and risk assessments.

Human Resources

The Company seeks to provide an equal employment opportunity to all prospective employees. This is reflected in the Company's Equal Employment Opportunity Policy, which prohibits discrimination on the basis of age, colour, disability, marital status, nationality, race, religion, gender and sexual orientation. The Company provides the employees with benefits which include insurance coverage, yearly leave and retirement benefits alongside compensation that includes both salary and allowances. The Company also provides pension benefits for employees covered under the Employee Pension Scheme managed by the Employees' Provident Fund Organisation.

3,498

Employees (as on March 31, 2024)
[**495 Awfis Space** employees and **3,003 Awfis Care** employees]



Cautionary Statement

Certain matters discussed in this Report may contain statements regarding the Company's market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and world-wide, competition, the Company's ability to successfully implement its strategy, the Company's future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cash flows, the Company's market preferences and its exposure to market risks, as well as other risks. The Company's actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third party statements and projections.

Report of the Board of Directors

Dear Members,

Your Board of Directors are pleased to present the 10th Board's Report on the business and operations of Awfis Space Solutions Limited **("Company" or "we" or "Awfis")** along with the Audited Standalone and Consolidated Financial Statements of the Company for the Financial Year ended 31st March, 2024 ("FY 2023-24"). This being the first report after the Initial Public Offer ("IPO") and listing of the equity shares on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") (BSE and NSE hereinafter collectively referred as **"Stock Exchanges"**), the Board welcomes all the public shareholders and look forward to your continued faith and support.

1) THE FINANCIAL SUMMARY AND OPERATION HIGHLIGHTS

The Standalone and Consolidated financial highlights of the Company's operations are summarised below:

Amount in INR Million

Sr. No.	Particulars	Standalone		Consolidated	
		Year Ended		Year Ended	
		March 31, 2024 (Audited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)
1	Revenue from Operations	8,468.61	5,452.82	8,488.19	5,452.82
2	Net Profit (+)/ Loss (-) for the period before tax	(180.46)	(463.43)	(175.67)	(466.37)
3	Net Profit (+) / Loss (-) for the period after tax	(180.46)	(463.43)	(175.67)	(466.37)
4	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(183.51)	(463.73)	(178.72)	(466.67)
5	Paid-up Equity share capital (Face value of INR 10 each)	193.27	301.34	193.27	301.34
6	Earnings/ (Loss) Per equity share (Face value of Rs.10 each)				
	Basic (In INR)	(2.86)	(8.06)	(2.79)	(8.11)
	Diluted (In INR)	(2.86)	(8.06)	(2.79)	(8.11)

2) BRIEF DESCRIPTION OF THE STATE OF COMPANY'S PERFORMANCE DURING THE YEAR

Our Consolidated Revenue from operations stood at INR 8,488.19 million for FY 2023-24, demonstrating a significant growth of 55.67% from the previous year, which was INR 5,452.82 million. Our EBIDTA has increased from INR 1,760.63 million in FY 2022-23 to INR 2,713.94 million in FY 2023-24, depicting a YoY growth of 54.15%. Our net losses have reduced from INR 466.37 million in FY 2022-23 to INR 175.67 million in FY 2023-24.

Our Standalone Revenue from operations stood at INR 8,468.61 million for FY 2023-24, demonstrating a significant growth of 55.31% from the previous year, which was INR 5,452.82 million. Our EBIDTA has increased from INR 1,763.42 million in FY 2022-23 to INR 2,708.42 million in FY 2023-24, depicting a YoY growth of 53.59%. Our net losses have reduced from INR 463.43 million in FY 2022-23 to INR 180.46 million in FY 2023-24.

The financial results have been discussed in detail in the Management Discussion and Analysis Report forming part of this Annual Report. Further, during the Financial Year 2023-24, there was no change in the nature of business of the Company.

3) MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Pursuant to Regulation 34 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Management Discussion and Analysis Report ("MD&A") for the FY 2023-24, has been presented in a separate section forming part of this Annual Report.

4) CORPORATE GOVERNANCE REPORT

The Company is committed to maintain the highest standards of Corporate Governance and adhere to the Corporate Governance requirements set out by the Securities and Exchange Board of India and compliance of all applicable rules and regulations. The Board believes that adopting the highest level of ethical principles would ensure that Awfis continuous to be the leading company in the flexible workspace solutions. The Report on Corporate Governance as stipulated under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 forms part of this Annual Report.

A certificate from Mr. Rupinder Singh Bhatia, Practicing Company Secretary, confirming compliance with corporate governance norms, as stipulated under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, is annexed to this Report as **Annexure I**.

5) SHARE CAPITAL

a) STATUS OF SHARES

The Equity Shares of the Company were listed on Stock Exchanges w.e.f. 30th May 2024 and the Company's shares are compulsorily tradable in electronic form.

b) AUTHORIZED, ISSUED, SUBSCRIBED AND PAID-UP CAPITAL

I. The Authorized Share Capital of the Company is INR 5,03,83,21,040 (Indian Rupees Five Hundred Three Crore Eighty-Three Lakh Twenty-One Thousand and Forty only) consisting of 10,28,22,434 (Ten Crore Twenty-Eight Lakh Twenty-Two Thousand Four Hundred and Thirty-Four) Equity Shares of INR 10 (Indian Rupees Ten only) each, 3,98,21,715 (Three Crore Ninety Eight Lakh Twenty One Thousand Seven Hundred and Fifteen) Preference Shares of INR 100 (Indian Rupees One Hundred only) and 27,92,520 (Twenty Seven Lakh Ninety Two Thousand Five Hundred and Twenty) Preference Shares of INR 10 (Indian Rupees Ten only) each.

II. As on 31st March, 2024, the Issued, Subscribed and Paid-Up Capital of the Company is INR 369,23,45,470 (Indian Rupees Three Hundred Sixty Nine Crores Twenty Three Lakh Forty Five Thousand Four Hundred and Seventy Only) divided into 1,93,26,948 (One Crore Ninety Three Lakh Twenty Six Thousand Nine Hundred and Forty Eight) Equity Shares of INR 10 (Indian Rupees Ten Only) each, 3,47,13,502 (Three Crore Forty Seven Lakh Thirteen Thousand Five Hundred and Two) Preference Shares of INR 100 (Indian Rupees Hundred Only) each and 27,72,579 (Twenty Seven Lakh Seventy Two Thousand Five Hundred and Seventy Nine) Preference Shares of INR 10 (Indian Rupees Ten Only) each.

c) CHANGE IN SHARE CAPITAL

(i) During the year, the Authorized Share Capital of the Company has increased from INR 4,388,321,040 consisting of 37,822,434 Equity Shares of INR. 10 each, 39,821,715 Preference Shares of INR. 100 and 2,792,520 Preference Shares of INR. 10 each to INR. 5,038,321,040 consisting of 102,822,434 Equity Shares of INR. 10 each, 39,821,715 Preference Shares of INR. 100 and 2,792,520 Preference Shares of INR. 10 each in the Extra-Ordinary General Meeting held on 24th November, 2023.

(ii) During the year, your Company has issued and allotted:

i. 173,28,572 Series F Compulsory Convertible Cumulative Participating Preference Shares of INR. 100 each at premium of INR. 44.27 on private placement on 04th June, 2023.

ii. Series F OCRPS were converted to Series F1 CCCPS pursuant to board and shareholders resolutions dated 19th July, 2023 and 25th July, 2023, respectively

iii. 9,44,287 Equity Shares of INR. 10 each at a premium of INR. 134.27 on private placement on 16th August, 2023.

iv. 2,89,963 Series C2 Compulsory Convertible Cumulative Participating Preference Shares of INR 100 each at premium of INR 53.13 on private placement on 27th September, 2023.

v. 346,575 Equity Shares of INR. 10 each on 20th September, 2023 pursuant to conversion of 346,575 Series F Compulsory Convertible Cumulative Participating Preference Shares of INR. 100 each

vi. 26,20,366 Equity Shares of INR. 10 each at a premium of INR. 263.13 through right issue on 27th October, 2023.

viii. 1,50,000 Sweat Equity shares to Mr. Amit Ramani, Chairman and Managing Director of the Company, On 27th September, 2023.

(iii) Further, 46,748,831 Equity Shares of INR 10 each were alloted on 25th April, 2024, pursuant to conversion of all outstanding convertibles securities..

d) BUY BACK OF SECURITIES

The Company has not bought any shares from its shareholders during the year.

e) EQUITY SHARES WITH DIFFERENTIAL RIGHTS AND SWEAT EQUITY SHARES

The Company has not issued equity shares with differential rights as to dividend, voting or otherwise. On 27th September 2023, the Company has issued 1,50,000 Sweat Equity shares to Mr. Amit Ramani, Chairman and Managing Director of the Company.

f) EMPLOYEE STOCK OPTION SCHEME

Pursuant to approval of members of the Company on 15th June, 2015, the 'Awfis Space Solutions Limited – Employee and Director Stock Option Plan 2015' ("ESOP Plan") was adopted, which was further amended on 24th January 2022, 06th June, 2022, 29th September, 2023 and 11th December, 2023. Ahead of its planned IPO, the company made a necessary amendment to ensure compliance with the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as amended ("SEBI SBEB Regulations"). Under the ESOP Plan, share-based benefits are granted to the eligible employees by granting stock options ("Options"), with a view to attract and retain the talents and encourage employees to align their individual performances with the Company's broader growth objectives.

During the year under review, the Company has granted 1,234,798 Employee Stock Options under ESOP Plan, whereas 4,05,601 Options were vested during the year. Further, during the year, some of employees of the Company had exercised their vested ESOPs, and the Company had allotted 2,23,500 Equity Shares to them.

Details of options as required pursuant to Companies Act, 2013 as amended from time to time and Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 is given in **Annexure II**.

The disclosure, in compliance with the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, is uploaded on the Investor Relations section of the website of the Company at https://www.awfis.com/investor-relations/initial-public-offer/financials.

6) AUDITORS AND AUDITORS' REPORT

a. Statutory Auditor

M/s. S. R. Batliboi & Associates LLP (Firm Registration No. 101049W/E300004), Chartered Accountants, were appointed as Statutory Auditors by the members at the 6th Annual General Meeting of the Company held on 11th December 2020. Their term was effective from the conclusion of the 6th Annual General Meeting until the conclusion of the ensuing Annual General Meeting. Due to the expiry of the current auditor's term and the resulting vacancy, the Board of Directors recommends the appointment of M/s. Walker Chandiok & Co. LLP, Chartered Accountants (ICAI Firm Registration No.: 001076N/N500013), as the Statutory Auditors of the Company for a period of five years, commencing from the conclusion of the upcoming Annual General Meeting.

M/s. Walker Chandiok & Co. LLP have confirmed their eligibility and that they are not disqualified under the Companies Act, 2013, to be appointed as the Statutory Auditors of your Company.

b. Secretarial Auditors

Pursuant to the provisions of Section 204 of the Act, read with the rules made thereunder, the Board had appointed Mr. Rupinder Singh Bhatia, Practicing Company Secretary, (COP No. 2514) (Peer Review No 1496/2021) to undertake the Secretarial Audit of your Company for the FY 2023-24 and FY 2024-25.

The Secretarial Audit Report for the year under review is provided as **Annexure-III** of this report. There are no qualifications, reservations or adverse remarks or disclaimers in the said Secretarial Audit Report.

c. Internal Auditors

As per the provisions of Section 138 of the Companies Act, 2013 and Rules made thereunder, the Company has appointed Protiviti India Members Private Limited as Internal Auditors for the Financial Year 2023-24.

7) FRAUDS REPORTED BY AUDITORS UNDER SECTION 143(12), OTHER THAN THOSE WHICH ARE REPORTABLE TO THE CENTRAL GOVERNMENT

The Statutory Auditors have not reported any incident of fraud to the Board of Directors of the Company.

8) MAINTENANCE OF COST RECORDS

As per the provisions of Section 148(1) of the Companies Act, 2013 and Rules made thereunder, the Company was not required to make a disclosure of maintenance of cost records as specified by the Central Government.

9) REVISION OF FINANCIAL STATEMENTS AND BOARD REPORT

There was no revision of financial statements and Boards' Report of the Company during the financial year under review. However, for the purpose of IPO, the Company has re-stated the financial statements of preceding three financial years pursuant to the provisions of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("SEBI ICDR Regulations").

10) DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

The Company has laid down adequate internal financial controls commensurate with the scale, size and nature of the business of the Company. The Company has in place adequate policies and procedures for ensuring the orderly and effective control of its business, including adherence to the Company's policies, safeguarding its assets, prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial disclosures. Effectiveness of internal financial controls is ensured through management reviews, controlled self-assessment and independent testing by the Internal Auditor.

11) DIRECTORS AND KEY MANAGERIAL PERSONNEL OF THE COMPANY

(i) The present composition of the Board of the Company is as under:

Name of the Director	DIN	Designation	Date of Appointment
Mr. Amit Ramani	00549918	Chairman and Managing Director	17th December, 2014
Mr. Arjun Shanker Bhartia	03019690	Non-Executive Director	22nd November, 2023
Mr. Sanjay Mahesh Shah	00375679	Non-Executive Independent Director	3rd December, 2023
Mr. Anil Parashar	00055377	Non-Executive Independent Director	3rd December, 2023
Ms. Radhika Gokul Jaykrishna	01851034	Non-Executive Independent Director	3rd December, 2023
Mr. Rajesh Kharabanda*	01495928	Non-Executive Director	4th May, 2024

*Appointed during the FY 2024-25

The Company has eminent individuals from diverse fields as Directors on its Board, who bring in the required skill, integrity, competence, expertise and experience that is required for making effective contribution to the Board. The Board comprised of six (6) Directors with an appropriate mix of Non-Executive Directors, Executive Directors and Independent Directors.

(ii) Appointment/Resignation of Directors

i. Mr. Dattatray Desale and Mr. Durganath Vinod Wagle were stepped down from the Board of the Company w.e.f. 05th June, 2023.

ii. Mr. Arjun Shankar Bhartia was appointed as an additional Non-Executive Director on 22nd November, 2023 by the Board of Directors of the Company. He was appointed as a regular Director (Non-Executive) by the members in their Extra-Ordinary General Meeting held on 24th November, 2023.

iii. Mr. Sanjay Mahesh Shah, Mr. Anil Parashar and Ms. Radhika Gokul Jaykrishna were appointed as Additional and Independent Directors on 03rd December, 2023. Their appointments as Independent Directors for a term of five (5) years w.e.f. 03rd December, 2023 were approved by the member of the Company in their meeting held on 16th December, 2023.

iv. Mr. Bhagwan Kewal Ramani stepped down from the Board of the Company w.e.f. 11th March, 2024.

(iii) Appointment/Resignation of Key Managerial Personnel (KMP)

During the financial year under review:

i. Mr. Amit Ramani was re-appointed as the Managing Director for a period of five years with effect from 16th July, 2024, pursuant to a resolution passed by our Board of Directors at their meeting held on 14th March, 2024 and a resolution passed by Shareholders at their Extraordinary General Meeting held on 13th April, 2024.

ii. Mr. Amit Kumar, Company Secretary was designated as Compliance Officer pursuant to a resolution passed by your Board of Directors on 8th December, 2023.

12) DIRECTOR'S RESPONSIBILITY STATEMENT

In terms of section 134(5) of the Companies Act, 2013, your Directors' state in respect of Financial Year 2023-24 that:

a) In the preparation of the Annual Accounts, the applicable Accounting Standards had been followed along with proper explanation relating to material departures;

b) The Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year ended 31st March, 2024 and of the Loss of the Company for that period;

c) The Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Companies Act, 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

d) The Directors had prepared the Annual Accounts, on a going concern basis;

e) the directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively 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 and

f) The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

13) INTEGRITY, EXPERTISE AND EXPERIENCE (INCLUDING THE PROFICIENCY) OF THE INDEPENDENT DIRECTORS APPOINTED DURING THE YEAR

Your Company has appointed Ms. Radhika Gokul Jaykrishna, Mr. Sanjay Mahesh Shah and Mr. Anil Parashar as Independent Directors of the Company. The Brief Profile of them is stated below:

Ms. Radhika Gokul Jaykrishna is an Independent Director on the Board of your Company. She holds a bachelor's degree in commerce from H.L. Commerce College, Gujarat University, Ahmedabad, Gujarat and she has passed the final examination held by the Institute of Cost Accountants of India. She has eight years of experience in managerial roles, investment portfolios management and real estate sectors. She currently serves as the director at Rex-Tone Industries Limited and Rex-Tone Digital Private Limited. She is the principal officer at Hunter Wealth Management LLP and the partner at Pluto Associates LLP.

Mr. Sanjay Mahesh Shah is an Independent Director on the Board of your Company. He holds a bachelor's degree in technology (B.Tech) in aeronautical engineering from Indian Institute of Technology Bombay (IIT), Mumbai, Maharashtra, and a master's degree in science (M.S.) with a major in computer science and applications from Virginia Polytechnic Institute and State University, USA. He has over 18 years of experience in computer engineering, software and logistics sectors. He is currently serving as the chief operating officer – India / South-East Asia with National Entrepreneurship Network. He has previously served as the founder and chief technology officer with Instavans Logistics Private Limited, the co-founder and a director of Zapty Software Private Limited, the managing director of Aveva Solutions India LLP and the managing director of Asia – sales with Net Right Technologies Private Limited.

Mr. Anil Parashar is an Independent Director on the Board of your Company. He is an associate member of the Institute of Chartered Accountants of India. He has over 27 years of experience in the financial sector. He is currently the whole-time director of InterGlobe Technology Quotient Private Limited. He has previously served as the group chief financial officer with InterGlobe Enterprises Private Limited. He has been inducted as a member to the CFO India Hall of Fame in recognition of an exemplary career and a lifetime of contribution to the world of finance.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, skills, experience and expertise and they hold highest standards of integrity (including the proficiency) and fulfils the conditions specified in the Act and SEBI Listing Regulations and are independent of the management.

14) APPOINTMENT AND STATEMENT OF DECLARATION BY AN INDEPENDENT DIRECTOR(S)

Your Company has received declarations from all Independent Directors confirming that:

(i) they meet the criteria of independence as prescribed under Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the SEBI (LODR) Regulations, 2015.

(ii) they have complied with the code for independent directors prescribed under Schedule IV to the Act;

(iii) they have registered themselves with the independent director's database maintained by the Indian Institute of Corporate Affairs in compliance with Rules 6(1) and 6(2) of the Companies (Appointment and Qualification of Directors) Rules, 2014;

(iv) they are not aware of any circumstance or situation, which exists or may be reasonably anticipated, that could impair or impact their ability to discharge their duties.

15) BOARD EVALUATION

In accordance with the requirements of the Companies Act, 2013 and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Nomination and Remuneration Committee and the Board have established a process and identified criteria for the performance evaluation of the Board, its committees, the Chairman, and individual board members, including independent directors.

Pursuant to Schedule IV of the Act and Regulation 25(3) of the SEBI LODR Regulations, Independent Directors met on 14th March, 2024, during the year, without the presence of other members of the Board or the Company's Management. At the meeting, Mr. Anil Prashar, Independent Director, expressed and suggested that the review of annual performance of Non-Independent Director and the Board for the FY 2023-24 could be conducted informally, through verbal discussions, as Independent Directors had only joined the Board in the last two quarters of the FY 2023-24 and during this brief period, the Board had only held four virtual meetings. He further acknowledged the effective coordination among all the Board members during this time.

16) NUMBER OF BOARD MEETINGS

During the period under review, the Board met 15 (Fifteen) times. The maximum interval between any two meetings of the Board did not exceed 120 days. Details of the meetings of the Board along with the attendance of the Directors therein have been disclosed in the Corporate Governance Report forming part of the Annual Report.

17) COMMITTEES OF THE BOARD

As on 31st March, 2024, the Board had 7 (seven) committees namely the Audit Committee, the Nomination and Remuneration Committee, the Risk Management Committee, the Stakeholders' Relationship Committee, Corporate Social Responsibility Committee, the Initial Public Offer (IPO) Committee and the Management Committee.

A detailed note on the composition of the committees and other mandatory details is provided in the Corporate Governance Report forming part of this Annual Report.

The details of composition of committees are available on the website of your Company at https://www.awfis.com/investor-relations/initial-public-offer/composition-of-committees

18) PARTICULARS OF LOAN TO DIRECTORS OR TO ENTITIES IN WHICH DIRECTORS ARE INTERESTED UNDER SECTION 185 OF THE COMPANIES ACT, 2013

During the period under review, your Company has not given any loan to any Director or to entities in which Directors are interested under section 185 of Companies Act, 2013.

19) LOAN(S), GUARANTEE(S) OR INVESTMENT(S) AS PER SECTION 186

Details of loans and advances given, investments made or guarantees given or security provided as per the provisions of Section 186 of the Act and Regulation 34 read with Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 are given in the Note No. 7 forming part of the financial statements provided in the Annual Report.

20) EXPLANATIONS OR COMMENTS BY THE BOARD ON EVERY QUALIFICATION, RESERVATION OR ADVERSE REMARK OR DISCLAIMER MADE BY THE AUDITOR(s) IN THEIR REPORT

There is no qualification or adverse remark in Auditors' Report. The observations of the Auditor in their Report are self-explanatory and therefore, in the opinion of the Directors, do not call for further comments.

21) VIGIL MECHANISM AND WHISTLE BLOWER POLICY

Your Company has adopted a Whistle Blower Policy and has established the necessary vigil mechanism for directors and employees in confirmation with Section 177 of the Act and Regulation 22 of SEBI Listing Regulations, to facilitate reporting of the genuine concerns about unethical or improper activity, without fear of retaliation. The vigil mechanism of your Company provides for adequate safeguards against victimization of whistle blowers who avail of the mechanism and also provides for direct access to the Chairman of the Audit Committee in exceptional cases.

The said policy is uploaded on the website of your Company at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies.

During the year under review, your Company has not received any complaints under the vigil mechanism.

22) COMPANY'S POLICY RELATING TO DIRECTORS' APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES

Pursuant to Section 178(3) of the Act, your Company has framed a policy on Directors' and KMP's appointment and remuneration and other matters ("Nomination and Remuneration Policy") which is available on the website of your Company at-https://www.awfis.com/images/reports/miscellaneous/NRC%20Policy.pdf

The Nomination and Remuneration Policy for selection of Directors and determining Directors' independence sets out the guiding principles for the Nomination and Remuneration Committee for identifying the persons who are qualified to become the Directors. Your Company's Remuneration Policy is directed towards rewarding performance based on review of achievements. The Remuneration Policy is in consonance with the existing industry practice. We affirm that the remuneration paid to the Directors is as per the terms laid out in the Remuneration Policy.

23) DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY

The Board had constituted the Risk Management Committee. The composition of Risk Management Committee are given in the Corporate Governance Report, forming part of the Annual Report. Further, pursuant to Section 134(3)(n) of the Act and Regulation 17(9) of SEBI Listing Regulations, the Company has formulated and adopted the Risk Management Policy inter-alia including the details/ process about identification of elements of risks of any, which in the opinion of the Board may threaten the existence of the Company.

The aforesaid Risk Management Policy establishes the philosophy of the Company towards risk identification, analysis and prioritization of risks, development of risk mitigation plans and reporting on the risk environment of the Company. This Risk Management Policy is applicable to all the functions, departments and geographical locations of the Company. The purpose of this policy is to define, design and implement a risk management framework across the Company to identify, assess, manage and monitor risks. Aligned to this, purpose is also to identify potential events that may affect the Company and manage the risk within the risk appetite and provide reasonable assurance regarding the achievement of the Company's objectives and business continuity.

24) DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

There is a zero-tolerance policy towards cases of sexual harassment at workplace. Accordingly, an Internal Committee has been constituted, which has a female Chairperson who is a member of our Senior Management team and also has an external female member who is a lawyer. The Internal Committee ensures that all matters are resolved in a timely manner.

There is a robust internal mechanism and policy on 'Prevention of Sexual Harassment at Workplace' to deal with such matters. All employees are sensitized to the policy right from the day of employment. We also conduct awareness programs for employees on the policy and have awareness posters with details of how to report a complaint along with the details of the Internal Committee members, which are displayed across all our working locations. The Internal Committee ensures that all cases reported are resolved in a timely manner, in accordance with the POSH Act.

All investigations are handled in a very objective, sensitive, and fair manner without attaching any prima-facie guilt to the respondent merely upon receipt of a complaint against the employee. Utmost confidentiality is maintained while handling these matters.

As per the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the following details are provided:

Name of the Director	Date of Appointment
1. Number of Complaints Received:	During the FY 2023-24, the Internal Committee received a total of 3 complaints regarding sexual harassment.
2. Number of Complaints Disposed Of:	The Internal Committee has successfully disposed of all 3 complaints.
3. Number of Cases Pending for More Than 90 Days:	There were no cases pending for more than 90 days during the FY 2023-24.
4. Number of Workshops or Awareness Programs Conducted:	The organization conducted 6 workshops and awareness programs on the topic of sexual harassment, prevention, and redressal during the financial year.
5. Nature of Action Taken:	In 2 cases, the accused were terminated from employment after due process. In 1 case, warning letter was issued to the accused and was transferred to the other location including the reporting removed from the victim
6. Summary of Policy and Mechanisms:	The organization remains committed to providing a safe and respectful workplace for all employees. Our Sexual Harassment Policy is disseminated to all employees, and the Internal Committee members' contact details are displayed prominently in common areas. Employees are encouraged to report any incidents of sexual harassment without fear of retaliation.

25) CORPORATE SOCIAL RESPONSIBILITY (CSR)

The Corporate Social Responsibility Policy as approved by the Board is available on the website of the Company at https://www.awfis.com/images/reports/miscellaneous/CSR-Policy.pdf.

During the year under review, the provisions of Section 135 of the Companies Act, 2013 are not applicable to the company as it doesn't meet the threshold criteria of turnover and/or Profit specified therein.

26) DIVIDEND DISTRIBUTION POLICY

The Dividend is available on the website of the Company and can be accessed at https://www.awfis.com/images/reports/miscellaneous/Dividend%20Distribution%20Policy.pdf. The Policy sets out the parameters and factors to be considered by the Board in determining the distribution of dividend to its members and / or retaining profits.

The Board has not recommended any dividend on the equity shares.

27) WEBLINK OF ANNUAL RETURN OF THE COMPANY

As per the Companies Amendment Act, 2017, Section 92(3) read with Rule 12 (1) of Companies (Management and Administration) Rules 2014, requires that every Company shall place a copy of its annual return on the website of the Company, if any. The Company is having its website i.e. https://www.awfis.com/investor-relations/initial-public-offer/financials and the annual return has been placed on the website.

28) DEPOSITS

The Company has neither accepted any deposit from public under Section 73 of the Act nor any amount of principle or interest was outstanding as on March 31, 2024.

Accordingly, disclosures related to deposits as required to be made under the Act are not applicable to the Company.

29) COMPLIANCE OF SECRETARIAL STANDARDS

In accordance with Section 118 of the Companies Act, the Company has complied with all applicable provisions of Secretarial Standard-1 on Board Meetings and Secretarial Standard-2 on General Meetings, as issued by the Institute of Company Secretaries of India.

30) AWARDS AND RECOGNITIONS

During FY 2023-24, the Company received multiple awards and recognitions. Details in respect of such awards and recognitions are captured at Page No. 45, which forms a part of the Annual Report.

31) CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE OUTGO

The particulars relating to conservation of energy, technology absorption, foreign exchange earnings and outgo, as required to be disclosed under Section 134 of Act are provided in Annexure-IV of this report.

32) PARTICULARS OF EMPLOYEES

Your Company had 3498 employees (on a standalone basis) as at 31st March, 2024. The information required under Section 197 of the Act, read with rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, relating to percentage increase in remuneration, ratio of remuneration of each Director and Key Managerial Personnel (KMP) to the median of employees' remuneration are provided in Annexure-V of this report.

The statement containing particulars of employees, as required under Section 197 of the Act, read with rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is provided in a separate annexure forming part of this Report. However, in terms of Section 136 of the Act, the Annual Report is being sent to the shareholders and others entitled thereto, excluding the said annexure, which is available for inspection by the shareholders at the Registered Office of your Company during business hours on working days of your Company. If any shareholder is interested in obtaining a copy thereof, such shareholder may write to the Company Secretary in this regard.

33) DETAILS OF SUBSIDIARY/JOINT VENTURES/ ASSOCIATE COMPANIES

The Company has one Subsidiary Company i.e. Awliv Living Solutions Private Limited ("Awliv"). There is no other subsidiary, associate and Joint Venture of the Company.

34) PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES INCLUDED IN THE CONSOLIDATED FINANCIAL STATEMENT

Awliv is a wholly owned subsidiary of Awfis and engage in the business of providing all type of living space solutions to customers / clients including shared living accommodations, space for parking lots, home solutions, etc. and to act as an internet service provider and to provide related services including satellite and broad band based communication services and to develop consumer oriented electronic commerce and all other similar and/or allied services.

The total income of Awliv for FY 2023-24 was INR 78.95 million, and the net profit was INR 4.78 million.

Pursuant to Section 129(3) of the Companies Act, 2013 ("Act") read with Rule 5 of the Companies (Accounts) Rules, 2014, as amended from time to time, a statement containing the details of performance and salient features of the financial statements of the Subsidiary Company in form AOC –1 is annexed to the consolidated financial statements as Annexure-VI.

In compliance with the provisions of Section 136 of the Act, the audited financial statements of Awliv are uploaded on the Investor Relations section of the website of Awfis at https://www.awfis.com/investor-relations/initial-public-offer/subsidiary.

The Company has adopted a policy for determining material subsidiaries pursuant to Regulation 16(1)(c) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 which is available on the Investor Relations section of the website of Company at https://www.awfis.com/images/reports/miscellaneous/Policy%20for%20Determining%20Material%20Subsidiary.pdf.

35) RELATED PARTY TRANSACTIONS

There are no materially significant related party transactions made by the Company with Promoters or other designated persons which may have potential conflict with the interest of the Company at large.

During the FY 2023-24, The Company had adopted 'Awfis Space Solutions Limited – Policy on dealing with Related Party Transactions' ("RPT Policy") in compliance with Regulation 23 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The transactions entered by the Company with its related parties were in compliance with the RPT Policy and in the best interest of the Company.

The RPT Policy is available on the Investor Relations section of the website of the Company at http://www.awfis.com/images/reports/miscellaneous/Policy%20on%20Related%20Party%20Transactions.pdf.

All the contracts/ arrangements/ transactions entered into by the Company with its related parties during FY 2023-24, were in its ordinary course of business and on an arm's length basis and were approved by the Audit Committee.

During FY 2023-24, the Company has not entered into any arrangement / transaction / contract with its related parties which could be considered material and required approval of the Board or the Members. The disclosure of the particulars of the related party transactions in form AOC -2 as required under Section 134(3)(h) of the Act is annexed to the Annual Report as Annexure VII.

For further details of related party transactions during the year, please refer to note number 32 of the notes forming a part of the financial statements, attached to the Annual Report.

Pursuant to Regulation 23 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the details of related party transactions were filed with the stock exchanges on half yearly basis.

36) OTHER DISCLOSURES:

a) Amount to be carried to reserves

The Directors do not propose to transfer any amount to reserves.

b) Transfer of unclaimed dividend to investor education and protection fund

No amount is required to be transferred to Investor Education and Protection Fund (IEPF) pursuant to Section 124(5) of the Companies Act, 2013.

c) Details of significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future:

No order(s) has been passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future during the period.

However, during the Financial Year 2022-23, the Company proposed a reduction, cancellation and extinguishment of the issued, subscribed and paid-up share capital from INR 2,16,51,81,020 divided into 3,01,34,112 Equity Shares of INR 10 each and 1,86,38,399 Compulsorily Convertible Preference Shares ('Preference Shares') of INR 100 each to INR 179,06,05,800 divided into 1,50,42,220 Equity Shares of INR 10 each and 1,64,01,836 Preference Shares of INR 100 each by cancelling and extinguishing an aggregate of 1,50,91,892 Equity Shares of INR 10 each and 22,36,563 Preference Shares of INR 100 each.

Subsequently, in light of the same, the Company moved a petition before the National Company Law Tribunal (NCLT) Delhi, Court IV under Section 66 of the Companies Act, 2013 read with National Company Law Tribunal (Procedure for Reduction of Share Capital of Company) Rules, 2016 bearing Company Petition No. 204/ND/2022 for reduction of share capital wherein the Company has proposed a reduction, cancellation and extinguishment of the issued, subscribed and paid-up share capital in the manner mentioned above.

Vide Order dated 25th May, 2023, the NCLT was pleased to allow the Petition filed by the Company and categorically stated that it has approved the amended form of minutes which stated the following:

The paid-up equity share capital of the Company is reduced from INR 30,13,41,120 divided into 3,01,34,112 fully paid-up equity shares of INR 10 each to INR 15,04,22,200 divided into 1,50,42,220 fully paid-up equity shares of INR 10 each by cancelling and extinguishing an aggregate of 1,50,91,892 fully paid-up equity shares of INR 10 each.

The paid-up Preference Share capital of the Company is reduced from INR 1,86,38,39,900 divided into 1,86,38,399 fully paid-up Compulsory Convertible Preference Shares of INR 100 each to INR 1,64,01,83,600 divided into 1,64,01,836 fully paid-up Compulsory Convertible Preference Shares of INR 100 each by cancelling and extinguishing an aggregate of 22,36,563 fully paid-up Compulsory Convertible Preference Shares of INR 100 each.

NCLT's order approving the reduction of aforesaid share capital was pronounced on 25th May, 2023 and received by the Company on 26th May, 2023. Pursuant thereto, the shares of identified shareholders as detailed above were cancelled/extinguished on 4th June, 2023 upon payment of due consideration to them as per the Scheme approved by the NCLT.

d) The Company does not have any scheme of provision of money for the purchase of its own shares by employees or by trustees for the benefit of employees.

e) Neither the Managing Director nor the Wholetime Directors of the Company receive any remuneration or commission from any of its subsidiaries.

f) Change in the nature of business, if any

During the year, the company has not changed its business and the activity of the company continues to be the same as it was earlier.

g) Material changes and commitments, if any, affecting the financial position of the company which have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report

(i) Initial Public Offer & consequent listing of Shares on National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE")

The equity shares of the Company got listed on Stock Exchanges with effect from 30th May, 2024, pursuant to the IPO of the Company by way of fresh issue of 3,343,939 Equity Shares aggregating to INR 1,279.99 Million and an Offer for Sale ("OFS") of 12,295,699 Equity Shares aggregating to INR 4,709.25 Million by some of the existing shareholders.

The issue comprising of a fresh issue and an offer for sale, was open for subscription from 22nd May, 2024 to 27th May, 2024. The anchor issue opened on 21st May 2023.

Company completed its IPO successfully with participation of several leading domestic and global institutional investors as well as NRIs, HNIs and retail investors. The Board is deeply grateful and honored by the trust and confidence shown in the Company by its members. The Board would also like to express its sincere appreciation for the invaluable support from various Authorities, Book Running Lead Managers (BRLMs), Stock Exchanges, Depositories, Legal Counsels, Consultants, Auditors, and the Company's Employees, all of whom contributed significantly to the remarkable success of the Company's maiden IPO.

Pursuant to Regulation 262 of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as the size of offer for sale by selling shareholders was in excess of INR 100 crores, the Company was required to appoint a credit rating agency as the Monitoring Agency. Accordingly, the Company appointed CARE Ratings Limited as monitoring agency for this Offer.

h) The details of application made or any proceeding pending under the insolvency and bankruptcy code, 2016 (31 of 2016) during the year along with their status as at the end of the financial year.

There is no application made or any proceeding pending against the Company under The Insolvency and Bankruptcy Code, 2016 during the year.

i) The details of difference between the amount of the valuation done at the time of one-time settlement and the valuation done while taking loan from the banks or financial institutions along with the reasons thereof.

There has been no settlement made with any Bank or Financial institution by the Company during the Financial Year, thus the requirement to provide details not applicable to the Company.

j) The Company does not have any shares in unclaimed suspense demat account.

37) CAUTIONARY STATEMENT

Statements in this Report and the Management Discussion & Analysis Report describing the Company's objectives, expectations or forecasts may be forward-looking within the meaning of applicable laws and regulations. Actual results

38) ACKNOWLEDGEMENTS

Your directors wish to place on record their appreciation and acknowledge with gratitude the support and co-operation extended by the company's valued customers, suppliers and its bankers and look forward to their continued support. Your directors also thank all the staff and workers of the Company at all levels for their dedicated services.

For and on behalf of the Board
of **Awfis Space Solutions Limited**

Place: New Delhi
Date: 28.08.2024

Amit Ramani
Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495928

Annexure I
Certificate on Corporate Governance

To
The Members of Awfis Space Solutions Limited
CIN L74999DL2014PLC274236

I have examined the compliance of conditions of Corporate Governance by the Company for the year ended March 31, 2024 as stipulated under Regulation 17 to 27, clauses (b) to (i) of sub-regulation (2) of 46, para C, D and E of Schedule V and any other relevant provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") with the relevant records/documents maintained by the Company furnished to me for my review and report on Corporate Governance as approved by the Board of Directors.

The compliance of conditions of Corporate Governance is the responsibility of the management. My examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit, nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me and representation made by the Directors and the management, I confirm that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned SEBI Listing Regulations, 2015.

I further state that such compliance is neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

R S BHATIA
COMPANY SECRETARY IN PRACTICE
CP No.:2514
UDIN: F002599F001040163
Peer Review No.: 1496/2021

Place: New Delhi
Date: 24.08.2024

Annexure II
Employees' Stock Option Scheme

The stock options of the employees operate under Employee and Director Stock Option Plan (EDSOP 2015). The disclosures below are in respect of the year ended 31st March 2024.

i) The description including terms and conditions of ESOP:

A. Date of shareholders' approval

The Scheme was approved by the Shareholders of the Company on 15th June, 2015 which was later amended on 24th January 2022, 06th June 2022, 29th September 2023 and 11th December 2023.

B. Total number of options approved under EDSOP 2015

29,21,900.

C. Vesting requirements

The Options granted at the time of joining shall vest over a period of 4 year in the following manner:

i 25% of the Option at the end of one year from the date of grant;

ii 25% of the Option at the end of second year from the date of grant;

iii 25% of the Option at the end of third year from the date of grant; and

iv 25% of the Option at the end of fourth year from the date of grant.

The Options granted by the Committee as a performance bonus shall vest over a period of 2 years in the following manner:

i 50% of the Option at the end of one year from the date of grant; and

ii 50% of the Option at the end of second year from the date of grant.

D. Exercise price or pricing formula

Exercise Price shall be determined by the Committee as on date of Grant which shall be subject to such discount as the Board or committee may determine at the time of grant based on (a) if the Shares of the Company are listed on any recognized stock exchange(s) in India, the latest available closing price of the Share prior to such date, (b) if the shares are listed on more than one recognized stock exchange(s) in India, the latest available closing price of the share prior to such date on the stock exchange(s) where there is highest trading volumes on the said date and (c) if shares are not listed, then the prices shall be determined by the Board/ Committee. The same shall be subject to any fair and reasonable adjustments that may be made on account of corporate actions of the Company in order to comply with the applicable rules and Regulations including Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as may be applicable.

E. Maximum term of options granted

15 Years

F. Source of shares

Primary

G. Variation in terms of options

As the company was planning to come out with an IPO, therefore, last amendment was made to comply with the provisions of the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as amended ("SEBI SBEB Regulations"). Under the Scheme, share-based benefits are granted to the eligible employees by granting stock options ("Options"), with a view to attract and retain talent and encouraging employees to align their individual performances with the Company's broader growth objectives.

ii) Method used to account for EDSOP 2015

The options were priced at fair value on the date of grant by using Black Scholes model.

iii) Where the company opts for expensing of the options using the intrinsic value of the options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options shall be disclosed. The impact of this difference on profits and on EPS of the Company shall be disclosed

Not Applicable

iv) Option movement during the year

Particulars	Details
Number of options outstanding at the beginning of the period	1,449,517
Number of options granted during the year	1,234,798
Number of options forfeited / lapsed during the year	76,980
Number of options vested during the year	405,601
Number of options exercised during the year	2,23,500
Number of shares arising as a result of exercise of options	23,83,835
Money realized by exercise of options (INR), if scheme is implemented directly by the company	22,35,000
Loan repaid by the Trust during the year from exercise price received	NA
Number of options outstanding at the end of the year	23,83,835
Number of options exercisable at the end of the year	10,73,264

v) Weighted-average exercise prices and weighted-average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock.

Please refer to the note no. 37 of the financial statements.

vi) Employee wise details (name of employee, designation, number of options granted during the year, exercise price) of options granted to –

a. senior managerial personnel as defined under Regulation 16(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

Name of Employee	Designation	No of Options Granted	Exercise Price
Manu Dhir	Chief Operating Officer	40,500	144.00
Sumit Lakhani	Deputy Chief Executive Officer	51,100	144.00
		2,93,849	90.00
		125,000	273.10
Deepayan Sen	Head- Real Estate and Leasing	67,500	144.00
		75,000	273.10
Amit Kumar	Company Secretary and Compliance Officer	26200	144.00
Ravi Dugar	Chief Financial Officer	25,000	144.00

b. any other employee who receives a grant in any one year of option amounting to 5% or more of option granted during the year

Not Applicable

c. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the company at the time of grant.

Not Applicable

(iii) Disclosures in respect of grants made in three years prior to IPO

Particulars	FY 2020-21	FY 2021-22	FY 2022-23
Options granted during the period	186,223	10,000	961,110
Options vested (including options that have been exercised) during the period	55,000	88,837	86,968
Options exercised during the period	-	-	-
Options forfeited/ lapsed/ cancelled during the period	576,882	88,158	196,625
Options outstanding (including vested and unvested options) at the end of the period	763,190	685,032	1,449,517

Particulars	FY 2020-21	FY 2021-22	FY 2022-23
Exercise price of options (in ₹ per Equity Share) of outstanding options	NA	NA	NA
Total no. of Equity Shares that would arise as a result of full exercise of options granted (net of cancelled options) at the end of the period	763,190	685,032	1,449,517
Variation in terms of options	Please refer information given under i(G) above .		
Money realised by exercise of options (In ₹ million) during the period	NA	NA	NA
Total no. of options in force at the end of the period	763,190	685,032	1,449,517
Employee wise details of options granted to (during the period)			
(i) Key managerial personnel / Senior management personnel	Name – Number of Options Manu Dhir – 9,173 Sumit Lakhani – 13,087 Deepayan Sen – 4,830 Amit Kumar – 1,340	None	Name – Number of Options Manu Dhir – 33,333 Sumit Lakhani – 214,275 Deepayan Sen – 33,333 Amit Kumar – 16,667 Ravi Dugar – 50,000
(ii) Any other current employee who received a grant in any one year of options amounting to 5% or more of the options granted during the year /period (Other than KMP/SMP)	Name – Number of Options Gaurav Bhatia* – 10,120	Name – Number of Options Vimal Verma* – 10,000	Name – Number of Options Jitesh Bhugra* – 55,667
(iii) Identified employees who are granted options, during any one year equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the Company at the time of grant (Other than KMP/ SMP)	None	None	None
Difference between employee compensation cost calculated using the intrinsic value of stock options and the employee compensation cost that shall have been recognised if the Company had used fair value of options and impact of this difference on profits and EPS of the Company	Not applicable since the options were priced at fair value on the date of grant by using Black Scholes model.		

Particulars	FY 2020-21	FY 2021-22	FY 2022-23
Description of the pricing formula and the method and significant assumptions used during the year to estimate the fair values of options, including weighted-average information, namely, risk-free interest rate, expected life, expected volatility, expected dividends and the price of the underlying share in market at the time of grant of the option	As per details below^		

*Ceased to be an employee at a later date post grant

Grant Date	October 1, 2020	Grant Date	April 1, 2021	Grant Date	July 1, 2022	December 9, 2022
Exercise price (INR)	27.78	Exercise price (INR)	27.78	Exercise price (INR)	27.21-162.00	144.00
Dividend yield (%)	0.00%	Dividend yield (%)	0.00%	Dividend yield (%)	0.00%	0.00%
Expected life (years)	11 to 14	Expected life (years)	11 to 14	Expected life (years)	6 to 9	6 to 9
Expected volatility (standard dev - annual) (%)	85.00	Expected volatility (standard dev - annual) (%)	85.00	Expected volatility (standard dev - annual) (%)	50.00	50.00
Risk free interest rate (%)	6.65-6.87	Risk free interest rate (%)	7.02-7.16	Risk free interest rate (%)	7.38-7.58	7.38-7.58

Grant Date	May 1, 2023	Grant Date	July 1, 2023	September 1, 2023	December 1, 2023
Exercise price (INR)	144.00	Exercise price (INR)	90.00	144.00	273.10
Dividend yield (%)	0.00%	Dividend yield (%)	0.00%	0.00%	0.00%
Expected life (years)	6 to 7	Expected life (years)	6 to 7	6 to 9	6 to 9
Expected volatility (standard dev - annual) (%)	50.00	Expected volatility (standard dev - annual) (%)	50.00	50.00	50.00
Risk free interest rate (%)	7.38-7.44	Risk free interest rate (%)	7.31	7.31	7.31

For and on behalf of the Board
of **Awfis Space Solutions Limited**

Place: New Delhi
Date: 28.08.2024

Amit Ramani
Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495928

Annexure III

Form No. MR-3
SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2024
[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members of
Awfis Space Solutions Limited
Registered office: C-28-29, Kissan Bhawan,
Qutab Institutional Area,
New Delhi - 110016

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Awfis Space Solutions Limited (CIN No. L74999DL2014PLC274236)** (hereinafter called **"the Company"**). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's Books, Papers, Minute Books, Forms and Returns filed and other records maintained by the Company and also the information provided by the Company, its officers, and authorized representatives during the conduct of Secretarial Audit, the explanations and clarifications given to me and the representations made by the Management, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on March 31, 2024 ("Audit Period") complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter.

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2024 according to the provisions of:

i. The Companies Act, 2013 **("the Act")** and the rules made thereunder;

ii. *The Securities Contracts (Regulation) Act, 1956 **('SCRA')** and the rules made thereunder;

iii. *The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;

iv. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment, and External Commercial Borrowings to extent applicable..

v. The following Regulations prescribed under the Securities and Exchange Board of India Act, 1992 **('SEBI Act')**:-

   a) *The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

   b) *The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

   c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

   d) *The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

   e) *The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

   f) *The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;

   g) *The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021;

   h) *The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;

   i) *The Securities and Exchange Board of India (Listing Obligations and Disclosures requirements) Regulations, 2015 (herein after referred as SEBI LODR); and

   j) *Securities and Exchange Board of India (Depository and Participants) Regulations, 2018;

   * Not applicable to the Company during the Audit Period.

vi) Laws specifically applicable to the industry to which the Company belongs, as identified by the management:

a) Information Technology Act, 2000 (the "IT Act") and the rules made thereunder;

b) Food Safety and Standards (Licensing and Registration of Food Businesses) Regulations, 2011;

c) Food Safety and Standards (Packaging and Labelling) Regulations, 2011;

d) Food Safety and Standards (Food Product Standards and Food Additives) Regulations, 2011;

e) Food Safety and Standards (Prohibition and Restriction on Sales) Regulations, 2011;

f) Food Safety and Standards (Contaminates, Toxins and Residues) Regulations, 2011; and

g) Food Safety and Standards (Laboratory and Sampling Analysis) Regulations, 2011

h) Digital Personal Data Protection Act, 2023

I have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, I hereby report that in my opinion, the Company has during the financial year ended March 31, 2024 complied with the aforesaid laws.

Based on the information received and records made available I further report that;

i. The Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors, Independent Directors and Women Directors during the period under review. The changes in the composition of the Board of Directors that took place during the financial year under review, were carried out in compliance with the provisions of the Act.

ii. Adequate notice(s) were given to all directors regarding holdings of Board Meetings. Agenda and detailed notes on agenda were sent at least seven days in advance to all Directors except in cases where meetings were convened at a shorter notice. The Company has complied with the provisions of Act for convening meeting at the shorter notice. A system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting;

iii. All the decisions at the Board Meetings and Committee meetings were carried through with requisite majority as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be. The dissenting members' views, if any, were captured and recorded as part of the minutes.

iv. As per the records, the Company filed all the forms, returns, documents and resolutions as were required to be filed with the Registrar of Companies and other authorities within time/ with additional fees and all the formalities relating to the same is in compliance with the Act.

v. There are adequate systems & processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations & guidelines.

I have checked the compliance management system of the Company to obtain reasonable assurance about the adequacy of systems in place to ensure compliance of specifically applicable laws and this verification was done on test basis. I believe that the Audit evidence which I have obtained is sufficient and appropriate to provide a basis for my audit opinion. Except elsewhere mentioned in this report, in my opinion and to the best of my information and according to explanations given to me, I believe that the compliance management system of the Company is adequate to ensure compliance of laws specifically applicable to the Company.

I further report that during the audit period, there were no major events/ actions have taken place having a major bearing on the Company's affairs in pursuance to the above referred laws, rules, regulations, guidelines, standards etc., except that:

i) Allotted 1,73,28,572 Series F Compulsorily Convertible Cumulative Preference Shares having face value Rs.100/- each at a premium of Rs. 44.27/- per share on 04th June, 2023.

ii) The company has reduced capital by 1,50,91,892 Equity Shares of Rs. 10/- each and 22,36,563 Compulsorily Convertible Preference Shares of Rs. 100/- each vide hon'ble NCLT order dated 25th May, 2023.

iii) Mr. Durganath Vinod Wagle and Mr. Dattatray Desale ceased to be director of the Company w.e.f. 5th June, 2023.

iv) Increased existing employees stock option pool from 23,01,453 to 29,21,900 w.e.f 1/5/2023 by board of Directors in their meeting held on 19th July, 2023.

v) Amended articles vide Shareholders approval dated 25th July, 2023.

vi) Made allotment of 9,44,287 Equity Shares of Rs. 10/- each at a premium of Rs. 134.27 on 16th August, 2023.

vii) Made Allotment of 48,500 Equity Shares of Rs. 10/- each under Employee and Director Stock Option plan 2015 at Rs 10 each on 24th August, 2023.

viii) Converted 3,46,575 Series F Compulsorily Convertible Cumulative Preference shares 3,46,575 equity shares of Rs. 10 each at a premium of Rs 134.27 on 20th September, 2023

ix) Made Allotment of 1,50,000 Sweat equity shares of Rs. 10/- each at fair value of Rs. 144.27 to Mr. Amit Ramani on 27th September, 2023

x) Made Allotment of 2,89,963 Series C2 Compulsorily Convertible Cumulative Preference Shares of Rs. 100/- each at a premium of Rs. 53.13/- on 27th September, 2023.

xi) Made allotment of 26,20,366 Equity Shares of Rs. 10/- each at a premium of Rs. 263.10/- on right basis on 27th October, 2023.

xii) Mr. Arjun Shankar Bhartia was appointed as an additional director of the company on 22nd November, 2023. His appointment was regularised by Shareholders at EOGM dated 24th November, 2023.

xiii) The company increased its authorised share capital to Rs. 5,03,83,21,040 divided into 10,28,22,434 Equity Shares of Rs. 10/- each, 3,98,21,715 Preference Shares of Rs. 100/- each and 27,92,520 Preference Shares of Rs. 10/- each by passing a SR at the Extra- Ordinary General Meeting held on 24th November, 2023.

xiv) Company was converted from private limited company to public limited company.

xv) Appointment of Mr. Anil Prashar as independent director of the Company for a term of 5 Years w.e.f. 03rd December, 2023 His appointment was regularised by Shareholders at Extra- Ordinary General Meeting dated 16th December, 2023.

xvi) Appointment of Mr. Sanjay Mahesh Shah as independent director of the Company for a term of 5 Years w.e.f. 03rd December, 2023 His appointment was regularised by Shareholders at EOGM dated 16th December, 2023.

xvii) Appointment of Ms. Radhika Gokul Jayakrishna as independent director of the Company for a term of 5 Years w.e.f. 03rd December, 2023 Her appointment was regularised by Shareholders at Extra- Ordinary General Meeting dated 16th December, 2023.

xviii) Shareholders' approval was taken to borrow money under section 180(1)(c) upto Rs. 300 Crores.

xix) Shareholders' approval was taken to create charge under section 180(1)(a).

xx) Shareholders' approval was taken to give loan or guarantee to subsidiary and Associate companies under section 185 of the companies Act, 2013.

xxi) Shareholders' approval was taken for inter corporate loans under section 186 of the companies Act, 2013.

xxii) Amendment carried to Employee stock option Scheme vide shareholder approval dated 9/12/2023.

xxiii) Alteration of Articles of association of the company vide shareholders approval dated 16/12/2023.

xxiv) Subscribed 10,00,000 Equity shares of Wholly owned subsidiary Awliv Living Solutions Private Limited.

xxv) Shareholders' approval was taken for Public issue of fresh issue of such number of Equity Shares aggregating up to ₹ 1600 million by the Company and an offerfor sale by certain existing shareholders of our Company.

xxvi) Approval of Draft Red Herring Prospectus by the Board at its meeting held on 20th December, 2023.

xxvii) Mr. Bhawan Kewal Ramani ceased to be director of the company w.e.f 11/03/2024.

xxviii) Appointment of CS Rupinder Singh Bhatia as Secretarial Auditor for Financial year 2023-24 and 2024-25.

xxix) Made Allotment of 1,75,000 equity shares of Rs. 10/- each under Employee and Director Stock Option plan 2015 on 14th March, 2024.

xxx) Re-appointment of Mr. Amit Ramani as Managing Director for a term of 5 years w.e.f. 14th March, 2024 The same was approved by the shareholders at Extra-Ordinary General Meeting held on 13th April, 2024.

xxxi) The company came with an offer for sale for 1,22,95,699 equity shares and fresh issue of 33,43,939 equity shares through IPO which opened on 22nd May, 2024 and closed on 27th May, 2024 The NSE and BSE granted listing and trading approval vide their letters dated May 29, 2024 and May 30, 2024 respectively.

xxxii) The company has Trust, HUF & Partnership firm as members of the Company.

The shareholders of the company at its last Annual General Meeting held on September 30, 2023 did not pass any special resolution.

R.S. Bhatia
Practicing Company Secretary
CP No. 2514
UDIN: F002599F001040174
Peer Review No.: 1496/2021

Place: New Delhi
Date: 24/8/2024

Note: This report is to be read with our letter of even date which is annexed as **'ANNEXURE A'** and forms an integral part of this report.

Annexure – A

The Members of
Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area,
New Delhi - 110016
CIN No: L74999DL2014PLC274236

My Secretarial Audit Report of even date is to be read along with this letter. My report of even date is to be read along with this letter.

1. Maintenance of record is the responsibility of the management of the Company. Our responsibility is to express an opinion on those records based on our audit.
2. I have followed the audit practices. and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on text basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis for our opinion.
3. Wherever required, we have obtained the Management representation about the compliance of laws; rules and regulations and happening of events etc.
4. The compliance of the provisions of SEBI laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
5. As regards the books, papers, forms, reports and returns filed by the Company under these regulations, the adherence and compliance to the requirements of the said regulations is the responsibility of management. Our examinations was limited to checking the execution and timeliness of the filing of various forms, reports, returns and documents that need to be filed by the Company under the said regulations. We have verified the correctness and coverage of the contents of such forms, returns and documents.

R.S. Bhatia
Practicing Company Secretary
CP No. 2514
UDIN: F002599F001040174
Peer Review No.: 1496/2021

Place: New Delhi
Date: 24/8/2024

Annexure IV

Conservation of energy, technology absorption, foreign exchange earnings and outgo

(a) Conservation of energy

At AWFIS, we are committed to sustainability and minimizing our environmental footprint through various energy conservation initiatives. Here's an overview of the steps we have taken:

1. **Energy-Efficient Lighting:**
   - LED Conversion: We have replaced traditional lighting with energy-efficient LED bulbs throughout all AWFIS spaces. LEDs consume significantly less energy and have a longer lifespan, reducing maintenance needs.
2. **Smart HVAC Systems:**
   - Usage of treated fresh air system to reduce electrical consumption for HVAC
   - VRF system wherever technically feasible which is efficient in terms of energy consumption
   - Usage of green /eco friendly gas in HVAC system: R 407 instead of R22
   - Thermostat Optimization: Implementing smart thermostats allows us to regulate heating, ventilation, and air conditioning (HVAC) systems more efficiently. This ensures that energy is used only when necessary and maintains optimal comfort levels for our occupants.
   - Sun control film installed on external facade to reduce UV rays/heat transfer subsequently reducing the heat load for HVAC
   - Regular Maintenance: Scheduled maintenance of HVAC systems ensures they operate at peak efficiency, reducing energy waste.
3. **Reduction of water usage:**
   - Usage of flush tanks in place of flush valves to reduce water consumption
4. **Natural Light Utilization:**
   - Design Considerations: AWFIS spaces are designed to maximize natural light penetration. This reduces reliance on artificial lighting during daylight hours, thereby conserving electricity.
5. **Energy-Efficient Equipment:**
   - Appliances and Electronics: We prioritize the use of Energy Star-rated appliances and energy-efficient office equipment to minimize energy consumption without compromising productivity.
6. **Employee Awareness and Engagement:**
   - Training Programs: Regular training sessions are conducted to educate employees on energy conservation practices and encourage them to adopt energy-saving habits.
   - Feedback Mechanisms: Employees are encouraged to provide feedback and suggestions for improving energy efficiency in the workplace.
7. **Monitoring and Analytics:**
   - Energy Usage Monitoring: Utilization of advanced energy monitoring systems helps us track and analyze energy consumption patterns across AWFIS locations. This data enables us to identify opportunities for further optimization.
8. **Renewable Energy Integration:**
   - Solar Power: Where feasible, we integrate solar panels to harness renewable energy sources, reducing our reliance on grid-based electricity and lowering carbon emissions.
9. **Waste Reduction and Recycling:**
   - Comprehensive Recycling Programs: AWFIS promotes recycling initiatives for paper, plastic, glass, and other materials, contributing to overall resource conservation efforts.
10. **Green Building Certifications:**
    - Certification Pursuits: AWFIS strives to obtain green building certifications such as LEED (Leadership in Energy and Environmental Design) to validate our commitment to sustainability.
11. **Partnerships and Community Involvement:**
    - Collaboration: We collaborate with vendors, suppliers, and local communities to explore innovative solutions and promote sustainable practices beyond our immediate operations.

    These initiatives underscore AWFIS's dedication to energy conservation, sustainability, and creating environmentally responsible co-working spaces. By implementing these measures, we aim to minimize our carbon footprint while fostering a productive and healthy work environment for all our stakeholders.

    Pursuant to Section 134 of Companies Act, 2013 and Rule 8 of Companies (Accounts) Rules, 2014, the report of the Board shall contain the following information and details, namely: -

    (i) the steps taken or impact on conservation of energy:- **As mentioned above**

    (ii) the steps taken by the company for utilising alternate sources of energy: - **As mentioned above**

    (iii) the capital investment on energy conservation equipment is INR 7,31,906.

(b) Technology Absorption:

In our continuous pursuit of excellence, our company has embraced cutting-edge technologies to enhance operational efficiency and customer experience. We have implemented a fully automated booking management system, leveraging artificial intelligence (AI) and machine learning (ML) to streamline processes and provide a seamless user experience. Our facial recognition-based AI technology for visitor management ensures a smooth and secure experience for all visitors.

We are also expanding digital know your customer (KYC) capabilities to facilitate paperless onboarding, enhancing both convenience and compliance. Advanced AI-based prediction models are now being integrated into our customer relationship management (CRM) and pricing tools, enabling sophisticated data analytics that drive informed decision-making. The adoption of unified payments interface (UPI) based payment solutions has further simplified the payment process, making it more user-friendly.

Moreover, the adoption of software defined wide area network (SD-WAN) with hub architecture has streamlined our network operations, enabling faster deployment of new sites and applications, improved application performance, and significant cost savings on network expenses. The integration of information technology (IT) management tools such as ManageEngine, SolarWinds has strengthened our IT management capabilities. This comprehensive approach ensures all IT management needs are met within a single ecosystem.

Lastly, our enhanced security measures fortify our network against potential threats, ensuring data integrity and compliance with regulatory standards. The future outlook for our technology absorption includes further integration of AI and machine learning, a shift to cloud-based solutions, enhanced internet of things (IoT) management, and a continued emphasis on automation and orchestration. These advancements will bolster our IT infrastructure and support our strategic goals, ensuring we remain at the forefront of technological innovation.

Pursuant to Section 134 of Companies Act, 2013 and Rule 8 of Companies (Accounts) Rules, 2014, the report of the Board shall contain the following information and details, namely: -

i) the efforts made towards technology absorption: **As mentioned above**

(ii) the benefits derived like product improvement, cost reduction, product development or import substitution: **As mentioned above**

(iii) in case of imported technology (imported during the last three years reckoned from the beginning of the financial year):

(a) the details of technology imported: **Nil**

(b) the year of import: **Nil**

(c) whether the technology been fully absorbed: **Nil**

(d) if not fully absorbed, areas where absorption has not taken place, if any: **Nil**

(iv) the expenditure incurred on Research and Development: **Nil**

For and on behalf of the Board
of **Awfis Space Solutions Limited**

Place: New Delhi
Date: 28.08.2024

Amit Ramani
Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495928

Annexure V

Details pertaining to remuneration as required u/s 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial personnel) Rules, 2014

1 The ratio of the remuneration of each director to the median remuneration of the employees of the Company for financial year, the percentage increase in remuneration of each director, Chief Financial Officer, Chief Executive Officer , Company Secretary or Manager, if any, in the financial year:-

Name	Designation	Ratio of Remuneration of each director to the median remuneration of the employees	Percentage increase in remuneration
Mr. Amit Ramani	Chairman & Managing Director	150	20
Mr. Ravi Dugar	Chief Financial Officer	20.56	NIL
Mr. Amit Kumar	Company Secretary	3.17	22.5

No other Directors were paid remuneration during the Financial Year ended March 31, 2024.

2 The percentage increase in the median remuneration of employees in the financial Year.

The percentage increase in the median remuneration of employees in the financial Year is 13%.

3 The number of permanent employees on the rolls of the Company.

The number of permanent employees on the rolls of the Company as on March 31, 2024, is 3690 across all locations globally.

4 Average percentile increases already made in the salaries of employees other than the managerial personnel in the last financial year and its comparision with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.

Average increase in remuneration of employees other than managerial personnel was 23.55% and the increase in managerial personnel remumneration was 6.63%.

5 It is hereby affirmed that the remuneration paid during the Financial year ended March 31,2024, is as per the Nomination and Remuneration Policy of the Company.

For and on behalf of the Board
of **Awfis Space Solutions Limited**

Place: New Delhi
Date: 28.08.2024

Amit Ramani
Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495928

Annexure-VI

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Lakhs)

S. No.	Particulars	Details
1	Name of the subsidiary	Awliv Living Solutions Private Limited
2	The date since when subsidiary was acquired	7th December, 2016
3	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Not applicable
4	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	INR
5	Share capital	165
6	Reserves and surplus	3.04
7	Total assets	436.76
8	Total Liabilities	268.72
9	Investments	-
10	Turnover	789.52
11	Profit before taxation	47.88
12	Provision for taxation	-
13	Profit after taxation	47.88
14	Proposed Dividend	-
15	Extent of shareholding (in percentage)	100%

Notes: The following information shall be furnished at the end of the statement:

1. Names of subsidiaries which are yet to commence operations:

   None

2. Names of subsidiaries which have been liquidated or sold during the year:

   None

Part "B": Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

The Company does not have any Associate Company or Joint Venture Company.

1. Names of associates or joint ventures which are yet to commence operations.

   None

2. Names of associates or joint ventures which have been liquidated or sold during the year.

   None

For and on behalf of the Board
of **Awfis Space Solutions Limited**

Place: New Delhi
Date: 28.08.2024

Amit Ramani
Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495928

Annexure-VII

FormAOC -2

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

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arms-length transaction under Fourth proviso thereto.

1. Details of contracts or arrangements or transactions not at Arm's length basis.

(Amount in Million)

S. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	NIL
b)	Nature of contracts/ arrangements/ transaction	NIL
c)	Duration of the contracts/ arrangements/ transaction	NIL
d)	Salient terms of the contracts or arrangements or transaction including the value, if any	NIL
e)	Justification for entering into such contracts or arrangements or transactions'	NIL
f)	Date of approval by the Board	NIL
g)	Amount paid as advances, if any	NIL
h)	Date on which the special resolution was passed in General meeting as required under first proviso to section 188	NIL

2. (i) Details of contracts or arrangements or transactions at Arm's length basis

S. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	Ncube Planning and Design Private Limited
b)	Nature of contracts/arrangements/transaction	1. Sale 2. Sub-contracting cost 3. Purchase of Plant and Equipment
c)	Duration of the contracts /arrangements/ Transaction	NA
d)	Salient terms of the contracts or arrangements or transaction including the value, if any (Amount in Million)	1. 2.86 2. 1.33 3. 40.25
e)	Date of approval by the Board	NA
f)	Amount paid as advances, if any	NA

S. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	Awliv Living Solutions Private Limited
b)	Nature of contracts/arrangements/transaction	1. Sale 2. Purchase of Plant and Equipment
c)	Duration of the contracts /arrangements/ Transaction	NA
d)	Salient terms of the contracts or arrangements or transaction including the value, if any (Amount in Million)	1. 2.86 2. 1.33 3. 40.25
e)	Date of approval by the Board	NA
f)	Amount paid as advances, if any	NA

For and on behalf of the Board
of **Awfis Space Solutions Limited**

Place: New Delhi
Date: 28.08.2024

Amit Ramani
Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495928

Report on Corporate Governance

The Directors have great pleasure in presenting the Report on Corporate Governance prepared in accordance with Regulation 34 read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**"SEBI LODR Regulations"**).

I. Company's Philosophy on Corporate Governance:

At Awfis Space Solutions Limited (**"Company", "Awfis"** or **"we"**), we focus on integrity, transparency, accountability, and ethics as pillars of good Corporate Governance. We believe that all these are critical in successfully running the Company and reinforcing relationships with all our stakeholders. The Company's actions and way of doing business are governed by these pillars which are reinforced at all levels. We are committed to doing things the right way, which is ethical and in compliance with the applicable laws.

The Company's Code of Conduct for Directors and Senior Management is an extension of our core values and reflect our commitment to ensure a good Corporate Governance framework and ensure ethical business practices across our operations.

The Company has complied with the requirements of Corporate Governance as laid down under the Companies Act, 2013 ("Act") and the Rules made thereunder. Further, as the Company undertook the listing of its equity shares on the Stock Exchanges, the Company also complied with the provisions of Chapter IV of the SEBI LODR Regulations, as amended from time to time pursuant to the said listing.

As the equity shares of the Company got listed on BSE and NSE("Stock Exchanges") with effect from 30th May, 2024, pursuant to the Initial Public offer ("IPO") of the Company by way of fresh issue of 3,343,939 Equity Shares aggregating to INR 1,279.99 Million and an Offer for Sale ("OFS") by some of the existing shareholders, in order to observe prudent corporate governance, certain information in this report has been provided till date of signing of the report.

II. Board of Directors ("Board")

The Board has a proper combination of Executive, Non-Executive and Independent Directors complying with the requirements of the Act and the SEBI LODR Regulations. The composition of the Board represents an optimal mix of knowledge and experience to provide effective leadership for the business.

On the date of this report, Composition of the Board of Directors is given below:

S. No.	Category	No. of Directors	Percentage to total no. of Directors (in %)
1.	Non-Executive and Independent Directors	3	50.00%
2.	Non-Executive Directors	2	33.33%
3.	Executive Director	1	16.67%
	Total	**6**	**100%**

Brief profiles of your current Directors as on date of this Report

Mr. Amit Ramani is the Chairman and Managing Director on the Board of your Company. He holds a bachelor's degree in architecture from School of Planning and Architecture, New Delhi, a master's degree in architecture from Kansas State University, USA and a master's degree in science from Cornell University, USA. He has approximately 20 years of experience in the field of real estate and workplace solutions. He was previously associated with Nelson Planning and Designs Private Limited as the promoter and managing director. He has also worked with Nelson Worldwide, LLC, in his capacity as a senior vice president, and Hellmuth, Obata + Kassabaum, Inc. (HOK), New York, in his capacity as a consultant. He has been recognised by The Economic Times – most promising business leaders of Asia 2019-2020, for demonstrating exemplary leadership qualities. He has also been recognised as one of the top 100 great people managers in the country, as part of the great people manager study 2023.

Mr. Rajesh Kharabanda is Non-Executive Director on the Board of your Company. He holds a bachelor's degree in commerce from D.A.V College, Guru Nanak Dev University, Jalandhar. He has approximately 37 years of experience in the sports sector. He is the managing director of Freewill Sports Private Limited, and has been associated with them for 37 years. Further, he is serving as the chairman of the Sports Goods Manufacturers & Exporters Association, Jalandhar.

Mr. Arjun Shankar Bhartia is a Non-Executive Director on the Board of your Company. He holds a bachelor's degree in arts from Brown University, USA. He has seven years of experience in managerial positions. He is currently serving as the promoter and director of Jubilant Consumer Private Limited and the promoter and Managing Director on the board of directors of Jubilant Pharmova Limited. He has previously served as an associate consultant with Bain & Company India Private Limited.

Mr. Anil Parashar is a Non-Executive and Independent Director on the Board of your Company. He is an associate member of the Institute of Chartered Accountants of India. He has over 27 years of experience in the financial sector. He is currently the whole-time director of InterGlobe Technology Quotient Private Limited. He has previously served as the group chief financial officer with InterGlobe Enterprises Private Limited. He has been inducted as a member to the CFO India Hall of Fame in recognition of an exemplary career and a lifetime of contribution to the world of finance.

Ms. Radhika Gokul Jaykrishna is a Non-Executive and Independent Director on the Board of your Company. She holds a bachelor's degree in commerce from H.L. Commerce College, Gujarat University, Ahmedabad, Gujarat and she has passed the final examination held by the Institute of Cost Accountants of India. She has eight years of experience in managerial roles, investment portfolios management and real estate sectors. She currently serves as the director at Rex-Tone Industries Limited and Rex-Tone Digital Private Limited. She is the principal officer at Hunter Wealth Management LLP and the partner at Pluto Associates LLP.

Mr. Sanjay Mahesh Shah is a Non-Executive and Independent Director on the Board of your Company. He holds a bachelor's degree in technology (B.Tech) in aeronautical engineering from Indian Institute of Technology Bombay (IIT), Mumbai, Maharashtra, and a master's degree in science (M.S.) with a major in computer science and applications from Virginia Polytechnic Institute and State University, USA. He has over 18 years of experience in computer engineering, software and logistics sectors. He is currently serving as the chief operating officer – India / South-East Asia with National Entrepreneurship Network. He has previously served as the founder and chief technology officer with Instavans Logistics Private Limited, the co-founder and a director of Zapty Software Private Limited, the managing director of Aveva Solutions India LLP and the managing director of Asia – sales with Net Right Technologies Private Limited.

The Board is committed to comply with the following:

a) Transparent procedures, practices and decisions based on adequate information;

b) Compliance with all relevant laws and regulatory obligations in letter and in spirit;

c) Adherence to the Code of Conduct by the Directors and Senior Management ;

d) Complete and timely disclosure of relevant financial and operational information to effectively monitor the Management performance;

e) Facilitate an induction schedule and a familiarisation program for new Board members;

f) Ensure independence in reviewing and approving corporate strategy, business plans and activities.

The Company adheres to the Secretarial Standard on Meetings of the Board of Directors ("SS -1") as prescribed by the Institute of Company Secretaries of India ("ICSI").

Details of Board Meetings held during FY 2023-24

During the financial year 2023-24, fifteen meetings of the Board were held on the following dates, with necessary quorum being present:

S. No.	Date of Board meeting	Board Strength	No. of Directors present*
1.	09th June, 2023	2	2
2.	19th July, 2023	2	2
3.	28th July, 2023	2	2
4.	02nd August, 2023	2	2
5.	24th August, 2023	2	2
6.	23rd September, 2023	2	2
7.	27th September, 2023	2	2
8.	07th October, 2023	2	2
9.	04th November, 2023	2	2
10.	11th November, 2023	2	2
11.	22nd November, 2023	2	2
12.	08th December, 2023	6	4
13.	15th December, 2023	6	5
14.	20th December, 2023	6	6
15.	14th March, 2024	5	5

*Until 23rd November, 2023, the company operated as a private limited entity, with a board composed of two directors. Following its transition to a public company, the board expanded first to three directors and later to six directors, in alignment with its new status as a publicly listed company.

The facility of participating by video conferencing was made available to the Directors, to enable them to attend the meetings of the Board and its Committees in compliance with applicable provisions of Section 173 of Companies Act, 2013 read along with Clause of 1 Secretarial Standard – 1 on "Meetings of the Board of Directors", issued by the Council of the Institute of Company Secretaries of India and approved by the Central Government.

Details of attendance of each Director at Board meetings held during FY 2023-24 and at the previous year's Annual General Meeting (AGM):

S. No.	Name of the Director	Promoter/ Non-Promoter	Category	No. of Board meetings held during his/ her tenure	No. of Board Meetings Attended#	Attendance at previous AGM held on 30th September, 2023 (Y/N/NA)
1.	Mr. Amit Ramani	Promoter	Executive Director	15	14	Y
2	Mr. Bhagwan Kewal Ramani**	Non-Promoter	Non-Executive Director	14	14	Y
3	Mr. Arjun Shanker Bhartia	Non-Promoter	Non-Executive Director	4	3	NA*
4	Ms. Radhika Gokul Jaykrishna	Non-Promoter	Non-Executive and Independent Director	4	4	NA*
5	Mr. Anil Parashar	Non-Promoter	Non-Executive and Independent Director	4	3	NA*
6.	Mr. Sanjay Mahesh Shah	Non-Promoter	Non-Executive and Independent Director	4	4	NA*

*Appointed during the FY 2023-24, post Annual General Meeting held on 30th September, 2023.

** Stepped down from the Board on 11th March, 2024

Board Meetings and Procedure:

The Board meets at regular intervals to discuss and decide on the Company's business policy and strategies apart from other normal business activities. The maximum interval between any two meetings of the Board did not exceed 120 days during the year. Agenda papers containing all necessary information/documents are made available to the Board in advance to enable them to discharge their responsibilities effectively and take informed decisions. All necessary information as specified in the Act, Secretarial Standard -1, was made available to the Board. Post listing of the equity shares of the Company on 30th May, 2024, compliance of Reg 17 of SEBI LODR Regulations, is also being ensured.

The Company Secretary finalises the agenda for the Board meetings in consultation with the Chairman, and the Managing Director. The agenda for committee meetings is circulated after consultation with the Chairpersons of the respective committees. The relevant members of the Management team are invited for discussions on the Company's performance at the committee meetings wherever and whenever required. In special and exceptional circumstances, additional item(s) are taken up as 'any other item' with the permission of the Chairperson of the Board / respective committee(s) and with the consent of majority of the Board / committee members present at the meeting.

Board Support:

As per Article of Association of the Company, the Company Secretary is responsible for convening of the Board and committee meetings along with preparation of the agenda papers for such meetings on the requisition of a Director. The Company Secretary acts as secretary at all the meetings of the Board and its committees and ensures that the Board and its committees, function in accordance with compliance and governance principles. The Company Secretary also ensures appropriate recording of minutes of the meetings after incorporating the comments received from the members of the Board or respective committees on the draft minutes, if any, within the timeline as specified in the Act.

In compliance of the provisions of the Act, the Company Secretary annually obtains from each Director, details of the Board and Board's committees positions he/ she occupies in other companies, and changes, if any, regarding their directorships and places the same at the subsequent Board meetings.

Independent Directors:

Pursuant to Regulation 25(8) of the SEBI LODR Regulations, the Independent Directors have confirmed that they are not aware of any circumstances or situation which exist, or which may be reasonably anticipated, that could impact their ability to discharge their duties with an objective independent judgment and without any external influence. As confirmed to the Board, the Independent Directors meet the criteria of independence and are independent of the Management, as mentioned under Regulation 16(1)(b) of the SEBI LODR Regulations.

Meeting of Independent Directors:

In view of the Initial Public Offering of the equity shares of the Company on 30th May, 2024 and pursuant to Schedule IV of the Act, Independent Directors met on 14th March, 2024, during the year, without the presence of other members of the Board or the Company's Management. At the meeting, Mr. Anil Prashar, Independent Director, expressed and suggested that the review of annual performance of Non-Independent Director and the Board for the FY 2023-24 could be conducted informally, through verbal discussions, as Independent Directors had only joined the Board in the last two quarters of the FY 2023-24 and during this brief period, the Board had only four virtual meetings. He further acknowledged the effective coordination among all the Board members during this time.

Skills matrix of the Board as on date of Report:

The Company's Board represents a blend of experience and expertise across diverse areas of industry, management, finance, law, global business, sales and marketing, technology, etc.

The Directors on the Board possess professional qualifications, expertise and wide experience including experience that is relevant to the business of the Company. The Board is structured in a manner which ensures diversity by age, education/ qualifications, professional background, sector expertise and special skills. The Directors take appropriate measures to avoid any present or potential conflict of interest, ensure adequate availability of their time for the Company and emulate values that embody the Company's values, particularly integrity, honesty, and transparency.

The area of expertise of the Board members as on the date of this report, have been mapped below:

S. No.	Name of the Director	Area of Expertise
1	Mr. Amit Ramani	Industry Knowledge; Leadership skill; Risk Management; Corporate Governance; Sales, Marketing and Commercial
2	Mr. Anil Parashar	Leadership skill; Financial Expertise; Risk Management; M&A
3	Mr. Sanjay Mahesh Shah	Industry Knowledge; Leadership skill; Corporate Governance; Sales, Marketing and Commercial
4	Mr. Arjun Shankar Bhartia	Leadership skill; Risk Management; Corporate Governance;
5	Mr. Rajesh Kharabanda	Industry Knowledge; Leadership skill; Sales, Marketing and Commercial
6	Ms. Radhika Gokul Jaykrishna	Leadership skill; Financial Expertise; Corporate Governance; M&A

Board Membership Criteria and Selection Process:

The responsibility for identifying and evaluating a suitable candidate for the Board is discharged by the Nomination and Remuneration Committee ("NRC") in terms of Section 178 of the Act. The NRC follows defined criteria for identifying, screening, and recommending candidates for appointment as a Director on the Board. While selecting a candidate, the NRC reviews and evaluates the Board's composition and diversity to ensure that the Board and its committees have the right mix of skill, experience, competence, independence, and knowledge to effectively discharge their role. For the Board, diversity encompasses plurality in perspective, experience, education, background, ethnicity, nationality, gender, and other attributes. To ensure proper diversity, a transparent selection process guidance on the eligibility criteria and attributes for an individual's appointment to the Board, including Executive and Independent Directors, has been laid down in the Nomination and Remuneration Policy of the Company. The NRC recommends the appointment of a candidate based on the defined criteria. The Board, on recommendation of the NRC, considers and approves appointment of the candidate as a Director on the Board and recommends his/ her appointment to the Members of the Company for their approval.

Familiarisation Programme:

The Board of Directors provided a formal induction to the company's business and industry at the time of appointment. Now that the company has been recently listed, as of 30th May, 2024, we will be conducting a familiarization program soon as stipulated in Regulation 25 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 to further enrich their understanding of the company's workings, The directors are made aware of their roles and duties at the time of their appointment/re-appointment through a formal letter of appointment which also stipulates other terms and conditions of their appointment.

In the opinion of the Board, all the Independent Directors fulfil the conditions specified in the SEBI Listing Regulations and are independent of the management. None of the Independent Directors resigned during the FY 2023-24.

Shareholding of Non-Executive Directors:

On the date of this report, the shareholding of Non-Executive Directors in the Company is as follows:

S. No.	Name of the Non-Executive Directors	No. of Equity Shares and convertible instruments held
1	Mr. Arjun Shankar Bhartia	10,47,555 equity share (Approx. 1.51% of total paid-up capital of the Company)
2.	Mr. Anil Parashar	Nil
3.	Mr. Sanjay Mahesh Shah	Nil
4.	Ms. Radhika Gokul Jaykrishna	Nil
5.	Mr. Rajesh Kharabanda	Nil

The names and category of the Directors, names of other listed entities in which they are Director(s) and number of other Directorship(s) and Committee Chairmanship(s)/ Membership(s) held by them as:

S. No.	Name of the Director	Directorships in other Public Companies	Committee Chairmanship(s)/ Membership(s) in other Public Companies		Names of Other Listed entities where Directors of the Company held Directorships with category
			Chairmanships	Memberships	
1.	Mr. Amit Ramani	1	-	1	Delton Cables Limited
2.	Mr. Anil Parashar	2	-	2	Interglobe Aviation Limited
3	Mr. Sanjay Mahesh Shah	Nil	-	-	Nil
4.	Ms. Radhika Gokul Jaykrishna	1	1	-	Nil
5	Mr. Arjun Shankar Bhartia	2	-	1	Jubilant Pharmova Limited Jubilant Ingrevia Limited
6.	Mr Rajesh Kharabanda	Nil	-	-	Nil

Notes:

a) The committee positions and directorships held by the Directors, as mentioned above do not include the private limited companies, foreign companies and companies registered under Section 8 of the Act, as per the requirements of Regulation 26 of the SEBI LODR Regulations.

b) The committees considered for this purpose are those prescribed under Regulation 26 of the SEBI LODR Regulations viz. Audit Committee and Stakeholders' Relationship Committee of public limited companies.

c) Necessary disclosures regarding directorships held in other companies as on 31st March, 2024, have been made by the Directors.

d) None of the Directors on the Board is a member of more than 10 (ten) committees or Chairman of more than 5 (five) committees (as specified in Regulation 26 of the SEBI LODR Regulations) across all the public limited companies, whether listed or not, in which he/ she is a Director. Necessary disclosures regarding committee positions in other public limited companies as on 31st March, 2024, have been made by the Directors.

e) In order to observe prudent corporate governance, the company has formed the different committees of board in compliance with the applicable law.

f) None of the Directors are related inter-se.

g) Apart from receiving sitting fees for attending the Board Meetings and Committee Meetings, none of the Non-Executive Directors, has or had any material pecuniary relationship with the Company, its holding, subsidiary or associate companies, or their Promoters or Directors, during the two immediately preceding financial years or during the current financial year.

h) The independence of a Director is determined by the criteria stipulated under Section 149(6) of the Act and Regulation 16(1)(b) of the SEBI LODR Regulations, as amended. The terms and conditions of appointment of the Independent Directors are disclosed on the Awfis's website www.awfis.com.

i) None of the Directors of your Company is a Director in more than 7 (seven) listed companies, including as an independent director in more than 7 (seven) listed companies (as specified in Regulation 17A of the SEBI LODR Regulations). In addition to the SEBI LODR Regulations, the directorship of the Directors is also in compliance with Section 165 of the Act.

j) During FY 2023-2024, no Independent Director has resigned.

III. Committees of the Board

The Board Committees play a vital role in strengthening the Corporate Governance practices of the Company. The Board Committees are set up by the Board to carry out clearly defined roles which are aligned with the provisions of the Act and SEBI Listing Regulations.

The Board has constituted various Committees to focus on specific areas and make informed decisions within the authority delegated to each such Committee. Each Committee of the Board is guided by its terms of reference, which defines the scope, powers and composition of the Committee. All decisions and recommendations of the Committees are placed before the Board for its information or approval. During the FY 2023-24, the Board has accepted all the recommendations of its Committees.

As required under Schedule V of the SEBI Listing Regulations, mandatory disclosure(s) related to the Committees of the Company are as follows:

1. Audit Committee:

The Audit Committee was constituted by your Board through its resolution dated 13th December, 2023. It is in compliance with Section 177 of the Companies Act and Regulation 18 of the SEBI Listing Regulations.

a) Composition

Audit committee was constituted on 13th December, 2024, post change of status of the Company to a Public Limited Company. The composition of the Audit Committee is in compliance with the Act and the SEBI LODR Regulations. Members of the Committee are in optimum combination of Executive and Non-Executive Directors, with Two-thirds of them including the Chairman of the Committee, being an Independent Director. All the members of the Committee possess knowledge and understanding of finance, accounts, and audit. The Company Secretary acts as the Secretary to the Committee.

The current constitution of the Audit committee is as follows:

Name of Director	Position in the Committee	Designation
Mr. Anil Parashar	Chairman	Non-Executive and Independent Director
Mr. Sanjay Mahesh Shah	Member	Non-Executive and Independent Director
Mr. Amit Ramani	Member	Chairman and Managing Director

The Chief Financial Officer, the General Counsel and concerned partner / authorised representatives of the Statutory Auditors and Internal Auditors are invited to the meetings of the Committee as and when required.

The Audit Committee shall have powers, including the following:

(1) to investigate any activity within its terms of reference;

(2) to seek information from any employee of the Company;

(3) to obtain outside legal or other professional advice;

(4) to secure attendance of outsiders with relevant expertise, if it considers necessary and to seek their advice, whenever required; and

(5) such other powers as may be prescribed under the Companies Act and SEBI Listing Regulations.

b) Brief descriptions of terms of reference of the Audit Committee

The Committee's role and terms of reference are in compliance with the provisions of the Act and the SEBI LODR Regulations. The roles and terms of reference include the following:

i. oversight of financial reporting process and the disclosure of financial information relating to Awfis Space Solutions Limited (the "Company") to ensure that the financial statements are correct, sufficient and credible.

ii. recommendation for appointment, re-appointment, replacement, remuneration and terms of appointment of auditors, including the internal auditor, cost auditor and statutory auditor of the Company and the fixation of the audit fee.

iii. approval of payment to statutory auditors for any other services rendered by the statutory auditors.

iv. formulation of a policy on related party transactions, which shall include materiality of related party transaction.

v. reviewing, at least on a quarterly basis, the details of related party transactions entered into by the Company.

vi. examining and reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:

vii. Matters required to be included in the director's responsibility statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013

viii. Changes, if any, in accounting policies and practices and reasons for the same

ix. Major accounting entries involving estimates based on the exercise of judgment by management

x. Significant adjustments made in the financial statements arising out of audit findings

xi. Compliance with listing and other legal requirements relating to financial statements

xii. Disclosure of any related party transactions; and

xiii. Modified opinion(s) in the draft audit & Limited Review report.

xiv. Reviewing, with the management, the quarterly, half-yearly and annual financial statements before submission to the Board for approval;

xv. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the Offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue or preferential issue or qualified institutions placement, and making appropriate recommendations to the board of directors of the Company (the "Board" or "Board of Directors") to take up steps in this matter;

xvi. Reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;

xvii. Approval of any subsequent modification of transactions of the Company with related parties and omnibus approval for related party transactions proposed to be entered into by the Company, subject to the conditions as may be prescribed under SEBI LODR Regulations. Provided that only those members of the committee, who are independent directors, shall approve related party transactions;

Explanation: The term "related party transactions" shall have the same meaning as provided in Clause 2(zc) of the SEBI LODR Regulations and/or the Companies Act, 2013.

xviii. Review, at least on a quarterly basis, the details of related party transaction entered into by the Company;

xix. Approval of related party transactions to which the subsidiary of the Company is a party;

xx. Scrutiny of inter-corporate loans and investments;

xxi. Valuation of undertakings or assets of the Company, and appointing a registered valuer in terms of Section 247 of the Companies Act, wherever it is necessary;

xxii. Evaluation of internal financial controls and risk management systems;

xxiii. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;

xxiv. reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

xxv. discussion with internal auditors of any significant findings and follow up there on;

xxvi. reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;

xxvii. discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

xxviii. recommending to the board of directors the appointment and removal of the external auditor, fixation of audit fees and approval for payment for any other services;

xxix. looking into the reasons for substantial defaults in the payment to depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;

xxx. reviewing the functioning of the whistle blower mechanism;

xxxi. monitoring the end use of funds raised through public offers and related matters;

xxxii. overseeing the vigil mechanism established by the Company, with the chairperson of the Audit Committee directly hearing grievances of victimization of employees and directors, who used vigil mechanism to report genuine concerns in appropriate and exceptional cases;

xxxiii. approval of appointment of chief financial officer (i.e., the whole-time finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;

xxxiv. reviewing the utilization of loans and/or advances from/investment by the holding company in the subsidiary exceeding ₹ 1,000,000,000 or 10% of the asset size of the subsidiary, whichever is lower including existing loans/ advances/ investments existing as on the date of coming into force of this provision;

xxxv. to formulate, review and make recommendations to the Board to amend the Terms of Reference of Audit Committee from time to time;

xxxvi. consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its shareholders;

xxxvii. approving the key performance inndicators for disclosure in its offering documents;

xxxviii. reviewing compliance with the provisions of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended, at least once in a financial year and shall verify that the systems for internal control under the said regulations are adequate and are operating effectively;

xxxix. carrying out any other functions required to be carried out by the Audit Committee as contained in the SEBI LODR Regulations, Companies Act, 2013, uniform listing agreements and/or any other applicable law, as and when amended from time to time; and

xl. To make available its terms of reference and review periodically those terms of reference and its own effectiveness and recommend any necessary changes to the Board.

xli. Such other matters as may be prescribed under the applicable laws from time to time.

c) Meetings and their attendance during the year

During the year, the Committee met two (02) times on the following dates and the time gap between any two meetings was not more than 120 days.

S. No.	Dates of Committee Meeting	Composition of the Committee		
		Mr. Anil Parashar, Chairperson (Non-Executive and Independent Director)*	Mr. Sanjay Mahesh Shah (Non-Executive and Independent Director)*	Mr. Amit Ramani (Executive Director)*
1	15-Dec-23	✓	✓	⊗
2	14-Mar-24	✓	✓	✓

*The Audit Committee was constituted post change of status of the Company to a Public Limited Company on 13th December, 2023 therefore, there are only two meetings.

2. Nomination and Remuneration Committee:

The Committee was constituted post change of status of the Company to a Public Limited Company. The Nomination and Remuneration committee was constituted by our Board through its resolution dated 13th December, 2023. The Nomination and Remuneration Committee is in compliance with Section 178 of the Companies Act, 2013, and Regulation 19 of the SEBI Listing Regulations.

a) Composition

The Committee's composition complies with Section 178 of the Act and Regulation 19 of the SEBI LODR Regulations. All the members of the Committee are Non-Executive Directors, with two-thirds of them including the Chairperson of the Committee, being Independent Directors. The Company Secretary acts as the Secretary of the Committee.

The current constitution of the Nomination and Remuneration committee is as follows:

Name of Director	Position in the Committee	Designation
Mr. Sanjay Mahesh Shah	Chairperson	Non-Executive and Independent Director
Mr. Anil Parashar	Member	Non-Executive and Independent Director
Mr. Arjun Shankar Bhartia	Member	Non-Executive Director

b) Brief descriptions of terms of reference of the Committee

The terms of reference of the Committee cover areas as contemplated under the Act and the SEBI LODR Regulations, besides other terms as referred by the Board from time to time. The roles and responsibilities of the NRC include the following:

a) Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors of the Company (the "Board" or "Board of Directors") a policy relating to the remuneration of the directors, key managerial and Senior management personnel and other employees ("Remuneration Policy");

b) The Nomination and Remuneration Committee, while formulating the above policy, should ensure that:

i. the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate directors of the quality required to run our Company successfully;

ii. relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and

iii. remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short- and long-term performance objectives appropriate to the working of the Company and its goals.

c) For every appointment of an independent director, evaluating the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, preparing a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Nomination and Remuneration Committee may: (a) use the services of an external agencies, if required; (b) consider candidates from a wide range of backgrounds, having due regard to diversity; and (c)consider the time commitments of the candidates;

d) Formulation of criteria for evaluation of independent directors and the Board;

e) Devising a policy on Board diversity;

f) Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal and carrying out evaluation of every director's performance (including independent director);

g) Analysing, monitoring and reviewing various human resource and compensation matters;

h) Deciding whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;

i) Determining the Company's policy on specific remuneration packages for executive directors including pension rights and any compensation payment, and determining remuneration packages of such directors;

j) Recommending to the board, all remuneration, in whatever form, payable to non-executive directors and the senior management, as may be deemed necessary;

k) Carrying out any other functions required to be carried out by the Nomination and Remuneration Committee as contained in the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or any other applicable law, as and when amended from time to time;

l) Reviewing and approving the Company's compensation strategy from time to time in the context of the then current Indian market in accordance with applicable laws;

m) Perform such functions as are required to be performed by the compensation committee under the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014, as applicable;

n) Construing and interpreting the employee stock option scheme/plan approved by the Board and shareholders of the Company in accordance with the terms of such scheme/ plan ("ESOP Scheme") and any agreements defining the rights and obligations of the Company and eligible employees under the ESOP Scheme, and prescribing, amending and/ or rescinding rules and regulations relating to the administration of the ESOP Scheme;

o) Administering the ESOP Scheme including the following:

i. Determining the eligibility of employees to participate under the ESOP Scheme

ii. Determining the quantum of option to be granted under the ESOP Scheme per employee and in aggregate

iii. Date of grant

iv. Determining the exercise price of the option under the ESOP Scheme

v. The conditions under which option may vest in employee and may lapse in case of termination of employment for misconduct

vi. The exercise period within which the employee should exercise the option and that option would lapse on failure to exercise the option within the exercise period

vii. The specified time period within which the employee shall exercise the vested option in the event of termination or resignation of an employee

viii. The right of an employee to exercise all the options vested in him at one time or at various points of time within the exercise period

ix. Re-pricing of the options which are not exercised, whether or not they have been vested if stock option rendered unattractive due to fall in the market price of the equity shares

x. The grant, vest and exercise of option in case of employees who are on long leave

xi. Allow exercise of unvested options on such terms and conditions as it may deem fit

xii. Forfeiture/ cancellation of options granted

xiii. Formulating and implementing the procedure for making a fair and reasonable adjustment to the number of options and to the exercise price in case of corporate actions such as rights issues, bonus issues, merger, sale of division and others. In this regard following shall be taken into consideration:

The number and the price of stock option shall be adjusted in a manner such that total value of the option to the employee remains the same after the corporate action;

For this purpose, global best practices in this area may be considered; and the vesting period and the life of the option shall be left unaltered as far as possible to protect the rights of the employee who is granted such option.

p) Frame suitable policies, procedures and systems to ensure that there is no violation of securities laws, as amended from time to time, including:

i. the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; and

ii. the Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices Relating to the Securities Market) Regulations, 2003, by the trust, the Company and its employees, as applicable;

iii. SEBI Listing Regulations by the Company and its employees, as applicable.

q) Specifying the manner for effective evaluation of performance of the Board and independent directors to be carried out by the Nomination and Remuneration Committee; and

r) Perform such other activities as may be delegated by the Board or specified/ provided under the Companies Act, 2013 to the extent notified and effective, as amended and/or by the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or by any other applicable law or regulatory authority.

c) Meetings and their attendance during the year

During the year, the Committee met two (02) times on the following dates:

S. No.	Dates of Committee Meeting	Composition of the Committee		
		Mr. Sanjay Mahesh Shah Chairman (Non-Executive and Independent Director)*	Mr. Anil Parashar (Non-Executive and Independent Director)*	Mr. Arjun Shankar Bhartia (Non-Executive Director)*
1	15-Dec-23	✓	✓	✓
2	14-Mar-24	✓	✓	✓

*The Nomination and Remuneration Committee was constituted post change of status of the Company to a public Limited Company on 13th December, 2023, therefore, there are only two meetings.

d) Performance evaluation criteria for independent directors

The Nomination and Remuneration Policy of the Company lays down the criteria of appointment and remuneration of Directors/Key Managerial Personnel including criteria for determining qualification, positive attributes, independence of Directors, criteria for performance evaluation of Executive and Non-executive Directors (including Independent Directors) and other matters as prescribed under the provisions of the Act and the SEBI Listing Regulations.

In evaluating the performance of individual Directors, criteria such as knowledge, participation and attendance at meetings, maintenance of high standard of ethics, integrity and confidentiality and decision-making ability were taken into consideration.

For further details on the Board evaluation, please refer to the relevant para given in Board's Report.

e) Remuneration Policy

The Company had adopted the Nomination and Remuneration Policy (Policy) in compliance with Section 178 of the Act and Regulation 19(4) read with Part D of Schedule II to the SEBI LODR Regulations, for identification, selection and appointment of Directors, Key Managerial Personnel (KMPs) and Senior Management of the Company. The Policy lays down the process and parameters for the appointment and remuneration of the KMPs and other senior management personnel and the criteria for determining qualifications, highest level of personal and professional ethics, positive attributes, financial literacy, and independence of a Director.

As per the requirements of the Act and the SEBI LODR Regulations, the Policy is available on the Investor Relations section of the Awfis's website at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies.

(f) Remuneration to Non-Executive Directors

There is no pecuniary relationship or transactions made with the Non-executive Non-Independent Director(s) of the Company. However, the Company paid Sitting Fee to the Non-executive Non-Independent Director(s) and Independent Directors as given in the below mentioned table.

Details of sitting fees paid to the Non - Executive Directors during the year under review are as under:

(Amount in INR million)

S. No.	Name of Director	Sitting fees		Total
		Board meetings	Committee meetings	
1.	Mr. Anil Parashar	0.20	0.10	0.30
2.	Ms. Radhika Gokul Jaykrishna	0.20	-	0.20
3.	Mr. Sanjay Mahesh Shah	0.25	0.10	0.35
4.	Mr. Arjun Shanker Bhartia	Nil	Nil	Nil

(g) Remuneration to Executive Directors

Mr. Amit Ramani was appointed as the Managing Director of your Company pursuant to a resolution passed by your Shareholders at their extraordinary general meeting held on June 16, 2015. and he was re-appointed as the Managing Director for a period of five years with effect from July 16, 2019, pursuant to a resolution passed by your Board of Directors at their meeting held on July 16, 2019 and a resolution passed by our Shareholders at their extraordinary general meeting held on July 16, 2019. Furthermore, he was re-appointed as the Managing Director for a period of five years with effect from 16th July, 2024, pursuant to a resolution passed by our Board of Directors at their meeting held on 14th March, 2024 and a resolution passed by our Shareholders at their extraordinary general meeting held on 13th April, 2024. Further, he was also appointed as the Chairman of the Company to preside at all the meetings of the Board of Directors and all the general meetings of the members of the Company pursuant to a resolution passed by our Board of Directors at their meeting held on 22nd November, 2023. Subsequently, his remaining term as the Managing Director of our Company upto 15th July, 2024, was ratified pursuant to a resolution passed by our Board of Directors at their meeting held on 8th December, 2023, and a resolution passed by our Shareholders at their extraordinary general meeting held on 11th December, 2023. He receives remuneration from our Company in accordance with a resolution passed by our Board of Directors at their meeting held on 8th December, 2023 and 14th March, 2024, and a resolution passed by our Shareholders at their extraordinary general meeting held on 11th December, 2023 and 13th April, 2024, and on such terms and remuneration as provided in the increment letter dated 11th December, 2023 and in the memorandum dated 13th April, 2024 entered into by our Company with him.

The details of the remuneration that Mr. Amit Ramani is entitled to and the other terms of his employment are enumerated below:

1. Base compensation: INR 23.00 million, per annum with effect from 1st April, 2024 to 31st March, 2027.
2. Perquisites / Ex-gratia amounting to INR 7.50 million per annum with effect from 1st April, 2024 to 31st March, 2027.
3. Annual Bonus: Cumulative INR 40.00 million, per annum with effect from 1st April, 2024 to 31st March, 2027 (payable on half yearly basis).
4. He is entitled to such increments up to 30% of his total remuneration, subject to the approval of the Nomination and Remuneration Committee and the Board of Directors of the Company;
5. He is also eligible for the following perquisites, to the extent allowed under the Income Tax Act, 1961, which will be over and above the base compensation and perquisites mentioned above and shall not be included in his fixed remuneration:
   a) contribution towards provident fund, superannuation fund, annuity fund, national pension scheme, as per the policy of our Company;
   b) gratuity and/ or contribution to the gratuity fund of our Company, as per the policy of our Company; and
   c) encashment of leaves, as per the rules of the Company, at the end of his tenure.

3. Corporate Social Responsibility Committee:

The Corporate Social Responsibility Committee ("CSR Committee") was constituted by our Board through its resolution dated 08th December, 2023.

a) Composition

The composition of the Committee is in compliance with Section 135 of the Act. The Company Secretary acts as the Secretary of the Committee.

The current constitution of the Corporate Social Responsibility Committee is as follows:

Name of Director	Position in the Committee	Designation
Mr. Amit Ramani	Chairperson	Chairman and Managing Director
Mr. Rajesh Kharabanda	Member	Non-Executive Director
Mr. Radhika Gokul Jaykrishna	Member	Non-Executive and Independent Director

b) An indicative list of the terms of reference of the Committee

The roles and responsibilities of the CSR Committee include the following:

a) formulate and recommend to the Board, a "Corporate Social Responsibility Policy" which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Companies Act, 2013 and the rules made thereunder, as amended, monitor the implementation of the same from time to time, and make any revisions therein as and when decided by the Board;

b) identify corporate social responsibility policy partners and corporate social responsibility policy programmes;

c) review and recommend the amount of expenditure to be incurred on the activities referred to in clause (a) and the distribution of the same to various corporate social responsibility programs undertaken by the Company. The amount spent pursuant to the corporate social responsibility policy of the Company shall be as prescribed under the applicable law from time to time or as may be approved by the Board of Directors;

d) delegate responsibilities to the corporate social responsibility team and supervise proper execution of all delegated responsibilities;

e) review and monitor the implementation of corporate social responsibility programmes and issuing necessary directions as required for proper implementation and timely completion of corporate social responsibility programmes;

f) The Corporate Social Responsibility Committee shall formulate and recommend to the Board, an annual action plan in pursuance of its corporate social responsibility policy, which shall include the following:

   i. the list of corporate social responsibility projects or programmes that are approved to be undertaken in areas or subjects specified in Schedule VII of the Companies Act;

   ii. the manner of execution of such projects or programmes as specified in the rules notified under the Companies Act;

   iii. the modalities of utilisation of funds and implementation schedules for the projects or programmes;

   iv. monitoring and reporting mechanism for the projects or programmes; and

   v. details of need and impact assessment, if any, for the projects undertaken by the Company.

g) to take note of the compliances made by implementing agency (if any) appointed for the corporate social responsibility of the Company;

h) any other matter as the Corporate Social Responsibility Committee may deem appropriate after approval of the Board or as may be directed by the Board, from time to time; and

i) exercise such other powers as may be conferred upon the Corporate Social Responsibility Committee in terms of the provisions of Section 135 of the Companies Act.

The CSR Policy adopted by the Company is uploaded on the Investor Relations section of the Awfis's website at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies.

c) Meetings and their attendance during the year

As the Company does not fall within the ambit of Section 135 of the Act, therefore, the CSR Committee of the Board has not met during the FY 2023-24.

4. Stakeholders Relationship Committee:

The Stakeholders' Relationship Committee was constituted by your Board through its resolution dated 08th December, 2023. The Stakeholders' Relationship Committee is in compliance with Section 178 of the Companies Act and Regulation 20 of the SEBI Listing Regulations.

a) Composition

The composition of the Committee is in accordance with provisions of Section 178(5) of the Act and Regulation 20 of the SEBI LODR Regulations. The Company Secretary acts as the Secretary of the Committee.

The current constitution of the Stakeholders' Relationship Committee is as follows:

Name of Director	Position in the Committee	Designation
Mr. Rajesh Kharabanda	Chairperson	Non-Executive Director
Mr. Sanjay Mahesh Shah	Member	Non-Executive and Independent Director
Mr. Amit Ramani	Member	Chairman and Managing Director

The Company Secretary of the Company is the Secretary to the Committee. The composition of the Stakeholders Relationship Committee meets the requirements of the SEBI Listing Regulations.

b) An indicative list of the terms of reference of the Committee

The roles and responsibilities of the Committee are as prescribed under the Act and the SEBI LODR Regulations, which include the following:

a) Resolving the grievances of the security holders of the listed entity including complaints related to transfer/transmission of shares or debentures, including non-receipt of share or debenture certificates and review of cases for refusal of transfer / transmission of shares and debentures, non-receipt of annual report or balance sheet, non-receipt of declared dividends, general meetings etc. and assisting with quarterly reporting of such complaints and formulating procedures in line with statutory guidelines to ensure speedy disposal of various requests received from shareholders;

b) Review of measures taken for effective exercise of voting rights by shareholders;

c) Investigating complaints relating to allotment of shares, approval of transfer or transmission of shares, debentures or any other securities;

d) Review of adherence to the service standards adopted by the listed entity in respect of various services being rendered by the registrar and share transfer agent of the Company and to recommend measures for overall improvement in the quality of investor services;

e) Review of the various measures and initiatives taken by the company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company;

f) To approve allotment of shares, debentures or any other securities as per the authority conferred / to be conferred to the Committee by the Board of Directors from time to time;

g) To approve requests for transfer, transposition, deletion, consolidation, sub-division, change of name, dematerialization, rematerialisation etc. of shares, debentures and other securities;

h) To monitor and expedite the status and process of dematerialization of shares, debentures and other securities of the Company;

i) To further delegate all or any of the power to any other employee(s), officer(s), representative(s), consultant(s), professional(s) or agent(s);

j) Carrying out such other functions as may be specified by the Board from time to time or specified/provided under the Companies Act or SEBI Listing Regulations, or by any other regulatory authority; and

k) Such terms of reference as may be prescribed under the Companies Act and SEBI Listing Regulations.

c) Meetings and their attendance during the year

The Committee was formed on 08th December, 2023 and has not met in FY 2023-24.

d) Name and designation of the compliance officer is Mr. Amit Kumar, Company Secretary and Compliance Officer the dedicated e-mail Id for redressal of investors grievances is cs.corp@awfis.com.

e) The details of the Investor Complaints received and resolved during the Financial Year ended 31st March, 2024 are as follows:

Shareholders Complaints received during FY 2023-24	Resolution Status		Pending Complaints
	Complaints resolved	Complaints not resolved to the satisfaction of Complaints shareholders	
Nil	Nil	Nil	Nil

5. Risk Management Committee:

The Risk Management Committee was constituted by your Board through its resolution dated 08th December, 2023. The Risk Management Committee is in compliance with Regulation 21 of the SEBI Listing Regulations.

a) Composition

The constitution of the Committee is in compliance with Regulation 21 of the SEBI LODR Regulations. The Company Secretary acts as the Secretary of the Committee.

The current constitution of the Risk Management Committee is as follows:

Name of Director	Position in the Committee	Designation
Mr. Amit Ramani	Chairperson	Chairman and Managing Director
Mr. Sanjay Mahesh Shah	Member	Non-Executive and Independent Director
Mr. Rajesh Kharabanda	Member	Non-Executive Director
Mr. Sumit Lakhani	Member	Deputy Chief Executive Officer
Mr. Ravi Dugar	Member	Chief Financial Officer

The scope and function of the Risk Management Committee is in accordance with Regulation 21 of the SEBI Listing Regulations.

b) An indicative list of the terms of reference of the Committee

The roles and responsibilities of the Committee are as prescribed under the SEBI LODR Regulations, which include the following:

a) To formulate a detailed risk management policy which shall include:

   i. A framework for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Risk Management Committee.

   ii. Measures for risk mitigation including systems and processes for internal control of identified risks.

   iii. Business continuity plan.

b) To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;

c) To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

d) To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;

e) To keep the Board of Directors informed about the nature and content of its discussions, recommendations and actions to be taken;

f) The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee;

g) The Risk Management committee shall coordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the Board of Directors;

h) Laying down risk assessment and minimization procedures and the procedures to inform Board of the same;

i) Framing, implementing, reviewing and monitoring the risk management plan for the Company and such other functions, including cyber security, as may be delegated by the Board;

j) The Risk Management committee shall have powers to seek information from any employee, obtain outside legal or other professional advice and secure attendance of outsiders with relevant expertise, if it considers necessary; and

k) Perform such other activities as may be delegated by the Board or specified / provided under the SEBI Listing Regulations, as amended or under any other applicable law or by any regulatory authority.

c) Meetings and attendance

The Committee was formed on 08th December, 2023 and has not met in FY 2023-24.

IV. Particulars of senior management including the changes therein since the close of the previous financial year:

Your Company is having following officers in Senior Management position (as defined under Regulation 16 of the SEBI Listing Regulations)

S. No.	Name	Designation	Date of Joining	Date of Resignation
1.	Mr. Sumit Lakhani	Deputy Chief Executive Officer	27th May, 2015	Not Applicable
2.	Mr. Manu Dhir	Chief Operating Officer	16th February, 2015	Not Applicable
3.	Mr. Deepayan Sen	Head of Real Estate And Leasing	16th July, 2015	Not Applicable
4.	Ms. Ranju Goyal	General Counsel	15th May, 2024	Not Applicable
5.	Mr. Ravi Dugar	Chief Financial Officer	09th December, 2022	Not Applicable
6.	Mr. Amit Kumar	Company Secretary and Compliance Officer	05th April, 2018	Not Applicable

V. UNCLAIMED DIVIDEND AND TRANSFER OF DIVIDEND AND SHARES TO IEPF INVESTOR EDUCATION AND PROTECTION FUND ("IEPF")

Pursuant to the provisions of the Act, read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended, ('Rules'), there was no unpaid / unclaimed dividends and shares to be transferred during the year of review to the IEPF.

VI. General Body Meetings

a. Details regarding the Annual General Meetings ("AGMs") held during the last three financial years and special resolutions passed at those meetings are as follows:

Name	Date and Time	Location	Special Resolutions passed
2022-23	30th September, 2023 at 4:40 P.M.	C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi - 110016	Nil
2021-22	30th September, 2022 at 4:30 P.M.	C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi - 110016	Nil
2020-21	25th October, 2021 at 11:00 A.M.	C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi - 110016	Nil

b. Details of resolution passed through Postal Ballot during FY 2023-24 and details of e-voting and person who conducted the postal ballot exercise:

No Resolution was passed through Postal Ballot during Financial Year 2023-24.

c. Special resolution proposed to be conducted through postal ballot and procedure for postal ballot:

No Resolution is proposed to be passed through Postal Ballot.

VII. Means of communication

Timely disclosure of consistent, comparable, relevant, and reliable information on corporate performance is the core of good governance. Effective communication is a process of exchanging information, ideas, thoughts, opinions and plans with all stakeholders.

Website: The Company maintains a functional website with a separate section on 'Investor Relations' and disseminates all comprehensive information required to be uploaded including information under Regulation 46 of the SEBI LODR Regulations on the website of the Company.

Financial Results:

The shares of your Company were listed on 30th May, 2023 on Stock Exchanges consequent upon which all steps are being taken for communications with the shareholders / investors. The financial results for the quarter and year ended 31st March, 2024 were disseminated through the website of Stock Exchanges and were also uploaded on the website of your Company at https://www.awfis.com/investor-relations. The financial results for the quarter and year ended 31st March, 2024 were also published in the Business Standard (All India English edition) and Business Standard (Delhi Hindi edition).

All the quarterly and annual financial results along with transcripts of the earnings call are displayed on the Investor Relations section of the Awfis's website at https://www.awfis.com/investor-relations. The quarterly, half yearly and annual results of the Company's performance are normally published in leading newspapers namely Business Standard (All India English edition) and Business Standard (Delhi Hindi edition).

NSE Electronic Application Processing System (NEAPS) and BSE Listing Centre: NEAPS and BSE Listing Centre are web- based applications designed by NSE and BSE respectively, for corporates for smooth filing of information with the stock exchanges. The quarterly results, shareholding pattern and all other corporate communications to the Stock Exchanges are filed through the NEAPS and the BSE Listing Centre, for dissemination on their respective websites.

News Releases, Presentations: Official news and media releases are sent to the Stock Exchanges at which the shares of the Company are listed and are also uploaded on the Investor Relations section of the Company's website at https://www.awfis.com/investor-relations.

Presentations to Institutional Investors/ Analysts: Presentations on the performance of the Company are placed on the Investor Relations section of the website of the Company at https://www.awfis.com/investor-relations for the benefit of institutional investors, analysts and other Members immediately after communicating to the Stock Exchanges.

Annual Report: The Annual Report containing, inter alia, Audited Financial Statements, Audited Consolidated Financial Statements, Board's Report, Auditors' Report, and other important information is circulated to the Members and other persons entitled thereto. The Annual Report is also available in downloadable form on the Investor Relations section of the Company's website at https://www.awfis.com/investor-relations.

VIII. General shareholder information

a. Annual General Meeting

Day, Date and Time	Friday, 27th September, 2024 at 04:30 P.M.
Venue	Through Video Conferencing / Other Audio Visual Means facility
Date of Book closure / Record date	Friday, 20th September, 2024

b. Financial year

The financial year of the Company starts from the 01st day of April and ends on the 31st day of March of next year. Accordingly, this report covers the period from 01st April, 2023 to 31st March, 2024.

c. Dividend Payment date

The Board of Directors of your Company have not declared any dividend for the financial year 2023-24.

d. Listing on Stock Exchanges, Stock Code and Listing Fee Payment

Name	Name and Address of the Stock Exchange	Stock code
1	National Stock Exchange of India Limited Exchange Plaza, Block G, C/1, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051	AWFIS
2	BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	544181

The Equity Shares of your Company are listed on the National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE") w.e.f. 30th May, 2024. The annual listing fees for the FY 2023-24 have been paid to the respective Stock Exchanges.

e. Corporate Identity Number (CIN) of the Company:

L74999DL2014PLC274236

f. The International Securities Identification Number allotted to the Company's shares for NSDL and CDSL:

INE108V01019

g. market price data- high, low during each month in last financial year:

Since the Equity shares of the Company were listed on BSE and NSE w.e.f. 30th May, 2024, the monthly high & low prices and volumes of the Equity shares of the Company at BSE and NSE during the financial year 2023-24 could not be provided.

h. Performance in comparison with broad based indices such as BSE sensex, CRISIL Index etc:

Not Applicable, as the Equity shares of the Company were listed on BSE & NSE w.e.f. 30th May, 2024.

i. In case the securities are suspended from trading, the directors report shall explain the reason thereof:

Not Applicable, as the Equity shares of the Company were listed on BSE & NSE w.e.f. 30th May, 2024.

j. Registrar and Share Transfer Agent (RTA):

Bigshare Services Private Limited is the Registrar & Share Transfer Agent of the Company. Investors should address their correspondence to the Registrar & Share Transfer Agent of the Company at the address mentioned herein below:

Bigshare Services Private Limited
Corporate Registry
Office No S6-2, 6th Floor,
Pinnacle Business Park,
Next to Ahura Centre,
Mahakali Caves Road,
Andheri (East), Mumbai 400 093,
Maharashtra, India
Tel. No.: +91 22 6263 8200
E-mail: investor@bigshareonline.com

k. Share transfer system:

The Shares of your Company are traded on the Stock Exchanges compulsorily in dematerialized mode. The entire paid-up share capital of your Company is held in dematerialized form as at 31st March, 2024 and as on the date of this report. The dematerialized shares are transferred directly to the beneficiaries by the depositories. Transfer of shares in physical form is not permitted as per applicable SEBI circulars.

l. Distribution of Shareholding

Shareholding by category as on 31st March, 2024:

I) Distribution of Equity Shareholding as on 31st March, 2024:

Range of Holdings	No of Shares	% of Total Equity Capital of the Company	No of Shareholders	% Shareholders
1 – 10000	6833	0.04	1	5.88
10001 – 20000	31317	0.16	2	11.76
20001 – 30000	-	-	-	-
30001 – 40000	-	-	-	-
40001 – 50000	-	-	-	-
50001 – 100000	152492	0.79	2	11.76
100001 and above	19136306	99.01	12	70.59
Total	**19326948**	**100**	**17**	**100**

II) Distribution of Preference Shareholding as on 31st March, 2024:

A. Compulsorily Convertible Preference Share of ₹ 100 each

Range of Holdings	No of Shares	% of Total Shares	No of Shareholders	% Shareholders
1 – 10000	-	-	-	-
10001 – 20000	17,329	0.05	1	5.26
20001 – 30000	84,144	0.24	3	15.79
30001 – 40000	-	-		-
40001 – 50000	-	-		-
50001 – 100000	179998	0.52	3	15.79
100001 and above	34432031	99.19	12	63.16
Total	**3,47,13,502**	**100**	**19**	**100**

B. Compulsorily Convertible Preference Share of ₹ 10 each

Range of Holdings	No of Shares	% of Total Shares	No of Shareholders	% Shareholders
1 – 10000	12896	0.47	2	22.22
10001 – 20000	12,896	0.47	1	11.11
20001 – 30000	25,791	0.93	1	11.11
30001 – 40000	-	0.00	-	0.00
40001 – 50000	-	0.00	-	0.00
50001 – 100000	-	0.00	-	0.00
100001 and above	2720996	98.14	5	55.56
Total		**100**	**9**	**100**

Categories of shareholders as on 31st March, 2024

Category	Equity Shares of ₹ 10 Each	%	Compulsorily Convertible Preference Share of ₹ 100 each	%	Compulsorily Convertible Preference Share of ₹ 10 each	%
Promoters	1,44,24,345	74.63%	13020058	37.51%		
Directors and their relatives	2,15,782	1.12%	6,64,129	1.91%	1,67,644	6.05%
Corporate Bodies-Companies	1790916	9.27%	9813993	28.27%	2205167	79.53%
Limited Liability Partnership-LLP	252398	1.31%	625039	1.80%	154749	5.58%
Alternate Investment Fund	254169	1.32%	430394	1.24%	193436	6.98%
Trusts	1270333	6.57%	232071	0.67%	-	-
Resident Individuals & HUF	351527	1.82%	3951294	11.38%	51583	1.86%
Foreign Shareholder-Companies	448619	2.32%	5976524	17.22%		-
Employees	318859	1.65%	-			-
Total	**19306948**	**100%**	**34713502**	**100%**	**2772579**	**100%**

m. Dematerialisation of shares and liquidity

The Equity shares of the Company got listed w.e.f. 30th May, 2024 and the trading in Equity shares of the Company is permitted only in dematerialized form. As on the date of this report the Equity shares are frequently traded on BSE and NSE and the entire (i.e.100%) Paid up Share Capital representing 6,94,19,718 Equity shares are in dematerialized form.

n. Outstanding GDRs/ ADRs/ Warrants or any convertible instruments, conversion date and likely impact on equity:

The Company does not have any outstanding ADRs/ GDRs/Warrants. Details to the extent of outstanding employee stock options convertible into equity shares have been disclosed in the disclosure for ESOPs.

o. Commodity price risk or foreign exchange risk and hedging activities:

Appropriate disclosure on commodity price risk or foreign exchange risk and hedging activities is given in Note No. 36(iv) of standalone financial statement. Since the Company has not entered into any derivative contract to hedge exposure to fluctuations in commodity prices, no disclosure is required pursuant to SEBI Circular dated 15th November, 2018.

p. Plant locations:

Being a service company, the Company has no plant locations.

q. Address for correspondence:

Mr. Amit Kumar
Company Secretary and Compliance Officer
Awfis Space Solutions Limited
C-28-29, Kissan Bhawan,
Qutab Institutional Area,
New Delhi 110 016, India
Phone: +91 11 4106 1878
Dedicated e-mail Id for redressal of investors grievances: cs.corp@awfis.com

r. list of all credit ratings obtained by the entity along with any revisions thereto during the relevant financial year, for all debt instruments of such entity or any fixed deposit programme or any scheme or proposal of the listed entity involving mobilization of funds, whether in India or abroad

Not Applicable

IX. Other Disclosures

a. materially significant related party transactions that may have potential conflict with the interests of listed entity at large

All Related-Party contracts or arrangements or transactions entered during the year were on arm's length basis and in the ordinary course of business and not material in nature as well as in compliance with the applicable provisions of the Act/ Regulations. None of the contracts or arrangement or transactions with any of the Related Parties were in conflict with the interest of your Company.

Details of related party transactions entered into by your Company, in terms of Ind AS-24 have been disclosed in the Note No. 32 and 31 of the respective standalone and consolidated financial statements of the Company forming part of this Annual Report. The policy on Materiality of Related Party Transactions and on dealing with Related Party Transactions is uploaded on the Company's website at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies.

b. Details of non-compliance penalties, strictures imposed on the Company by the Stock Exchange(s) or the SEBI or any statutory authority, on any other matter related to capital markets, during the last three years.

There is no non-compliance on any matter related to capital markets, during the last three years.

c. Whistle blower policy and vigil mechanism

The Board of Directors have adopted Vigil Mechanism Policy. The Vigil Mechanism Policy aims for conducting the affairs of the Company in a fair and transparent manner by adopting highest standards of professionalism, honesty, integrity and ethical behaviour. Please refer to the section 'Whistle Blower Policy / Vigil Mechanism' under the Board's Report, which forms a part of the Annual Report.

The said Policy provides for adequate safeguards against retaliation and access to the Audit Committee.

The policy is uploaded on the Company's website at https://www.awfis.com/images/reports/miscellaneous/Whistleblower%20Policy%20-%202024.pdf.

No personnel has been denied to access to the audit committee during the year.

d. Requirements of Chapter IV of the SEBI LODR Regulations

The Equity Shares of the Company were listed on Stock Exchanges w.e.f. 30th May 2024. the Company has complied with all applicable requirements of Chapter IV of the SEBI LODR Regulations relating to the obligations of a listed entity w.e.f. 30th May 2024.

e. Compliance with mandatory corporate governance requirements and discretionary requirements

Post listing of the equity shares of the Company on 30th May, 2024, The Company is in compliance with all mandatory requirements of the SEBI LODR Regulations.

f. The Company has received an unmodified audit opinion from the Statutory Auditors. You may refer to relevant section of the Board's Report for the same.

g. In addition, the Company has also adopted the following discretionary requirements as specified under Part E of Schedule II of the SEBI LODR Regulations to the extent mentioned below::

i. M/s Protiviti India Members Private Limited, the Internal Auditors of the Company, directly report to the Audit Committee.

ii. On the basis of declarations received from Board Members and Senior Management Personnel, Managing Director and Chairman had given a declaration that the Members of the Board and Senior Management Personnel have affirmed compliance with the Code of Conduct for Directors and the Senior Management during the Financial Year 2023-24. A copy of such declarations are enclosed as Annexure-I with this report.

iii. Compliance of the conditions of Corporate Governance have also been audited by Mr. Rupinder Singh Bhatia, Company Secretary in practice and after being satisfied of the above compliances, he has issued a compliance certificate pursuant to Schedule V of the SEBI Listing Regulations. The said certificate is enclosed as **Annexure II** to this report.

iv. The Company has complied with the requirement of Corporate Governance Report as mentioned in sub paras (2) to (10) of Schedule V of the SEBI Listing Regulations 2015, to the extend as applicable to the Company.

h. Dividend Distribution Policy

Dividend Distribution Policy' was adopted in compliance with Regulation 43A of the SEBI LODR Regulations. The policy sets out the parameters and factors to be considered by the Board in determining the distribution of dividend to shareholders and / or retaining profits of the Company. This policy is available on the Investor Relations section of the Awfis's website at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies.

i. Policy for determining material subsidiary

The Board has formulated a policy for determining material subsidiary pursuant to the provisions of the SEBI LODR Regulations, which is available on the Investor Relations section of Awfis's website at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies. The Company did not have any material subsidiaries as on 31st March, 2023.

j. Code of Conduct for Directors and Senior Management

In compliance with the SEBI LODR Regulations, Code of Conduct for all the Directors and Senior Management Personnel was framed and adopted. The Code lays down in detail, the standards of business conduct, ethics and strict governance norms for the Board and senior Management. The code is available on the Investor Relations section of Awfis's website at https://www.awfis.com/investor-relations/initial-public-offer/statutory-policies.

k. Prohibition of Insider Trading

In compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015, the Company has established systems and procedures to prohibit insider trading activities and has formulated and adopted a comprehensive Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information ("Fair Disclosure Code") and Code of Conduct to Regulate, Monitor and Report Trading by the Designated Persons ("Prohibition of Insider Trading Code"). The Prohibition of Insider Trading Code lays down procedures to be followed and disclosures to be made, while trading in the Company's shares.

l. The Company follows the highest standards of transparency and fairness in dealing with all stakeholders and ensures that no insider uses his or her position with or without the knowledge of the Company to gain personal benefit or to provide any benefit to any third party. The Company Secretary of the Company is the Compliance Officer for the purpose of Prohibition of Insider Trading Code.

m. Reconciliation of share capital audit

Reconciliation of share capital audit is carried out by a qualified Company Secretary in practice to reconcile the total admitted equity share capital with NSDL and CDSL and the total issued equity share capital of the Company and listed at the NSE and BSE. The audit report issued post listing in July 2024, confirms that the total issued / paid-up capital is the aggregate of the number of shares held in physical form and in dematerialised form with NSDL and CDSL and matches with the total listed shares of the Company with NSE and BSE.

n. Corporate Social Responsibility Activities

The Company does not fall within the ambits of Section 135.

o. Compliance with the Secretarial Standards issued by Institute of Company Secretaries of India

The Company has complied with the Secretarial Standards issued by the Institute of Company Secretaries of India on "Meetings of Board of Directors (SS-1)" and "General Meetings (SS-2)".

p. Details of utilisation of funds raised through preferential allotment or qualified institutions placement as specified under Regulation 32 (7A) of the SEBI LODR Regulations

During the financial year 2023-24, there were no funds raised through preferential allotment or qualified institutions placement as specified under Regulation 32(7A) of the SEBI Listing Regulations.

q. Certificate from Company Secretary in Practice

The Company has obtained a certificate from Mr. Rupinder Singh Bhatia, Practicing Company Secretary, confirming that none of the Directors on the Board has been debarred or disqualified from being appointed or continuing as a Director of the Company by the SEBI / MCA or any such statutory authority. A copy of the said certificate is annexed to this Report as **Annexure III**.

r. During the financial year, there were no instances recorded where the Board has not accepted any recommendation of any Committee of the Board which is mandatorily required. The Company has followed the process as prescribed under the Act and the SEBI LODR Regulations where recommendation is required by any Committee of the Board for the approval of the Board.

s. Fee paid to the Statutory Auditors

Total fees for all services paid by the Company and its subsidiaries on a consolidated basis to the Statutory Auditors and all the entities in the network firm/network entity of which Statutory Auditors are provided in Note No 28 to the consolidated financial statements.

t. As required under para F of Schedule V of the SEBI Listing Regulations, the requirement of reporting details of shares in suspense account, i.e. shares issued pursuant to the public issues or any other issue which remain unclaimed are not applicable for the FY 2023-24.

u. Disclosure in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 forms part of the Board's Report. During the year under review, three complaint were received under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. You may refer to relevant section of the Board's Report for the same.

v. In terms of Regulation 30A of SEBI Listing Regulations, there are no such agreements which are required to be disclosed.

w. During the Financial Year 2023-24, no loans and advances in the nature of loans to firms/companies in which directors are interested was given by the Company and its subsidiaries.

x. Disclosure of commodity price risks and commodity hedging

Not Applicable

X. Compliance of Corporate Governance

Post listing of the equity shares of the Company on 30th May, 2024, The Company has complied with all the requirements of corporate governance as specified in the SEBI LODR Regulations.

XI. CEO/CFO Certification

A certificate on financial statements for the year pursuant to Regulation 17(8) read with Schedule II Part B of the SEBI LODR Regulations has been obtained from the Chairman and Managing Director and the Chief Financial Officer of the Company. A copy of the same is annexed as **Annexure IV** to this Report.

XII. Green Initiative

As a responsible corporate citizen, your Company welcomes and supports the 'Green Initiative' undertaken by the Ministry of Corporate Affairs, Government of India, enabling electronic delivery of documents including the Annual Report, quarterly and half yearly results, amongst others, to Members at their e-mail address previously registered with the Depository Participants and Registrar and Share Transfer Agents. Members who have not registered their e-mail addresses so far are requested to do the same.

On behalf of the Board of
Awfis Space Solutions Limited

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Rajesh Kharabanda
Director
DIN: 01495927

Date: 28.08.2024
Place: New Delhi

Annexure - I

Declaration on Compliance of Code of Conduct

I, Amit Ramani, Chairman and Managing Director of Awfis Space Solutions Limited, hereby confirm that the members of the Board of Directors and Senior Management personnel have affirmed compliance with the Awfis Space Solutions Limited - Code of Conduct for Directors and Senior Management for the financial year ended 31st March, 2024.

Amit Ramani
Chairman and Managing Director

Date: 28.08.2024
Place: Delhi

Annexure - II

Certificate on Corporate Governance

To
The Members of **Awfis Space Solutions Limited**
CIN L74999DL2014PLC274236

I have examined the compliance of conditions of Corporate Governance by the Company for the year ended March 31, 2024 as stipulated under Regulation 17 to 27, clauses (b) to (i) of sub-regulation (2) of 46, para C, D and E of Schedule V and any other relevant provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") with the relevant records/documents maintained by the Company furnished to me for my review and report on Corporate Governance as approved by the Board of Directors.

The compliance of conditions of Corporate Governance is the responsibility of the management. My examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit, nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me and representation made by the Directors and the management, I confirm that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned SEBI Listing Regulations, 2015.

I further state that such compliance is neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

R S BHATIA
COMPANY SECRETARY IN PRACTICE
CP No.:2514
UDIN: F002599F001040163
Peer Review No.: 1496/2021

Place: New Delhi
Date: 24.08.2024

Annexure - III

Certificate of Non-Disqualification of Directors

(Pursuant to regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015)

To,
The Members of
Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area,
South Delhi, New Delhi, Delhi, India, 110016

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Awfis Space Solutions Limited having CIN No. L74999DL2014PLC274236 and having registered office at C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016 (hereinafter referred to as 'the Company'), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing obligations and Disclosure Requirements) Regulation 2015.

In my opinion and to the best of my information and according to the verifications (including Director Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to me by the Company and its officers, I hereby Confirm that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2024 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other statutory Authority.

Sr. No.	Name of Director	DIN	Date of Appointment in the company
1	MR. AMIT RAMANI	00549918	17/12/2014
2	MR. ANIL PARASHAR	00055377	03/12/2023
3	MR. SANJAY MAHESH SHAH	00375679	03/12/2023
4	MS. RADHIKA GOKUL JAYKRISHNA	01851034	03/12/2023
5	MR. ARJUN SHANKER BHARTIA	03019690	22/11/2023

Ensuring the eligibility of for the appointment / continuity of Director on the Board is the responsibility of the management of the Company. Our Responsibility is to express an opinion on these based on our verification. This Certificate is neither and assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

R S BHATIA
COMPANY SECRETARY IN PRACTICE
CP No.:2514
UDIN: F002599F001040141
Peer Review No.: 1496/2021

Place: New Delhi
Date: 24.08.2024

Annexure - IV

CEO/CFO Compliance Certificate

The Board of Directors
Awfis Space Solutions Limited
C-28-29, Kissan Bhawan,
Qutab Institutional Area,
New Delhi-110016

Compliance Certificate as required under Regulation 17(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

We hereby certify that:

A. We have reviewed financial statements and the cash flow statement for the Financial Year 2023-24 and that to the best of our knowledge and belief:

(1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

(2) these statements together present a true and fair view of the listed entity's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. There are, to the best of our knowledge and belief, no transactions entered into by the listed entity during the year which are fraudulent, illegal or violative of the listed entity's code of conduct.

C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that they have evaluated the effectiveness of internal control systems of the listed entity pertaining to financial reporting and they have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which they are aware and the steps they have taken or propose to take to rectify these deficiencies.

D. We have indicated to the auditors and the Audit committee

(1) significant changes in internal control over financial reporting during the year;

(2) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

(3) instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the listed entity's internal control system over financial reporting.

Date: 17.06.2024
Place: Delhi

Ravi Dugar
Chief Financial Officer

Amit Ramani
Chairman and Managing Director

Independent Auditor's Report

To
the Members of
Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone Financial Statements of Awfis Space Solutions Limited (Formerly known as Awfis Space Solutions Private Limited) ("the Company"), which comprise the Balance sheet as at March 31, 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Standalone Financial Statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, its loss including other comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Other Information

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

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

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Director's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibility of Management for the Standalone Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal 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 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 Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **"Annexure 1"** a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 that daily backup for main accounting Software and logs for Support Application was not available for certain days on the server located in India as stated in note 41A to the Standalone Financial Statements,

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

   (d) In our opinion, the aforesaid Standalone Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended ;

   (e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;

   (f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph (b) above.

   (g) With respect to the adequacy of the internal financial controls with reference to these

Standalone Financial Statements and the operating effectiveness of such controls, refer to our separate Report in **"Annexure 2"** to this report;

(h) In our opinion, the managerial remuneration for the year ended March 31, 2024 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;

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

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

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

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

iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(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;

b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(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

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

v. No dividend has been declared or paid during the year by the Company.

vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership Number: 504274
UDIN: 24504274BKFBNV4886

Place of Signature: New Delhi
Date: June 19, 2024

Annexure 1 to the Independent Auditor's Report referred to in paragraph [1] of "Report on Other Legal and Regulatory Requirements" in our report of even date

Re: Awfis Space Solutions Limited (Formerly known as Awfis Space Solutions Private Limited) ("the Company")

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

i. a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

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

b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.

c) There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), held by the Company and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company.

d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended March 31, 2024.

e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

ii. a) The management has conducted physical verification of inventory at reasonable intervals during the year and no discrepancies were noticed. In our opinion, the coverage and the procedure of such verification by the management is appropriate.

b) As disclosed in note 17 to the Standalone Financial Statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks and/or financial institutions during the year on the basis of security of current assets of the Company. The quarterly returns/ statements filed by the Company with such banks and financial institutions are in agreement with the books of accounts of the Company.

iii. a) During the year the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.

b) During the year the Company has not provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. The Company, during the year has made investment in subsidiaries, the terms and condition of which are not prejudicial to company interest.

c) The Company has not granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.

d) The Company has not granted loans or advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.

e) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.

f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

iv. The Company has not advanced loans to directors/ to a company in which the director is interested to which provisions of section 185 of the Companies Act, 2013 apply and hence, not commented upon. Loans and investments in respect of which provisions of sections 186 of the Companies Act, 2013 is applicable has been complied with by the Company.

v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

vi. The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.

vii. a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

b) There are no dues of goods and services tax, provident fund, employees' state insurance, income-tax, service tax, duty of custom, cess, and other statutory dues which have not been deposited on account of any dispute.

viii. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

ix. a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

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

c) Term loans were applied for the purpose for which the loans were obtained.

d) On an overall examination of the Standalone Financial Statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

e) On an overall examination of the Standalone Financial Statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary.

f) The Company has not raised loans during the year on the pledge of securities held in its subsidiary. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

x. a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

b) The Company has complied with provisions of sections 42 and 62 of the Companies Act, 2013 in respect of the preferential allotment or private placement of convertible preference shares and convertible debentures respectively during the year. The funds raised, have been used for the purposes for which the funds were raised.

xi. a) No fraud/ material fraud by the Company or no fraud / material fraud on the Company has been noticed or reported during the year.

b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii. a) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), 3(xii)(b) and 3(xii)(c) of the Order is not applicable to the Company.

xiii. Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the Standalone Financial Statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.

xiv. a) The Company has an internal audit system commensurate with the size and nature of its business.

b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

xv. The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

xvi. a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

xvii. The Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

xix. On the basis of the financial ratios disclosed in note 40 to the Standalone Financial Statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Standalone Financial Statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, 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.

xx. a) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) of the Order is not applicable to the Company.

b) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(b) of the Order is not applicable to the Company.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership Number: 504274
UDIN: 24504274BKFBNV4886

Place of Signature: New Delhi
Date: June 19, 2024

Annexure 2 to the Independent Auditor's Report of Even Date on the Standalone Financial Statements of Awfis Space Solutions Limited (Formerly Known As Awfis Space Solutions Private Limited)

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

We have audited the internal financial controls with reference to Standalone Financial Statements of Awfis Space Solutions Limited (Formerly Known as Awfis Space Solutions Private Limited) ("the Company") as of March 31, 2024 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these Standalone Financial Statements was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls with reference to these Standalone Financial Statements

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

Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership Number: 504274
UDIN: 24504274BKFBNV4886

Place of Signature: New Delhi
Date: June 19, 2024

Standalone Balance Sheet

as at March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

Particulars	Notes	As at March 31, 2024	As at March 31, 2023
ASSETS			
Non-current assets			
Property, plant and equipment	5(a)	3,340.44	2,471.23
Capital work-in-progress	5(b)	82.30	4.45
Right-of-use assets	5(c) & 38	5,800.06	4,044.56
Other intangible assets	6(a)	15.54	11.67
Intangible assets under development	6(b)	4.62	3.23
Financial assets			
Investments	7	16.50	6.50
Other financial assets	9	1,084.59	897.61
Non-current tax assets (net)	10	468.66	261.04
Other non-current assets	11	204.81	224.46
Total Non-current assets		**11,017.52**	**7,924.75**
Current assets			
Inventories	12	1.59	3.95
Contract assets	8	416.44	57.86
Financial assets			
Trade receivables	8	754.84	484.79
Cash and cash equivalents	13	41.45	53.38
Bank Balance other than cash and cash equivalents	14	3.09	124.50
Other financial assets	9	1,008.47	192.05
Other current assets	11	720.10	466.84
Total Current assets		**2,945.98**	**1,383.37**
Total assets		**13,963.50**	**9,308.12**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	15	193.27	301.34
Other equity	16	2,320.72	1,396.77
Total equity		**2,513.99**	**1,698.11**
Liabilities			
Non-current liabilities			
Financial Liabilities			
Borrowing	17	232.68	39.69
Lease liabilities	38	5,705.37	3,769.90
Other financial liabilities	19	656.09	757.92
Net employee defined benefit liabilities	18(a)	23.93	16.15
Other non-current liabilities	21(b)	280.42	224.18
Total Non-current liabilities		**6,898.49**	**4,807.84**
Current liabilities			
Contract liabilities	21(a)	271.13	141.28
Financial Liabilities			
Borrowing	17	89.06	69.50
Lease liabilities	38	1,308.43	1,119.64
Trade payables	20		
- total outstanding dues of micro enterprises and small enterprises;		24.27	2.16
- total outstanding dues of creditors other than micro enterprises and small enterprises;		1,271.90	505.99
Other financial liabilities	19	1,280.26	762.21
Net employee defined benefit liabilities	18(a)	8.58	7.38
Provisions	18(b)	30.34	28.64
Other current liabilities	21(b)	267.05	165.37
Total current liabilities		**4,551.02**	**2,802.17**
Total equity and liabilities		**13,963.50**	**9,308.12**

The accompanying notes form an integral part of these standalone financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Standalone Statement of Profit and Loss

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

	Particulars	Notes	Year ended March 31, 2024	Year ended March 31, 2023
I	Revenue from contract with customers	22	8,468.61	5,452.82
II	Other income	23	259.77	205.02
III	**Total income (I + II)**		**8,728.38**	**5,657.84**
IV	**Expenses**			
	Sub-contracting cost		1,709.09	904.72
	Purchases of traded goods	24	246.83	125.34
	Changes in inventories of traded goods	25	2.36	1.41
	Employee benefits expense	26	1,353.07	955.62
	Finance costs	27	929.63	727.21
	Depreciation and amortisation expense	28	1,959.25	1,499.64
	Other expenses	29	2,708.61	1,907.33
	Total expenses (IV)		**8,908.84**	**6,121.27**
V	**Loss before tax (III - IV)**		**(180.46)**	**(463.43)**
VI	Income Tax expense	39	-	-
VII	**Loss for the year (V - VI)**		**(180.46)**	**(463.43)**
VIII	**Other comprehensive income**			
	Items that will not be reclassified to profit or loss in subsequent periods:			
	Remeasurements losses on the defined benefit plans	35	(3.05)	(0.30)
	Income tax effect	39	-	-
	Total other comprehensive loss		**(3.05)**	**(0.30)**
IX	**Total comprehensive loss for the year (VII + VIII)**		**(183.51)**	**(463.73)**
	Earnings/(Loss) per equity share (Face value of ₹10 each)			
	Basic (in ₹)	30	(2.86)	(8.06)
	Diluted (in ₹)	30	(2.86)	(8.06)

The accompanying notes form an integral part of these standalone financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Standalone Cash Flow Statement

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
A. Cash flow from operating activities		
Net loss before tax for the year	(180.46)	(463.43)
Adjustments for:		
Depreciation and amortisation expense	1,959.25	1,499.64
Share based payments	91.13	39.61
Loss on disposal of property, plant and equipment	5.13	16.51
Assets written off	0.30	13.53
Interest income on fixed deposit	(33.51)	(12.25)
Interest income on unwinding of fair valuation of security deposits	(67.91)	(41.41)
Unwinding of fair value of security deposit from customers	(135.26)	(75.47)
Interest expense on fair value of security deposit from customers	118.33	65.30
Interest income on Loan to employee	(0.25)	(0.26)
Gain on redemption of investments	-	0.98
Profit on termination of lease	(16.77)	(50.40)
Interest on term loan	29.30	13.64
Interest on lease liabilities	769.99	632.53
Issue of sweat equity shares	21.60	-
Loss on pre settlement of financial asset or liability (net)	6.50	-
Loss on modification of financial asset or liability (net)	0.45	-
Profit on modification of lease	(0.37)	(13.88)
Provision for doubtful security deposits	-	6.99
Provison for doubtful advances	7.29	7.50
Interest on compound financial instruments	-	11.35
Provision for doubtful debts	17.72	4.49
Operating profit before working capital changes	**2,592.46**	**1,654.97**
Movements in working capital:		
Increase in trade receivables	(287.77)	(182.11)
Decrease in inventories	2.36	1.41
Increase in other financial assets	(750.97)	(256.35)
Increase in other assets	(454.59)	(78.45)
Increase in trade payables	608.18	57.04
Increase in Provisions	1.70	2.48
Increase in Other financial liabilities	496.22	533.89
Increase in other liabilities	293.70	213.88
Cash generated from operations	**2,501.29**	**1,946.76**
Income tax paid (Net of refunds)	(210.90)	(132.47)
Net cash flow from operating activities (A)	**2,290.39**	**1,814.29**
B. Cash flow from investing activities		
Purchase of property, plant and equipment, capital work in progress including movement in creditors for capital goods and capital advances (Net)	(1,438.52)	(1,446.76)
Purchase of intangible assets and intangible assets under development	(9.67)	(10.59)
Proceeds from disposal of property, plant and equipment	-	1.01
Interest income on loan to employee	0.66	0.26
Receipt of loan given to employee	5.00	-
Investments in fixed deposits with bank	(926.96)	(964.51)
Redemption of fixed deposits with bank	714.38	686.77
Investments in subsidiary	(10.00)	(2.50)
Redemption of investments	-	162.96
Interest received on fixed deposit	37.95	7.76
Net cash flow used in investing activities (B)	**(1,627.16)**	**(1,565.60)**

Standalone Cash Flow Statement

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
C. Cash flow from financing activities		
Proceeds from issue of preference shares including securities premium	2,543.70	1,173.49
Proceeds from issue of equity shares	842.94	-
Payment upon extinguishment of equity shares (refer note 15(g))	(2,177.31)	-
Payment upon extinguishment of preference shares (refer note 15(g))	(322.66)	-
Payment of prinicipal portion of lease liability	(938.24)	(766.56)
Interest paid on lease liability	(806.83)	(632.53)
Interest paid on term loan	(27.92)	(10.43)
Repayment of long-term borrowings	(108.79)	(41.70)
Proceeds from long-term borrowings	349.81	-
Net cash flow used in financing activities (C)	**(645.30)**	**(277.73)**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	**17.93**	**(29.04)**
Cash and cash equivalents at the beginning of the year	23.52	52.56
Cash and cash equivalents at the end of the year	**41.45**	**23.52**
Cash and cash equivalents comprise:		
- In current accounts	41.45	23.20
- in deposit with original maturity of less than three months	-	30.18
Less: Bank overdraft (Refer note 17)	-	(29.86)
	41.45	**23.52**

Notes:

1) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) 'Statement of Cash Flows'.

2) Changes in liabilities arising from financing activities and non-cash financing and investing activities:

Particulars	As at April 1, 2023	Cash flow (net)	Addition	Others**	As at March, 2024
Borrowings	79.33	213.10	-	29.31	321.74
Lease liabilities (refer note 38)	4,889.54	(1,745.07)	3,138.19	731.14	7,013.80

Particulars	As at April 1, 2022	Cash flow (net)	Addition	Others**	As at March, 2023
Borrowings	121.02	(52.13)	-	10.44	79.33
Lease liabilities (refer note 38)	2,859.47	(1,399.10)	2,971.74	457.43	4,889.54

** The 'Others' column includes the effect of reclassification of non-current portion of borrowings, including lease liabilities to current due to the passage of time, the effect of accrued but not yet paid interest on borrowings, including lease liabilities and termination & modification for lease liabilities.

The accompanying notes form an integral part of these standalone financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Standalone Statement of Changes in Equity

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

A. Equity share capital

For the Year ended March 31, 2024

Equity shares of ₹10 each issued, subscribed and fully paid	Notes	Number of shares	Amount
As at April 01, 2023		**3,01,34,112**	**301.34**
Pursuant to extinguishment of shares (refer note 15(g))		(1,50,91,892)	(150.92)
Issue of share capital	15	39,38,153	39.38
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 15(i))		3,46,575	3.47
As at March 31, 2024		**1,93,26,948**	**193.27**

For the Year ended March 31, 2023

Equity shares of ₹10 each issued, subscribed and fully paid	Notes	Number of shares	Amount
As at April 01, 2022		**3,01,34,112**	**301.34**
Issue of share capital	15	-	-
As at March 31, 2023		**3,01,34,112**	**301.34**

* Number of shares are stated in absolute terms.

B. Other equity

For the Year ended March 31, 2024

Particulars	Notes	Equity component of 0.0001% compulsory convertible cumulative preference share	Equity component of 0.001% compulsory convertible debenture	Equity component of 0.0001% Optionally Convertible Redeemable Preference share	Equity component of unsecured loan	Reserves & Surplus: Retained earnings	Reserves & Surplus: Securities premium	Reserves & Surplus: Share based payment reserves	Total
Balance as at April 01, 2023		**1,929.58**	**1,483.51**	**20.04**	**2.19**	**(3,881.14)**	**1,751.90**	**90.69**	**1,396.77**
Loss for the year		-	-	-	-	(180.46)	-	-	(180.46)
Other comprehensive loss for the year (OCI)		-	-	-	-	(3.05)	-	-	(3.05)
Total comprehensive loss		-	-	-	-	(183.51)	-	-	(183.51)
Issued during the year		1,761.15	-	-	-	-	1,607.70	-	3,368.85
Extinguishment during the year (refer note 15(g))		(223.66)	-	-	-	-	(2,125.39)	-	(2,349.05)
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 15(i))	16	(34.66)	-	-	-	-	31.19	-	(3.47)
Conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares		20.04		(20.04)	-	-	-	-	-
Loan foreclosed during the year		-	-	-	(2.19)	2.19	-	-	-
Options exercised during the year		-	-	-	-	-	4.03	(4.03)	-
Options expense recognised during the year		-	-	-	-		-	91.13	91.13
Balance as at March 31, 2024		**3,452.45**	**1,483.51**	**-**	**-**	**(4,062.46)**	**1,269.43**	**177.79**	**2,320.72**

Standalone Statement of Changes in Equity

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

B. Other equity (Contd..)

For the Year ended March 31, 2023

Particulars	Notes	Equity component of 0.0001% compulsory convertible cumulative preference share	Equity component of 0.001% compulsory convertible debenture	Equity component of 0.0001% Optionally Convertible Redeemable Preference share	Equity component of unsecured loan	Reserves & Surplus: Retained earnings	Reserves & Surplus: Securities premium	Reserves & Surplus: Share based payment reserves	Total
Balance as at April 01, 2022		**1,393.88**	**1,483.51**	**-**	**2.19**	**(3,417.41)**	**1,134.15**	**51.08**	**647.40**
Loss for the year		-	-	-	-	(463.43)	-	-	(463.43)
Other comprehensive loss for the year (OCI)	16	-	-	-	-	(0.30)	-	-	(0.30)
Total comprehensive loss		-	-	-	-	(463.73)	-	-	(463.73)
Issued during the year		535.70	-	20.04	-	-	617.75	-	1,173.49
Options expense recognised during the year		-	-	-	-	-	-	39.61	39.61
Balance as at March 31, 2023		**1,929.58**	**1,483.51**	**20.04**	**2.19**	**(3,881.14)**	**1,751.90**	**90.69**	**1,396.77**

The accompanying notes form an integral part of these standalone financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Material Accounting Policies and other Explanatory Notes to Standalone Financial Statements

for the year ended March 31, 2024

1. Corporate information

Awfis Space Solutions Limited (the 'Company') was incorporated on December 17, 2014 with its registered office at C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi-110016. The Company is primarily engaged in the business of providing workspace on rent, integrated facility management income (facility management services) and enterprise workspace designing and building services (construction and fit-out projects).

The Company has completed its Initial Public Offer (IPO) and accordingly the Company's equity shares are listed on National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on May 30, 2024.

The standalone financial statements were approved for issue in accordance with resolutions of directors on June 19, 2024.

2. Basis of preparation

These standalone financial statements are prepared in accordance with the Indian Accounting standards (Ind AS) as notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS Compliant Schedule III), as applicable to the financial statements.

The material accounting policies, as set out in the following paragraphs of this note, have been consistently applied by the Company to all the periods presented in the said financial statements.

The preparation of the said financial statements requires the use of certain critical accounting estimates and judgements. It also requires the management to exercise judgement in the process of applying the Company's accounting policies. The areas where estimates are significant to the financial statements, or areas involving a higher degree of judgment or complexity, are appropriately disclosed.

All the amounts included in the said financial statements are reported in million of Indian Rupees and are rounded to the nearest million, except per share data and unless stated otherwise.

Basis of measurement

The standalone financial statements have been prepared on the accrual and going concern basis, and the historical cost convention except where the Ind AS requires a different accounting treatment. The principal variations from the historical cost convention relate to financial instruments classified as fair value through profit or loss.

Going Concern

The Company has incurred a loss during the year ended March 31, 2024 of ₹180.46 (March 31, 2023: ₹463.43) and has a net current liability position as at March 31, 2024 of ₹1,605.04 (March 31, 2023: ₹1,418.80). The board of directors have considered the financial position of the Company at March 31, 2024, the projected cash flows and financial performance of the Company for at least twelve months from the date of approval of these financial statements as well as planned cost and cash improvement actions, and believe that the plan for sustained profitability remains on course. The board of directors have taken adequate steps such as raising additional funds, generation of cash flow from operations that it needs to settle its liabilities as they fall due and optimizing the working capital requirements to ensure that appropriate long-term cash resources are in place at the date of signing the accounts to fund the company's operations. In the view of this, financial statements have been prepared on a going concern basis.

3. Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the date of these financial statements and the reported amount of revenues and expenses for the years presented. Actual results may differ from the estimates. Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods affected.

Use of estimates and judgements

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. Also, the Company has made certain judgements in applying accounting policies which have an effect on amounts recognized in the standalone financial statements.

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i) Contingencies:

Contingent Liabilities may arise from the ordinary course of business in relation to claims against the Company, including legal and other claims. By virtue of their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgements and the use of estimates regarding the outcome of future events.

ii) Defined benefit plans:

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

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the actuary considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries.

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

iii) Useful lives of property, plant and equipment:

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

iv) Leases:

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

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

The initial recognition of lease liabilities at present value requires the identification of an appropriate discount rate. The Company has determined the incremental borrowing rate based on considerations specific to the leases or for a portfolio of leases with similar characteristics by taking consideration of the risk free borrowing rates as adjusted for country / company specific risk premiums (basis the readily available data points).

Where the Company is the lessor, the treatment of leasing transactions is mainly determined by whether the lease is considered to be an operating or finance lease. In making this assessment, management looks at the substance of the lease, as well as the legal form, and makes a judgement about whether substantially all of the risks and rewards of ownership are transferred. Arrangements which do not take the legal form of a lease but that nevertheless convey the right to use an asset are also covered by such assessments. The management's estimates and assessments were based in particular on assumptions regarding the development of the economy as a whole and the development of the basic legal parameters.

v) Deferred taxes:

Deferred tax assets can be recognized for deductible temporary differences (including unused tax losses) only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilized. As the Company is yet to generate profits, management has assessed that as at March 31, 2024 it is not probable that such deferred tax assets can be realised in excess of available temporary differences. Management re-assesses unrecognized deferred tax assets at each reporting date and recognizes to the extent that it has become probable that future taxable profits will allow the deferred tax assets to be recovered. For details about deferred tax assets, refer note 39.

vi) Revenue from contract with customers:

The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers. Refer note 4 (A) for further details.

4. Summary of material accounting policies

A. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

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Revenue from contracts with customers:

- Revenue is recognized on the basis of approved contracts regarding the transfer of goods or services to a customer for an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services.

- Revenue is measured at the amount of transaction price after taking into account the amount of discounts, incentives, volume rebates, outgoing taxes on sales. Any amounts receivable from the customer are recognised as revenue after the control over the goods sold are transferred to the customer.

- Variable consideration - This includes incentives, volume rebates, discounts etc. It is estimated at contract inception considering the terms of various schemes with customers and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved. It is reassessed at the end of each reporting period.

Satisfaction of performance obligations:

An entity shall recognise revenue when (or as) the entity satisfies a performance obligation by transferring a promised good or service (i.e. an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset. For each performance obligation identified, an entity shall determine at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time.

For performance obligations that an entity satisfies over time, an entity shall disclose both of the following:

(a) the methods used to recognise revenue (for example, a description of the output methods or input methods used and how those methods are applied); and

(b) an explanation of why the methods used provide a faithful depiction of the transfer of goods or services. For performance obligations satisfied at a point in time, an entity shall disclose the significant judgements made in evaluating when a customer obtains control of promised goods or services.

Rental Income

Revenue from leased out co-working space (Rental Income) under an operating lease is recognized on a straight-line basis over the non-cancellable period ('Lease Term for Revenue'), except where there is an uncertainty of ultimate collection. After Lease Term for Revenue or where there is no non-cancellable period, rental revenue is recognized on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Unbilled revenue represents revenues recognized after the last invoice raised to customer to the period end. These are billed in subsequent periods based on the terms and conditions specified in the agreement with the customers. The Company presents service revenue net of indirect taxes in its Standalone Statement of Profit and Loss.

Integrated facility management income ('Facility management services')

Revenue from facility management services is recognized monthly, on accrual basis, in accordance with the terms of the respective agreement as and when services are rendered.

Enterprise workspace designing and building services ('Construction and fit-out projects')

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

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

As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognized only to the extent of costs incurred in the statement of profit and loss.

Remote working and work from home solutions

Revenue from sale of furniture and work from home solutions is recognized when all the significant control of ownership of the goods have been passed to the buyer, usually on delivery of the goods.

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Sale of food items

Revenue from sale of food items (goods) is recognised on transfer of control of ownership of goods to the buyer and when no significant uncertainty exists regarding the amount of consideration that will be derived.

Other services

Revenue from contracts with customers for other allied services is recognized when control of the goods or services are transferred or rendered 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, in accordance with the terms of the respective agreement.

B. Borrowing costs

Borrowing costs are interest and other costs incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

C. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

Assets:

An asset is treated as current when it is:

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

(ii) Held primarily for the purpose of trading

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

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

All other assets are classified as non-current.

Liabilities:

A liability is current when:

(i) It is expected to be settled in normal operating cycle (ii) It is held primarily for the purpose of trading

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

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

All other liabilities are classified as non-current.

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

Operating Cycle:

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

D. Fair value measurement

Fair value is the price at the measurement date at which an asset can be sold or paid to transfer a liability, in an orderly transaction between market participants. The Company's accounting policies require, measurement of certain financial/ non-financial assets and liabilities at fair values (either on a recurring or non-recurring basis). Also, the fair values of financial instruments measured at amortised cost are required to be disclosed in the said financial statements.

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

The three levels of the fair value hierarchy are described below:

Level 1: Quoted (unadjusted) prices for identical assets or liabilities in active markets

Level 2: Significant inputs to the fair value measurement are directly or indirectly observable

Level 3: Significant inputs to the fair value measurement are unobservable.

E. Property, plant and equipment ('PPE')

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Capital work in progress are stated at cost net of impairment loss, if any. It includes direct costs comprise of purchase price, taxes, duties, freight and other incidental expenses (including cost incurred during fit out periods). Such cost includes the cost of replacing part of the plant and equipment and

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borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Depreciation is recognized on a straight-line basis over the estimated useful lives of the respective assets as under:

S. no.	Property, plant and equipment:	Useful life as prescribed by Schedule II of the Companies Act, 2013 (in years)	Estimated useful life (in years)
1	Computers	3	3
2	Office equipments	5	5 to 10 years depending upon the useful life of the components.
3	Furniture and fixtures	10	10
4	Vehicles	8	8
5	Leasehold improvements	On lease term	5 to 10 years depending upon the useful life of the components.

* Leasehold improvements includes partition works, flooring, fit-out works, civil and painting works, electrical installations and other components.

Useful life of assets different from prescribed in Schedule II has been estimated by the management supported by technical assessment.

The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period and the effect of any changes in estimate is accounted for prospectively.

Effective April 1, 2022, the Company has reviewed the estimated economic useful lives of all components within the broad category of leasehold improvements and office equipments as specified in the table above (2022: 5 years) based on the combination of evaluation conducted by an independent consultant identifying assets which are movable in nature and the management estimate.

The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

The Company has measured Property, Plant and equipment at carrying value as recognised in the standalone financial statements as on transition date i.e. April 1, 2020 which has become its deemed cost.

F. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

Gains or losses arising from de recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

The Company has measured intangible assets at carrying value as recognised in the standalone financial statements as on transition date i.e. April 1, 2020 which has become its deemed cost.

G. 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

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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.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses, if any, are recognized in the statement of profit and loss.

H. Investment in subsidiaries

The Company records the investment in equity instrument of subsidiaries at cost less impairment loss, if any. On disposal of investments in subsidiaries, the difference between net disposal proceeds and the carrying amount is recognised in the statement of profit and loss.

I. Foreign currency translations

(i) Functional and presentation currency

Items included in the standalone financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The standalone financial statements are presented in Indian rupee (₹), which is the Company's functional and presentation currency.

(ii) Translations and balances

Foreign currency transactions are translated into functional currency using the exchange rates at the dates of the transactions. 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 the year end exchange rates are generally recognised in profit or loss.

Foreign exchange gains and losses are presented in the statement of profit and loss on a net basis.

J. Inventories

Stock of food items and furniture and other work from home solutions are valued at lower of cost and net realisable value and cost is determined on first-in-first out ('FIFO') basis.

The cost is determined by considering the purchase price and direct material costs. Net realisable value is the estimated selling price in the ordinary course of business less estimated cost of completion to make the sale.

K. Employee benefits

(i) Defined contribution plan

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognizes contribution payable to the provident fund scheme as an expenditure, when an employee renders the related service. If the contribution payable to the scheme for service received before the standalone balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the standalone balance sheet date, then excess is recognized as an asset to the extent that the prepayment will lead to, for example, a reduction in future payment or a cash refund.

(ii) Defined benefit plan

The Company's net obligation in respect of gratuity is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value, and the fair value of any plan assets is deducted. The present value of the obligation under such defined benefit plan is determined based on actuarial valuation by an independent actuary using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan are based on the market yields on Government securities as at the standalone balance sheet date.

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(iii) Compensated absences

Accumulated leaves which is expected to be utilized within the next 12 months is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that is expects to pay as a result of unused entitlement that has accumulated at the reporting date. The Company treats accumulated leave expected to be carried forward beyond 12 months, as long-term employee benefits for measurement purpose. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit-credit method at the year-end. The related re-measurements are recognized in the statement of profit and loss in the period in which they arise. The Company presents the entire amount as current liability in standalone balance sheet since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

(iv) Share-based payments

Employees of the Company receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments. The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using Black Scholes valuation model. The grant date fair value of options granted to employees is recognised as employee expense with a corresponding increase in employee stock options reserve, over the period in which the eligibility conditions are fulfilled and the employees unconditionally become entitled to the awards. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

L. Income taxes

The income tax expense comprises of current and deferred income tax. Income tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised in the other comprehensive income or directly in equity, in which case the related income tax is also recognised accordingly.

(i) Current tax

The current tax is calculated on the basis of the tax rates, laws and regulations, which have been enacted or substantively enacted as at the reporting date. The payment made in excess/(shortfall) of the Company's income tax obligation for the period are recognised in the standalone balance sheet as current income tax assets/liabilities. Any interest, related to accrued liabilities for potential tax assessments are not included in Income tax charge or (credit), but are rather recognised within finance costs.

Current income tax assets and liabilities are off-set against each other and the resultant net amount is presented in the standalone balance sheet, if and only when, (a) the Company currently has a legally enforceable right to set-off the current income tax assets and liabilities, and (b) when it relates to income tax levied by the same taxation authority and where there is an intention to settle the current income tax balances on net basis.

(ii) Deferred tax

Deferred tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying values in the standalone financial statements..

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

The unrecognised deferred tax assets/carrying amount of deferred tax assets are reviewed at each reporting date for recoverability and adjusted appropriately. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

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Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement". The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

M. Leases

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

Where the Company is the lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(i) Right-of-use assets

The Company recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment.

(ii) Lease liabilities

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

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

(iii) Short-term leases and leases of low-value assets

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

Where the Company is the lessor

Leases in which the Company transfers substantially all the risks and benefits of ownership of the asset are classified as finance leases. Assets given under finance lease are recognized as a receivable at an amount equal to the net investment in the lease. After initial

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recognition, the Company apportions lease rentals between the principal repayment and interest income so as to achieve a constant periodic rate of return on the net investment outstanding in respect of the finance lease. The interest income is recognized in the statement of profit and loss.

Leases in which the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included in property, plant and equipment. Management recognised lease income on an operating lease is recognized in the statement of profit and loss on a straight-line basis over the lease term on reasonable basis. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Contingent rents are recognized as revenue in the period in which they are earned.

N. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period including ordinary shares that will be issued upon the conversion of a mandatorily convertible instrument. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

O. Provisions, contingent liabilities and contingent assets

Provision

A provision is recognized when the Company has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

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 standalone financial statements.

Contingent assets

Contingent Assets are disclosed, where the inflow of economic benefits is probable.

P. Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

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

Q. 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.

(i) Financial assets

Initial recognition and measurement

At initial recognition, financial asset is measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Subsequent measurement

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

a) at amortized cost; or

b) at fair value through other comprehensive income; or

c) at fair value through profit or loss.

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

Amortized cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method (EIR).

Fair value through other comprehensive income (FVTOCI)

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVTOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to Statement of Profit and Loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss (FVTPL)

Assets that do not meet the criteria for amortized cost or FVTOCI are measured at fair value through profit or loss. Interest income from these financial assets is included in other income.

Equity instruments:

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument- by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss.

Impairment of financial assets

In accordance with Ind AS 109, Financial Instruments, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on financial assets that are measured at amortized cost and FVTOCI.

For recognition of impairment loss on financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If in subsequent years, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 month ECL.

Life time ECLs are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12 month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the year end.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider all contractual terms of the financial instrument (including prepayment, extension etc.) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument.

In general, it is presumed that credit risk has significantly increased since initial recognition if the payment is more than 30 days past due.

ECL impairment loss allowance (or reversal) recognized during the year is recognized as income/expense in the statement of profit and loss. In standalone balance sheet ECL for financial assets measured at amortized cost is presented as an allowance, i.e. as an integral part of the

Material Accounting Policies and other Explanatory Notes to Standalone Financial Statements

for the year ended March 31, 2024

measurement of those assets in the standalone balance sheet. The allowance reduces the net carrying amount. Until the asset meets write off criteria, the Company does not reduce impairment allowance from the gross carrying amount.

A financial asset is derecognized only when:

a) the rights to receive cash flows from the financial asset is transferred or

b) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss and at amortized cost, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

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

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in Statement of Profit and Loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized 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 as finance costs in the Statement of Profit and Loss.

Derecognition

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 recognized in the Statement of Profit and Loss as finance costs.

R. Segment reporting

The Company has the policy of reporting the segments in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The chief operating decision maker is considered to be the Board of Directors who makes strategic decisions and is responsible for allocating resources and assessing performance of the operating segments.

S. Changes in accounting policies and disclosures

New and amended standards

The Company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after April 1, 2023.

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2023, to amend the following Ind AS which are effective from April 1, 2023.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after April 1, 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period.

The amendments does not have material impact on the Company's standalone financial statements.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

Material Accounting Policies and other Explanatory Notes to Standalone Financial Statements

for the year ended March 31, 2024

The amendments to Ind AS 1 are applicable for annual periods beginning on or after April 1, 2023. Consequential amendments have been made in Ind AS 107.

The amendments does not have material impact on the Company's standalone financial statements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations. Consequential amendments have been made in Ind AS 101. The amendments to Ind AS 12 are applicable for annual periods beginning on or after April 1, 2023.

The amendments does not have material impact on the Company's standalone financial statements.

T. Standards Notified but not yet effective

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

U. Climate-related matters

The Company considers climate-related matters in estimates and assumptions, where appropriate. The Company considers the climate-related risks does not currently have a significant impact on its operations, the Company is closely monitoring relevant changes and developments, such as new climate-related legislation.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

5 (a) Property, plant and equipment and capital work-in-progress

Particulars	Leasehold improvements	Computers	Vehicles	Office equipment	Furniture & Fixtures	Total	Capital work in progress
Gross Block							
Balance at April 1, 2022	**980.79**	**14.54**	**0.82**	**315.63**	**359.08**	**1670.86**	**86.92**
Additions	955.87	3.68	-	404.83	273.43	1637.81	4.45
Transfer to block of assets	-	-	-	-	-	-	(86.92)
Disposals / write off	(26.29)	0.00	-	(0.06)	(0.71)	(27.06)	-
Balance at March 31, 2023	**1,910.37**	**18.22**	**0.82**	**720.40**	**631.80**	**3,281.61**	**4.45**
Additions	1,023.84	21.16	5.19	125.06	246.11	1,421.36	131.04
Transfer to block	-	-	-	-	-	-	(53.19)
Disposals / write off	(7.56)	-	-	(0.33)	(0.28)	(8.17)	-
Balance at March 31, 2024	**2,926.65**	**39.38**	**6.01**	**845.13**	**877.63**	**4,694.80**	**82.30**
Depreciation and impairment							
Balance at April 1, 2022	**318.77**	**5.82**	**0.31**	**88.45**	**50.65**	**464.00**	**-**
Charge for the year	225.84	4.51	0.16	70.23	55.19	355.93	-
Disposals / write off	(9.50)	-	-	(0.01)	(0.04)	(9.55)	-
Balance at March 31, 2023	**535.11**	**10.33**	**0.47**	**158.67**	**105.80**	**810.38**	**-**
Charge for the year	410.18	5.79	0.58	52.72	77.75	547.02	
Disposals / write off	(2.86)	-	-	(0.12)	(0.06)	(3.04)	
Balance at March 31, 2024	**942.43**	**16.12**	**1.05**	**211.27**	**183.49**	**1,354.36**	**-**
Net book value							
As at March 31, 2024	**1,984.22**	**23.26**	**4.96**	**633.86**	**694.14**	**3,340.44**	**82.30**
As at March 31, 2023	**1,375.26**	**7.89**	**0.35**	**561.73**	**526.00**	**2,471.23**	**4.45**

Notes:

1. On transition to Ind AS (i.e. April 1, 2020), the Company has elected to continue with the carrying value of all property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of property, plant and equipment.
2. Effective April 1, 2022, the Company has reviewed the estimated economic useful lives of all components within the broad category of leasehold improvements and office equipments, based on the combination of evaluation conducted by an independent consultant and management estimate. As a result, the depreciation charge for the year ended March 31, 2023 is lower by ₹1,333.01.
3. For details of assets hypothicated refer note 17(c) and 17(d).

5 (b) Capital work in progress (CWIP) Ageing Schedule

As at March 31, 2024

Particulars	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	82.30	-	-	-	82.30
Project temporarily suspended	-	-	-	-	-
	82.30	**-**	**-**	**-**	**82.30**

As at March 31, 2023

Particulars	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	4.45	-	-	-	4.45
Project temporarily suspended	-	-	-	-	-
	4.45	**-**	**-**	**-**	**4.45**

Note: There are no projects in progress under capital work-in-progress whose completion is overdue or has exceeded its cost compared to its original plan.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

5 (c) Right-of-use Assets

Particulars	Building	Total
Gross Block		
Balance at April 1, 2022	**3,479.83**	**3,479.83**
Additions	3,110.10	3,110.10
Lease modification	(30.24)	(30.24)
Lease termination	(80.86)	(80.86)
Balance at March 31, 2023	**6,478.83**	**6,478.83**
Additions	3,274.80	3,274.80
Lease modification	98.52	98.52
Lease termination	(157.07)	(157.07)
Balance at March 31, 2024	**9,695.08**	**9,695.08**
Depreciation		
Balance at April 1, 2022	**1,293.32**	**1,293.32**
Charge for the year	1,140.95	1,140.95
Disposals	-	-
Balance at March 31, 2023	**2,434.27**	**2,434.27**
Charge for the year	1,460.75	1,460.75
Disposals	-	-
Balance at March 31, 2024	**3,895.02**	**3,895.02**
Net book value		
As at March 31, 2024	**5,800.06**	**5,800.06**
As at March 31, 2023	**4,044.56**	**4,044.56**

6 (a) Intangible assets

Particulars	Computer software	Total
Gross Block		
Balance at April 1, 2022	**10.43**	**10.43**
Additions	7.36	7.36
Disposals / write off	-	-
Balance at March 31, 2023	**17.79**	**17.79**
Additions	8.28	8.28
Disposals / write off	-	-
Balance at March 31, 2024	**26.07**	**26.07**
Amortisation and impairment		
Balance at April 1, 2022	**3.34**	**3.34**
Charge for the year	2.78	2.78
Disposals	-	-
Balance at March 31, 2023	**6.12**	**6.12**
Charge for the year	4.41	4.41
Disposals	-	-
Balance at March 31, 2024	**10.53**	**10.53**
Net book value		
As at March 31, 2024	**15.54**	**15.54**
As at March 31, 2023	**11.67**	**11.67**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

6 (b) Intangible assets under development

Particulars	Computer software	Total
Cost		
Balance at April 1, 2022	**-**	**-**
Additions	3.23	3.23
Transfer to block of assets	-	-
Balance at March 31, 2023	**3.23**	**3.23**
Additions	1.39	1.39
Transfer to block of assets	-	-
Balance at March 31, 2024	**4.62**	**4.62**
Net book value		
As at March 31, 2024	**4.62**	**4.62**
As at March 31, 2023	**3.23**	**3.23**

There is no transfer to block during the year ended March 2024 (March 31, 2023: Nil).

Intangible assets under development ageing schedule

As at March 31, 2024

Particulars	Amount in Intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress*	2.39	2.23	-	-	4.62
Project temporarily suspended	-	-	-	-	-
	2.39	**2.23**	**-**	**-**	**4.62**

Intangible assets under development ageing schedule

As at March 31, 2023

Particulars	Amount in Intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress*	3.23	-	-	-	3.23
Project temporarily suspended	-	-	-	-	-
	3.23	**-**	**-**	**-**	**3.23**

Project	Amount	Reason for Delay
*In4 Velocity	4.62	The Company is in the process of configuring 'In4 Velocity' software intended for tracking and maintaining project related data in case of construction and fit-out projects. Delays in configuration is on account of alignment with internal processes and unexpected technical integration hurdles. The Project is expected to be completed by July 2024.

There are no overdue projects for the year ended March 31, 2023.

7 Investments

Particulars	Non-current	
	As at March 31, 2024	As at March 31, 2023
Investment in subsidiary company (carried at cost)		
Unquoted		
1,650,000 (March 31, 2023 650,000) equity shares of face value of ₹ 10 in Awliv Living Solutions Private Limited	16.50	6.50
Total carrying value	**16.50**	**6.50**
Aggregate book value of unquoted investments	**16.50**	**6.50**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

8 Trade receivables and contract assets

Particulars	Current	
	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good*	754.84	484.79
Trade receivables which have significant increase in credit risk	30.49	12.77
	785.33	**497.56**
Less: Impairment Allowance (allowance for bad and doubtful debts)		
Trade receivables which have significant increase in credit risk	(30.49)	(12.77)
Total	**754.84**	**484.79**

Notes:

(i) Normally the Company collects all receivables from its customers within the applicable credit period. The Company assesses impairment on trade receivables from all the customers on facts and circumstances related to each transaction.

(ii) On account of adoption of Ind AS 109, the Company uses a simplified approach (lifetime expected credit loss model) for the purpose of computation of expected credit loss for trade receivables.

(iii) Includes Nil (March 31, 2023: ₹ 0.3) due from the Director (refer note 32).

(iv) Includes ₹ 8.92 (March 31, 2023: Nil) due from the subsidiary company (refer note 32).

(v) Includes ₹ 2.85 (March 31, 2023: ₹ 1.37) due from the Companies in which directors of the Company are able to exercise control or having signficant influence (refer note 32).

(vi) Includes unbilled revenue of ₹ 22.12 (March 31, 2023 ₹ 13.71)

(v) Trade receivables ageing schedule

As at March 31, 2024

Particulars	Unbilled	Ousststanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	22.12	646.15	52.87	33.70	-	-	754.84
Undisputed Trade receivables- which have significant increase in credit risk	-	-	4.26	19.12	6.34	0.77	30.49
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
	22.12	**646.15**	**57.13**	**52.82**	**6.34**	**0.77**	**785.33**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

8 Trade receivables and contract assets (Contd..)

As at March 31, 2023

Particulars	Unbilled	Outstanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	13.71	387.12	72.08	11.59	0.29	-	484.79
Undisputed Trade receivables- which have significant increase in credit risk	-	1.63	4.40	6.65	0.09	-	12.77
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
	13.71	**388.75**	**76.48**	**18.24**	**0.38**	**-**	**497.56**

As at March 31, 2024, the Company has contract assets of ₹416.44 (As at March 31, 2023 ₹ 57.86). For further details refer note 22.

9 Other financial assets

(Unsecured and considered good unless otherwise stated)

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Security deposit				
- Considered good	997.53	751.22	259.46	76.61
- Considered doubtful	12.61	12.61	-	-
Loan to employees	-	2.00	2.00	5.00
Bank deposit of more than 12 months*	25.06	87.01	499.42	103.48
Interest accrued on loan to employee	-	0.07	0.17	0.51
Interest accrued on fixed deposit	0.03	0.64	1.41	5.24
Balances in payment gateways	-	-	0.06	0.89
Expenses recoverable from shareholders**	-	-	201.74	-
Revenue equalisation reserve	61.97	56.67	33.26	-
Retention money receivable	-	-	7.01	-
Other recoverable#	-	-	3.94	0.32
	1,097.20	**910.22**	**1,008.47**	**192.05**
Less: Allowance for credit losses	(12.61)	(12.61)	-	-
Total	**1,084.59**	**897.61**	**1,008.47**	**192.05**

* Deposits amount to ₹ 138.46 (March 31, 2023 ₹ 103.48) are lien marked. The lien has been marked on account of bank guarantee and cash credit. For details of charge created refer note 17(g) and 17(h).

includes related parties amounts to ₹ Nil (March 31, 2022: ₹ 1.70).

**The Company has incurred share issue expenses in connection with the Initial Public Offering (IPO) of equity shares. In accordance with the Offer Agreement entered between the Company and the selling shareholders, the selling shareholders shall reimburse the share issue expenses in proportion to the respective shares offered for sale or in mutually agreed proportion between the selling shareholders. Accordingly, the Company will recover the expenses incurred amounting to ₹201.74 (March 31, 2023: Nil) in connection with the issue on completion of IPO.

Includes related parties amounts to Nil (March 31, 2023 ₹ 0.32)

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

10 Non-current tax assets (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Tax deducted at source recoverable	468.66	261.04
Total	**468.66**	**261.04**

11 Other assets

(Unsecured and considered good unless otherwise stated)

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Capital advances				
- Considered good	90.35	132.59	-	-
- Considered doubtful	11.52	7.50	-	-
Less: Allowance for doubtful advances	(11.52)	(7.50)	-	-
	90.35	**132.59**	**-**	**-**
Prepaid expenses*	114.46	91.87	161.44	90.34
Advance to employee	-	-	3.02	10.20
Advance to vendors	-	-	302.14	122.30
Balance with government authorities	-	-	253.50	244.00
Total	**204.81**	**224.46**	**720.10**	**466.84**

*includes IPO expense of ₹54.83 as at March 31, 2024 (March 31, 2023: Nil) carried forward as prepaid expenses pertaining to company's share and the aforesaid amount will be adjusted with securities premium at the time of issue of shares in accordance with requirement of Section 52 of the Companies Act, 2013.

12 Inventories

(valued at lower of cost and net realisable value)

Particulars	As at March 31, 2024	As at March 31, 2023
Stock-in-Trade	1.59	3.95
Total	**1.59**	**3.95**

13 Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Balance with banks		
- In current accounts	41.45	23.20
- In deposit with original maturity of less than three months	-	30.18
Total	**41.45**	**53.38**

14 Bank Balance other than Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Deposits with original maturity of more than 3 months but less than 12 months*	3.09	124.50
Total	**3.09**	**124.50**

* Deposits amount to ₹ 3.09 (March 31, 2023 Nil) are lien marked. The lien has been marked on account of bank guarantee and cash credit. For details of charge created refer note 17(g) and 17(h).

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

15 Share capital

Authorised share capital

Particulars	As at March 31, 2024	As at March 31, 2023
102,822,434 Equity Shares (March 31, 2023: 37,822,434) of ₹ 10 each	1,028.22	378.22
39,821,715 Preference Shares (March 31, 2023: 39,821,715) of ₹ 100 each	3,982.17	3,982.17
2,792,520 Preference Shares (March 31, 2023: 2,792,520) of ₹ 10 each	27.93	27.93
	5,038.32	**4,388.32**

During the year ended March 31, 2024, the authorised share capital was increased by ₹ 650 i.e. 65,000,000 Equity shares of ₹ 10 each.

Issued share capital, subscribed and fully paid	Equity Shares	
	As at March 31, 2024	As at March 31, 2023
19,326,948 Equity Shares (March 31, 2023: 30,134,112) of ₹ 10 each fully paid up	193.27	301.34
	193.27	**301.34**

Issued preference share capital, subscribed and fully paid	Preference Shares	
	As at March 31, 2024	As at March 31, 2023
7,477,527 Equity component of 0.0001% Series B Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 7,477,527) of ₹ 100 each*	737.50	737.50
2,987,112 Equity component of 0.0001% Series C Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 4,455,366) of ₹ 100 each*	292.59	439.41
768,309 Equity component of 0.0001% Series C1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 1,536,618) of ₹ 100 each*	74.72	151.55
289,963 Equity component of 0.0001% Series C2 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: Nil) of ₹ 100 each*	28.30	-
589,735 Equity component of 0.0001% Series D Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 589,735) of ₹ 100 each*	58.16	58.16
36,878 Equity component of 0.0001% Series D1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 36,878) of ₹ 100 each*	3.62	3.62
36,878 Equity component of 0.0001% Series D2 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 36,878) of ₹ 100 each*	3.62	3.62
4,505,397 Equity component of 0.0001% Series E Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 4,505,397) of ₹ 100 each*	432.45	432.45
1,039,706 Equity component of 0.0001% Series E1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 1,039,706) of ₹ 100 each*	103.26	103.26
Nil Equity component of 0.0001% Series F Optionally Convertible Redeemable Preference Shares (March 31, 2023: 2,772,579) of ₹ 10 each*	-	20.04
16,981,997 Equity component of 0.0001% Series F Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: Nil) of ₹ 100 each*	1,698.20	-
2,772,579 Equity component of 0.0001% Series F1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: Nil) of ₹ 10 each*	20.04	-
	3,452.47	**1,949.62**

*Net of transaction cost of ₹46.62 (March 31, 2023 ₹ 45.92)

Notes:

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

I) Equity share of ₹ 10 each issued, subscribed and fully paid

Particulars	Number	Amount
As at April 1, 2022	**3,01,34,112**	**301.34**
Issued during the year	-	-
As at March 31, 2023	**3,01,34,112**	**301.34**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

15 Share capital (Contd..)

Particulars	Number	Amount
Issued during the year *	39,38,153	39.38
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (Refer Note 15(i))	3,46,575	3.47
Pursuant to extinguishment of shares (refer note 15(g))	(1,50,91,892)	(150.92)
As at March 31, 2024	**1,93,26,948**	**193.27**

*** Shares issue during the year**

Date of Issue	Particulars	Number	Amount
August 16, 2023	Shares issued pursuant to the Right to Subscribe Agreement (refer note 17(a) and 17(b))	9,44,287	9.44
August 24, 2023	Shares issued under 'EDSOP 2015' (refer note 37)	48,500	0.49
September 27, 2023	Sweat equity shares issued (refer note 15(f))	1,50,000	1.50
October 27, 2023	Right issue (refer note 15(j))	26,20,366	26.20
March 14, 2024	Shares issued under 'EDSOP 2015' (refer note 37)	1,75,000	1.75
		39,38,153	**39.38**

II) Equity component of 0.0001% Series B compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**74,77,527**	**737.50**
Issued during the year	-	-
As at March 31, 2023	**74,77,527**	**737.50**
Issued during the year	-	-
As at March 31, 2024	**74,77,527**	**737.50**

III) Equity component of 0.0001% Series C compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**44,55,366**	**439.41**
Issued during the year	-	-
As at March 31, 2023	**44,55,366**	**439.41**
Issued during the year	-	-
Pursuant to extinguishment of shares (refer note 15(g))	(14,68,254)	(146.83)
As at March 31, 2024	**29,87,112**	**292.58**

IV) Equity component of 0.0001% Series C1 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**15,36,618**	**151.55**
Issued during the year	-	-
As at March 31, 2023	**15,36,618**	**151.55**
Issued during the year	-	-
Pursuant to extinguishment of shares (refer note 15(g))	(7,68,309)	(76.83)
As at March 31, 2024	**7,68,309**	**74.72**

V) Equity component of 0.0001% Series C2 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	-	-
As at March 31, 2023	**-**	**-**
Issued during the year	2,89,963	28.30
As at March 31, 2024	**2,89,963**	**28.30**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

15 Share capital (Contd..)

VI) Equity component of 0.0001% Series D compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**5,89,735**	**58.16**
Issued during the year	-	-
As at March 31, 2023	**5,89,735**	**58.16**
Issued during the year	-	-
As at March 31, 2024	**5,89,735**	**58.16**

VII) Equity component of 0.0001% Series D1 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2023	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2024	**36,878**	**3.62**

VIII) Equity component of 0.0001% Series D2 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2023	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2024	**36,878**	**3.62**

IX) Equity component of 0.0001% Series E compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	45,05,397	432.45
As at March 31, 2023	**45,05,397**	**432.45**
Issued during the year	-	-
As at March 31, 2024	**45,05,397**	**432.45**

X) Equity component of 0.0001% Series E1 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	10,39,706	103.26
As at March 31, 2023	**10,39,706**	**103.26**
Issued during the year	-	-
As at March 31, 2024	**10,39,706**	**103.26**

XI) Equity component of 0.0001% Series F Optionally Convertible Redeemable Preference Shares of ₹ 10 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	27,72,579	20.04
As at March 31, 2023	**27,72,579**	**20.04**
Issued during the year	-	-
Pursuant to conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	(27,72,579)	(20.04)
As at March 31, 2024	**-**	**-**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

15 Share capital (Contd..)

XII) Equity component of 0.0001% Series F Compulsorily Convertible Cumulative Preference Shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	-	-
As at March 31, 2023	**-**	**-**
Issued during the year	1,73,28,572	1,732.86
Pursuant to conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 15(i))	(3,46,575)	(34.66)
As at March 31, 2024	**1,69,81,997**	**1,698.20**

XIII) Equity component of 0.0001% Series F1 Compulsorily Convertible Cumulative Preference Shares of ₹ 10 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	-	-
As at March 31, 2023	**-**	**-**
Issued during the year	-	-
Pursuant to conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	27,72,579	20.04
As at March 31, 2024	**27,72,579**	**20.04**

(b) Rights, Preferences and Restrictions attached to shares:

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

0.0001% compulsory convertible cumulative preference share (Series B to Series F)

The Company had issued Series B, C, C1, C2, D, D1, D2, E, E1 and F of 0.0001% fully and compulsorily convertible cumulative preference shares (CCCPS) having a par value of ₹ 100 per share fully paid up.

Each holder of Series B, C, C1, C2, D, D1, D2, E, E1 and F CCCPS is entitled to one vote per share held assuming conversion of CCCPS in the manner set out in the Shareholder Agreement and Article of Association of the Company and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. CCCPS shall be converted to equity shares in the ratio of one equity share for each CCCPS held at anytime at the option of the holder or before the expiry of 20 years from the date of issuance of the CCCPS or filing of the prospectus by the Company in connection with an Initial Public Offer, whichever is earlier.

0.0001% Series F1 compulsory convertible cumulative preference share

The Company had issued Series F1 of 0.0001% fully and compulsorily convertible cumulative preference shares (CCCPS) having a par value of ₹ 10 per share fully paid up.

Each holder of Series F1 CCCPS is entitled to one vote per share held assuming conversion of CCCPS in the manner set out in the Shareholder Agreement and Article of Association of the Company and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. CCCPS shall be converted to equity shares in the ratio of one equity share for each CCCPS held at anytime at the option of the holder or before the expiry of 20 years from the date of issuance of the CCCPS or filing of the prospectus by the Company in connection with an Initial Public Offer, whichever is earlier.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

15 Share capital (Contd..)

0.0001% optionally convertible redeemable preference share (Series F)

The Company has only one class of optionally convertible redeemable preference share (OCRPS) having a par value of ₹ 10 per share fully paid up. Each holder of OCRPS is entitled to one vote per share held and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. Each holder of OCRPS has the right of redemption along with redemption premium by cash or it can be convertible into CCCPS which, further, may be converted into equity shares in the ratio of 1:1 at anytime at the option of the holder. On July 25, 2023 the said shares were converted into CCCPS in the manner as stated in the Shareholder Agreement.

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

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
Equity shares of ₹ 10 each:				
Amit Ramani	1,21,08,820	62.65%	1,17,99,885	39.16%
Peak XV Partners Investments V (Formerly known as SCI Investments V)	23,15,525	11.98%	24,38,324	8.09%
DOIT Urban Ventures (India) Private Limited (Formerly known as DOIT Enterprises India Private Limited) (refer note 15(g))	-	-	53,54,424	17.77%
RAB Enterprises (India) Private Limited (refer note 15(g))	-	-	97,37,468	32.31%
Shri Brahma Creation Trust	12,63,500	6.54%	-	-
	1,56,87,845	**81.17%**	**2,93,30,101**	**97.33%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series B compulsorily convertible cumulative preference shares of ₹ 100 each:				
Peak XV Partners Investments V (Formerly known as SCI Investments V)	74,77,527	100.00%	74,77,527	100.00%
	74,77,527	**100.00%**	**74,77,527**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series C compulsorily convertible cumulative preference shares of ₹ 100 each:				
Peak XV Partners Investments V (Formerly known as SCI Investments V)	29,87,112	100.00%	29,87,112	67.05%
DOIT Urban Ventures (India) Private Limited (Formerly known as DOIT Enterprises India Private Limited) (refer note 15(g))	-	-	14,68,254	32.95%
	29,87,112	**100.00%**	**44,55,366**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series C1 compulsorily convertible cumulative preference shares of ₹ 100 each:				
Peak XV Partners Investments V (Formerly known as SCI Investments V)	7,68,309	100.00%	7,68,309	50.00%
DOIT Urban Ventures (India) Private Limited (Formerly known as DOIT Enterprises India Private Limited) (refer note 15(g))	-	-	3,16,543	20.60%
RAB Enterprises (India) Private Limited (refer note 15(g))	-	-	4,51,766	29.40%
	7,68,309	**100.00%**	**15,36,618**	**100.00%**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

15 Share capital (Contd..)

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series C2 compulsorily convertible cumulative preference shares of ₹ 100 each:				
Innoven Capital India Private Limited	2,89,963	100.00%	-	-
	2,89,963	**100.00%**	**-**	**-**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series D compulsorily convertible cumulative preference shares of ₹ 100 each:				
Bisque Limited	5,14,597	87.26%	5,14,597	87.26%
Link Investment Trust	75,138	12.74%	75,138	12.74%
	5,89,735	**100.00%**	**5,89,735**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series D1 compulsorily convertible cumulative preference shares of ₹ 100 each:				
Link Investment Trust	36,878	100.00%	36,878	100.00%
	36,878	**100.00%**	**36,878**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series D2 compulsorily convertible cumulative preference shares of ₹ 100 each:				
Link Investment Trust	36,878	100.00%	36,878	100.00%
	36,878	**100.00%**	**36,878**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series E compulsorily convertible cumulative preference shares of ₹ 100 each:				
Ashish Kacholia	34,65,691	76.92%	34,65,691	76.92%
Bisque Limited	10,24,110	22.73%	10,24,110	22.73%
	44,89,801	**99.65%**	**44,89,801**	**99.65%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series E1 compulsorily convertible cumulative preference shares of ₹ 100 each:				
Bisque Limited	10,24,110	98.50%	10,24,110	98.50%
	10,24,110	**98.50%**	**10,24,110**	**98.50%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series F optionally convertible redeemable preference share of ₹ 10 each:				
VBAP Holdings Private Limited	-	-	11,73,510	42.33%
QRG Investments and Holdings Limited	-	-	10,31,657	37.21%
Karmav Real Estate Holdings LLP	-	-	1,54,749	5.58%

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

15 Share capital (Contd..)

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
Emerge Capital Opportunity Scheme/Fund Manager	-	-	1,93,436	6.98%
Mr. Arjun Shanker Bhartia	-	-	1,67,644	6.05%
	-	**-**	**27,20,996**	**98.15%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series F Compulsorily Convertible Cumulative Preference Shares of ₹ 100 each				
VBAP Holdings Private Limited	50,79,844	29.91%	-	-
QRG Investments and Holdings Limited	44,44,186	26.17%	-	-
Bisque Limited	34,13,707	20.10%	-	-
Peak XV Partners Investments V (Formerly known as SCI Investments V)	17,32,846	10.20%	-	-
	1,46,70,583	**86.38%**	**-**	**-**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series F1 Compulsorily Convertible Cumulative Preference Share of ₹ 10 each:				
VBAP Holdings Private Limited	11,73,510	42.33%	-	-
QRG Investments and Holdings Limited	10,31,657	37.21%	-	-
Karmav Real Estate Holdings LLP	1,54,749	5.58%	-	-
Emerge Capital Opportunity Scheme/Fund Manager	1,93,436	6.98%	-	-
Mr. Arjun Shanker Bhartia	1,67,644	6.05%	-	-
	27,20,996	**98.15%**	**-**	**-**

(d) Shares reserved for issue under options

For detail of shares reserved for issue under Employee Share Based payments (ESOPs) of the company [refer Note-37].

(e) Details of shares held by promoters

As at March 31, 2024

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
Amit Ramani	1,17,99,885	3,08,935	1,21,08,820	62.65%	23.49%
Total	**1,17,99,885**	**3,08,935**	**1,21,08,820**	**62.65%**	**23.49%**

As at March 31, 2023

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
Amit Ramani	1,17,99,885	-	1,17,99,885	39.16%	-
Total	**1,17,99,885**	**-**	**1,17,99,885**	**39.16%**	**-**

Note: No ESOP is held by the promoter.

(f) During the year, the company has issued 150,000 equity shares of face value ₹10/- each fully paid up, for consideration other than cash, in lieu of fund raise bonus given to the promoter of the company vide board resolution dated August 24, 2023. Apart from this no shares have been issued pursuant to contract without payment being received in cash, allotted as fully paid up shares by way of bonus issues nor has any shares been bought back during the period of 5 years immediately precceding the reporting date.

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for the year ended March 31, 2024
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15 Share capital (Contd..)

(g) The Board of Directors of the Company in their meeting dated October 12, 2022 approved a scheme of selective reduction of capital held by certain existing shareholders DOIT Urban Ventures (India) Private Limited and RAB Enterprises (India) Private Limited ("identified shareholders") at an agreed price equivalent to fair value of the shareholding held by them. Consequently, the Company filed a petition before the National Company Law Tribunal Delhi (NCLT) under Section 66 of the Companies Act, 2013 read with NCLT (Procedure for Reduction of Share Capital of Company) Rules, 2016 bearing Company Petition No. 204/ND/2022 for reduction of share capital, wherein the Company proposed a reduction, cancellation and extinguishment of the issued, subscribed and paid-up share capital comprising of Equity Shares of ₹10 each, Compulsorily Convertible Preference Shares of ₹100 each, held by identified shareholders. The Company represented to NCLT that the capital reduction would be exercised by utilizing the funds being made available by an investor group comprising of QRG Investments and Holdings Limited, Emerge Capital Opportunity Scheme, VBAP Holdings Private Limited, Karmav Real Estate Holdings LLP and other individuals ("Incoming investors") and Peak XV Partners Investments V (Formerly known as SCI Investments V), Bisque Limited & Link Investment Trust ("Existing Investors") committing to infuse funds only upon approval of capital reduction from NCLT and resultant cancellation/extinguishment of the shareholding held by the said identified shareholders in the Company giving effect to the NCLT order. For the above purpose, the identified shareholders, incoming investors and existing investors operated through escrow accounts and appointed trustees to act on their behalf. The NCLT vide its order dated May 25, 2023 confirmed the Company's petition for reduction of aforesaid share capital. Consequently, a sum of ₹ 2,499.99 deposited by the incoming investors and existing investors in the escrow accounts was transferred by the Trustee to the Company's escrow account towards consideration for issue of Compulsory Convertible Preference Shares, for which shares were allotted on June 04, 2023. The consideration payable to the identified shareholders was paid and the shares held by identified shareholders were cancelled and extinguished on June 04, 2023, pursuant to the directions of NCLT and thus these identified shareholders ceased to be shareholders effective from June 04, 2023.

(h) On August 16, 2023, equity shares of face value of ₹10/- each were issued to Cigam Developers Private Limited and Divi's Properties Private Limited. For further details, refer footnote (a) and (b) to note 17.

(i) On September 20, 2023, pursuant to conversion of 346,575 Series F Compulsorily Convertible Cumulative Preference Shares of ₹ 100/- each to equity shares in the conversion ratio of 1:1, 346,575 equity shares of ₹ 10/- each were issued. Such equity shares were issued at a price of ₹ 144.27/- per equity share.

(j) On October 27, 2023, the Company allotted 2,620,366 Equity Shares of face value ₹10/- each for cash, at a price of ₹ 273.10/- per equity share (including premium of ₹ 263.10/- per share), aggregating to ₹ 715.62 to the existing shareholders on a "rights" basis in the ratio of 8 Equity Share for every 49 equity shares held by equity shareholders.

16 Other equity

Particulars	As at March 31, 2024	As at March 31, 2023
Securities premium reserve		
Balance as at the beginning of the year	1,751.90	1,134.14
Add: On issue of shares during the year	1,607.70	617.76
Add: Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 15(i))	31.19	-
Add: Option exercised during the year (Refer Note 15(a) I)	4.03	-
Less : Pursuant to extinguishment of shares (refer note 15(g))	(2,125.39)	-
Balance at the end of the year	**1,269.43**	**1,751.90**
Share based payment reserve		
Balance as at the beginning of the year	90.69	51.08
Add: Options expense recognised during the year	91.13	39.61
Less: Options exercised during the year	(4.03)	-
Balance as at the end of the year	**177.79**	**90.69**
Equity component of 0.001% compulsory convertible debenture		
Balance as at the beginning of the year	1,483.51	1,483.51
Issued during the year	-	-
Balance at the end of the year	**1,483.51**	**1,483.51**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

16 Other equity (Contd..)

Particulars	As at March 31, 2024	As at March 31, 2023
Equity component of 0.0001% compulsory convertible cumulative preference share @		
Balance as at the beginning of the year	1,929.58	1,393.88
Issued during the year	1,761.15	535.70
Pursuant to extinguishment of shares (refer note 15(g))	(223.66)	-
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 15(i))	(34.66)	-
Conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	20.04	
Balance at the end of the year	**3,452.45**	**1,929.58**

@ Series wise details (From Series B to Series F1) has been disclosed in Note 15(a).

Particulars	As at March 31, 2024	As at March 31, 2023
Equity component of unsecured loan		
Balance as at the beginning of the year	2.19	2.19
Issued during the year	-	-
Loan foreclosed during the year	(2.19)	-
Balance at the end of the year	**-**	**2.19**
Equity component of 0.0001% optionally convertible redeemable preference share (Series F)		
Balance as at the beginning of the year	20.04	-
Issued during the year	-	20.04
Conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	(20.04)	
Balance at the end of the year	**-**	**20.04**
Retained earnings		
Balance as at the beginning of the year	(3,881.14)	(3,417.41)
Add: Loss for the year	(180.46)	(463.43)
Add: Other comprehensive loss for the year	(3.05)	(0.30)
Add: Loan foreclosed during the year	2.19	
Balance as at the end of the year	**(4,062.46)**	**(3,881.14)**
Total	**2,320.72**	**1,396.77**

Note:

(i) Pursuant to the Series F OCRPS Subscription Letter Agreement dated March 29, 2023, the Series F OCRPS Investors waived their "rights of redemption and redemption premium by cash". Upon waiver of rights, the OCRPS, classified as liability upon initial recognition, has been bifurcated between equity component and liability and the equity component is classified under 'other equity' and the liability component is classified under 'other financial liabilities'. These OCRPS on the date of modification is accounted at fair value and there was no gain/loss on derecognition of liability.

(ii) Subsequent to year end March 31, 2024, these CCCPS and CCD have been converted into equity shares.[refer note 43(a)(b)]

Nature and Purpose of Other Reserves :

Retained Earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders. Retained earnings is a free reserve available to the Company.

Securities premium reserve

Securities premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
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16 Other equity (Contd..)

Share based payment reserve

The Company has "Awfis Space Solutions Stock Option Plan (EDSOP 2015)" share option schemes under which options to subscribe for the Company's shares have been granted to eligible employees.

The employee's stock options reserve is used to recognise the value of equity-settled share-based payments provided to employees, including key management personnel, as part of their remuneration. Refer to Note 37 for further details of these plans.

Equity component of 0.001% compulsorily convertible debenture (Series D, D1 and D2)

0.001% Compulsorily convertible debentures (CCD) has been issued to Bisque Limited at face value of ₹10,000 per CCD. Each CCD shall bear a coupon rate of 0.001%. Each CCD shall be converted into equity shares at any time at the option of the holder. Each CCD shall automatically convert into equity shares in the ratio of 61.4628 shares for each debenture held, at the conversion price in effect, upon the earlier of one day before expiry of 10 years from the date of issuance of such CCD or in case of occurence of initial public offer (IPO).

Equity component of unsecured loan

The Company has taken unsecured loan carrying interest rate of 12%. The unsecured loan is repayable as bullet payment on maturity. As per the loan agreement, lender has a right to subscribe to equity shares or compulsorily convertible preference shares of the Company for an amount equal to the outstanding amount of loan and accrued interest thereon. Based on the mutual agreement, the loan agreement was foreclosed, and the Company repaid the loan amount with interest. Pursuant to the Right to Subscribe Agreement, on August 16, 2023, the Board of Directors of the Company approved and alloted 944,287 equity shares having a face value of ₹ 10/- per share and premium of ₹ 134.27/- per share on a private placement basis. Refer note 17(a) and 17(b) for details. Accordingly, the equity component has been transferred to retained earnings.

Equity component of 0.0001% compulsory convertible cumulative preference share and 0.0001% optionally convertible redeemable preference shares

For compulsorily convertible cumulative preference shares (Series B to Series F1) and optionally convertible redeemable preference shares (Series F), refer note 15 (b).

17 Borrowing

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Secured				
Vehicle loan from bank [Refer note (d) below]	3.78	-	0.91	-
Bank overdraft	-	-	-	29.86
Term loan from bank [Refer note (e) below]	74.02	-	25.00	-
Term loan from financial institution [Refer note (c) below]	154.88	-	63.15	-
Total (a)	**232.68**	**-**	**89.06**	**29.86**
Unsecured				
Term loan from other parties [Refer note (a) & (b) below]	-	39.69	-	-
Current maturity on long term borrowings [Refer note (a) & (b) below]	-	-	-	39.64
Total (b)	**-**	**39.69**	**-**	**39.64**
Total (a+b)	**232.68**	**39.69**	**89.06**	**69.50**

* For interest rate and liquidity risk related disclosures, refer note 36.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

17 Borrowing (Contd..)

Term loan from other parties:

(a) ₹ 30 obtained from Cigam Developers Private Limited carries an interest rate of 12% and was repayable as bullet payment on maturity. Based on the mutual agreement, the loan agreement was foreclosed, and the Company repaid the loan amount with interest. Pursuant to the Right to Subscribe Agreement, on August 16, 2023, the Board of Directors of the Company approved and alloted 251,143 equity shares having a face value of ₹ 10/- per share and premium of ₹ 134.27/- per share on a private placement basis. The amount outstanding as at March 31, 2024 is Nil (March 31, 2023: ₹ 30.00).

(b) ₹ 100 obtained from Divi's Properties Private Limited carries an interest rate of 12% and was repayable in 30 equal monthly instalments commencing from January 01, 2022 with the last instalment due on June 01, 2024. Based on the mutual agreement, the loan agreement was foreclosed, and the Company repaid the loan amount with interest. Pursuant to the Right to Subscribe Agreement, on August 16, 2023, the Board of Directors of the Company approved and alloted 693,144 equity shares having a face value of ₹ 10/- per share and premium of ₹ 134.27/- per share on a private placement basis. The amount outstanding as at March 31, 2024 is Nil (March 31, 2023: ₹ 49.33).

(c) ₹ 250 obtained from Tata Capital Financial Services Limited drawn on June 23, 2023 carries a floating interest rate based upon long-term lending rate minus 9.80% i.e. 11.80% and is repayable in 43 equal installments commencing from July 20, 2023 with the last instalment due on April 20, 2027. The amount outstanding as at March 31, 2024 is ₹ 218.03 (adjusted with processing fee) (March 31, 2023: Nil), which has exclusive charge by way of hypothecation of all the moveable fixed assets in the form of fit outs installed at certain locations which are taken on lease by the Company and present and future cash flows from rental receivables from such locations along with non-disposal undertaking upto 15% is provided by Director of the Company.

(d) ₹ 5.19 obtained from HDFC Bank Limited drawn on August 5, 2023 carries a fixed interest rate of 8.5% and is repayable in 60 equal installments commencing from September 7, 2023 with the last instalment due on August 7, 2028. The amount outstanding as at March 31, 2024 is ₹ 4.69 (adjusted with processing fee) (March 31, 2023: Nil), which has exclusive charge by way of hypothecation of vehicle.

(e) ₹ 100 obtained from Kotak Mahindra Bank Limited drawn on March 20, 2024 carries a floating interest rate based upon applicable K-MCLR 6M rate plus 1.05% i.e. 10.25% and is repayable in 48 equal instalments commencing from April 20, 2024 with the last instalment due on March 20, 2028. The amount outstanding as at March 31, 2024 is ₹ 99.02 (adjusted with processing fee) (March 31, 2023: Nil), which has pari passu charge on current assets with ICICI Bank (excluding rentals charged to Tata Capital Financial Services Limited and KMBL) for both present and future of the borrower.

(f) The company has an overdraft facility of ₹ 100 from Kotak Mahindra Bank Limited, which is repayable on demand. This facility carries a floating interest rate based on the applicable K-MCLR 6M rate plus 1.05%. Currently, the interest rate is 10.25%. The outstanding amount as of March 31, 2024, is Nil (March 31, 2023: Nil). This facility is secured by a pari passu charge on the current assets (excluding rentals charged to Tata Capital Financial Services Limited and Kotak Mahindra Bank Limited) of the borrower, both present and future, shared equally with ICICI Bank.

(g) The company has an overdraft facility of ₹ 100 from ICICI Bank Limited, which is valid upto 12 months, starting from June 03, 2023. This facility carries a floating interest rate based on the applicable I-MCLR 6M rate plus 1.75%. Currently, the interest rate is 10.75%. The outstanding amount as of March 31, 2024, is Nil (March 31, 2023: Nil). This facility is secured by a pari passu charge on the current assets of the borrower and exclusive charge over fixed deposits of the company for 30% of the facility amount.

(h) The company has an working capital demand loan of ₹ 200 from ICICI Bank Limited, which is valid upto 12 months, starting from June 03, 2023. This facility carries a floating interest rate based on the applicable I-MCLR 3M rate plus 1.50%. Currently, the interest rate is 10.15%. The outstanding amount as of March 31, 2024, is Nil (March 31, 2023: Nil). This facility is secured by a pari passu charge on the current assets of the borrower and exclusive charge over fixed deposits of the company for 30% of the facility amount.

(i) The Company has used the borrowings from banks and financial institutions for general corporate purposes/reimbursement of capital expenditure for which such term loan was taken.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

18 (a) Net employee defined benefit liabilities

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Provision for gratuity (Refer Note 35)	23.93	16.15	8.58	7.38
Total	**23.93**	**16.15**	**8.58**	**7.38**

18 (b) Provisions

Particulars	Current	
	As at March 31, 2024	As at March 31, 2023
Provision for compensated absences	30.34	28.64
Total	**30.34**	**28.64**

19 Other financial liabilities

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Fair value of security deposits received from customers	656.09	753.27	919.18	351.63
Creditors for capital goods*#@	-	-	177.99	245.00
Retention money**	-	-	83.81	57.76
Interest accrued but not due on loans from other parties	-	4.65	1.10	0.45
Employee related liability	-	-	98.15	96.02
Interest liability on compound financial instruments##	-	-	0.03	11.35
Total	**656.09**	**757.92**	**1,280.26**	**762.21**

*Creditors for capital goods are normally non- interest bearing and are normally settled within 90 days from the due date.

#Creditors for capital goods includes amount payable to MSME vendors amounts to ₹ 59.18 (March 31, 2023 Nil)

@ Includes ₹ 1.13 (March 31, 2023 ₹ 50.04) payable to the Companies in which directors of the Company are able to exercise control or having signficant influence (refer note 32).

Includes interest liability on Optionally Convertible Redeemable Preference Shares (OCRPS) amounting to Nil (March 31, 2023: ₹11.33) from the date of issue of Series F OCRPS till the date of issuance of Series F OCRPS Subscription letter dated March 29, 2023, wherein the investors waived their rights of redemption.

**Includes ₹ 3.22 (March 31, 2023 Nil) payable to the Companies in which directors of the Company are able to exercise control or having signficant influence (refer note 32).

20 Trade payables

Particulars	As at March 31, 2024	As at March 31, 2023
- Outstanding dues of micro enterprises and small enterprises	24.27	2.16
- Outstanding dues of creditors other than micro enterprises and small enterprises*	1,271.90	505.99
	1,296.17	**508.15**

*includes trade payables to related parties amounts to ₹ 1.52 (March 31, 2023 Nil) (refer note.32)

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

20 Trade payables (Contd..)

(a) Trade Payable ageing schedule

As at March 31, 2024	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	22.13	-	-	-	22.13
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,260.38	0.27	0.06	0.13	1,260.84
Disputed dues of micro enterprises and small enterprises	-	-	-	2.14	2.14
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	11.06	11.06
	1,282.51	0.27	0.06	13.33	1,296.17

As at March 31, 2023	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	494.87	-	-	11.12	505.99
Disputed dues of micro enterprises and small enterprises	-	-	-	2.16	2.16
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	494.87	-	-	13.28	508.15

(b) As per Schedule III of the Companies Act, 2013 and as certified by the management, the amount due to Micro and Small Enterprises as defined in Micro, Small and Medium Enterprises Development Act, 2006 is as under:

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Principal amount and interest due thereon remaining unpaid to any supplier covered under MSMED Act, 2006:		
- Principal amount due to micro and small enterprises (including capital creditors)	83.45	2.16
- Interest due on above	-	-
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
(iii) 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.	-	-
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
(v) 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	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

(c) Trade payable are normally non- interest bearing and are normally settled within 45 days from due date.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

21 (a) Contract liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Advances for construction and fit-out projects	56.93	42.67
Advances for space rental	68.11	39.80
Deferred revenue	146.09	58.81
Total	**271.13**	**141.28**

21 (b) Other liabilities

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Advance rent	280.42	224.18	166.15	113.48
Statutory dues	-	-	100.90	51.89
Total	**280.42**	**224.18**	**267.05**	**165.37**

Note: Advance rent relates to difference of present value of lease related security deposits received from customers and actual amount received and is released to the statement of profit and loss on straight-line basis over the tenure of lease.

22 Revenue from contract with customers

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Rental income	5,507.00	3,823.68
Income from construction and fit-out projects	2,049.18	1,050.18
Income from facility management services	239.40	209.42
Sale of traded goods:		
Furniture and work from home solutions	10.36	4.73
Food items	182.10	111.43
Other services	480.57	253.38
Total	**8,468.61**	**5,452.82**

(a) Performance Obligation

During the year, the Company has not entered into long term contracts with customers and accordingly disclosure of unsatisfied or remaining performance obligation (which is affected by several factors like changes in scope of contracts, periodic revalidations, adjustment for revenue that has not been materialized, tax laws etc.) is not applicable to the Company.

(b) Disaggregation of Revenue

In the following tables, revenue is disaggregated by product group and by geography. This is consistent with the revenue information that is disclosed for each reportable segment under Ind AS 108 (refer Note 31). The Company believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Within India	2,961.61	1,629.14
Outside India	-	-
Total Revenue	**2,961.61**	**1,629.14**

Note: Rental income has been recognized in accordance with Ind AS 116.

(c) Timing of Revenue Recognition

Revenue from sale of traded goods and services are transferred to the customers at a point in time, whereas revenue from construction and fit-out projects, facility management services, rental income and other services is transferred over a period of time.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

22 Revenue from contract with customers (Contd..)

(d) Reconciliation of revenue recognised with contract price

There is no difference between amount of revenue recognized with contract price.

(e) Trade receivables and Contract Balances

Particulars	As at March 31, 2024	As at March 31, 2023
Trade receivables	551.26	416.26
Contract assets	416.44	57.86
Contract liabilities	271.13	141.27

Contract assets relates to revenue earned from construction and fit-out projects. As such, the balances of this account vary and depend on the number of on-going projects at the end of the year.

Contract liabilities includes advances received for construction and fit-out projects and rental income. It further includes advances billing towards rental income and construction and fit-out projects for which Company has to provide the services.

(f) Significant changes in contract liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Changes in balance of contract liabilities during the year:		
Opening balance of contract liabilities	141.27	90.40
Amount of revenue recognised against opening contract liabilities	(141.27)	(90.40)
Addition in balance of contract liabilities for current year	271.13	141.27
Closing balance of contract liabilities	**271.13**	**141.27**

(g) Trade Receivables and Contract Balances

For Trade Receivables, refer Note No. 8.

Further, the Company has no contracts where the period between the transfer of the promised goods or services to the customer and payment terms by the customer exceeds one year. In light of above; it does not adjust any of the transaction prices for the time value of money.

(h) There is no variable consideration included in the transaction price.

23 Other income

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Interest income		
- On fixed deposits	33.51	12.25
- On income tax refund	-	5.40
- On unwinding of fair valuation of security deposits	67.91	41.41
- On loan to employee	0.25	0.26
Liabilities no longer required written back	-	1.71
Unwinding of fair value of security deposit from customers	135.26	75.47
Profit on termination of lease	16.77	50.40
Profit on modification of lease	0.37	13.88
Miscellaneous income	5.70	4.24
Total	**259.77**	**205.02**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

24 Purchases of traded goods

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Food items	246.83	124.48
Furniture for sale	-	0.86
Total	**246.83**	**125.34**

25 Changes in inventories of stock-in-trade

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Balance at the beginning of the year		
Traded goods and components	3.95	5.36
Less: Balance at the end of the year		
Traded goods and components	1.59	3.95
Total	**2.36**	**1.41**

26 Employee benefit expenses

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Salaries, wages & bonus	1,147.91	838.01
Contribution to provident and other funds	66.91	47.24
Gratuity expenses [Refer note 35]	8.03	5.91
Share based payments [Refer note 37]	88.93	39.61
Staff welfare expenses	41.29	24.85
Total	**1,353.07**	**955.62**

27 Finance costs

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Interest on term loan	29.30	13.64
Interest on lease liabilities	769.99	632.53
Interest on fair value of security deposit from customers	118.33	65.29
Other finance charges	12.01	4.40
Interest on compound financial instruments	-	11.35
Total	**929.63**	**727.21**

28 Depreciation and amortisation expense

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Depreciation of property, plant and equipment [Refer Note 5(a)]	547.02	355.91
Depreciation of right-of-use assets [Refer Note 5(c)]	1,407.82	1,140.95
Amortisation of intangible assets [Refer Note 6]	4.41	2.78
Total	**1,959.25**	**1,499.64**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

29 Other expenses

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Common area maintenance	334.61	242.33
Electricity expenses	537.49	390.65
Rent	845.82	507.04
Water charges	27.89	16.41
Security and housekeeping charges	88.29	73.45
Parking expenses	40.68	32.45
Communication expenses	112.04	82.75
Legal and professional expenses	180.80	77.19
Payment to auditors (refer note (i) below)	4.00	6.25
Directors' sitting fees	0.85	-
Brokerage expenses	134.32	129.51
Business promotion expenses	61.65	47.67
Advertisement and sales promotion	30.10	26.28
Repair and maintenance	83.67	58.05
Travelling and conveyance expenses	84.81	61.46
Equipment hiring charges	8.56	8.42
Rates and taxes	41.26	36.10
Insurance	7.00	5.00
Recruitment and training expenses	3.52	4.39
Printing and stationery expenses	16.20	12.80
Loss on pre settlement of financial asset or liability (net)	6.50	12.71
Loss on modification of financial asset or liability (net)	0.45	-
Charity and donation	1.51	-
Provision for doubtful security deposits	-	6.99
Assets written off	0.30	13.53
Loss on disposal of property, plant and equipment	5.13	16.51
Provision for doubtful debts	17.72	4.49
Provision for doubtful advances	7.29	7.50
Loss on redemption of investments	-	0.98
Miscellaneous expenses	26.15	26.42
Total	**2,708.61**	**1,907.33**

Notes:

(i) Payment to auditors (excluding taxes):

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
As Auditor		
For statutory audit	4.00	5.00
For certification	-	0.75
For other services (including IPO related services)	27.03	0.40
Other adjustments*	(27.03)	-
In Other Capacity		
Reimbursement of expenses	-	0.10
Total	**4.00**	**6.25**

* Refer note 9 and 11 for IPO related services

(ii) Corporate Social Responsibility:

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

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

30 Earnings per share

Basic EPS amounts is calculated by dividing the profit/(Loss) for the year attributable to equity holders by the weighted average number of Equity shares outstanding during the year including ordinary shares that will be issued upon the conversion of a mandatorily convertible instrument. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except where the result would be anti-dilutive.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Loss attributable to equity holders (a)	(180.46)	(463.43)
Weighted average number of equity shares outstanding during the year (Nos) (b)	6,30,68,770	5,74,82,649
Basic and diluted Earnings/(loss) per share (₹) [c = a/b]	(2.86)	(8.06)
Face value per share (₹)	10.00	10.00

* In view of losses during current and previous year, the options and other compound intruments which are anti-dilutive have been ignored in the calculation of diluted loss per share, accordingly there is no variation between basic and diluted loss per share.

For the purpose of computation of basic earnings per share till March 31, 2023 ordinary shares that would have been issued upon conversion of compulsorily convertible instruments were not part of the computation which has been included in the current year and the corresponding effect has been given in the comparative year presented in these Standalone Financial Statements.

31 Segment information

A. Description of segments and principal activities

The Company considers business segment as the basis for primary segmental reporting. The Company is organized into several business segments:

a) Providing co-working space on rent and allied services

b) Facility management services

c) Construction and fit-out services

d) Other services

Certain Items like fixed deposit, balance with government authorities including advance tax and TDS, loan to employee, borrowings, interest on term loan, other finance charges etc. which cannot be allocated to any business segment are reflected in the column ""Unallocated"". Segments are consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The CODM is considered to be the Board of Directors who makes strategic decisions and is responsible for allocating resources and assessing performance of the operating segments, in accordance with reporting requirements of Ind AS - 108 on Segment Reporting. Facility management services and other services have been clubbed together as 'Others' as their revenue, segment result and segment assets are less than 10% of total revenue, total result and total assets of the Company.

B. Information about reportable segments and reconciliations to amounts reflected in the standalone fiancial statements

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Income										
Revenue from contracts with customers	6,169.67	4,188.49	2,049.18	1,050.18	249.76	214.15	-	-	8,468.61	5,452.82
Other Income	220.31	130.76	-	-	-	-	39.46	74.26	259.77	205.02
Total Income (A)	**6,389.98**	**4,319.25**	**2,049.18**	**1,050.18**	**249.76**	**214.15**	**39.46**	**74.26**	**8,728.38**	**5,657.84**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

31 Segment information (Contd..)

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Expenses										
Employee benefits expenses	985.76	734.04	327.41	184.05	39.90	37.53	-	-	1,353.07	955.62
Finance cost	888.32	697.82	-	-	-	-	41.31	29.39	929.63	727.21
Inventory costs	249.19	126.75	-	-	-	-	-	-	249.19	126.75
Expenses	2,272.92	1,559.04	1,815.86	946.86	272.35	212.46	56.57	93.70	4,417.70	2,812.05
Depreciation and amortisation expenses	1,959.25	1,499.64	-	-	-	-	-	-	1,959.25	1,499.64
Total expenses (B)	**6,355.44**	**4,617.29**	**2,143.27**	**1,130.91**	**312.25**	**249.99**	**97.88**	**123.09**	**8,908.84**	**6,121.27**
Segment Profit/ (Loss) (A-B)	**34.54**	**(298.04)**	**(94.09)**	**(80.73)**	**(62.49)**	**(35.84)**	**(58.42)**	**(48.83)**	**(180.46)**	**(463.43)**

Other disclosures

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Capital expenditure:										
Property, plant and equipment	1,421.36	1,637.81	-	-	-	-	-	-	1,421.36	1,637.81
Right-of-use Assets	3,274.80	3,110.11	-	-	-	-	-	-	3,274.80	3,110.11
Intangible assets	8.28	7.36	-	-	-	-	-	-	8.28	7.36
Intangible assets under development	1.39	3.23	-	-	-	-	-	-	1.39	3.23
Depreciation and amortisation expenses	1,959.25	149.96	-	-	-	-	-	-	1,959.25	149.96
Other non-cash expenses/ income	91.43	53.14	-	-	-	-	-	-	91.43	53.14

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Segment assets	11,776.67	8,203.01	824.85	182.66	52.86	36.66	1,309.12	885.79	13,963.50	9,308.12
Total assets	**11,776.67**	**8,203.01**	**824.85**	**182.66**	**52.86**	**36.66**	**1,309.12**	**885.79**	**13,963.50**	**9,308.12**
Segment liabilities	10,287.96	7,113.27	687.08	286.19	50.70	37.67	423.77	172.88	11,449.51	7,610.01
Total liabilities	**10,287.96**	**7,113.27**	**687.08**	**286.19**	**50.70**	**37.67**	**423.77**	**172.88**	**11,449.51**	**7,610.01**

Reconciliation to amounts reflected in the standalone financial statements:

a. Reconciliation of Loss

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Segment Loss	(122.04)	(414.61)
Interest income on financial assets measured at amortised cost:		
On fixed deposits	33.51	12.25
On income tax refund	-	5.40
On loan to employee	0.25	0.26

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

31 Segment information (Contd..)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Liabilities no longer required written back	-	1.71
Finance costs:		
Interest on term loan	(29.30)	(13.64)
Other finance charges	(12.01)	(4.40)
Interest on compound financial instruments	-	(11.35)
Other expenses:		
Rates and taxes	(41.26)	(36.10)
Insurance	(7.00)	(5.00)
Recruitment and training expenses	(3.52)	(4.39)
Charity and donation	(1.51)	-
Provision for doubtful advances	(3.28)	(7.50)
Provision for doubtful security deposits	-	(6.99)
Provision for doubtful debts	-	(4.49)
Loss on disposal of property, plant and equipment		(16.51)
Provision written back	-	(12.71)
Profit on termination of lease		50.40
Miscellaneous income	5.70	4.24
Loss before tax	**(180.46)**	**(463.43)**

b. Reconciliation of assets

Particulars	As at March 31, 2024	As at March 31, 2023
Segment assets	12,654.38	8,422.33
Investment in subsidiary	16.50	6.50
Bank deposit of more than 12 months	524.48	190.49
Interest accrued on bank deposits	1.44	5.88
Cash and cash equivalents	41.45	53.38
Bank Balance other than cash and cash equivalents	3.09	124.50
Balance with government authorities	253.50	244.00
Tax deducted at source recoverable	468.66	261.04
Total assets	**13,963.50**	**9,308.12**

b. Reconciliation of liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Segment liabilities	11,025.74	7,437.13
Borrowings including interest accrued on borrowings	322.84	109.64
Interest liability on Optionally Convertible Redeemable Preference share	0.03	11.35
Statutory dues	100.90	51.89
Total liabilities	**11,449.51**	**7,610.01**

C. Geographic information

Company's operations are in India and therefore, no separate geographical information is disclosed. All the non-current operating assets of the Company are located in India.

D. Information about major contracts

No single customer contributed 10% or more to Company's revenue.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

32 Related party disclosures

Disclosures in accordance with the requirements of Ind AS 24 on Related Party Disclosures, as identified and certified by the management, are set out as below:

A. Related parties and their relationships

(i) Subsidiary company:

Awliv Living Solutions Private Limited

(ii) Entities having significant influence over the Company:

DOIT Urban Ventures (India) Private Limited (formerly known as DOIT Enterprises India Private Limited) (Ceased w.e.f June 4, 2023)

RAB Enterprises (India) Private Limited (Ceased w.e.f June 4, 2023)

Peak XV Partners Investments V (Formerly known as SCI Investments V)

Bisque Limited

Link Investment Trust

(iii) Key Management Personnel

(a) Mr.Amit Ramani (Chairman and Managing Director)

(b) Mr. Amit Kumar (Company Secretary)

(c) Mr. Jitesh Bhugra (Chief Financial Officer w.e.f March 23, 2022 to December 9, 2022)

(d) Mr. Ravi Dugar (Chief Financial Officer w.e.f December 9, 2022)

(e) Mr. Arjun Shanker Bhartia (Non-Executive Director, w.e.f November 22, 2023)

(f) Mr. Anil Parashar (Independent, Non Executive Director, w.e.f December 03, 2023)

(g) Mr. Sanjay Mahesh Shah (Independent, Non Executive Director, w.e.f December 03, 2023)

(h) Ms. Radhika Gokul Jaykrishna (Independent, Non Executive Director, w.e.f December 03, 2023)

(iv) Enterprise over which person described in (iii) above is able to exercise significant influence :

Ncube Planning and Design Private Limited (Ceased w.e.f. November 18, 2023)

Petra Asset and Facility Management Private Limited (Ceased w.e.f. December 1, 2023)

PAFM Security Solutions Private Limited (Ceased w.e.f. December 1, 2023)

(v) Close member of KMP (with whom transactions have taken place):

Mrs. Deepika Dugar (wife of Mr. Ravi Dugar)

Mrs Ranju Rani (Sister of Mr Amit Kumar)

B. Transactions with the above in the ordinary course of business

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

Particulars	Subsidiary company		Companies in which directors of the Company are able to exercise control or have significant influence		Entities having significant influence over the Company	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Revenue from contract with customers						
Ncube Planning and Design Private Limited	-	-	2.86	5.37	-	-
Awliv Living Solutions Private Limited	8.13	-	-	-	-	-

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

32 Related party disclosures (Contd..)

Particulars	Subsidiary company		Companies in which directors of the Company are able to exercise control or have significant influence		Entities having significant influence over the Company	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Reimbursement of Expense						
Awliv Living Solutions Private Limited	-	0.32	-	-	-	-
Sub-contracting cost						
Ncube Planning and Design Private Limited	-	-	1.33	69.54	-	-
Communication expenses						
Awliv Living Solutions Private Limited	51.25	-	-	-	-	-
Purchase of property, plant and equipment						
Ncube Planning and Design Private Limited	-	-	40.25	116.17	-	-
Awliv Living Solutions Private Limited	0.15	-	-	-	-	-
Investment made						
Awliv Living Solutions Private Limited	10.00	2.50	-	-	-	-
Proceeds from issue of Compulsory Convertible Cumulative Preference Share Capital						
Peak XV Partners Investments V (Formerly known as SCI Investments V)	-	-	-	-	250.00	-
Bisque Limited	-	-	-	-	492.50	295.50
Link Investment Trust	-	-	-	-	7.50	4.50

Transactions with key management personnel*:

Particulars	March 31, 2024	March 31, 2023
Amit Ramani		
Short-term employee benefits (Compensation)	92.10	45.62
Proceeds from issue of equity shares (right issue)	2.50	-
Income from facility management services	-	0.26
Amit Kumar		
Short-term employee benefits (Compensation)	2.31	2.11
Share-based payment transactions	1.92	0.92
Jitesh Bhugra		
Short-term employee benefits (Compensation)	-	4.14
Ravi Dugar		
Short-term employee benefits (Compensation)	11.51	2.90
Share-based payment transactions	2.91	0.73
Sanjay Mahesh Shah		
Directors' sitting fees	0.35	-
Radhika Gokul Jaykrishna		
Directors' sitting fees	0.20	-
Anil Parashar		
Directors' sitting fees	0.30	-

* excludes provision for gratuity and compensated absences as these are determined on the basis of actuarial valuation for the Company as a whole.

Transactions with the Close member of key management personnel:

Particulars	March 31, 2024	March 31, 2023
Deepika Dugar		
Travelling and conveyance expenses	0.36	-
Ranju Rani		
Travelling and conveyance expenses	0.11	-

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

32 Related party disclosures (Contd..)

C. Outstanding balances with related parties

Particulars	Subsidiary company		Companies in which directors of the Company are able to exercise control or have significant influence		Entities having significant influence over the Company	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Trade receivables						
Ncube Planning and Design Private Limited	-	-	2.85	1.37	-	-
Awliv Living Solutions Private Limited	8.92	-	-	-	-	-
Short-term loans and advances						
Awliv Living Solutions Private Limited	-	0.32	-	-	-	-
Other accruals and payables						
Ncube Planning and Design Private Limited	-	-	4.94	50.04	-	-
Awliv Living Solutions Private Limited	0.93	-	-	-	-	-
Investment						
Awliv Living Solutions Private Limited	16.50	6.50	-	-	-	-

Closing balances with key management personnel:

Particulars	March 31, 2024	March 31, 2023
Amit Ramani		
Short-term employee benefits (Compensation)	0.85	20.00
Trade Receivables	-	0.30

Terms and conditions of transactions with related parties

All transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year end are unsecured and their settlement occurs in cash. The Director of the Company has given a non-disposal undertaking upto 15% with respect to a borrowings obtained from the lender (refer note 17 (c)). For the year ended March 31, 2024, the Company has not recorded any impairment of receivables relating to amounts owed by related parties (March 31, 2023 Nil).

33 Contingent liabilities and commitments

(i) Contingent liabilities

The Company has no contingent liability as at March 31, 2024 (March 31, 2023 : Nil)

(ii) Commitments

Particulars	As at March 31, 2024	As at March 31, 2023
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	164.78	270.13

34 Capital management

For the purpose of the Company's capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the Company. The primary objectives of the Company's capital management are to safeguard the Company's ability to continue as a going concern.

The capital structure of the Company consists of total equity of the Company.

The Company's management reviews the capital structure of the Company on a regular basis. As part of this review, the management considers the cost of capital and the risks associated with each class of capital requirements and maintenance of adequate liquidity. The Company is not subject to externally imposed capital requirements. The Company is not subject to externally imposed capital requirements.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

34 Capital management (Contd..)

The Company's adjusted net debt to equity ratio was as follows:	As at March 31, 2024	As at March 31, 2023
Borrowings	321.74	109.19
Less: Cash and cash equivalents	41.45	53.38
Less: Bank balances other than cash and cash equivalents**	3.09	124.50
Net debt*	**277.20**	**(68.69)**
*Negative represents excess of cash & bank balances over borrowings		
Equity share capital	193.27	301.34
Other equity	2,320.72	1,396.77
Total Capital	**2,513.99**	**1,698.11**
Capital and net debt	**2,791.19**	**1,629.42**
Gearing ratio#	**9.93%**	**0.00%**

#Disclosed as 0.00% for year ended March 31, 2023 since the same is negative as the Company is funded majorly through own funds and equity investments.

** The company has fixed deposits of ₹524.48 (March 31, 2023 ₹190.49) with banks having maturity period of more than 12 months which are not considered for the purpose of calculating 'Net debt'.

35 Employee benefits

(a) Other long-term benefits

The Company has a defined benefit leave encashment plan for its employees. Under this plan, they are entitled to encashment of earned leaves subject to certain limits and other conditions specified for the same. The liabilities towards leave encashment have been provided on the basis of actuarial valuation.

(b) Defined contribution plans

The Company makes Provident Fund contributions to defined benefit plan for qualifying employees. Under the Schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits.The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Employers contribution to provident fund	54.79	37.20
Employers contribution to employee state insurance scheme	11.82	9.35
Others	0.23	0.69
Total	**66.84**	**47.24**

(c) Defined benefit plans

The Company's gratuity scheme provide for lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount equivalent to 15 days basic salary for each completed year of service or part thereof in excess of six months in terms of provisions of Gatuity Act, 1972. Vesting occurs upon completion of five years of service.

The present value of defined benefit obligation and the related current service cost were measured using the projected unit credit method with actuarial valuations being carried out at each balance sheet date. The liability or asset recognised in the standalone balance sheet in respect of provident fund plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

35 Employee benefits (Contd..)

The following table summarises the components of net benefit expense recognised in the Statement of Profit and Loss and the amounts recognised in the Standalone Balance Sheet:

(i) Amount recognised in Statement of Profit and Loss and other comprehensive income:

Particulars	Year ended March 31, 2024		Year ended March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Current service cost	4.67	1.62	3.44	1.03
Past service cost	-	-	-	-
Net interest expense	1.60	0.14	1.40	0.04
Interest expense (asset ceiling/onerous liability)	-	-	-	-
Amount recognised in Statement of profit and loss	**6.27**	**1.76**	**4.84**	**1.07**
Remeasurement of defined benefit liability:				
Actuarial (gain)/loss from changes in demograhic assumptions	0.56	0.06	(1.60)	(0.12)
Actuarial (gain)/loss from changes in financial assumptions	0.13	(0.76)	(0.09)	(0.01)
Actuarial (gain)/loss from experience adjustments	1.97	1.09	1.69	0.43
Remeasurement (gains)/losses in other comprehensive income	**2.66**	**0.39**	**-**	**0.30**

(ii) Reconciliation of fair value plan assets and defined benefit obligation

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Fair value of plan assets	-	-	-	-
Defined benefit obligation	28.46	4.05	21.64	1.90
Effect of asset ceiling/onerous liability	-	-	-	-
Net defined asset / (liability) recognised in the Standalone Balance Sheet	**28.46**	**4.05**	**21.64**	**1.90**
Classified as non-current	19.91	4.02	14.27	1.89
Classified as current	8.55	0.03	7.37	0.01
	28.46	**4.05**	**21.64**	**1.90**

(iii) Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Defined benefit obligation at beginning of the year	21.64	1.90	19.22	0.52
Current service cost	4.67	1.62	3.44	1.03
Acquisition adjustment	-	-	-	-
Past service cost	-	-	-	-
Interest expense	1.60	0.14	1.40	0.04
Remeasurement (gains)/losses	2.66	0.39	-	0.31
Benefits paid	(2.12)	-	(2.42)	-
Defined benefit obligation at end of the year	**28.45**	**4.05**	**21.64**	**1.90**

(iv) The principal assumptions used in determining obligations for the Company's plan are shown below:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Discount rate (in %)	7.17	7.17	7.39	7.39
Future salary increase (in %)	12.00%	6.00%	12.00%	12.00%
Mortality rates inclusive of provision for disability	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

35 Employee benefits (Contd..)

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Retirement age (in years)	60	60	60	60
Estimate of amount of contribution in the immediate next year	7.51	2.58	5.10	1.57
Attrition at ages	Withdrawal Rate (%)	Withdrawal Rate (%)	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	38%	56%	41%	58%
From 31 to 44 years	38%	56%	41%	58%
Above 44 years	38%	56%	41%	58%

The discount rate is based on the prevailing market yields of Government of India securities as at the Standalone Balance Sheet date for the estimated term of obligations. The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

(v) Sensitivity Analysis

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

Particulars	As at March 31, 2024		As at March 31, 2023	
Gratuity plan	Rental and others	Facility management	Rental and others	Facility management
Effect of +50 basis points in rate of discounting	(0.33)	(0.06)	(0.22)	(0.04)
Effect of -50 basis points in rate of discounting	0.34	0.07	0.23	0.04
Effect of +50 basis points in rate of salary increase	0.26	0.07	0.18	0.04
Effect of -50 basis points in rate of salary increase	(0.26)	(0.07)	(0.17)	(0.04)

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

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

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

(vi) The following payments are expected contributions to the defined benefit plan in future years:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Within the next 12 months	8.55	0.03	7.37	0.01
Between 2 and 5 years	15.73	2.76	12.00	0.56
Between 5 and 10 years	4.18	1.26	2.27	1.33
Total expected payments	**28.46**	**4.05**	**21.64**	**1.90**

The average duration of the defined benefit plan obligation at the end of the reporting year is: Rental and others: 2.04 years and Facility management: 1.33 years (March 31, 2023: Rental and others: 1.85 years and Facility management: 1.28 years)

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

35 Employee benefits (Contd..)

(vii) Risk exposure:

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

Interest Risk: The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability.

Liquidity Risk: This is the risk that the Company is not able to meet the short-term gratuity payouts. This may arise due to non availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk: The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk: The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Regulatory Risk: Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of ₹ 2).

36 Financial instruments – Fair values and risk management

A. Fair value of financial assets and liabilities that are not measured at fair value (but fair value disclosures are required)

The management assessed that security deposits, loans to employee including interest accrued, cash and cash equivalents, term deposit includingother bank balances, trade receivables, other receivables, Balance in payment gateway, short term borrowings, trade payables & retention money approximate their carrying amounts largely due to the short-term maturities of these instruments.

B. Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:-

Measurement of Fair Value

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

To provide an indication about the reliability of inputs used in determining fair value, the Company has classified its financial instrument into three levels prescribed under the accounting standard. There are no assets and liabilities which have been fair valued through profit and loss or fair valued through other comprehensive income for the year ended March 31, 2024 and year ended March 31, 2023.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

36 Financial instruments – Fair values and risk management (Contd..)

C. Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk; and
- Market risk

i. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and loans. The company has no significant concentration of credit risk with any counterparty.

Trade Receivables and Loans

Customer credit risk is managed by the respective department subject to company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on individual credit limits as defined by the company. Outstanding customer receivables are regularly monitored. As at March 31, 2024, the top 10 accounts receivables accounted for 48.39% (March 31, 2023: 57%) of all the receivables outstanding.

The ageing analysis of trade receivables (billed) as of the reporting date is as follows:

As at	Particulars	Current but not due	Trade receivables						Total
			0-90 days	90-180 days	180-360 days	1-2 year	2-3 year	> 3 year	
March 31, 2024	ECL rate	0.00%	0.00%	0.00%	7.45%	36.20%	100.00%	100.00%	
	Gross carrying amount	22.12	582.61	63.54	57.13	52.82	6.34	0.77	**785.33**
	ECL simplified approach	-	-	-	4.26	19.12	6.34	0.77	**30.49**
	Net carrying amount	22.12	582.61	63.54	52.87	33.70	-	-	**754.84**

As at	Particulars	Current but not due	Trade receivables						Total
			0-90 days	90-180 days	180-360 days	1-2 year	2-3 year	> 3 year	
March 31, 2023	ECL rate	0.00%	0.00%	2.63%	5.76%	34.88%	100.00%	0.00%	
	Gross carrying amount	13.71	326.82	61.93	76.48	18.24	0.38	-	**497.56**
	ECL simplified approach	-	-	1.63	4.40	6.36	0.38	-	**12.77**
	Net carrying amount	13.71	326.82	60.30	72.08	11.88	-	-	**484.79**

The Company has provision of ₹ 30.49 (March 31, 2023: ₹12.77) for trade receivables.

ii. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

36 Financial instruments – Fair values and risk management (Contd..)

Maturities of financial liabilities

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and excluding contractual interest payments the impact of netting agreements.

As at March 31, 2024	Contractual cash flows						
	Carrying Amount	Total (Undiscounted)	On demand	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
Borrowings including interest thereon	321.74	392.43	-	121.78	119.00	151.65	-
Lease liabilities	7,013.80	9,466.97	-	2,079.72	2,132.72	4,267.80	986.73
Employee related liability	98.15	98.15	-	98.15	-	-	-
Trade Payables	1,296.17	1,296.17	-	1,296.17	-	-	-
Others payables	261.80	261.80	-	261.80	-	-	-
Security deposit received from customer	1,575.27	2,048.33	-	1,019.71	360.50	666.35	1.77
	10,566.93	**13,563.85**	**-**	**4,877.33**	**2,612.22**	**5,085.80**	**988.50**

As at March 31, 2023	Contractual cash flows						
	Carrying Amount	Total (Undiscounted)	On demand	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
Borrowings including interest thereon	109.19	124.25	-	73.60	50.65	-	-
Lease liabilities	4,889.54	6,704.97	-	1,706.96	1,516.76	3,120.78	360.46
Employee related liability	96.02	96.02	-	96.02	-	-	-
Trade Payables	508.15	508.15	-	508.15	-	-	-
Others payables	302.76	302.76	-	302.76	-	-	-
Security deposit received from customer	1,104.90	1,456.07	-	372.63	233.84	779.61	70.00
	7,010.56	**9,192.22**	**-**	**3,060.12**	**1,801.25**	**3,900.39**	**430.46**

The interest payments on variable interest rate loans in the table above reflect current interest rates at the reporting date and these amounts may change as market interest rates change.

iii. Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company does not uses derivatives to manage market risks.

iv. Currency risk

The currency risk is the exchange-rate risk, arises from the change in price of one currency in relation to another.

Particulars of unhedged foreign currency exposures as at the reporting date:

Particulars	Foreign currency in millions	
	As at March 31, 2024	As at March 31, 2023
Trade payables (In USD)	0.01	-
Total	**0.01**	**-**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

36 Financial instruments – Fair values and risk management (Contd..)

v. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The Company having a fixed and floating interest rates borrowings, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	As at March 31, 2024	As at March 31, 2023
Variable rate borrowings	317.05	-
Fixed rate borrowings	-	-
Total	**317.05**	**-**

Sensitivity

Profit or loss and equity is sensitive to higher/ lower interest expense from borrowings as a result of changes in interest rates.

Particulars	As at March 31, 2024	As at March 31, 2023
Interest sensitivity		
Increase by 1%	3.17	-
Decrease by 1%	(3.17)	-

37 Employees' stock option plan

The shareholders of the Company approved "Awfis Employees' Stock Option Scheme 2015" ('EDSOP 2015')" at the Extraordinary General Meeting held on on June 15, 2015 to grant a maximum of not exceeding 5% of the equity share capital of the Company to specified categories of employees of the Company. Each option granted and vested under EDSOP 2015 shall entitle the holder to acquire one equity share of face value of ₹ 10 each of the Company.

The fair value of the share options is estimated at the grant date using the Black- Scholes option pricing model, taking into account the terms and conditions upon which the share options were granted. However, the above performance condition is only considered in determining the number of instruments that will ultimately vest.

(A) Details of options granted under EDSOP 2015* are as below:

Grant	Grant date	Number of Options granted	Number of options outstanding	Exercise Price (in ₹)	Fair value at grant date (in ₹)
1st Grant	16-Jun-15	2,93,507	-	10.00	19.18
		87,317	11,930	10.00	19.37
		11,929	11,929	10.00	19.37
		3,711	3,711	10.00	19.38
2nd Grant	02-Jan-16	23,860	11,930	10.00	19.07
		23,860	11,930	10.00	19.10
		23,858	11,929	10.00	19.07
		7,422	3,711	10.00	19.18
3rd Grant	25-Jul-16	2,14,408	32,396	10.00	19.07
		2,81,577	93,859	10.00	19.10
		1,28,365	53,746	10.00	19.07
4th Grant	25-Feb-17	23,860	-	27.78	19.07
		23,860	-	27.78	19.04
		23,858	-	27.78	19.05
		23,858	-	27.78	19.15
5th Grant	25-Feb-17	1,75,200	62,101	10.00	19.04
6th Grant	01-Apr-19	55,000	55,000	27.78	139.77
		55,000	55,000	27.78	140.21

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

37 Employees' stock option plan (Contd..)

Grant	Grant date	Number of Options granted	Number of options outstanding	Exercise Price (in ₹)	Fair value at grant date (in ₹)
		55,000	55,000	27.78	140.48
		55,000	53,750	27.78	140.60
7th Grant	01-Oct-20	46,582	33,837	54.00	138.64
		46,582	30,718	54.00	139.08
		46,582	25,957	54.00	139.10
		46,477	25,903	54.00	139.14
8th Grant	01-Apr-21	2,500	2,500	27.78	139.77
		2,500	-	27.78	139.79
		2,500	-	27.78	139.77
		2,500	-	27.78	139.76
9th Grant	01-Jul-22	6,000	6,000	27.21	127.72
		3,000	3,000	27.21	129.21
		3,000	3,000	27.21	130.61
10th Grant	01-Jul-22	75,888	75,888	90.00	99.72
		75,887	75,887	90.00	104.25
11th Grant	01-Jul-22	3,61,655	2,85,406	120.00	90.00
		3,61,680	2,85,428	120.00	95.00
12th Grant	01-Jul-22	6,000	-	162.00	78.95
		6,000	-	162.00	85.47
		6,000	-	162.00	91.29
		6,000	-	162.00	96.50
13th Grant	09-Dec-22	12,500	12,500	144.00	83.37
		12,500	12,500	144.00	89.51
		12,500	12,500	144.00	94.98
		12,500	12,500	144.00	99.86
14th Grant	01-May-23	3,10,206	3,10,206	144.00	83.37
		3,10,243	3,10,243	144.00	89.51
15th Grant	01-Jul-23	1,46,925	1,46,925	90.00	98.45
		1,46,925	1,46,925	90.00	103.59
16th Grant	01-Sep-23	58,250	58,250	144.00	81.69
		58,250	58,250	144.00	88.54
		2,000	2,000	144.00	94.49
		2,000	2,000	144.00	99.67
17th Grant	01-Dec-23	1,00,000	1,00,000	273.10	154.84
		1,00,000	1,00,000	273.10	167.85

(B) The movement of stock options during the year (in No's)* :

Particulars	As at March 31, 2024	WAEP	As at March 31, 2023	WAEP
Balance at the beginning of the year	14,49,517	14,49,517	6,85,032	25.34
Granted during the year	12,34,798	12,34,798	9,61,110	116.40
Vested/exercisable during the year	4,05,601	4,05,601	86,968	37.04
Forfeiture/Lapsed	76,980	76,980	1,96,625	115.58
Exercised during the year	2,23,500	2,23,500	-	-
Balance at the end of the year	**23,83,835**	**23,83,835**	**14,49,517**	**74.27**

(C) Disclosures as per IND AS 102 for outstanding options

Particulars	As at March 31, 2024	As at March 31, 2023
Weighted average exercise price for outstanding options	118.59	118.59
Weighted average remaining contractual life for outstanding options (in years)	0.45	0.45
Range of exercise prices for outstanding options	10.00-273.10	10.00-273.10

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

37 Employees' stock option plan (Contd..)

(D) The key assumption used to estimate the fair value of stock option as on grant date:

Grant Date	Dividend Yield	Risk-free interest rate	Expected life of options granted in years	Expected volatility
01-May-23	0.00%	7.38%	6	50.00%
	0.00%	7.44%	7	50.00%
01-Jul-23	0.00%	7.20%	6	48.80%
	0.00%	7.57%	7	48.80%
01-Sep-23	0.00%	7.20%	6	48.80%
	0.00%	7.57%	7	48.80%
	0.00%	7.82%	8	48.80%
	0.00%	7.99%	9	48.80%
01-Dec-23	0.00%	7.20%	6	48.80%
	0.00%	7.57%	7	48.80%
01-Jul-22	0.00%	7.38%	6	50.00%
	0.00%	7.44%	7	50.00%
	0.00%	7.51%	8	50.00%
	0.00%	7.58%	9	50.00%
09-Dec-22	0.00%	7.38%	6	50.00%
	0.00%	7.44%	7	50.00%
	0.00%	7.51%	8	50.00%
	0.00%	7.58%	9	50.00%

*The expected life of the stock is based on historical data and current expectations and is not necessarily indicative of exercise patterns that may occur. The expected volatility reflects the assumption that the historical volatility over a period similar to the life of the options is indicative of future trends, which may also not necessarily be the actual outcome.

38 Leases

(a) Company as lessee

The Company leases office premises. These leases typically run for 5-10 years which is further extendable on mutual agreement by both lessor and lessee.

Information about the leases for which the Company is a lessee is presented below:

Right-of-use assets:

Set out below are the carrying amounts of Right-of-use assets and the movement during the year:

Particulars	Amount
Total right of use as at April 1, 2022	**2,186.51**
Addition during the year	3,110.10
Depreciation	(1,140.95)
Lease modification	(30.24)
Lease termination	(80.86)
Total right of use as at March 31, 2023	**4,044.56**
Addition during the year	3,274.80
Depreciation	(1,460.75)
Lease modification	98.52
Lease termination	(157.07)
Total right of use as at March 31, 2024	**5,800.06**

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

38 Leases (Contd..)

Lease liabilities:

Set out below are the carrying amounts of lease liabilities and the movement during the year:

Particulars	Amount
Total lease liabilities as at April 1, 2022	**2,859.47**
Addition during the year	2,971.74
Accretion of interest	632.53
Payments (including interest)	(1,399.09)
Lease modification	(43.85)
Lease termination	(131.26)
Total lease liabilities as at March 31, 2023	**4,889.54**
Addition during the year	3,138.19
Accretion of interest	806.83
Payments (including interest)	(1,745.07)
Lease modification	98.15
Lease termination	(173.84)
Total lease liabilities as at March 31, 2024	**7,013.80**

The maturity analysis of lease liabilities is given in Note 36 in the 'Liquidity risk' section.

	As at March 31, 2024	As at March 31, 2023
Current	1,308.43	1,119.64
Non-current	5,705.37	3,769.90
	7,013.80	**4,889.54**

The effective interest rate for lease liabilities is 11% (March 31, 2023: 13%;)

(During the quarter ended March 31, 2024 the company has changed the effective interest rate for lease liabilities to 11%)

Below are the amounts recognised by the Company in the statement of profit and loss:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Depreciation of right-of-use assets	1,460.75	1,140.95
Interest on lease liabilities	806.83	632.53
Variable lease payments not included in the measurement of lease liabilities	833.72	500.24
Expenses relating to leases of low-value assets and short-term leases	11.76	6.79
Total	**3,113.06**	**2,280.51**

Below is the amount recognised by the Company in the statement of cash flows:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Cash outflow included in financing activity for repayment of principal during the year	938.24	766.57
Cash outflow included in financing activity for repayment of interest during the year	806.83	632.53

Cash flows from operating activities include cash flows from short-term lease and leases of low-value assets. Cash flows from financing activities include the payment of interest and the principal portion of lease liabilities.

The Company has several lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Company's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

38 Leases (Contd..)

(b) Company as lessor

The Company has given its office premises through operating lease arrangements. Income from operating leases is recognised as revenue on a straight-line basis over the lease term.

Lease income of ₹ 5,507.00 (March 31, 2023: ₹ 3,823.68) has been recognised in revenue from operation in the statement of profit or loss.

Future minimum rentals receivable under non-cancellable operating leases as at year are as follows:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Within one year	3,288.60	605.64
Between 1 and 2 years	1,617.85	1,615.74
Between 2 and 3 years	630.08	1,989.01
Between 3 and 4 years	67.40	144.83
Between 4 and 5 years	-	599.98
More than five years	-	-

39 Unrecognised tax assets

The Company has brought forward losses under the Income-tax Act, 1961. Deferred tax has not been recognised considering prudence as it is not probable that utilization of unutilized tax lossed and temporary differences will be there as assessed at March 31, 2024

(a) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for the year ended March 31, 2024 and March 31, 2023:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Loss for the year	(180.46)	(463.43)
At India's statutory income tax rate	29.12%	29.12%
Losses on which deferred tax assets not recognized	(52.55)	(134.95)
Income tax expense reported in the statement of profit and loss	-	-
Tax as per books		
Current tax	-	-
Tax adjustment relating to prior years	-	-
Deferred Tax	-	-
	-	-

(b) Expiry dates of unused tax losses

	As at March 31, 2024	As of March 31, 2024 tax impact @ 29.12%	As at March 31, 2023	As of March 31, 2023 tax impact @ 29.12%
2024	-	-	67.85	19.76
2025	-	-	194.65	56.68
2026	386.46	112.54	467.96	136.27
2027	271.19	78.97	271.19	78.97
2028	132.34	38.54	132.34	38.54
2029	87.89	25.59	87.89	25.59
2030	103.30	30.08	103.30	30.08
	981.18	**285.72**	**1,325.18**	**385.89**

Unlimited period available for unabsorbed depreciation amounting to 871.80 (March 31, 2023: 696.10). Related tax impact is ₹253.87 (March 31, 2023: ₹202.70).

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

40 Ratio Analysis and its elements

Ratio	Numerator	Denominator	As at March 31, 2024	As at March 31, 2023	% change	Reason for variance
i) Current ratio	Current Assets	Current Liabilities	0.65	0.49	32%	Due to increase in FD balance
ii) Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.13	0.06	113%	Due to increase in term Loan
iii) Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	1.40	1.15	21%	-
iv) Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	(0.09)	(0.35)	-76%	Due to increase in shareholders equity and reduction in losses
v) Inventory Turnover ratio	Cost of goods sold	Average Inventory	90.04	27.25	230%	Due to increase in cost of sales
vi) Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	13.66	13.77	-1%	-
vii) Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.27	0.26	5%	-
viii) Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	(5.28)	(3.84)	37%	Due to increase in sales
ix) Net Profit ratio	Net Profit	Net sales = Total sales - sales return	(0.02)	(0.08)	-73%	Due to reduction in losses during the year
x) Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	(0.05)	(0.25)	-79%	Due to reduction in losses during the year
xi) Return on Investment(FD)	Interest income on fixed deposits	Fixed deposits	5.58%	4.61%	21%	-

41 The Code on Social Security 2020 (Code), which received the Presidential Assent on September 28, 2020, subsumes nine laws relating to social security, retirement and employee benefits, including the Employee Provident Fund and Miscellaneous Provisions Act, 1952 and the Payment of Gratuity Act, 1972. On May 03, 2023, the Ministry of Labour and Employment issued notifications in compliance of judgement dated November 4, 2022 of Hon'ble Supreme Court in the case pertaining to Pension on Higher Wages. The Company has not identified any material impact in lieu of such notifications and therefore not recorded any impact thereon.

41A As per the MCA notification dated August 05, 2022, the Central Government has notified the Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the Companies are required to maintain back-up of the books of account and other relevant books and papers in electronic mode on servers physically located in India on a daily basis. The books of account along with other relevant records and papers of the Company are maintained in electronic mode. These are readily accessible in India at all times and is enabled to take daily backup on the server located in India; However, due to technical glitch (Storage constraints) on certain days during the year, complete back up of books of accounts were not taken and logs for Support Application were not available. As on the reporting date i.e., March 31, 2024, the Company is in compliance with the requirement of maintaining back-up of books of account and other relevant books and papers, on a daily basis, pursuant to the amendment and complete backup & logs for the year was made available as at March 31, 2024.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

42 Other statutory information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

(ii) The Company has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

Name of the Struck off Company	Nature of Transaction	Relationship with the struck off company	March 31, 2024 Outstanding Balance*	March 31, 2023 Outstanding Balance*
Bennett, Coleman & Co. Ltd., (Times Professional Learning Division)	Trade Receivable	Customer	0.21	-
Pixelberg Creative Solutions Pvt Ltd	Trade Payables	Vendor	(0.04)	-
A.K.Construction & Interior Pvt. Ltd	Trade Payables	Vendor	(0.02)	(0.02)

* Negative balances represent advances to vendor

(iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(iv) The Company has not traded or invested in Cryptocurrency transactions / balances or Virtual Currency during the year ended March 31, 2024 and year ended March 31, 2023.

(v) The Company have not advanced or loaned or invested funds to Intermediaries for further advancing to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Ultimate beneficiaries 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.

(vi) The Company has not received any funds or further advances in form of any fund from any person(s) or entity(ies), including guarantee to the Ultimate beneficiaries, with the understanding that the ultimate beneficiaries 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.

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

(viii) The Company has not been declared as a wilful defaulter by its lenders.

(ix) The Company has filed all the required quarterly returns with the lenders as per covenants of the Sanction of Working Capital Limit which are in agreement with the books of accounts and there are no material discrepancies in the same.

Notes to the Standalone Financial Statements

for the year ended March 31, 2024
(All amounts in ₹ millions, unless otherwise stated)

43 Events after the reporting period

(a) On April 25, 2024, the Company has allotted 37,486,081 equity shares having face value of ₹ 10 each pursuant to conversion of 37,486,081 Class B to F1, 0.0001% compulsory convertible cumulative preference shares (CCCPS) in the conversion ratio of 1:1.

(b) On April 25, 2024, the Company has allotted 9,262,750 equity shares having face value of ₹ 10 each pursuant to conversion of 150,705 Class D, D1 and D2 0.001% compulsory convertible debentures (CCD) in the conversion ratio of 1:61.4628.

(c) Subsequent to the year ended March 31,2024, the Company has completed its Initial Public Offer (IPO) of 1,56,37,736 equity shares of face value ₹ 10 each at an issue price of ₹ 383 per share. The issue comprised of 21.37% fresh issue aggregating to ₹ 1,280.00 and 78.63% offer for sale aggregating to ₹ 4,709.25 . Pursuant to the IPO, the equity shares of the Company were listed on National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on May 30, 2024.

(d) In accordance with the terms stipulated in the Increment letter dated December 11, 2023, Mr. Amit Ramani was entitled to receive a cash bonus of ₹ 50, contingent upon the successful listing of the company's shares on recognized stock exchanges. On June 17, 2024, Mr. Ramani formally waived his entitlement to this cash bonus by signing a waiver letter. The Nomination and Remuneration Committee duly noted this waiver during its meeting held on the same date.

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Independent Auditor's Report

To
The Members of
Awfis Space Solutions Limited
(Formerly Known as Awfis Space Solutions Private Limited)

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Awfis Space Solutions Limited (Formerly Known as Awfis Space Solutions Private Limited) (hereinafter referred to as "the Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") comprising of the consolidated Balance sheet as at March 31, 2024, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiary, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2024, their consolidated loss including other comprehensive loss, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

Basis for Opinion

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

Other Information

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

Our opinion on the Consolidated 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 Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. When we read the Director's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these Consolidated Financial Statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Consolidated Financial Statements by the Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Financial Statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of their respective companies.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 Consolidated 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 Consolidated 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 Holding 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 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 ability of the Group 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 Consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entitity included in the Consolidated Financial Statements, which has been audited by other auditor, such other auditor remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Consolidated Financial Statements of which we are the independent auditors 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.

Other Matter

(a) We did not audit the financial statements and other financial information, in respect of one subsidiary whose financial statements include total assets of ₹43.68 million as at March 31, 2024, and total revenues of ₹78.95 million and net cash inflows of ₹0.27 million for the year ended on that date. These financial statement and other financial information have been audited by other auditor, which financial statements, other financial information and auditor's reports have been furnished to us by the management. Our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiary, is based solely on the report(s) of such other auditor.

Our opinion above on the Consolidated Financial Statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report of the other auditor on separate financial statements and the other financial information of the subsidiary company, incorporated in India, as noted in the 'Other Matter' paragraph, we give in the **"Annexure 1"** a statement on the matters specified in paragraph 3(xxi) of the Order.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditor on separate financial statements and the other financial information of subsidiary, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

    (a) We/the other auditor whose report we have relied upon 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 of the aforesaid Consolidated Financial Statements;

    (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors except that daily backup for main accounting Software and logs for Support Application was not available for certain days on the server located in India for the Holding Company as stated in note 40A to the Consolidated Financial Statements;

    (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the Consolidated Financial Statements;

    (d) In our opinion, the aforesaid Consolidated Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

    (e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2024 taken on record by the Board of Directors of the Holding Company and the report of the statutory auditor who are appointed under Section 139 of the Act, of its subsidiary company, none of the directors of the Group's companies, incorporated in India, is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;

    (f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph (b) above.

    (g) With respect to the adequacy of the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its subsidiary company, incorporated in India, and the operating effectiveness of such controls, refer to our separate Report in **"Annexure 2"** to this report;

    (h) In our opinion and based on the consideration of report of other statutory auditor of the subsidiary, the managerial remuneration for the year ended March 31, 2024 has been paid / provided by the Holding Company and its subsidiary incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;

    (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiary, as noted in the 'Other matter' paragraph:

        i. The Group does not have any pending litigations which would impact its consolidated financial position;

        ii. The Group did not have any material foreseeable losses in long-term contracts including derivative contracts during the year ended March 31, 2024;

        iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary, incorporated in India during the year ended March 31, 2024.

        iv. a) The respective managements of the Holding Company and its subsidiary which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditor of such subsidiary respectively that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary 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 respective Holding Company or any of such subsidiary ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The respective managements of the Holding Company and its subsidiary which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditor of such subsidiary respectively that, to the best of its knowledge and belief, no funds have been received by the respective Holding Company or any of such subsidiary from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditor of the subsidiary which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.

v) No dividend has been declared or paid during the year by the Holding Company and its subsidiary company, incorporated in India.

vi) Based on our examination which included test checks and that performed by the respective auditor of the subsidiary which are companies incorporated in India whose financial statements have been audited under the Act, the Holding Company and subsidiary have used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of audit, we and respective auditor of the above referred subsidiary did not come across any instance of audit trail feature being tampered with.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership Number: 504274
UDIN: 24504274BKFBNX1964

Place of Signature:
New Delhi
Date: June 19, 2024

Annexure 1 to the Independent Auditor's Report referred to in paragraph [1] of "Report on Other Legal and Regulatory Requirements" in our report of even date

Re: Awfis Space Solutions Limited (Formerly known as Awfis Space Solutions Private Limited) ("the Company")

(xxi) There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the Consolidated Financial Statements. Accordingly, the requirement to report on clause 3(xxi) of the Order is not applicable to the Holding Company.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership Number: 504274
UDIN: 24504274BKFBNX1964

Place of Signature:
New Delhi
Date: June 19, 2024

Annexure 2 To the Independent Auditor's Report of Even Date on the Consolidated Financial Statements of Awfis Space Solutions Limited (Formerly Known As Awfis Space Solutions Private Limited)

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

In conjunction with our audit of the Consolidated Financial Statements of Awfis Space Solutions Limited (Formerly Known as Awfis Space Solutions Private Limited) (hereinafter referred to as the "Holding Company") as of and for the year ended March 31, 2024, we have audited the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Holding Company's internal financial controls with reference to Consolidated Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both, issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Consolidated Financial Statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Consolidated Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Consolidated Financial Statements included obtaining an understanding of internal financial controls with reference to Consolidated 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 internal financial controls with reference to Consolidated Financial Statements.

Meaning of Internal Financial Controls with reference to Consolidated Financial Statements

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

Inherent Limitations of Internal Financial Controls with reference to Consolidated Financial Statements

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

Opinion

In our opinion, the Group, which are companies incorporated in India, have, maintained in all material respects, adequate internal financial controls with reference to Consolidated Financial Statements and such internal financial controls with reference to Consolidated Financial Statements were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to Consolidated Financial Statements of the Holding Company, in so far as it relates to this one subsidiary, which are companies incorporated in India, is based on the corresponding report of the auditor of such subsidiary, incorporated in India.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership Number: 504274
UDIN: 24504274BKFBNX1964

Place of Signature:
New Delhi
Date: June 19, 2024

Consolidated Balance Sheet

as at March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

Particulars	Notes	As at March 31, 2024	As at March 31, 2023
ASSETS			
Non-current assets			
Property, plant and equipment	5(a)	3,341.38	2,471.38
Capital work-in-progress	5(b)	82.30	4.45
Right-of-use assets	5(c) & 37	5,800.06	4,044.56
Other intangible assets	6(a)	17.72	12.87
Intangible assets under development	6(b)	4.62	3.23
Financial assets			
Other financial assets	8	1,084.59	897.61
Non-current tax assets (net)	9	475.34	261.22
Other non-current assets	10	204.81	224.46
Total Non-current assets		**11,010.82**	**7,919.78**
Current assets			
Inventories	11	1.59	3.95
Contract assets	7	416.44	57.86
Financial assets			
Trade receivables	7	747.74	484.79
Cash and cash equivalents	12	44.35	56.00
Bank Balance other than cash and cash equivalents	13	4.44	125.00
Other financial assets	8	1,008.59	191.77
Other current assets	10	746.82	466.90
Total Current assets		**2,969.97**	**1,386.27**
Total assets		**13,980.79**	**9,306.05**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	14	193.27	301.34
Other equity	15	2,321.04	1,392.30
Total equity		**2,514.31**	**1,693.64**
Liabilities			
Non-current liabilities			
Financial Liabilities			
Borrowing	16	232.68	39.69
Lease liabilities	37	5,705.37	3,769.90
Other financial liabilities	18	656.09	757.92
Net employee defined benefit liabilities	17(a)	23.93	16.15
Other non-current liabilities	20(b)	280.42	224.18
Total Non-current liabilities		**6,898.49**	**4,807.84**
Current liabilities			
Contract liabilities	20(a)	273.10	143.36
Financial Liabilities			
Borrowing	16	89.06	69.54
Lease liabilities	37	1,308.43	1,119.64
Trade payables	19		
- total outstanding dues of micro enterprises and small enterprises;		24.27	2.14
- total outstanding dues of creditors other than micro enterprises and small enterprises;		1,285.26	506.14
Other financial liabilities	18	1,280.30	762.35
Net employee defined benefit liabilities	17(a)	8.58	7.38
Provisions	17(b)	30.34	28.64
Other current liabilities	20(b)	268.65	165.38
Total current liabilities		**4,567.99**	**2,804.57**
Total equity and liabilities		**13,980.79**	**9,306.05**

The accompanying notes form an integral part of these Consolidated financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Consolidated Statement of Profit and Loss

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

	Particulars	Notes	Year ended March 31, 2024	Year ended March 31, 2023
I	Revenue from contract with customers	21	8,488.19	5,452.82
II	Other income	22	259.84	205.05
III	**Total income (I + II)**		**8,748.03**	**5,657.87**
IV	**Expenses**			
	Sub-contracting cost		1,709.09	904.72
	Purchases of traded goods	23	246.83	125.34
	Changes in inventories of traded goods	24	2.36	1.41
	Employee benefits expense	25	1,356.14	957.97
	Finance costs	26	929.67	727.21
	Depreciation and amortisation expense	27	1,959.94	1,499.79
	Other expenses	28	2,719.67	1,907.80
	Total expenses (IV)		**8,923.70**	**6,124.24**
V	**Loss before tax (III - IV)**		**(175.67)**	**(466.37)**
VI	Income Tax expense	38	-	-
VII	**Loss for the year (V - VI)**		**(175.67)**	**(466.37)**
VIII	**Other comprehensive income**			
	Items that will not be reclassified to profit or loss in subsequent years:			
	Remeasurements losses on the defined benefit plans	34	(3.05)	(0.30)
	Income tax effect	38	-	-
	Total other comprehensive loss		**(3.05)**	**(0.30)**
IX	**Total comprehensive loss for the year (VII + VIII)**		**(178.72)**	**(466.67)**
	Earnings/(Loss) per equity share (Face value of ₹10 each)			
	Basic (in ₹)	29	(2.79)	(8.11)
	Diluted (in ₹)	29	(2.79)	(8.11)

The accompanying notes form an integral part of these Consolidated financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Consolidated Statement of Cash Flow

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
A. Cash flow from operating activities		
Net loss before tax for the year	(175.67)	(466.37)
Adjustments for:		
Depreciation and amortisation expense	1,959.94	1,499.78
Share based payments	91.13	39.61
Loss on disposal of property, plant and equipment	5.13	16.51
Assets written off	0.30	13.53
Interest income on fixed deposit	(33.58)	(12.28)
Interest income on unwinding of fair valuation of security deposits	(67.91)	(41.41)
Unwinding of fair value of security deposit from customers	(135.26)	(75.47)
Interest expense on fair value of security deposit from customers	118.33	65.29
Interest income on Loan to employee	(0.25)	(0.26)
Gain on redemption of investments	-	0.98
Interest on term loan	29.30	13.64
Interest on lease liabilities	769.99	632.53
Issue of sweat equity shares	21.60	-
Loss on pre settlement of financial asset or liability (net)	6.50	-
Loss on modification of financial asset or liability (net)	0.45	-
Profit on termination of lease	(16.77)	(50.40)
Profit on modification of lease	(0.37)	(13.88)
Provision for doubtful security deposits	-	6.99
Provison for doubtful advances	7.29	7.50
Interest on compound financial instruments	-	11.35
Provision for doubtful debts	17.72	4.49
Operating profit before working capital changes	**2,597.87**	**1,652.13**
Movements in working capital:		
Increase in trade receivables	(280.67)	(182.11)
Decrease in inventories	2.36	1.41
Increase in other financial assets	(751.30)	(256.20)
Increase in other assets	(481.13)	(78.48)
Increase in trade payables	621.29	57.11
Increase in Provisions	1.70	2.48
Increase in Other financial liabilities	496.05	533.90
Increase in other liabilities	295.18	215.92
Cash generated from operations	**2,501.35**	**1,946.16**
Income tax paid(Net of refunds)	(217.40)	(132.65)
Net cash flow from operating activities (A)	**2,283.95**	**1,813.51**
B. Cash flow from investing activities		
Purchase of property, plant and equipment, capital work in progress including movement in creditors for capital goods and capital advances (Net)	(1,439.43)	(1,446.91)
Purchase of intangible assets and intangible assets under development	(11.21)	(10.29)
Proceeds from disposal of property, plant and equipment	-	1.01
Interest income on loan to employee	0.66	-
Repayment of loan given to employee	5.00	-
Investments in fixed deposits with bank	(927.80)	(964.51)
Redemption of fixed deposits with bank	714.38	687.27
Redemption of investments	-	162.96
Interest received on fixed deposit	37.95	7.77
Net cash flow used in investing activities (B)	**(1,620.45)**	**(1,562.70)**

Consolidated Statement of Cash Flow

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
C. Cash flow from financing activities		
Proceeds from issue of preference shares including securities premium	2,543.70	1,173.49
Proceeds from issue of equity shares	842.94	-
Payment upon extinguishment of equity shares (refer note 14(g))	(2,177.31)	-
Payment upon extinguishment of preference shares (refer note 14(g))	(322.66)	-
Payment of prinicipal portion of lease liability	(938.24)	(766.57)
Interest paid on lease liability	(806.83)	(632.53)
Interest paid on term loan	(27.92)	(10.44)
Repayment of long-term borrowings	(108.78)	(41.69)
Proceeds from long-term borrowings	349.81	-
Net cash flow used in financing activities (C)	**(645.29)**	**(277.74)**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	**18.21**	**(26.93)**
Cash and cash equivalents at the beginning of the year	26.14	53.07
Cash and cash equivalents at the end of the year	**44.35**	**26.14**
Cash and cash equivalents comprise:		
- In current accounts	44.35	25.82
- in deposit with original maturity of less than three months	-	30.18
Less: Bank overdraft (Refer note 16)	-	(29.86)
	44.35	**26.14**

Notes:

1) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) 'Statement of Cash Flows'

2) Changes in liabilities arising from financing activities and non-cash financing and investing activities:

Particulars	As at April 1, 2023	Cash flow (net)	Addition	Others**	As at March 31, 2024
Borrowings	79.37	213.11	-	29.26	321.74
Lease liabilities (refer note 37)	4,889.54	(1,745.07)	3,138.19	731.14	7,013.80

Particulars	As at April 1, 2022	Cash flow (net)	Addition	Others**	As at March 31, 2023
Borrowings	121.07	(52.13)	-	10.44	79.37
Lease liabilities (refer note 37)	2,859.47	(1,399.09)	2,971.74	457.42	4,889.54

** The 'Others' column includes the effect of reclassification of non-current portion of borrowings, including lease liabilities to current due to the passage of time, the effect of accrued but not yet paid interest on borrowings, including lease liabilities and termination & modification for lease liabilities.

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Consolidated Statement of Changes in Equity

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

A. Equity share capital

For the Year ended March 31, 2024

Equity shares of ₹ 10 each issued, subscribed and fully paid	Notes	Number of shares	Amount
As at April 01, 2023		**3,01,34,112**	**301.34**
Pursuant to extinguishment of shares (refer note 14(g))		(1,50,91,892)	(150.92)
Issue of share capital	14	39,38,153	39.38
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 14(i))		3,46,575	3.47
As at March 31, 2024		**1,93,26,948**	**193.27**

For the Year ended March 31, 2023

Equity shares of ₹10 each issued, subscribed and fully paid	Notes	Number of shares	Amount
As at April 01, 2022		**3,01,34,112**	**301.34**
Issue of share capital	14	-	-
As at March 31, 2023		**3,01,34,112**	**301.34**

* Number of shares are stated in absolute terms.

B. Other equity

For the Year ended March 31, 2024

Particulars	Notes	Equity component of 0.0001% compulsory convertible cumulative preference share	Equity component of 0.001% compulsory convertible debenture	Equity component of 0.0001% Optionally Convertible Redeemable Preference share	Equity component of unsecured loan	Reserves & Surplus			Total
						Retained earnings	Securities premium	Share based payment reserves	
Balance as at April 01, 2023	15	**1,929.58**	**1,483.51**	**20.04**	**2.19**	**(3,885.61)**	**1,751.90**	**90.69**	**1,392.30**
Loss for the year		-	-	-	-	(175.67)	-	-	(175.67)
Other comprehensive loss for the year (OCI)		-	-	-	-	(3.05)	-	-	(3.05)
Total comprehensive loss		**-**	**-**	**-**	**-**	**(178.72)**	**-**	**-**	**(178.72)**
Issued during the year		1,761.15	-	-	-	-	1,607.70	-	3,368.85
Extinguishment during the year (refer note 14(g))		(223.66)	-	-	-	-	(2,125.39)	-	(2,349.05)
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 14(i))		(34.66)	-	-	-	-	31.19	-	(3.47)
Conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares		20.04	-	(20.04)	-	-	-	-	-
Loan foreclosed during the year		-	-	-	(2.19)	2.19	-	-	-
Options exercised during the year		-	-	-	-	-	4.03	(4.03)	-
Options expense recognised during the year		-	-	-	-		-	91.13	91.13
Balance as at March 31, 2024		**3,452.45**	**1,483.51**	**-**	**-**	**(4,062.14)**	**1,269.43**	**177.79**	**2,321.04**

Consolidated Statement of Changes in Equity

for the year ended March 31, 2024

(All amounts in ₹ millions, unless otherwise stated)

B. Other equity (Contd..)

For the Year ended March 31, 2023

Particulars	Notes	Equity component of 0.0001% compulsory convertible cumulative preference share	Equity component of 0.001% compulsory convertible debenture	Equity component of 0.0001% Optionally Convertible Redeemable Preference share	Equity component of unsecured loan	Reserves & Surplus			Total
						Retained earnings	Securities premium	Share based payment reserves	
Balance as at April 01, 2022	15	**1,393.88**	**1,483.51**	**-**	**2.19**	**(3,418.94)**	**1,134.15**	**51.08**	**645.87**
Loss for the year		-	-	-	-	(466.37)	-	-	(466.37)
Other comprehensive loss for the year (OCI)		-	-	-	-	(0.30)	-	-	(0.30)
Total comprehensive loss		-	-	-	-	(466.67)	-	-	(466.67)
Issued during the year		535.70	-	20.04	-	-	617.75		1,173.49
Options expense recognised during the period		-	-	-	-		-	39.61	39.61
Balance as at March 31, 2023		**1,929.58**	**1,483.51**	**20.04**	**2.19**	**(3,885.61)**	**1,751.90**	**90.69**	**1,392.30**

The accompanying notes form an integral part of these consolidated financial statements

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

1. Group overview

Awfis Space Solutions Limited (the 'Company') was incorporated on December 17, 2014 with its registered office at C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi-110016. The Company along with its wholly owned subsidiary Awliv Living Solutions Private Limited which was incorporated on June 7, 2016 with its registered office in New Delhi (collectively referred to as the "Group") is primarily engaged in the business of providing workspace on rent, integrated facility management income (facility management services) and enterprise workspace designing and building services (construction and fit-out projects).

The Company has completed its Initial Public Offer (IPO) and accordingly the Holding Company's equity shares are listed on National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on May 30, 2024.

The consolidated financial statements were approved for issue in accordance with resolutions of directors on June 19, 2024.

2. Basis of preparation

These consolidated financial statements are prepared in accordance with the Indian Accounting standards (Ind AS) as notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS Compliant Schedule III), as applicable to the financial statements.

The material accounting policies, as set out in the following paragraphs of this note, have been consistently applied by the Group to all the periods presented in the said financial statements.

The preparation of the said financial statements requires the use of certain critical accounting estimates and judgements. It also requires the management to exercise judgement in the process of applying the Group's accounting policies. The areas where estimates are significant to the financial statements, or areas involving a higher degree of judgment or complexity, are appropriately disclosed.

All the amounts included in the said financial statements are reported in millions of Indian Rupees and are rounded to the nearest million, except per share data and unless stated otherwise.

Basis of measurement

The consolidated financial statements have been prepared on the accrual and going concern basis, and the historical cost convention except where the Ind AS requires a different accounting treatment. The principal variations from the historical cost convention relate to financial instruments classified as fair value through profit or loss.

Basis of consolidation

The consolidated financial statements comprises of the financial statements of the Company and its subsidiary. Control is achieved when the group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the group controls an investee if and only if the group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee, and
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The group's voting rights and potential voting rights
- The size of the group's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders

The group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the group obtains control over the subsidiary and ceases when the group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the group gains control until the date the group ceases to control the subsidiary.

The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group uses accounting policies other than those adopted in the Consolidated Financial Statement for like transactions and events in similar circumstances, appropriate adjustments were made to that Group member's summary statement in preparing the consolidated financial statements to ensure conformity with the group's accounting policies.

The consolidated financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company.

Consolidation Procedure for subsidiary:

a) Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.

b) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. Business combinations policy explains how to account for any related goodwill.

c) Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statement. Ind AS - 12 "Income Taxes" applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

   Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the summary statements of subsidiary to bring their accounting policies into line with the group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the group are eliminated in full on consolidation.

   When the proportion of the equity held by non-controlling interests changes, the group adjust the carrying amounts of the controlling and non-controlling interests to reflect the changes in their relative interests in the subsidiary. The group recognises directly in equity any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received, and attribute it to the owners of the parent.

   A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the group loses control over a subsidiary, it:

   (i) Derecognises the assets (including goodwill) and liabilities of the subsidiary

   (ii) Derecognises the carrying amount of any non-controlling interests

   (iii) Derecognises the cumulative translation differences recorded in equity

   (iv) Recognises the fair value of the consideration received

   (v) Recognises the fair value of any investment retained

   (vi) Recognises any surplus or deficit in profit or loss

   Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

Going Concern

The Group has incurred a loss during the year ended March 31, 2024 of ₹175.67 (March 31, 2023: ₹466.37) and has a net current liability position as at March 31, 2024 of ₹1,598.02 (March 31, 2023: ₹1,418.30). The board of directors have considered the financial position of the Group at March 31, 2024, the projected cash flows and financial performance of the Group for at least twelve months from the date of approval of these financial statements as well as planned cost and cash improvement actions, and believe that the plan for sustained profitability remains on course. The board of directors have taken adequate steps such as raising additional funds, generation of cash flow from operations that it needs to settle its liabilities as they fall due and optimizing the working capital requirements to ensure that appropriate long-term cash resources are in place at the date of signing the accounts to fund the Group's operations. In the view of this, financial statements have been prepared on a going concern basis.

3. Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the date of these

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements
for the year ended March 31, 2024

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

financial statements and the reported amount of revenues and expenses for the years presented. Actual results may differ from the estimates. Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods affected.

Use of estimates and judgements

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 Group 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 Group. Such changes are reflected in the assumptions when they occur. Also, the Group has made certain judgements in applying accounting policies which have an effect on amounts recognized in the consolidated financial statements.

i) Contingencies:

Contingent Liabilities may arise from the ordinary course of business in relation to claims against the group, including legal and other claims. By virtue of their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgements and the use of estimates regarding the outcome of future events.

ii) Defined benefit plans:

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

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the actuary considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

iii) Useful lives of property, plant and equipment:

The Group reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

iv) Leases:

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

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

The initial recognition of lease liabilities at present value requires the identification of an appropriate discount rate. The Company has determined the incremental borrowing rate based on considerations specific to the leases or for a portfolio of leases with similar characteristics by taking consideration of the risk free borrowing rates as adjusted for country / company specific risk premiums (basis the readily available data points).

Where the Group is the lessor, the treatment of leasing transactions is mainly determined by whether the lease is considered to be an operating or finance lease. In making this assessment, management looks at the substance of the lease, as well as the legal form, and makes a judgement about whether substantially all of the risks and rewards of ownership are transferred. Arrangements which do not take the legal form of a lease but that nevertheless convey the right to use an asset are also covered by such assessments. The management's estimates and assessments were based in particular on assumptions regarding the development of the economy as a whole and the development of the basic legal parameters.

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

v) Deferred taxes:

Deferred tax assets can be recognized for deductible temporary differences (including unused tax losses) only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilized. As the Group is yet to generate profits, management has assessed that as at March 31, 2024 it is not probable that such deferred tax assets can be realised in excess of available temporary differences. Management re-assesses unrecognized deferred tax assets at each reporting date and recognizes to the extent that it has become probable that future taxable profits will allow the deferred tax assets to be recovered. For details about deferred tax assets, refer note 38.

vi) Revenue from contract with customers:

The Group has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers. Refer note 4 (A) for further details.

4. Summary of material accounting policies

A. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured.

Revenue from contracts with customers:

- Revenue is recognized on the basis of approved contracts regarding the transfer of goods or services to a customer for an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services.
- Revenue is measured at the amount of transaction price after taking into account the amount of discounts, incentives, volume rebates, outgoing taxes on sales. Any amounts receivable from the customer are recognised as revenue after the control over the goods sold are transferred to the customer.
- Variable consideration - This includes incentives, volume rebates, discounts etc. It is estimated at contract inception considering the terms of various schemes with customers and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved. It is reassessed at the end of each reporting period.

Satisfaction of performance obligations:

An entity shall recognise revenue when (or as) the entity satisfies a performance obligation by transferring a promised good or service (i.e. an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset. For each performance obligation identified, an entity shall determine at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time.

For performance obligations that an entity satisfies over time, an entity shall disclose both of the following:

(a) the methods used to recognise revenue (for example, a description of the output methods or input methods used and how those methods are applied); and

(b) an explanation of why the methods used provide a faithful depiction of the transfer of goods or services. For performance obligations satisfied at a point in time, an entity shall disclose the significant judgements made in evaluating when a customer obtains control of promised goods or services.

Rental Income

Revenue from leased out co-working space (Rental Income) under an operating lease is recognized on a straight line basis over the non-cancellable period ('Lease Term for Revenue'), except where there is an uncertainty of ultimate collection. After Lease Term for Revenue or where there is no non-cancellable period, rental revenue is recognized on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Unbilled revenue represents revenues recognized after the last invoice raised to customer to the period end. These are billed in subsequent periods based on the terms and conditions specified in the agreement with the customers. The Company presents service revenue net of indirect taxes in its Standalone Statement of Profit and Loss.

Integrated facility management income ('Facility management services')

Revenue from facility management services is recognized monthly, on accrual basis, in accordance with the terms of the respective agreement as and when services are rendered.

Enterprise workspace designing and building services ('Construction and fit-out projects')

Construction and fit-out projects where the Group is acting as a contractor, revenue is recognized in accordance with the terms of the construction agreements. Under such contracts, assets created

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

does not have an alternative use and the Group has an enforceable right to payment.

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

As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognized only to the extent of costs incurred in the statement of profit and loss.

Remote working and work from home solutions

Revenue from sale of furniture and work from home solutions is recognized when all the significant control of ownership of the goods have been passed to the buyer, usually on delivery of the goods.

Sale of food items

Revenue from sale of food items (goods) is recognised on transfer of control of ownership of goods to the buyer and when no significant uncertainty exists regarding the amount of consideration that will be derived.

Other services

Revenue from contracts with customers for other allied services is recognized when control of the goods or services are transferred or rendered 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, in accordance with the terms of the respective agreement

Revenue from other services is recognized as and when the services are rendered in accordance with the terms of respective agreements.

B. Borrowing costs

Borrowing costs are interest and other costs incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

C. Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification.

Assets:

An asset is treated as current when it is:

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

ii) Held primarily for the purpose of trading

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

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

All other assets are classified as non-current.

Liabilities:

A liability is current when:

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

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

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

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

All other liabilities are classified as non-current.

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

Operating Cycle:

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

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

D. Fair value measurement

Fair value is the price at the measurement date at which an asset can be sold or paid to transfer a liability, in an orderly transaction between market participants. The Group's accounting policies require, measurement of certain financial/ non-financial assets and liabilities at fair values (either on a recurring or non-recurring basis). Also, the fair values of financial instruments measured at amortised cost are required to be disclosed in the said financial statements.

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

The three levels of the fair value hierarchy are described below:

Level 1: Quoted (unadjusted) prices for identical assets or liabilities in active markets

Level 2: Significant inputs to the fair value measurement are directly or indirectly observable

Level 3: Significant inputs to the fair value measurement are unobservable.

E. Property, plant and equipment ('PPE')

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Capital work in progress are stated at cost net of impairment loss, if any. It includes direct costs comprise of purchase price, taxes, duties, freight and other incidental expenses (including cost incurred during fit out periods). Such cost also includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Depreciation is recognized on a straight-line basis over the estimated useful lives of the respective assets as under:

S. no.	Property, plant and equipment:	Useful life as prescribed by Schedule II of the Companies Act, 2013 (in years)	Estimated useful life (in years)
1	Computers	3	3
2	Office equipments	5	5 to 10 years depending upon the useful life of the components.
3	Furniture and fixtures	10	10
4	Vehicles	8	8
5	Leasehold improvements	On lease term	5 to 10 years depending upon the useful life of the components.

* Leasehold improvements includes partition works, flooring, fit-out works, civil and painting works, electrical installations and other components.

Useful life of assets different from prescribed in Schedule II has been estimated by the management supported by technical assessment.

The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period and the effect of any changes in estimate is accounted for prospectively.

Effective April 1, 2022, the Group has reviewed the estimated economic useful lives of all components within the broad category of leasehold improvements and office equipments as specified in the table above (2022: 5 years) based on the combination of evaluation conducted by an independent consultant identifying assets which are movable in nature and the management estimate.

The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

The Group has measured Property, Plant and equipment at carrying value as recognised in the consolidated financial statements as on transition date i.e. April 1, 2020 which has become its deemed cost.

F. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

Gains or losses arising from de recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

The Group has measured intangible assets at carrying value as recognised in the consolidated financial statements as on transition date i.e. April 1, 2020 which has become its deemed cost.

G. Impairment of non-financial assets

The Group 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 Group 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.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses, if any, are recognized in the statement of profit and loss.

H. Foreign currency translations

(i) Functional and presentation currency

Items included in the consolidated financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The consolidated financial statements are presented in Indian rupee (₹), which is the Group's functional and presentation currency.

(ii) Translations and balances

Foreign currency transactions are translated into functional currency using the exchange rates at the dates of the transactions. 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 the year end exchange rates are generally recognised in profit or loss.

Foreign exchange gains and losses are presented in the statement of profit and loss on a net basis.

I. Inventories

Stock of food items and furniture and other work from home solutions are valued at lower of cost and net realisable value and cost is determined on first-in-first out ('FIFO') basis.

The cost is determined by considering the purchase price and direct material costs. Net realisable value is the estimated selling price in the ordinary course of business less estimated cost of completion to make the sale.

J. Employee benefits

(i) Defined contribution plan

Retirement benefit in the form of provident fund is a defined contribution scheme. The Group has no obligation, other than the contribution payable to the provident fund. The Group recognizes contribution payable to the provident fund scheme as an expenditure, when an employee renders the related service. If the contribution payable to the scheme for service received before the consolidated balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the consolidated balance sheet date, then excess is recognized as an asset to the extent that the prepayment will lead to, for example, a reduction in future payment or a cash refund.

(ii) Defined benefit plan

The Group's net obligation in respect of gratuity is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value, and the fair value of any plan assets is deducted. The present value of the obligation under such defined benefit plan is determined based on actuarial valuation by an independent actuary using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan are based on the market yields on Government securities as at the consolidated balance sheet date.

(iii) Compensated absences

Accumulated leaves which is expected to be utilized within the next 12 months is treated as short-term employee benefit. The Group measures the expected cost of such absences as the additional amount that is expects to pay as a result of unused entitlement that has accumulated at the reporting date. The Group treats accumulated leave expected to be carried forward beyond 12 months, as long-term employee benefits for measurement purpose. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit-credit method at the year-end. The related re-measurements are recognized in the statement of profit and loss in the period in which they arise. The Group presents the entire amount as current liability in consolidated balance sheet since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

(iv) Share-based payments

Employees of the Group receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments. The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using Black Scholes valuation model. The grant date fair value of options granted to employees is recognised as employee expense with a corresponding increase in employee stock options reserve, over the period in which the eligibility conditions are fulfilled and the employees unconditionally become entitled to the awards. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

K. Income taxes

The income tax expense comprises of current and deferred income tax. Income tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised in the other comprehensive income or directly in equity, in which case the related income tax is also recognised accordingly.

(i) Current tax

The current tax is calculated on the basis of the tax rates, laws and regulations, which have been enacted or substantively enacted as at the reporting date. The payment made in excess/(shortfall) of the Group's income tax obligation for the period are recognised in the consolidated balance sheet as current income tax assets/liabilities. Any interest, related to accrued liabilities for potential tax assessments are not included in Income tax charge or (credit), but are rather recognised within finance costs.

Current income tax assets and liabilities are off-set against each other and the resultant net amount

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is presented in the consolidated balance sheet, if and only when, (a) the Group currently has a legally enforceable right to set-off the current income tax assets and liabilities, and (b) when it relates to income tax levied by the same taxation authority and where there is an intention to settle the current income tax balances on net basis.

(ii) Deferred tax

Deferred tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying values in the consolidated financial statements.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

The unrecognised deferred tax assets/carrying amount of deferred tax assets are reviewed at each reporting date for recoverability and adjusted appropriately. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Group recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Group will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Group recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement". The Group reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Group does not have convincing evidence that it will pay normal tax during the specified period.

L. Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Where the Group is the lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(i) Right-of-use assets

The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment.

(ii) Lease liabilities

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

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In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

(iii) Short-term leases and leases of low-value assets

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

Where the Group is the lessor

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

Leases in which the Group does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included in property, plant and equipment. Management recognised lease income on an operating lease is recognized in the statement of profit and loss on a straight-line basis over the lease term on reasonable basis. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Contingent rents are recognized as revenue in the period in which they are earned.

M. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period including ordinary shares that will be issued upon the conversion of a mandatorily convertible instrument. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

N. Provisions, contingent liabilities and contingent assets

Provision

A provision is recognized when the Group has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

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 Group 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 Group does not recognize a contingent liability but discloses its existence in the consolidated financial statements.

Contingent assets

Contingent Assets are disclosed, where the inflow of economic benefits is probable.

O. Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk

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of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

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

P. 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.

(i) Financial assets

Initial recognition and measurement

At initial recognition, financial asset is measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Subsequent measurement

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

a) at amortized cost; or

b) at fair value through other comprehensive income; or

c) at fair value through profit or loss.

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

Amortized cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method (EIR).

Fair value through other comprehensive income (FVTOCI)

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVTOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to Statement of Profit and Loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss (FVTPL)

Assets that do not meet the criteria for amortized cost or FVTOCI are measured at fair value through profit or loss. Interest income from these financial assets is included in other income.

Equity instruments:

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Group may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Group makes such election on an instrument- by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Group may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss.

Impairment of financial assets

In accordance with Ind AS 109, Financial Instruments, the Group applies expected credit loss (ECL) model for measurement and recognition of impairment loss on financial assets that are measured at amortized cost and FVTOCI.

For recognition of impairment loss on financial assets and risk exposure, the Group determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If in subsequent years, credit quality of the

Material Accounting Policies and other Explanatory Notes to Consolidated Financial Statements

for the year ended March 31, 2024

instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 month ECL.

Life time ECLs are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12 month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the year end.

ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider all contractual terms of the financial instrument (including prepayment, extension etc.) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument.

In general, it is presumed that credit risk has significantly increased since initial recognition if the payment is more than 30 days past due.

ECL impairment loss allowance (or reversal) recognized during the year is recognized as income/expense in the statement of profit and loss. In consolidated balance sheet ECL for financial assets measured at amortized cost is presented as an allowance, i.e. as an integral part of the measurement of those assets in the consolidated balance sheet. The allowance reduces the net carrying amount. Until the asset meets write off criteria, the Group does not reduce impairment allowance from the gross carrying amount.

A financial asset is derecognized only when:

a) the rights to receive cash flows from the financial asset is transferred or

b) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss and at amortized cost, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

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

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in Statement of Profit and Loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized 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 as finance costs in the Statement of Profit and Loss.

Derecognition

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 recognized in the Statement of Profit and Loss as finance costs.

Q. Segment reporting

The Group has the policy of reporting the segments in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The chief operating decision maker is considered to be the Board of Directors who makes strategic decisions and is responsible for allocating resources and assessing performance of the operating segments.

R. Changes in accounting policies and disclosures

New and amended standards

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after April 1, 2023.

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The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2023, to amend the following Ind AS which are effective from April 1, 2023.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after April 1, 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period.

The amendments does not have material impact on the group's consolidated financial statements.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to Ind AS 1 are applicable for annual periods beginning on or after April 1, 2023. Consequential amendments have been made in Ind AS 107.

The amendments does not have material impact on the group's consolidated financial statements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations. Consequential amendments have been made in Ind AS 101. The amendments to Ind AS 12 are applicable for annual periods beginning on or after April 1, 2023.

The amendments does not have material impact on the group's consolidated financial statements.

S. Standards Notified but not yet effective

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the group.

T. Climate-related matters

The Group considers climate-related matters in estimates and assumptions, where appropriate. The Group considers the climate-related risks does not currently have a significant impact on its operations, the Group is closely monitoring relevant changes and developments, such as new climate-related legislation.v

Notes to the Consolidated Financial Statements

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(All amounts in Rs. millions, unless otherwise stated)

5 (a) Property, plant and equipment and capital work-in-progress

Particulars	Leasehold improvements	Computers	Vehicles	Office equipment	Furniture & Fixtures	Total	Capital work in progress
Gross Block							
Balance at April 1, 2022	**980.79**	**14.54**	**0.82**	**315.63**	**359.08**	**1,670.85**	**86.92**
Additions	955.87	3.68	-	404.99	273.43	1,637.97	4.45
Transfer to block of assets	-	-	-	-	-	-	(86.92)
Disposals / write off	(26.30)	-	-	(0.06)	(0.71)	(27.07)	-
Balance at March 31, 2023	**1,910.36**	**18.22**	**0.82**	**720.56**	**631.80**	**3,281.75**	**4.45**
Additions	1024.46	21.18	5.19	125.34	246.11	1,422.28	131.04
Transfer to block	-	-	-	-	-	-	(53.19)
Disposals / write off	(7.56)	-	-	(0.33)	(0.28)	(8.17)	-
Balance at March 31, 2024	**2,927.26**	**39.40**	**6.01**	**845.57**	**877.63**	**4,695.86**	**82.30**
Depreciation and impairment							
Balance at April 1, 2022	**318.76**	**5.82**	**0.32**	**88.45**	**50.65**	**464.00**	**-**
Charge for the year	225.83	4.51	0.15	70.23	55.19	355.91	-
Disposals / write off	(9.50)	-	-	(0.01)	(0.03)	(9.54)	-
Balance at March 31, 2023	**535.09**	**10.33**	**0.47**	**158.67**	**105.81**	**810.37**	**-**
Charge for the year	410.24	5.80	0.58	52.78	77.75	547.15	-
Disposals / write off	(2.86)	-	-	(0.12)	(0.06)	(3.04)	-
Balance at March 31, 2024	**942.47**	**16.13**	**1.05**	**211.33**	**183.50**	**1,354.48**	**-**
Net book value							
As at March 31, 2024	**1,984.79**	**23.27**	**4.96**	**634.24**	**694.13**	**3,341.38**	**82.30**
As at March 31, 2023	**1,375.27**	**7.89**	**0.34**	**561.89**	**525.99**	**2,471.38**	**4.45**

Notes:

1. On transition to Ind AS (i.e. April 1, 2020), the Group has elected to continue with the carrying value of all property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of property, plant and equipment.

2. Effective April 1, 2022, the Group has reviewed the estimated economic useful lives of all components within the broad category of leasehold improvements and office equipments, based on the combination of evaluation conducted by an independent consultant and management estimate. As a result, the depreciation charge for the year ended March 31, 2023 is lower by ₹1,333.01.

3. For details of assets hypothicated refer note 16(c) and 16(d).

5 (b) Capital work in progress (CWIP) Ageing Schedule

As at March 31, 2024

Particulars	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	82.30	-	-	-	82.30
Project temporarily suspended	-	-	-	-	-
	82.30	**-**	**-**	**-**	**82.30**

As at March 31, 2023

Particulars	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	4.45	-	-	-	4.45
Project temporarily suspended	-	-	-	-	-
	4.45	**-**	**-**	**-**	**4.45**

Note: There are no projects in progress under capital work-in-progress whose completion is overdue or has exceeded its cost compared to its original plan.

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(All amounts in Rs. millions, unless otherwise stated)

5 (c) Right-of-use Assets

Particulars	Building	Total
Gross Block		
Balance at April 1, 2022	**3,479.83**	**3,479.83**
Additions	3,110.10	3,110.10
Lease Modification	(30.24)	(30.24)
Lease Termination	(80.86)	(80.86)
Balance at March 31, 2023	**6,478.83**	**6,478.83**
Additions	3,274.80	3,274.80
Lease Modification	98.52	98.52
Lease Termination	(157.07)	(157.07)
Balance at March 31, 2024	**9,695.08**	**9,695.08**
Depreciation		
Balance at April 1, 2022	**1,293.32**	**1,293.32**
Charge for the year	1,140.95	1,140.95
Disposals	-	-
Balance at March 31, 2023	**2,434.27**	**2,434.27**
Charge for the year	1,460.75	1,460.75
Disposals	-	-
Balance at March 31, 2024	**3,895.02**	**3,895.02**
Net book value		
As at March 31, 2024	**5,800.06**	**5,800.06**
As at March 31, 2023	**4,044.56**	**4,044.56**

6 (a) Intangible assets

Particulars	Computer software	Total
Gross Block		
Balance at April 1, 2022	**11.93**	**11.93**
Additions	7.36	7.36
Disposals / write off	-	-
Balance at March 31, 2023	**19.29**	**19.29**
Additions	9.82	9.82
Disposals / write off	-	-
Balance at March 31, 2024	**29.11**	**29.11**
Amortisation and impairment		
Balance at April 1, 2022	**3.49**	**3.49**
Charge for the year	2.93	2.93
Disposals	-	-
Balance at March 31, 2023	**6.42**	**6.42**
Charge for the year	4.97	4.97
Disposals	-	-
Balance at March 31, 2024	**11.39**	**11.39**
Net book value		
As at March 31, 2024	**17.72**	**17.72**
As at March 31, 2023	**12.87**	**12.87**

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(All amounts in Rs. millions, unless otherwise stated)

6 (b) Intangible assets under development

Particulars	Computer software	Total
Cost		
Balance at April 1, 2022	**-**	**-**
Additions	3.23	3.23
Transfer to block of assets	-	-
Balance at March 31, 2023	**3.23**	**3.23**
Additions	1.39	1.39
Transfer to block of assets	-	-
Balance at March 31, 2024	**4.62**	**4.62**
Net book value		
As at March 31, 2024	**4.62**	**4.62**
As at March 31, 2023	**3.23**	**3.23**

There is no transfer to block during the year ended March 31, 2024 (March 31, 2023: Nil).

Intangible assets under development ageing schedule

As at March 31, 2024

Particulars	Amount in Intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress*	2.39	2.23	-	-	4.62
Project temporarily suspended	-	-	-	-	-
	2.39	**2.23**	**-**	**-**	**4.62**

Intangible assets under development ageing schedule

As at March 31, 2023

Particulars	Amount in Intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress*	3.23	-	-	-	3.23
Project temporarily suspended	-	-	-	-	-
	3.23	**-**	**-**	**-**	**3.23**

Project	Amount	Reason for Delay
*In4 Velocity	4.62	The Company is in the process of configuring 'In4 Velocity' software intended for tracking and maintaining project related data in case of construction and fit-out projects. Delays in configuration is on account of alignment with internal processes and unexpected technical integration hurdles. The Project is expected to be completed by July 2024.

There are no overdue projects for the year ended March 31, 2023.

7 Trade receivables and contract assets

Particulars	Current	
	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good*	747.74	484.79
Trade receivables which have significant increase in credit risk	30.49	12.77
	778.23	**497.56**
Less: Impairment Allowance (allowance for bad and doubtful debts)		
Trade receivables which have significant increase in credit risk	(30.49)	(12.77)
Total	**747.74**	**484.79**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

7 Trade receivables and contract assets (Contd..)

Notes:

(i) Normally the Group collects all receivables from its customers within the applicable credit period. The Group assesses impairment on trade receivables from all the customers on facts and circumstances related to each transaction.

(ii) On account of adoption of Ind AS 109, the Group uses a simplified approach (lifetime expected credit loss model) for the purpose of computation of expected credit loss for trade receivables.

(iii) Includes Nil (March 31, 2023: ₹ 0.30) due from the Director (refer note 31).

(iv) Includes ₹ 2.85 (March 31, 2023: ₹ 1.37) due from the Companies in which directors of the Company are able to exercise control or having signficant influence (refer note 31).

(v) Includes unbilled revenue of ₹ 22.12 (March 31, 2023 ₹ 13.71)

(vi) Trade receivables ageing schedule

As at March 31, 2024

Particulars	Unbilled	Outstanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	22.12	639.05	52.87	33.70	-	-	747.74
Undisputed Trade receivables- which have significant increase in credit risk	-	-	4.26	19.12	6.34	0.77	30.49
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
	22.12	**639.05**	**57.13**	**52.82**	**6.34**	**0.77**	**778.23**

As at March 31, 2023

Particulars	Unbilled	Outstanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	13.70	387.12	72.08	11.89	-	-	484.79
Undisputed Trade receivables- which have significant increase in credit risk	-	1.63	4.40	6.36	0.38	-	12.77
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
	13.70	**388.75**	**76.48**	**18.25**	**0.38**	**-**	**497.56**

Contract assets

As at March 31, 2024, the Company has contract assets of ₹416.44 (As at March 31, 2023 ₹ 57.86). For further details refer note 21.

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

8 Other financial assets

(Unsecured and considered good unless otherwise stated)

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Security deposit				
- Considered good	997.53	751.22	259.46	76.61
- Considered doubtful	12.61	12.61	-	-
Loan to employees	-	2.00	2.00	5.00
Bank deposit of more than 12 months*	25.06	87.01	499.42	103.48
Interest accrued on loan to employee	-	0.07	0.17	0.51
Interest accrued on fixed deposit	0.03	0.64	1.53	5.29
Balances in payment gateways	-	-	0.06	0.88
Expenses recoverable from shareholders**	-	-	201.74	-
Revenue equalisation reserve	61.97	56.67	33.26	-
Retention money receivable	-	-	7.01	-
Other recoverable	-	-	3.94	-
	1,097.20	**910.22**	**1,008.59**	**191.77**
Less: Allowance for credit losses	(12.61)	(12.61)	-	-
Total	**1,084.59**	**897.61**	**1,008.59**	**191.77**

* Deposits amount to ₹ 138.46 (March 31, 2023 ₹ 103.48) are lien marked. The lien has been marked on account of bank guarantee and cash credit. For details of charge created refer note 16(g) and 16(h).

**The Company has incurred share issue expenses in connection with the Initial Public Offering (IPO) of equity shares. In accordance with the Offer Agreement entered between the Company and the selling shareholders, the selling shareholders shall reimburse the share issue expenses in proportion to the respective shares offered for sale or in mutually agreed proportion between the selling shareholders. Accordingly, the Company will recover the expenses incurred amounting to ₹201.74 (March 31, 2023: Nil) in connection with the issue on completion of IPO.

9 Non-current tax assets (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Tax deducted at source recoverable	475.34	261.22
Total	**475.34**	**261.22**

10 Other assets

(Unsecured and considered good unless otherwise stated)

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Capital advances				
- Considered good	90.35	132.59	-	-
- Considered doubtful	11.52	7.50	-	-
Less: Allowance for doubtful advances	(11.52)	(7.50)	-	-
	90.35	132.59	-	-
Prepaid expenses*	114.46	91.87	181.57	90.34
Advance to employee	-	-	3.02	10.21
Advance to vendors	-	-	302.26	122.30
Balance with government authorities	-	-	259.97	244.05
Total	**204.81**	**224.46**	**746.82**	**466.90**

*includes IPO expense of ₹54.83 as at March 31, 2024 (March 31, 2023: Nil) carried forward as prepaid expenses pertaining to company's share and the aforesaid amount will be adjusted with securities premium at the time of issue of shares in accordance with requirement of Section 52 of the Companies Act, 2013.

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

11 Inventories

(valued at lower of cost and net realisable value)

Particulars	As at March 31, 2024	As at March 31, 2023
Stock-in-Trade	1.59	3.95
Total	**1.59**	**3.95**

12 Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Balance with banks		
- In current accounts	44.35	25.82
- In deposit with original maturity of less than three months	-	30.18
Total	**44.35**	**56.00**

13 Bank Balance other than Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Deposits with original maturity of more than 3 months but less than 12 months*	4.44	125.00
Total	**4.44**	**125.00**

* Deposits amount to ₹ 3.09 (March 31, 2023 Nil) are lien marked. The lien has been marked on account of bank guarantee and cash credit. For details of charge created refer note 16(g) and 16(h).

14 Share capital

Authorised share capital	As at March 31, 2024	As at March 31, 2023
102,822,434 Equity Shares (March 31, 2023: 37,822,434) of ₹ 10 each	1,028.22	378.22
39,821,715 Preference Shares (March 31, 2023: 39,821,715) of ₹ 100 each	3,982.17	3,982.17
2,792,520 Preference Shares (March 31, 2023: 2,792,520) of ₹ 10 each	27.93	27.93
	5,038.32	**4,388.32**

During the year ended March 31, 2024, the authorised share capital was increased by ₹ 650 i.e. 65,000,000 Equity shares of ₹ 10 each.

Issued share capital, subscribed and fully paid	Equity Shares	
	As at March 31, 2024	As at March 31, 2023
1,93,26,948 Equity Shares (March 31, 2023: 30,134,112) of ₹ 10 each fully paid up	193.27	301.34
	193.27	**301.34**

Issued preference share capital, subscribed and fully paid	Preference Shares	
	As at March 31, 2024	As at March 31, 2023
7,477,527 Equity component of 0.0001% Series B Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 7,477,527) of ₹ 100 each*	737.50	737.50
2,987,112 Equity component of 0.0001% Series C Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 4,455,366) of ₹ 100 each*	292.59	439.41
768,309 Equity component of 0.0001% Series C1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 1,536,618) of ₹ 100 each*	74.72	151.55
289,963 Equity component of 0.0001% Series C2 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: Nil) of ₹ 100 each*	28.30	-

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for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

14 Share capital (Contd..)

Issued preference share capital, subscribed and fully paid	Preference Shares	
	As at March 31, 2024	As at March 31, 2023
589,735 Equity component of 0.0001% Series D Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 589,735) of ₹ 100 each*	58.16	58.16
36,878 Equity component of 0.0001% Series D1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 36,878) of ₹ 100 each*	3.62	3.62
36,878 Equity component of 0.0001% Series D2 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 36,878) of ₹ 100 each*	3.62	3.62
4,505,397 Equity component of 0.0001% Series E Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 4,505,397) of ₹ 100 each*	432.45	432.45
1,039,706 Equity component of 0.0001% Series E1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: 1,039,706) of ₹ 100 each*	103.26	103.26
Nil Equity component of 0.0001% Series F Optionally Convertible Redeemable Preference Shares (March 31, 2023: 2,772,579) of ₹ 10 each*	-	20.04
16,981,997 Equity component of 0.0001% Series F Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: Nil) of ₹ 100 each*	1,698.20	-
2,772,579 Equity component of 0.0001% Series F1 Compulsorily Convertible Cumulative Preference Shares (March 31, 2023: Nil) of ₹ 10 each*	20.04	-
	3,452.47	**1,949.62**

*Net of transaction cost of ₹ 46.62 (March 31, 2023 ₹ 45.92)

Notes:

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

I) Equity share of ₹ 10 each issued, subscribed and fully paid

Particulars	Number	Amount
As at April 1, 2022	**3,01,34,112**	**301.34**
Issued during the year	-	-
As at March 31, 2023	**3,01,34,112**	**301.34**
Issued during the year *	39,38,153	39.38
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (Refer Note 14 (i))	3,46,575	3.47
Pursuant to extinguishment of shares (refer note 14(g))	(1,50,91,892)	(150.92)
As at March 31, 2024	**1,93,26,948**	**193.27**

*** Shares issue during the year**

Date of Issue	Particulars	Number	Amount
August 16, 2023	Shares issued pursuant to the Right to Subscribe Agreement (refer note 16(a) and 16(b))	9,44,287	9.44
August 24, 2023	Shares issued under 'EDSOP 2015' (refer note 36)	48,500	0.49
September 27, 2023	Sweat equity shares issued (refer note 14 (f))	1,50,000	1.50
October 27, 2023	Right issue (refer note 14 (j))	26,20,366	26.20
March 14, 2024	Shares issued under 'EDSOP 2015' (refer note 36)	1,75,000	1.75
		39,38,153	**39.38**

II) Equity component of 0.0001% Series B compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**74,77,527**	**737.50**
Issued during the year	-	-
As at March 31, 2023	**74,77,527**	**737.50**
Issued during the year	-	-
As at March 31, 2024	**74,77,527**	**737.50**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

14 Share capital (Contd..)

III) Equity component of 0.0001% Series C compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**44,55,366**	**439.41**
Issued during the year	-	-
As at March 31, 2023	**44,55,366**	**439.41**
Issued during the year	-	-
Pursuant to extinguishment of shares (refer note 14(g))	(14,68,254)	(146.83)
As at March 31, 2024	**29,87,112**	**292.58**

IV) Equity component of 0.0001% Series C1 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**15,36,618**	**151.55**
Issued during the year	-	-
As at March 31, 2023	**15,36,618**	**151.55**
Issued during the year	-	-
Pursuant to extinguishment of shares (refer note 14(g))	(7,68,309)	(76.83)
As at March 31, 2024	**7,68,309**	**74.72**

V) Equity component of 0.0001% Series C2 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	-	-
As at March 31, 2023	**-**	**-**
Issued during the year	2,89,963	28.30
As at March 31, 2024	**2,89,963**	**28.30**

VI) Equity component of 0.0001% Series D compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**5,89,735**	**58.16**
Issued during the year	-	-
As at March 31, 2023	**5,89,735**	**58.16**
Issued during the year	-	-
As at March 31, 2024	**5,89,735**	**58.16**

VII) Equity component of 0.0001% Series D1 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2023	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2024	**36,878**	**3.62**

VIII) Equity component of 0.0001% Series D2 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2023	**36,878**	**3.62**
Issued during the year	-	-
As at March 31, 2024	**36,878**	**3.62**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

14 Share capital (Contd..)

IX) Equity component of 0.0001% Series E compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	45,05,397	432.45
As at March 31, 2023	**45,05,397**	**432.45**
Issued during the year	-	-
As at March 31, 2024	**45,05,397**	**432.45**

X) Equity component of 0.0001% Series E1 compulsorily convertible cumulative preference shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	10,39,706	103.26
As at March 31, 2023	**10,39,706**	**103.26**
Issued during the year	-	-
As at March 31, 2024	**10,39,706**	**103.26**

XI) Equity component of 0.0001% Series F Optionally Convertible Redeemable Preference Shares of ₹ 10 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	27,72,579	20.04
As at March 31, 2023	**27,72,579**	**20.04**
Issued during the year	-	-
Pursuant to conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	(27,72,579)	(20.04)
As at March 31, 2024	**-**	**-**

XII) Equity component of 0.0001% Series F Compulsorily Convertible Cumulative Preference Shares of ₹ 100 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	-	-
As at March 31, 2023	**-**	**-**
Issued during the year	1,73,28,572	1,732.86
Pursuant to conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 14(i))	(3,46,575)	(34.66)
As at March 31, 2024	**1,69,81,997**	**1,698.20**

XIII) Equity component of 0.0001% Series F1 Compulsorily Convertible Cumulative Preference Shares of ₹ 10 each

Particulars	Number	Amount
As at April 1, 2022	**-**	**-**
Issued during the year	-	-
As at March 31, 2023	**-**	**-**
Issued during the year	-	-
Pursuant to conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	27,72,579	20.04
As at March 31, 2024	**27,72,579**	**20.04**

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(All amounts in Rs. millions, unless otherwise stated)

14 Share capital (Contd..)

(b) Rights, Preferences and Restrictions attached to shares:

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

0.0001% compulsory convertible cumulative preference share (Series B to Series F)

The Company had issued Series B, C, C1, C2, D, D1, D2, E, E1 and F of 0.0001% fully and compulsorily convertible cumulative preference shares (CCCPS) having a par value of ₹ 100 per share fully paid up.

Each holder of Series B, C, C1, C2, D, D1, D2, E, E1 and F CCCPS is entitled to one vote per share held assuming conversion of CCCPS in the manner set out in the Shareholder Agreement and Article of Association of the Company and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. CCCPS shall be converted to equity shares in the ratio of one equity share for each CCCPS held at anytime at the option of the holder or before the expiry of 20 years from the date of issuance of the CCCPS or filing of the prospectus by the Company in connection with an Initial Public Offer, whichever is earlier.

0.0001% Series F1 compulsory convertible cumulative preference share

The Company had issued Series F1 of 0.0001% fully and compulsorily convertible cumulative preference shares (CCCPS) having a par value of ₹ 10 per share fully paid up.

Each holder of Series F1 CCCPS is entitled to one vote per share held assuming conversion of CCCPS in the manner set out in the Shareholder Agreement and Article of Association of the Company and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. CCCPS shall be converted to equity shares in the ratio of one equity share for each CCCPS held at anytime at the option of the holder or before the expiry of 20 years from the date of issuance of the CCCPS or filing of the prospectus by the Company in connection with an Initial Public Offer, whichever is earlier.

0.0001% optionally convertible redeemable preference share (Series F)

The Company has only one class of optionally convertible redeemable preference share (OCRPS) having a par value of ₹ 10 per share fully paid up. Each holder of OCRPS is entitled to one vote per share held and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. Each holder of OCRPS has the right of redemption along with redemption premium by cash or it can be convertible into CCCPS which, further, may be converted into equity shares in the ratio of 1:1 at anytime at the option of the holder. On July 25, 2023 the said shares were converted into CCCPS in the manner as stated in the Shareholder Agreement.

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

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
Equity shares of ₹ 10 each:				
Amit Ramani	1,21,08,820	62.65%	1,17,99,885	39.16%
Peak XV Partners Investments V (Formerly known as SCI InvestmentsV)	23,15,525	11.98%	24,38,324	8.09%
DOIT Urban Ventures (India) Private Limited (Formerly known as DOIT Enterprises India Private Limited) (refer note 14(g))	-	-	53,54,424	17.77%
RAB Enterprises (India) Private Limited (refer note 14(g))	-	-	97,37,468	32.31%
Shri Brahma Creation Trust	12,63,500	6.54%	-	-
	1,56,87,845	**81.17%**	**2,93,30,101**	**97.33%**

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for the year ended March 31, 2024
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14 Share capital (Contd..)

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series B compulsorily convertible cumulative preference shares of ₹100 each:				
Peak XV Partners Investments V (Formerly known as SCI InvestmentsV)	74,77,527	100.00%	74,77,527	100.00%
	74,77,527	**100.00%**	**74,77,527**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series C compulsorily convertible cumulative preference shares of ₹100 each:				
Peak XV Partners Investments V (Formerly known as SCI InvestmentsV)	29,87,112	100.00%	29,87,112	67.05%
DOIT Urban Ventures (India) Private Limited (Formerly known as DOIT Enterprises India Private Limited) (refer note 14(g))	-	-	14,68,254	32.95%
	29,87,112	**100.00%**	**44,55,366**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series C1 compulsorily convertible cumulative preference shares of ₹100 each:				
Peak XV Partners Investments V (Formerly known as SCI InvestmentsV)	7,68,309	100.00%	7,68,309	50.00%
DOIT Urban Ventures (India) Private Limited (Formerly known as DOIT Enterprises India Private Limited) (refer note 14(g))	-	-	3,16,543	20.60%
RAB Enterprises (India) Private Limited (refer note 14(g))	-	-	4,51,766	29.40%
	7,68,309	**100.00%**	**15,36,618**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series C2 compulsorily convertible cumulative preference shares of ₹100 each:				
Innoven Capital India Private Limited	2,89,963	100.00%	-	-
	2,89,963	**100.00%**	**-**	**-**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series D compulsorily convertible cumulative preference shares of ₹100 each:				
Bisque Limited	5,14,597	87.26%	5,14,597	87.26%
Link Investment Trust	75,138	12.74%	75,138	12.74%
	5,89,735	**100.00%**	**5,89,735**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series D1 compulsorily convertible cumulative preference shares of ₹100 each:				
Link Investment Trust	36,878	100.00%	36,878	100.00%
	36,878	**100.00%**	**36,878**	**100.00%**

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for the year ended March 31, 2024

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14 Share capital (Contd..)

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series D2 compulsorily convertible cumulative preference shares of ₹100 each:				
Link Investment Trust	36,878	100.00%	36,878	100.00%
	36,878	**100.00%**	**36,878**	**100.00%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series E compulsorily convertible cumulative preference shares of ₹100 each:				
Ashish Kacholia	34,65,691	76.92%	34,65,691	76.92%
Bisque Limited	10,24,110	22.73%	10,24,110	22.73%
	44,89,801	**99.65%**	**44,89,801**	**99.65%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series E1 compulsorily convertible cumulative preference shares of ₹100 each:				
Bisque Limited	10,24,110	98.50%	10,24,110	98.50%
	10,24,110	**98.50%**	**10,24,110**	**98.50%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series F optionally convertible redeemable preference share of ₹10 each:				
VBAP Holdings Private Limited	-	-	11,73,510	42.33%
QRG Investments and Holdings Limited	-	-	10,31,657	37.21%
Karmav Real Estate Holdings LLP	-	-	1,54,749	5.58%
Emerge Capital Opportunity Scheme/Fund Manager	-	-	1,93,436	6.98%
Mr. Arjun Shanker Bhartia	-	-	1,67,644	6.05%
	-	**-**	**27,20,996**	**98.14%**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series F Compulsorily Convertible Cumulative Preference Shares of ₹ 100 each				
VBAP Holdings Private Limited	50,79,844	29.91%	-	-
QRG Investments and Holdings Limited	44,44,186	26.17%	-	-
Bisque Limited	34,13,707	20.10%	-	-
Peak XV Partners Investments V (Formerly known as SCI InvestmentsV)	17,32,846	10.20%	-	-
	1,46,70,583	**86.38%**	**-**	**-**

	As at March 31, 2024		As at March 31, 2023	
	Number	% of holding	Number	% of holding
0.0001% Series F1 Compulsorily Convertible Cumulative Preference Share of ₹10 each:				
VBAP Holdings Private Limited	11,73,510	42.33%	-	-
QRG Investments and Holdings Limited	10,31,657	37.21%	-	-
Karmav Real Estate Holdings LLP	1,54,749	5.58%	-	-
Emerge Capital Opportunity Scheme/Fund Manager	1,93,436	6.98%	-	-
Mr. Arjun Shanker Bhartia	1,67,644	6.05%	-	-
	27,20,996	**98.15%**	**-**	**-**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

14 Share capital (Contd..)

(d) Shares reserved for issue under options

For detail of shares reserved for issue under Employee Share Based payments (ESOPs) of the Group (refer Note-36).

(e) Details of shares held by promoters

As at March 31, 2024

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
Amit Ramani	1,17,99,885	3,08,935	1,21,08,820	62.65%	23.49%
Total	**1,17,99,885**	**3,08,935**	**1,21,08,820**	**62.65%**	**23.49%**

As at March 31, 2023

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
Amit Ramani	1,17,99,885	-	1,17,99,885	39.16%	-
Total	**1,17,99,885**	**-**	**1,17,99,885**	**39.16%**	**-**

Note: No ESOP is held by the promoter.

(f) During the year, the company has issued 150,000 equity shares of face value ₹10/- each fully paid up, for consideration other than cash, in lieu of fund raise bonus given to the promoter of the company vide board resolution dated August 24, 2023. Apart from this no shares have been issued pursuant to contract without payment being received in cash, allotted as fully paid up shares by way of bonus issues nor has any shares been bought back during the period of 5 years immediately precceding the reporting date.

(g) The Board of Directors of the Company in their meeting dated October 12, 2022 approved a scheme of selective reduction of capital held by certain existing shareholders DOIT Urban Ventures (India) Private Limited and RAB Enterprises (India) Private Limited ("identified shareholders") at an agreed price equivalent to fair value of the shareholding held by them. Consequently, the Company filed a petition before the National Company Law Tribunal Delhi (NCLT) under Section 66 of the Companies Act, 2013 read with NCLT (Procedure for Reduction of Share Capital of Company) Rules, 2016 bearing Company Petition No. 204/ND/2022 for reduction of share capital, wherein the Company proposed a reduction, cancellation and extinguishment of the issued, subscribed and paid-up share capital comprising of Equity Shares of ₹10 each, Compulsorily Convertible Preference Shares of ₹100 each, held by identified shareholders. The Company represented to NCLT that the capital reduction would be exercised by utilizing the funds being made available by an investor group comprising of QRG Investments and Holdings Limited, Emerge Capital Opportunity Scheme, VBAP Holdings Private Limited, Karmav Real Estate Holdings LLP and other individuals ("Incoming investors") and Peak XV Partners Investments V (Formerly known as SCI InvestmentsV), Bisque Limited & Link Investment Trust ("Existing Investors") committing to infuse funds only upon approval of capital reduction from NCLT and resultant cancellation/extinguishment of the shareholding held by the said identified shareholders in the Company giving effect to the NCLT order. For the above purpose, the identified shareholders, incoming investors and existing investors operated through escrow accounts and appointed trustees to act on their behalf. The NCLT vide its order dated May 25, 2023 confirmed the Company's petition for reduction of aforesaid share capital. Consequently, a sum of ₹ 2,499.99 deposited by the incoming investors and existing investors in the escrow accounts was transferred by the Trustee to the Company's escrow account towards consideration for issue of Compulsory Convertible Preference Shares, for which shares were allotted on June 04, 2023. The consideration payable to the identified shareholders was paid and the shares held by identified shareholders were cancelled and extinguished on June 04, 2023, pursuant to the directions of NCLT and thus these identified shareholders ceased to be shareholders effective from June 04, 2023.

(h) On August 16, 2023, equity shares of face value of ₹10/- each were issued to Cigam Developers Private Limited and Divi's Properties Private Limited. For further details, refer footnote (a) and (b) to note 16.

(i) On September 20, 2023, pursuant to conversion of 346,575 Series F Compulsorily Convertible Cumulative Preference Shares of ₹ 100/- each to equity shares in the conversion ratio of 1:1, 346,575 equity shares of ₹ 10/- each were issued. Such equity shares were issued at a price of ₹ 144.27/- per equity share.

(j) On October 27, 2023, the Company allotted 2,620,366 Equity Shares of face value ₹10/- each for cash, at a price of ₹ 273.10/- per equity share (including premium of ₹ 263.10/- per share), aggregating to ₹ 715.62 to the existing shareholders on a "rights" basis in the ratio of 8 Equity Share for every 49 equity shares held by equity shareholders.

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15 Other equity

Particulars	As at March 31, 2024	As at March 31, 2023
Securities premium reserve		
Balance as at the beginning of the year	1,751.90	1,134.15
Add: On issue of shares during the year	1,607.70	617.75
Add: Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 14(i))	31.19	-
Add: Options exercised during the year (Refer Note 14(a) I)	4.03	-
Less : Pursuant to extinguishment of shares (refer note 14(g))	(2,125.39)	-
Balance at the end of the year	**1,269.43**	**1,751.90**
Share based payment reserve		
Balance as at the beginning of the year	90.69	51.08
Add: Options expense recognised during the year	91.13	39.61
Less: Options exercised during the year	(4.03)	-
Balance as at the end of the year	**177.79**	**90.69**
Equity component of 0.001% compulsory convertible debenture		
Balance as at the beginning of the year	1,483.51	1,483.51
Issued during the year	-	-
Balance at the end of the year	**1,483.51**	**1,483.51**
Equity component of 0.0001% compulsory convertible cumulative preference share[@]		
Balance as at the beginning of the year	1,929.58	1,393.88
Issued during the year	1,761.15	535.70
Pursuant to extinguishment of shares (refer note 14(g))	(223.66)	-
Conversion of Series F Compulsorily Convertible Cumulative Preference Shares into equity shares (refer note 14(i))	(34.66)	-
Conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	20.04	-
Balance at the end of the year	**3,452.45**	**1,929.58**

[@] Series wise details (From Series B to Series F1) has been disclosed in Note 14(a).

Particulars	As at March 31, 2024	As at March 31, 2023
Equity component of unsecured loan		
Balance as at the beginning of the year	2.19	2.19
Issued during the year	-	-
Loan foreclosed during the year	(2.19)	-
Balance at the end of the year	**-**	**2.19**
Equity component of 0.0001% optionally convertible redeemable preference share (Series F)		
Balance as at the beginning of the year	20.04	-
Issued during the year	-	20.04
Conversion of Series F optionally convertible redeemable preference share into Series F1 Compulsorily Convertible Cumulative Preference Shares	(20.04)	-
Balance as at the end of the year	**-**	**20.04**
Retained earnings		
Balance as at the beginning of the year	(3,885.61)	(3,418.94)
Add: Loss for the year	(175.67)	(466.37)
Add: Other comprehensive loss for the year	(3.05)	(0.30)
Add: Loan foreclosed during the year	2.19	-
Balance as at the end of the year	**(4,062.14)**	**(3,885.61)**
Total	**2,321.04**	**1,392.30**

Note:

(i) Pursuant to the Series F OCRPS Subscription Letter Agreement dated March 29, 2023, the Series F OCRPS Investors waived their "rights of redemption and redemption premium by cash". Upon waiver of rights, the OCRPS, classified as liability upon initial recognition, has been bifurcated between equity component and liability and the equity component is classified

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15 Other equity (Contd..)

under 'other equity' and the liability component is classified under 'other financial liabilities'. These OCRPS on the date of modification is accounted at fair value and there was no gain/loss on derecognition of liability.

(ii) Subsequent to year end March 31, 2024, these CCCPS and CCD have been converted into equity shares.[refer note 42(a)(b)]

Nature and Purpose of Other Reserves :

Retained Earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders. Retained earnings is a free reserve available to the Company.

Securities premium reserve

Securities premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Share based payment reserve

The Group has "Awfis Space Solutions Stock Option Plan (EDSOP 2015)" share option schemes under which options to subscribe for the Company's shares have been granted to eligible employees.

The employee's stock options reserve is used to recognise the value of equity-settled share-based payments provided to employees, including key management personnel, as part of their remuneration. Refer to Note 36 for further details of these plans.

Equity component of 0.001% compulsorily convertible debenture (Series D, D1 and D2)

0.001% Compulsorily convertible debentures (CCD) has been issued to Bisque Limited at face value of ₹10,000 per CCD. Each CCD shall bear a coupon rate of 0.001%. Each CCD shall be converted into equity shares at any time at the option of the holder. Each CCD shall automatically convert into equity shares in the ratio of 61.4628 shares for each debenture held, at the conversion price in effect, upon the earlier of one day before expiry of 10 years from the date of issuance of such CCD or in case of occurence of initial public offer (IPO).

Equity component of unsecured loan

The Company has taken unsecured loan carrying interest rate of 12%. The unsecured loan is repayable as bullet payment on maturity. As per the loan agreement, lender has a right to subscribe to equity shares or compulsorily convertible preference shares of the Company for an amount equal to the outstanding amount of loan and accrued interest thereon. Based on the mutual agreement, the loan agreement was foreclosed, and the Company repaid the loan amount with interest. Pursuant to the Right to Subscribe Agreement, on August 16, 2023, the Board of Directors of the Company approved and alloted 944,287 equity shares having a face value of ₹ 10/- per share and premium of ₹ 134.27/- per share on a private placement basis. Refer note 16(a) and 16(b) for details. Accordingly, the equity component has been transferred to retained earnings.

Equity component of 0.0001% compulsory convertible cumulative preference share and 0.0001% optionally convertible redeemable preference shares

For compulsorily convertible cumulative preference shares (Series B to Series F1) and optionally convertible redeemable preference shares (Series F), refer note 14 (b).

16 Borrowing

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Secured				
Vehicle loan from bank [Refer note (d) below]	3.78	-	0.91	-
Term loan from bank [Refer note (e) below]	74.02	-	25.00	-
Term loan from financial institution [Refer note (c) below]	154.88	-	63.15	-
Bank overdraft	-	-	-	29.86
Total (a)	**232.68**	**-**	**89.06**	**29.86**

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for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

16 Borrowing (Contd..)

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Unsecured				
Term loan from other parties [Refer note (a) & (b) below]	-	39.69	-	-
Current maturity on long term borrowings [Refer note (a) & (b) below]	-	-	-	39.64
Loan from director#	-	-	-	0.04
Total (b)	**-**	**39.69**	**-**	**39.68**
Total (a+b)	**232.68**	**39.69**	**89.06**	**69.54**

* For interest rate and liquidity risk related disclosures, refer note 35.

#Interest free loan from director is repayable on demand.

Term loan from other parties:

(a) ₹ 30 obtained from Cigam Developers Private Limited carries an interest rate of 12% and was repayable as bullet payment on maturity. Based on the mutual agreement, the loan agreement was foreclosed, and the Company repaid the loan amount with interest. Pursuant to the Right to Subscribe Agreement, on August 16, 2023, the Board of Directors of the Company approved and alloted 251,143 equity shares having a face value of ₹ 10/- per share and premium of ₹ 134.27/- per share on a private placement basis. The amount outstanding as at March 31, 2024 is Nil (March 31, 2023: ₹ 30.00).

(b) ₹ 100 obtained from Divi's Properties Private Limited carries an interest rate of 12% and was repayable in 30 equal monthly instalments commencing from January 01, 2022 with the last instalment due on June 01, 2024. Based on the mutual agreement, the loan agreement was foreclosed, and the Company repaid the loan amount with interest. Pursuant to the Right to Subscribe Agreement, on August 16, 2023, the Board of Directors of the Company approved and alloted 693,144 equity shares having a face value of ₹ 10/- per share and premium of ₹ 134.27/- per share on a private placement basis. The amount outstanding as at March 31, 2024 is Nil (March 31, 2023: ₹ 49.33).

(c) ₹ 250 obtained from Tata Capital Financial Services Limited drawn on June 23, 2023 carries a floating interest rate based upon long-term lending rate minus 9.80% i.e. 11.80% and is repayable in 43 equal installments commencing from July 20, 2023 with the last instalment due on April 20, 2027. The amount outstanding as at March 31, 2024 is ₹ 218.03 (adjusted with processing fee) (March 31, 2023: Nil), which has exclusive charge by way of hypothecation of all the moveable fixed assets in the form of fit outs installed at certain locations which are taken on lease by the Company and present and future cash flows from rental receivables from such locations along with non-disposal undertaking upto 15% is provided by Director of the Company.

(d) ₹ 5.19 obtained from HDFC Bank Limited drawn on August 5, 2023 carries a fixed interest rate of 8.5% and is repayable in 60 equal installments commencing from September 7, 2023 with the last instalment due on August 7, 2028. The amount outstanding as at March 31, 2024 is ₹ 4.69 (adjusted with processing fee) (March 31, 2023: Nil), which has exclusive charge by way of hypothecation of vehicle.

(e) ₹ 100 obtained from Kotak Mahindra Bank Limited drawn on March 20, 2024 carries a floating interest rate based upon applicable K-MCLR 6M rate plus 1.05% i.e. 10.25% and is repayable in 48 equal instalments commencing from April 20, 2024 with the last instalment due on March 20, 2028. The amount outstanding as at March 31, 2024 is ₹ 99.02 (adjusted with processing fee) (March 31, 2023: Nil), which has pari passu charge on current assets with ICICI Bank (excluding rentals charged to Tata Capital Financial Services Limited and KMBL) for both present and future of the borrower.

(f) The Group has an overdraft facility of ₹ 100 from Kotak Mahindra Bank Limited, which is repayable on demand. This facility carries a floating interest rate based on the applicable K-MCLR 6M rate plus 1.05%. Currently, the interest rate is 10.25%. The outstanding amount as of March 31, 2024, is Nil (March 31, 2023: Nil). This facility is secured by a pari passu charge on the current assets (excluding rentals charged to Tata Capital Financial Services Limited and Kotak Mahindra Bank Limited) of the borrower, both present and future, shared equally with ICICI Bank.

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16 Borrowing (Contd..)

(g) The Group has an overdraft facility of ₹ 100 from ICICI Bank Limited, which is valid upto 12 months, starting from June 03, 2023. This facility carries a floating interest rate based on the applicable I-MCLR 6M rate plus 1.75%. Currently, the interest rate is 10.75%. The outstanding amount as of March 31, 2024, is Nil (March 31, 2023: Nil). This facility is secured by a pari passu charge on the current assets of the borrower and exclusive charge over fixed deposits of the company for 30% of the facility amount.

(h) The Group has an working capital demand loan of ₹ 200 from ICICI Bank Limited, which is valid upto 12 months, starting from June 03, 2023. This facility carries a floating interest rate based on the applicable I-MCLR 3M rate plus 1.50%. Currently, the interest rate is 10.15%. The outstanding amount as of March 31, 2024, is Nil (March 31, 2023: Nil). This facility is secured by a pari passu charge on the current assets of the borrower and exclusive charge over fixed deposits of the company for 30% of the facility amount.

(i) The Group has used the borrowings from banks and financial institutions for general corporate purposes/reimbursement of capital expenditure for which such term loan was taken.

17 (a) Net employee defined benefit liabilities

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Provision for gratuity (Refer Note 34)	23.93	16.15	8.58	7.38
Total	**23.93**	**16.15**	**8.58**	**7.38**

17 (b) Provisions

Particulars	Current	
	As at March 31, 2024	As at March 31, 2023
Provision for compensated absences	30.34	28.64
Total	**30.34**	**28.64**

18 Other financial liabilities

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Fair value of security deposits received from customers	656.09	753.27	919.18	351.63
Creditors for capital goods*#@	-	-	177.99	245.00
Retention money**	-	-	83.81	57.74
Interest accrued but not due on loans from other parties	-	4.65	1.10	0.45
Employee related liability	-	-	98.19	96.18
Interest liability on compound financial instruments##	-	-	0.03	11.35
Total	**656.09**	**757.92**	**1,280.30**	**762.35**

*Creditors for capital goods are normally non- interest bearing and are normally settled within 90 days from the due date.

#Creditors for capital goods includes amount payable to MSME vendors amounts to ₹ 59.18 (March 31, 2023 Nil)

@Includes ₹ 1.13 (March 31, 2023 ₹ 50.04) payable to the Companies in which directors of the Company are able to exercise control or having signficant influence (refer note 31).

Includes interest liability on Optionally Convertible Redeemable Preference Shares (OCRPS) amounting to Nil (March 31, 2023: ₹11.33) from the date of issue of Series F OCRPS till the date of issuance of Series F OCRPS Subscription letter dated March 29, 2023, wherein the investors waived their rights of redemption.

**Includes ₹ 3.22 (March 31, 2023 Nil) payable to the Companies in which directors of the Company are able to exercise control or having signficant influence (refer note 31).

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(All amounts in Rs. millions, unless otherwise stated)

19 Trade payables

Particulars	As at March 31, 2024	As at March 31, 2023
- Outstanding dues of micro enterprises and small enterprises	24.27	2.14
- Outstanding dues of creditors other than micro enterprises and small enterprises*	1,285.26	506.14
	1,309.53	508.28

*includes trade payables to related parties amounts to ₹ 1.52 (March 31, 2023 Nil) (refer note 31).

(a) Trade Payable ageing schedule

As at March 31, 2024	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	22.13	-	-	-	22.13
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,273.74	0.27	0.06	0.13	1,274.20
Disputed dues of micro enterprises and small enterprises	-	-	-	2.14	2.14
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	11.06	11.06
	1,295.87	0.27	0.06	13.33	1,309.53

As at March 31, 2023	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	495.01	-	-	11.13	506.14
Disputed dues of micro enterprises and small enterprises	-	-	-	2.14	2.14
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	495.01	-	-	13.27	508.28

(b) As per Schedule III of the Companies Act, 2013 and as certified by the management, the amount due to Micro and Small Enterprises as defined in Micro, Small and Medium Enterprises Development Act, 2006 is as under:

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Principal amount and interest due thereon remaining unpaid to any supplier covered under MSMED Act, 2006:		
- Principal amount due to micro and small enterprises (including capital creditors)	83.45	2.14
- Interest due on above	-	-
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
(iii) 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.	-	-
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
(v) 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	-	-

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19 Trade payables (Contd..)

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

(c) Trade payable are normally non- interest bearing and are normally settled within 45 days from due date.

20 (a) Contract liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Advances for construction and fit-out projects	56.93	42.66
Advances for space rental	68.11	41.89
Deferred revenue	148.06	58.81
Total	**273.10**	**143.36**

20 (b) Other liabilities

Particulars	Non-current		Current	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Advance rent	280.42	224.18	166.15	113.48
Statutory dues	-	-	102.50	51.90
Total	**280.42**	**224.18**	**268.65**	**165.38**

Note: Advance rent relates to difference of present value of lease related security deposits received from customers and actual amount received and is released to the statement of profit and loss on straight-line basis over the tenure of lease.

21 Revenue from contract with customers

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Rental income	5,507.00	3,823.68
Income from construction and fit-out projects	2,049.18	1,050.18
Income from facility management services	239.40	209.42
Sale of traded goods:		
Furniture and work from home solutions	10.36	4.73
Food items	182.10	111.43
Other services	500.15	253.38
Total	**8,488.19**	**5,452.82**

(a) Performance Obligation

During the year, the Group has not entered into long term contracts with customers and accordingly disclosure of unsatisfied or remaining performance obligation (which is affected by several factors like changes in scope of contracts, periodic revalidations, adjustment for revenue that has not been materialized, tax laws etc.) is not applicable to the Group.

(b) Disaggregation of Revenue

In the following tables, revenue is disaggregated by product group and by geography. This is consistent with the revenue information that is disclosed for each reportable segment under Ind AS 108 (refer Note 30). The Group believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Within India	2,981.19	1,629.14
Outside India	-	-
Total Revenue	**2,981.19**	**1,629.14**

Note: Rental income has been recognized in accordance with Ind AS 116.

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21 Revenue from contract with customers (Contd..)

(c) Timing of Revenue Recognition

Revenue from sale of traded goods and services are transferred to the customers at a point in time, whereas revenue from construction and fit-out projects, facility management services, rental income and other services is transferred over a period of time.

(d) Reconciliation of revenue recognised with contract price

There is no difference between amount of revenue recognized with contract price.

(e) Trade receivables and Contract Balances

Particulars	As at March 31, 2024	As at March 31, 2023
Trade receivables	551.26	416.26
Contract assets	416.44	57.86
Contract liabilities	273.10	143.36

Contract assets relates to revenue earned from construction and fit-out projects. As such, the balances of this account vary and depend on the number of on-going projects at the end of the year.

Contract liabilities includes advances received for construction and fit-out projects and rental income. It further includes advances billing towards rental income and construction and fit-out projects for which Group has to provide the services.

(f) Significant changes in contract liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Changes in balance of contract liabilities during the year:		
Opening balance of contract liabilities	143.36	90.40
Amount of revenue recognised against opening contract liabilities	(143.36)	(90.40)
Addition in balance of contract liabilities for current year	273.10	143.36
Closing balance of contract liabilities	**273.10**	**143.36**

(g) Trade Receivables and Contract Balances

For Trade Receivables, refer Note No. 7

Further, the Group has no contracts where the period between the transfer of the promised goods or services to the customer and payment terms by the customer exceeds one year. In light of above; it does not adjust any of the transaction prices for the time value of money.

(h) There is no variable consideration included in the transaction price.

22 Other income

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Interest income		
- On fixed deposits	33.58	12.28
- On income tax refund	-	5.40
- On unwinding of fair valuation of security deposits	67.91	41.41
- On loan to employee	0.25	0.26
Liabilities no longer required written back	-	1.71
Unwinding of fair value of security deposit from customers	135.26	75.47
Profit on termination of lease	16.77	50.40
Profit on modification of lease	0.37	13.88
Miscellaneous income	5.70	4.24
Total	**259.84**	**205.05**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

23 Purchases of traded goods

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Food items	246.83	124.48
Furniture for sale	-	0.86
Total	**246.83**	**125.34**

24 Changes in inventories of stock-in-trade

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Balance at the beginning of the year		
Traded goods and components	3.95	5.36
Less: Balance at the end of the year		
Traded goods and components	1.59	3.95
Total	**2.36**	**1.41**

25 Employee benefit expenses

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Salaries, wages & bonus	1,150.98	840.36
Contribution to provident and other funds	66.91	47.24
Gratuity expenses (Refer note 34)	8.03	5.91
Share based payments (Refer note 36)	88.93	39.61
Staff welfare expenses	41.29	24.85
Total	**1,356.14**	**957.97**

26 Finance costs

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Interest on term loan	29.30	13.64
Interest on lease liabilities	769.99	632.53
Interest on fair value of security deposit from customers	118.33	65.29
Other finance charges	12.05	4.40
Interest on compound financial instruments	-	11.35
Total	**929.67**	**727.21**

27 Depreciation and amortisation expense

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Depreciation of property, plant and equipment [Refer Note 5(a)]	547.15	355.91
Depreciation of right-of-use assets [Refer Note 5(c)]	1,407.82	1,140.95
Amortisation of intangible assets [Refer Note 6]	4.97	2.93
Total	**1,959.94**	**1,499.79**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

28 Other expenses

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Common area maintenance	334.61	242.33
Electricity expenses	537.49	390.65
Rent	845.82	507.04
Water charges	27.89	16.52
Security and housekeeping charges	88.29	73.45
Parking expenses	40.68	32.45
Communication expenses	120.36	82.77
Legal and professional expenses	181.25	77.45
Payment to auditors (refer note (i) below)	4.13	6.25
Directors' sitting fees	0.85	-
Brokerage expenses	134.32	129.51
Business promotion expenses	61.65	47.67
Advertisement and sales promotion	30.10	26.28
Repair and maintenance	83.67	58.05
Travelling and conveyance expenses	84.93	61.50
Equipment hiring charges	8.56	8.42
Rates and taxes	43.30	36.14
Insurance	7.00	5.00
Recruitment and training expenses	3.52	4.39
Printing and stationery expenses	16.18	12.80
Loss on pre settlement of financial asset or liability (net)	6.50	12.71
Loss on modification of financial asset or liability (net)	0.45	-
Charity and donation	1.51	-
Provision for doubtful security deposits	-	6.99
Assets written off	0.30	13.53
Loss on disposal of property, plant and equipment	5.13	16.51
Provision for doubtful debts	17.72	4.49
Provision for doubtful advances	7.29	7.50
Loss on redemption of investments	-	0.98
Miscellaneous expenses	26.17	26.42
Total	**2,719.67**	**1,907.80**

Notes:

(i) Payment to auditors (excluding taxes):

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
As Auditor		
For statutory audit	4.13	5.00
For certification	-	0.75
For other services (including IPO related services)	27.03	0.40
Other adjustments*	(27.03)	-
Reimbursement of expenses		
Other adjustments*	-	0.10
Total	**4.13**	**6.25**

* Refer note 8 and 10 for IPO related services

(ii) Corporate Social Responsibility:

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

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

29 Earnings per share

Basic EPS amounts is calculated by dividing the profit/(loss) for the year attributable to equity holders by the weighted average number of Equity shares outstanding during the year including ordinary shares that will be issued upon the conversion of a mandatorily convertible instrument. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except where the result would be anti-dilutive.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Loss attributable to equity holders (a)	(175.67)	(466.37)
Weighted average number of equity shares outstanding during the year (Nos) (b)	6,30,68,770	5,74,82,649
Basic and diluted Earnings/(loss) per share (₹) [c = a/b]	(2.79)	(8.11)
Face value per share (₹)	10.00	10.00

* In view of losses during current and previous year, the options and other compound intruments which are anti-dilutive have been ignored in the calculation of diluted loss per share, accordingly there is no variation between basic and diluted loss per share.

For the purpose of computation of basic earnings per share till March 31, 2023 ordinary shares that would have been issued upon conversion of compulsorily convertible instruments were not part of the computation which has been included in the current year and the corresponding effect has been given in the previous year presented in these Consolidated Financial Statements.

30 Segment information

A. Description of segments and principal activities

The Group considers business segment as the basis for primary segmental reporting. The Group is organized into several business segments:

a) Providing co-working space on rent and allied services

b) Facility management services

c) Construction and fit-out services

d) Other services

Certain Items like fixed deposit, balance with government authorities including advance tax and TDS, loan to employee , borrowings, interest on term loan, other finance charges etc. which cannot be allocated to any business segment are reflected in the column ""Unallocated"". Segments are consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The CODM is considered to be the Board of Directors who makes strategic decisions and is responsible for allocating resources and assessing performance of the operating segments, in accordance with reporting requirements of Ind AS - 108 on Segment Reporting. Facility management services and other services have been clubbed together as 'Others' as their revenue, segment result and segment assets are less than 10% of total revenue, total result and total assets of the Group.

B. Information about reportable segments and reconciliations to amounts reflected in the Consolidated financial statements

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Income										
Revenue from contracts with customers	6,189.25	4,188.49	2,049.18	1,050.18	249.76	214.15	-	-	8,488.19	5,452.82
Other Income	220.31	181.16	-	-	-	-	39.53	23.89	259.84	205.05
Total Income (A)	**6,409.56**	**4,369.65**	**2,049.18**	**1,050.18**	**249.76**	**214.15**	**39.53**	**23.89**	**8,748.03**	**5,657.87**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

30 Segment information (Contd..)

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Expenses										
Employee benefits expenses	988.84	735.85	327.39	184.50	39.91	37.62	-	-	1,356.14	957.97
Finance cost	888.32	697.82	-	-	-	-	41.35	29.39	929.67	727.21
Inventory costs	249.19	126.75	-	-	-	-	-	-	249.19	126.75
Expenses	2,273.65	1,599.10	1,815.84	946.92	280.66	212.49	58.61	54.01	4,428.76	2,812.52
Depreciation and amortisation expenses	1,959.94	1,499.79	-	-	-	-	-	-	1,959.94	1,499.79
Total expenses (B)	**6,359.94**	**4,659.31**	**2,143.23**	**1,131.42**	**320.57**	**250.11**	**99.96**	**83.40**	**8,923.70**	**6,124.24**
Segment Profit/ (Loss) (A-B)	**49.62**	**(289.66)**	**(94.05)**	**(81.24)**	**(70.81)**	**(35.96)**	**(60.43)**	**(59.51)**	**(175.67)**	**(466.37)**

Other disclosures

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Capital expenditure:										
Property, plant and equipment	1,422.28	1,637.97	-	-	-	-	-	-	1,422.28	1,637.97
Right-of-use Assets	3,274.80	3,110.11	-	-	-	-	-	-	3,274.80	3,110.11
Intangible assets	9.82	7.06	-	-	-	-	-	-	9.82	7.06
Intangible assets under development	1.39	3.23	-	-	-	-	-	-	1.39	3.23
Depreciation and amortisation expenses	1,959.94	1,499.79	-	-	-	-	-	-	1,959.94	1,499.79
Other non-cash expenses/ income	91.43	53.14	-	-	-	-	-	-	91.43	53.14

Particulars	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023	As at March 31, 2024	As at March 31, 2023
Segment assets	11,795.66	8,204.36	822.43	182.66	52.56	36.34	1,310.14	882.69	13,980.79	9,306.05
Total assets	**11,795.66**	**8,204.36**	**822.43**	**182.66**	**52.56**	**36.34**	**1,310.14**	**882.69**	**13,980.79**	**9,306.05**
Segment liabilities	10,298.82	7,093.57	691.32	280.73	50.97	36.55	425.37	201.56	11,466.48	7,612.41
Total liabilities	**10,298.82**	**7,093.57**	**691.32**	**280.73**	**50.97**	**36.55**	**425.37**	**201.56**	**11,466.48**	**7,612.41**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

30 Segment information (Contd..)

Reconciliation to amounts reflected in the consolidated financial statements:

a. Reconciliation of Loss

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Segment Loss	(115.24)	(406.86)
Interest income on financial assets measured at amortised cost:		
On fixed deposits	33.58	12.28
On income tax refund	-	5.40
On loan to employee	0.25	0.26
Unwinding of fair value of security deposit from customers	-	(0.98)
Finance costs:		
Interest on term loan	(29.30)	(13.64)
Other finance charges	(12.05)	(4.40)
Interest on compound financial instruments	-	(11.35)
Other expenses:		
Rates and taxes	(43.30)	(36.14)
Insurance	(7.00)	(5.00)
Recruitment and training expenses	(3.52)	(4.39)
Charity and donation	(1.51)	-
Provision for doubtful advances	(3.28)	(7.50)
Liabilities no longer required written back	-	1.71
Miscellaneous income	5.70	4.24
Loss before tax	**(175.67)**	**(466.37)**

b. Reconciliation of assets

Particulars	As at March 31, 2024	As at March 31, 2023
Segment assets		
Bank deposit of more than 12 months	524.48	190.49
Interest accrued on bank deposits	1.56	5.93
Cash and cash equivalents	44.35	56.00
Bank Balance other than cash and cash equivalents	4.44	125.00
Balance with government authorities	259.97	244.05
Tax deducted at source recoverable	475.34	261.22
Total assets	**13,980.79**	**9,306.05**

c. Reconciliation of liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Segment liabilities	11,041.11	7,410.85
Borrowings including interest accrued on borrowings	292.50	109.70
Interest liability on Optionally Convertible Redeemable Preference share	0.03	11.35
Statutory dues	102.50	51.90
Provisions	30.34	28.61
Total liabilities	**11,466.48**	**7,612.41**

C. Geographic information

Group's operations are in India and therefore, no separate geographical information is disclosed. All the non-current operating assets of the Group are located in India.

D. Information about major contracts

No single customer contributed 10% or more to Group's revenue.

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

31 Related party disclosures

Disclosures in accordance with the requirements of Ind AS 24 on Related Party Disclosures, as identified and certified by the management, are set out as below:

A. Related parties and their relationships

(i) Subsidiary company:

Awliv Living Solutions Private Limited

(ii) Entities having significant influence over the Group:

DOIT Urban Ventures (India) Private Limited (formerly known as DOIT Enterprises India Private Limited) (Ceased w.e.f June 4, 2023)

RAB Enterprises (India) Private Limited (Ceased w.e.f June 4, 2023)

Peak XV Partners Investments V (Formerly known as SCI InvestmentsV)

Bisque Limited

Link Investment Trust

(iii) Key Management Personnel

(a) Mr.Amit Ramani (Chairman and Managing Director)

(b) Mr. Amit Kumar (Company Secretary)

(c) Mr. Jitesh Bhugra (Chief Financial Officer w.e.f March 23, 2022 to December 9, 2022)

(d) Mr. Ravi Dugar (Chief Financial Officer w.e.f December 9, 2022)

(e) Mr. Arjun Shanker Bhartia (Non-Executive Director, w.e.f November 22, 2023)

(f) Mr. Anil Parashar (Independent, Non Executive Director, w.e.f December 3, 2023)

(g) Mr. Sanjay Mahesh Shah (Independent, Non Executive Director, w.e.f December 3, 2023)

(h) Ms. Radhika Gokul Jaykrishna (Independent, Non Executive Director, w.e.f December 3, 2023)

(iv) Enterprise over which person described in (iii) above is able to exercise significant influence :

Ncube Planning and Design Private Limited (Ceased w.e.f November 18, 2023)

Petra Asset and Facility Management Private Limited (Ceased w.e.f December 1, 2023)

PAFM Security Solutions Private Limited (Ceased w.e.f December 1, 2023)

(v) Close member of KMP (with whom transactions have taken place):

Mrs. Deepika Dugar (wife of Mr. Ravi Dugar)

Mrs Ranju Rani (Sister of Mr Amit Kumar)

B. Transactions with the above in the ordinary course of business

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

Particulars	Companies in which directors of the Group are able to exercise control or have significant influence		Entities having significant influence over the Group	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Revenue from contract with customers				
Ncube Planning and Design Private Limited	2.86	5.37	-	-
Sub-contracting cost				
Ncube Planning and Design Private Limited	1.33	69.54	-	-

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

31 Related party disclosures (Contd..)

Particulars	Companies in which directors of the Group are able to exercise control or have significant influence		Entities having significant influence over the Group	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Purchase of property, plant and equipment				
Ncube Planning and Design Private Limited	40.25	116.17	-	-
Proceeds from issue of Compulsory Convertible Cumulative Preference Share Capital				
Peak XV Partners Investments V (previously known as SCI InvestmentsV)	-	-	250.00	-
Bisque Limited	-	-	492.50	295.50
Link Investment Trust	-	-	7.50	4.50

Transactions with key management personnel*:

Particulars	As at March 31, 2024	As at March 31, 2023
Amit Ramani		
Short-term employee benefits (Compensation)	92.10	45.62
Proceeds from issue of equity shares (right issue)	2.50	-
Income from facility management services	-	0.26
Amit Kumar		
Short-term employee benefits (Compensation)	2.31	2.11
Share-based payment transactions	1.92	0.92
Jitesh Bhugra		
Short-term employee benefits (Compensation)	-	4.14
Ravi Dugar		
Short-term employee benefits (Compensation)	11.51	2.90
Share-based payment transactions	2.91	0.73
Sanjay Mahesh Shah		
Directors' sitting fees	0.35	-
Radhika Gokul Jaykrishna		
Directors' sitting fees	0.20	-
Anil Parashar		
Directors' sitting fees	0.30	-

* excludes provision for gratuity and compensated absences as these are determined on the basis of actuarial valuation for the Group as a whole.

Transactions with the Close member of key management personnel:

Particulars	March 31, 2024	March 31, 2023
Deepika Dugar		
Travelling and conveyance expenses	0.36	-
Ranju Rani		
Travelling and conveyance expenses	0.11	-

C. Outstanding balances with related parties

Particulars	Companies in which directors of the Group are able to exercise control or have significant influence		Entities having significant influence over the Group	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Trade receivables				
Ncube Planning and Design Private Limited	2.85	1.37	-	-
Other accruals and payables				
Ncube Planning and Design Private Limited	4.94	50.04	-	-

Notes to the Consolidated Financial Statements
for the year ended March 31, 2024
(All amounts in Rs. millions, unless otherwise stated)

31 Related party disclosures (Contd..)

Closing balances with key management personnel:

Particulars	March 31, 2024	March 31, 2023
Amit Ramani		
Short-term employee benefits (Compensation)	0.85	20.00
Borrowings	-	0.04
Trade Receivables	-	0.30

Terms and conditions of transactions with related parties

All transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year end are unsecured and their settlement occurs in cash. The Director of the Group has given a non-disposal undertaking upto 15% with respect to a borrowings obtained from the lender (refer note 16 (c)). For the year ended March 31, 2024, the Group has not recorded any impairment of receivables relating to amounts owed by related parties (March 31, 2023 Nil).

32 Contingent liabilities and commitments

(i) Contingent liabilities

The Company has no contingent liability as at March 31, 2024 (March 31, 2023 : Nil)

(ii) Commitments

Particulars	As at March 31, 2024	As at March 31, 2023
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	164.78	270.13

33 Capital management

For the purpose of the Group's capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the Group. The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern.

The capital structure of the Group consists of total equity of the Group.

The Group's management reviews the capital structure of the Group on a regular basis. As part of this review, the management considers the cost of capital and the risks associated with each class of capital requirements and maintenance of adequate liquidity. The Group is not subject to externally imposed capital requirements. The Group is not subject to externally imposed capital requirements.

The Group's adjusted net debt to equity ratio was as follows:	As at March 31, 2024	As at March 31, 2023
Borrowings	321.74	109.23
Less: Cash and cash equivalents	44.35	56.00
Less: Bank balances other than cash and cash equivalents**	4.44	125.00
Net debt*	**272.95**	**(71.77)**
*Negative represents excess of cash & bank balances over borrowings		
Equity share capital	193.27	301.34
Other equity	2,321.04	1,392.30
Total Capital	**2,514.31**	**1,693.64**
Capital and net debt	**2,787.26**	**1,621.88**
Gearing ratio#	**9.79%**	**0.00%**

#Disclosed as 0.00% for year ended March 31, 2023 since the same is negative as the Group is funded majorly through own funds and equity investments.

**The company has fixed deposits of ₹ 524.48 (March 31, 2023 ₹190.49) with banks having maturity period of more than 12 months which are not considered for the purpose of calculating 'Net debt'.

Notes to the Consolidated Financial Statements
for the year ended March 31, 2024
(All amounts in Rs. millions, unless otherwise stated)

34 Employee benefits

(a) Other long-term benefits

The Group has a defined benefit leave encashment plan for its employees. Under this plan, they are entitled to encashment of earned leaves subject to certain limits and other conditions specified for the same. The liabilities towards leave encashment have been provided on the basis of actuarial valuation.

(b) Defined contribution plans

The Group makes Provident Fund contributions to defined benefit plan for qualifying employees. Under the Schemes, the Group is required to contribute a specified percentage of the payroll costs to fund the benefits.The contributions payable to these plans by the Group are at rates specified in the rules of the schemes.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Employers contribution to provident fund	54.79	37.20
Employers contribution to employee state insurance scheme	11.82	9.35
Others	0.23	0.69
Total	**66.84**	**47.24**

(c) Defined benefit plans

The Group's gratuity scheme provide for lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount equivalent to 15 days basic salary for each completed year of service or part thereof in excess of six months in terms of provisions of Gatuity Act, 1972. Vesting occurs upon completion of five years of service.

The present value of defined benefit obligation and the related current service cost were measured using the projected unit credit method with actuarial valuations being carried out at each balance sheet date. The liability or asset recognised in the consolidated balance sheet in respect of provident fund plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets.

The following table summarises the components of net benefit expense recognised in the Statement of Profit and Loss and the amounts recognised in the consolidated Balance Sheet:

(i) Amount recognised in Statement of Profit and Loss and other comprehensive income:

Particulars	Year ended March 31, 2024		Year ended March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Current service cost	4.67	1.62	3.44	1.03
Past service cost	-	-	-	-
Net interest expense	1.60	0.14	1.40	0.04
Interest expense (asset ceiling/onerous liability)	-	-	-	-
Amount recognised in Statement of profit and loss	**6.27**	**1.76**	**4.84**	**1.07**
Remeasurement of defined benefit liability:				
Actuarial (gain)/loss from changes in demograhic assumptions	0.56	0.06	(1.60)	(0.12)
Actuarial (gain)/loss from changes in financial assumptions	0.13	(0.76)	(0.09)	(0.01)
Actuarial (gain)/loss from experience adjustments	1.97	1.09	1.69	0.43
Remeasurement (gains)/losses in other comprehensive income	**2.66**	**0.39**	**-**	**0.30**

Notes to the Consolidated Financial Statements
for the year ended March 31, 2024
(All amounts in Rs. millions, unless otherwise stated)

34 Employee benefits (Contd..)

(ii) Reconciliation of fair value plan assets and defined benefit obligation

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Fair value of plan assets	-	-	-	-
Defined benefit obligation	28.46	4.05	21.64	1.90
Effect of asset ceiling/onerous liability	-	-	-	-
Net defined asset / (liability) recognised in the consolidated Balance Sheet	**28.46**	**4.05**	**21.64**	**1.90**
Classified as non-current	19.91	4.02	14.27	1.89
Classified as current	8.55	0.03	7.37	0.01
	28.46	**4.05**	**21.64**	**1.90**

(iii) Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Defined benefit obligation at beginning of the year	**21.64**	**1.90**	**19.22**	**0.52**
Current service cost	4.67	1.62	3.44	1.03
Acquisition adjustment	-	-	-	-
Past service cost	-	-	-	-
Interest expense	1.60	0.14	1.40	0.04
Remeasurement (gains)/losses	2.66	0.39	-	0.31
Benefits paid	(2.12)	-	(2.42)	-
Defined benefit obligation at end of the year	**28.45**	**4.05**	**21.64**	**1.90**

(iv) The principal assumptions used in determining obligations for the Group's plan are shown below:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Discount rate (in %)	7.17	7.17	7.39	7.39
Future salary increase (in %)	12.00%	6.00%	12.00%	12.00%
Mortality rates inclusive of provision for disability	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)
Retirement age (in years)	60	60	60	60
Estimate of amount of contribution in the immediate next year	7.51	2.58	5.10	1.57
Attrition at ages	**Withdrawal Rate (%)**	**Withdrawal Rate (%)**	**Withdrawal Rate (%)**	**Withdrawal Rate (%)**
Up to 30 Years	38%	56%	41%	58%
From 31 to 44 years	38%	56%	41%	58%
Above 44 years	38%	56%	41%	58%

The discount rate is based on the prevailing market yields of Government of India securities as at the consolidated Balance Sheet date for the estimated term of obligations. The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

Notes to the Consolidated Financial Statements
for the year ended March 31, 2024
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34 Employee benefits (Contd..)

(v) Sensitivity Analysis

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

Particulars	As at March 31, 2024		As at March 31, 2023	
Gratuity plan	Rental and others	Facility management	Rental and others	Facility management
Effect of +50 basis points in rate of discounting	(0.33)	(0.06)	(0.22)	(0.04)
Effect of -50 basis points in rate of discounting	0.34	0.07	0.23	0.04
Effect of +50 basis points in rate of salary increase	0.26	0.07	0.18	0.04
Effect of -50 basis points in rate of salary increase	(0.26)	(0.07)	(0.17)	(0.04)

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

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

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

(vi) The following payments are expected contributions to the defined benefit plan in future years:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Rental and others	Facility management	Rental and others	Facility management
Within the next 12 months	8.55	0.03	7.37	0.01
Between 2 and 5 years	15.73	2.76	12.00	0.56
Between 5 and 10 years	4.18	1.26	2.27	1.33
Total expected payments	**28.46**	**4.05**	**21.64**	**1.90**

The average duration of the defined benefit plan obligation at the end of the reporting year is: Rental and others: 2.04 years and Facility management: 1.33 years (March 31, 2023: Rental and others: 1.85 years and Facility management: 1.28 years)

(vii) Risk exposure:

Through its defined benefit plans, the Group is exposed to a number of risks, the most significant of which are detailed below:

Interest Risk: The plan exposes the Group to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability.

Liquidity Risk: This is the risk that the Group is not able to meet the short-term gratuity payouts. This may arise due to non availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk: The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk: The Group has used certain mortality and attrition assumptions in valuation of the liability. The Group is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Regulatory Risk: Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of ₹ 2).

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

35 Financial instruments – Fair values and risk management

A. Fair value of financial assets and liabilities that are not measured at fair value (but fair value disclosures are required)

The management assessed that security deposits, loans to employee including interest accrued, cash and cash equivalents, term deposit including other bank balances, trade receivables, other receivables, Balance in payment gateway, short term borrowings, trade payables & retention money approximate their carrying amounts largely due to the short-term maturities of these instruments.

B. Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:-

Measurement of Fair Value

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

To provide an indication about the reliability of inputs used in determining fair value, the Group has classified its financial instrument into three levels prescribed under the accounting standard. There are no assets and liabilities which have been fair valued through profit and loss or fair valued through other comprehensive income for the year ended March 31, 2024 and year ended March 31, 2023.

C. Financial risk management

The Group has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk; and
- Market risk

i. Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and loans. The Group has no significant concentration of credit risk with any counterparty.

Trade Receivables and Loans

Customer credit risk is managed by the respective department subject to Group's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on individual credit limits as defined by the Group. Outstanding customer receivables are regularly monitored. As at March 31, 2024, the top 10 accounts receivables accounted for 48.39% (March 31, 2023: 57%) of all the receivables outstanding.

The ageing analysis of trade receivables (billed) as of the reporting date is as follows:

As at	Particulars	Current but not due	Trade receivables 0-90 days	90-180 days	180-360 days	1-2 year	2-3 year	> 3 year	Total
March 31, 2024	ECL rate	0.00%	0.00%	0.00%	7.45%	36.20%	100.00%	100.00%	
	Gross carrying amount	22.12	575.51	63.54	57.13	52.82	6.34	0.77	778.23
	ECL simplified approach	-	-	-	4.26	19.12	6.34	0.77	30.49
	Net carrying amount	22.12	575.51	63.54	52.87	33.70	-	-	747.74

Notes to the Consolidated Financial Statements

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35 Financial instruments – Fair values and risk management (Contd..)

As at	Particulars	Current but not due	Trade receivables 0-90 days	90-180 days	180-360 days	1-2 year	2-3 year	> 3 year	Total
March 31, 2023	ECL rate	0.00%	0.00%	2.63%	5.76%	34.86%	100.00%	0.00%	
	Gross carrying amount	13.70	326.82	61.93	76.48	18.25	0.38	-	**497.56**
	ECL simplified approach	-	-	1.63	4.40	6.36	0.38	-	**12.77**
	Net carrying amount	13.70	326.82	60.30	72.08	11.89	-	-	**484.79**

The Company has provision of ₹ 30.49 (March 31, 2023: ₹12.77) for trade receivables.

ii. Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions.

Maturities of financial liabilities

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and excluding contractual interest payments the impact of netting agreements.

As at March 31, 2024	Carrying Amount	Contractual cash flows Total (Undiscounted)	On demand	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
Borrowings including interest thereon	321.74	392.43	-	121.78	119.00	151.65	-
Lease liabilities	7,013.80	9,466.97	-	2,079.72	2,132.72	4,267.80	986.73
Employee related liability	98.19	98.19	-	98.19	-	-	-
Trade Payables	1,309.53	1,309.53	-	1,309.53	-	-	-
Others payables	261.80	261.80	-	261.80	-	-	-
Security deposit received from customer	1,575.27	2,048.33	-	1,019.71	360.50	666.35	1.77
	10,580.33	**13,577.25**	**-**	**4,890.73**	**2,612.22**	**5,085.80**	**988.50**

As at March 31, 2023	Carrying Amount	Contractual cash flows Total (Undiscounted)	On demand	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
Borrowings including interest thereon	29.86	124.34	29.90	43.80	50.65	-	-
Lease liabilities	4,889.54	6,704.97	-	1,706.96	1,516.76	3,120.78	360.46
Employee related liability	96.18	96.18	-	96.18	-	-	-
Trade Payables	508.28	508.28	-	508.28	-	-	-
Others payables	302.74	302.74	-	302.74	-	-	-
Security deposit received from customer	1,104.90	1,456.07	-	372.63	233.84	779.61	70.00
	6,931.50	**9,192.58**	**29.90**	**3,030.59**	**1,801.25**	**3,900.39**	**430.46**

The interest payments on variable interest rate loans in the table above reflect current interest rates at the reporting date and these amounts may change as market interest rates change.

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

35 Financial instruments – Fair values and risk management (Contd..)

iii. Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Group does not uses derivatives to manage market risks.

iv. Currency risk

The currency risk is the exchange-rate risk, arises from the change in price of one currency in relation to another.

Particulars of unhedged foreign currency exposures as at the reporting date:

Particulars	Foreign currency in millions	
	As at March 31, 2024	As at March 31, 2023
Trade payables (In USD)	0.01	-
Total	**0.01**	**-**

v. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group exposure to the risk of changes in market interest rates relates primarily to the Group's long-term debt obligations with floating interest rates. The Group having a fixed and floating interest rates borrowings, the Group's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	As at March 31, 2024	As at March 31, 2023
Variable rate borrowings	317.05	-
Total	**317.05**	**-**

Sensitivity

Profit or loss and equity is sensitive to higher/ lower interest expense from borrowings as a result of changes in interest rates.

Particulars	As at March 31, 2024	As at March 31, 2023
Interest sensitivity		
Increase by 1%	3.17	-
Decrease by 1%	(3.17)	-

36 Employees' stock option plan

The shareholders of the Group approved "Awfis Employees' Stock Option Scheme 2015" ('EDSOP 2015')" at the Extraordinary General Meeting held on on June 15, 2015 to grant a maximum of not exceeding 5% of the equity share capital of the Group to specified categories of employees of the Group. Each option granted and vested under EDSOP 2015 shall entitle the holder to acquire one equity share of face value of ₹ 10 each of the Group.

The fair value of the share options is estimated at the grant date using the Black- Scholes option pricing model, taking into account the terms and conditions upon which the share options were granted. However, the above performance condition is only considered in determining the number of instruments that will ultimately vest.

(A) Details of options granted under EDSOP 2015* are as below:

Grant	Grant date	Number of Options granted	Number of options outstanding	Exercise Price (in ₹)	Fair value at grant date (in ₹)
1st Grant	16-Jun-15	2,93,507	-	10.00	19.18
		87,317	11,930	10.00	19.37

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(All amounts in Rs. millions, unless otherwise stated)

36 Employees' stock option plan (Contd..)

Grant	Grant date	Number of Options granted	Number of options outstanding	Exercise Price (in ₹)	Fair value at grant date (in ₹)
		11,929	11,929	10.00	19.37
		3,711	3,711	10.00	19.38
2nd Grant	02-Jan-16	23,860	11,930	10.00	19.07
		23,860	11,930	10.00	19.10
		23,858	11,929	10.00	19.07
		7,422	3,711	10.00	19.18
3rd Grant	25-Jul-16	2,14,408	32,396	10.00	19.07
		2,81,577	93,859	10.00	19.10
		1,28,365	53,746	10.00	19.07
4th Grant	25-Feb-17	23,860	-	27.78	19.07
		23,860	-	27.78	19.04
		23,858	-	27.78	19.05
		23,858	-	27.78	19.15
5th Grant	25-Feb-17	1,75,200	62,101	10.00	19.04
6th Grant	01-Apr-19	55,000	55,000	27.78	139.77
		55,000	55,000	27.78	140.21
		55,000	55,000	27.78	140.48
		55,000	53,750	27.78	140.60
7th Grant	01-Oct-20	46,582	33,837	54.00	138.64
		46,582	30,718	54.00	139.08
		46,582	25,957	54.00	139.10
		46,477	25,903	54.00	139.14
8th Grant	01-Apr-21	2,500	2,500	27.78	139.77
		2,500	-	27.78	139.79
		2,500	-	27.78	139.77
		2,500	-	27.78	139.76
9th Grant	01-Jul-22	6,000	6,000	27.21	127.72
		3,000	3,000	27.21	129.21
		3,000	3,000	27.21	130.61
10th Grant	01-Jul-22	75,888	75,888	90.00	99.72
		75,887	75,887	90.00	104.25
11th Grant	01-Jul-22	3,61,655	2,85,406	120.00	90.00
		3,61,680	2,85,428	120.00	95.00
12th Grant	01-Jul-22	6,000	-	162.00	78.95
		6,000	-	162.00	85.47
		6,000	-	162.00	91.29
		6,000	-	162.00	96.50
13th Grant	09-Dec-22	12,500	12,500	144.00	83.37
		12,500	12,500	144.00	89.51
		12,500	12,500	144.00	94.98
		12,500	12,500	144.00	99.86
14th Grant	01-May-23	3,10,206	3,10,206	144.00	83.37
		3,10,243	3,10,243	144.00	89.51
15th Grant	01-Jul-23	1,46,925	1,46,925	90.00	98.45
		1,46,925	1,46,925	90.00	103.59
16th Grant	01-Sep-23	58,250	58,250	144.00	81.69
		58,250	58,250	144.00	88.54
		2,000	2,000	144.00	94.49
		2,000	2,000	144.00	99.67
17th Grant	01-Dec-23	1,00,000	1,00,000	273.10	154.84
		1,00,000	1,00,000	273.10	167.85

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36 Employees' stock option plan (Contd..)

(B) The movement of stock options during the year (in No's)* :

Particulars	As at March 31, 2024	WAEP	As at March 31, 2023	WAEP
Balance at the beginning of the year	14,49,517	74.27	6,85,032	25.34
Granted during the year	12,34,798	152.06	9,61,110	116.40
Vested/exercisable during the year	4,05,601	109.55	86,968	37.04
Forfeiture/Lapsed	76,980	131.29	1,96,625	115.58
Exercised during the year	2,23,500	10.00	-	-
Balance at the end of the year	**23,83,835**	**118.59**	**14,49,517**	**74.27**

(C) Disclosures as per IND AS 102 for outstanding options

Particulars	As at March 31, 2024	As at March 31, 2023
Weighted average exercise price for outstanding options	118.59	74.27
Weighted average remaining contractual life for outstanding options (in years)	0.45	0.86
Range of exercise prices for outstanding options	10.00-273.10	10.00-144.00

(D) The key assumption used to estimate the fair value of stock option as on grant date:

Grant Date	Dividend Yield	Risk-free interest rate	Expected life of options granted in years	Expected volatility
01-May-23	0.00%	7.38%	6	50.00%
	0.00%	7.44%	7	50.00%
01-Jul-23	0.00%	7.20%	6	48.80%
	0.00%	7.57%	7	48.80%
01-Sep-23	0.00%	7.20%	6	48.80%
	0.00%	7.57%	7	48.80%
	0.00%	7.82%	8	48.80%
	0.00%	7.99%	9	48.80%
01-Dec-23	0.00%	7.20%	6	48.80%
	0.00%	7.57%	7	48.80%
01-Jul-22	0.00%	7.38%	6	50.00%
	0.00%	7.44%	7	50.00%
	0.00%	7.51%	8	50.00%
	0.00%	7.58%	9	50.00%
09-Dec-22	0.00%	7.38%	6	50.00%
	0.00%	7.44%	7	50.00%
	0.00%	7.51%	8	50.00%
	0.00%	7.58%	9	50.00%

*The expected life of the stock is based on historical data and current expectations and is not necessarily indicative of exercise patterns that may occur. The expected volatility reflects the assumption that the historical volatility over a period similar to the life of the options is indicative of future trends, which may also not necessarily be the actual outcome.

37 Leases

(a) Group as lessee

The Group leases office premises. These leases typically run for 5-10 years which is further extendable on mutual agreement by both lessor and lessee.

Information about the leases for which the Group is a lessee is presented below:

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37 Leases (Contd..)

Right-of-use assets:

Set out below are the carrying amounts of Right-of-use assets and the movement during the year:

Particulars	Amount
Total right of use as at April 1, 2022	**2,186.51**
Addition during the year	3,110.10
Depreciation	(1,140.95)
Lease modification	(30.24)
Lease termination	(80.86)
Total right of use as at March 31, 2023	**4,044.56**
Addition during the year	3,274.80
Depreciation	(1,460.75)
Lease modification	98.52
Lease termination	(157.07)
Total right of use as at March 31, 2024	**5,800.06**

Lease liabilities:

Set out below are the carrying amounts of lease liabilities and the movement during the year:

Particulars	Amount
Total lease liabilities as at April 1, 2022	**2,859.47**
Addition during the year	2,971.74
Accretion of interest	632.53
Payments (including interest)	(1,399.09)
Lease modification	(43.85)
Lease termination	(131.26)
Total lease liabilities as at March 31, 2023	**4,889.54**
Addition during the year	3,138.19
Accretion of interest	806.83
Payments (including interest)	(1,745.07)
Lease modification	98.15
Lease termination	(173.84)
Total lease liabilities as at March 31, 2024	**7,013.80**

The maturity analysis of lease liabilities is given in Note 35 in the 'Liquidity risk' section.

	As at March 31, 2024	As at March 31, 2023
Current	1,308.43	1,119.64
Non-current	5,705.37	3,769.90
	7,013.80	**4,889.54**

The effective interest rate for lease liabilities is 11% (March 31, 2023: 13%;)

Below are the amounts recognised by the Group in the statement of profit and loss:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Depreciation of right-of-use assets	1,460.75	1,140.95
Interest on lease liabilities	806.83	632.53
Variable lease payments not included in the measurement of lease liabilities	833.72	500.24
Expenses relating to leases of low-value assets and short-term leases	11.76	6.79
Total	**3,113.06**	**2,280.51**

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(All amounts in Rs. millions, unless otherwise stated)

37 Leases (Contd..)

Below is the amount recognised by the Group in the statement of cash flows:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Cash outflow included in financing activity for repayment of principal during the year	938.24	766.57
Cash outflow included in financing activity for repayment of interest during the year	806.83	632.53

Cash flows from operating activities include cash flows from short-term lease and leases of low-value assets. Cash flows from financing activities include the payment of interest and the principal portion of lease liabilities.

The Group has several lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Group's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised.

(b) Group as lessor

The Group has given its office premises through operating lease arrangements. Income from operating leases is recognised as revenue on a straight-line basis over the lease term.

Lease income of ₹ 5,507.00 (March 31, 2023: ₹ 3,823.68) has been recognised in revenue from operation in the statement of profit or loss.

Future minimum rentals receivable under non-cancellable operating leases as at year end are as follows:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Within one year	3,288.60	605.64
Between 1 and 2 years	1,617.85	1,615.74
Between 2 and 3 years	630.08	1,989.01
Between 3 and 4 years	67.40	144.83
Between 4 and 5 years	-	599.98
More than five years	-	-

38 Unrecognised tax assets

The Group has brought forward losses under the Income-tax Act, 1961. Deferred Tax has not been recognised considering prudence as it is not probable that utilization of unutilized tax lossed and temporary differences will be there as assessed at March 31, 2024

(a) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for the year ended March 31, 2024 and March 31, 2023:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Loss for the year	(175.67)	(466.37)
At India's statutory income tax rate	29.12%	29.12%
Losses on which deferred tax assets not recognized	(51.15)	(135.81)
Income tax expense reported in the statement of profit and loss	-	-
Tax as per books		
Current tax	-	-
Tax adjustment relating to prior years	-	-
Deferred Tax	-	-
	-	**-**

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38 Unrecognised tax assets (Contd..)

(b) Expiry dates of unused tax losses

	As at March 31, 2024	As of March 31, 2024 tax impact @ 29.12%	As at March 31, 2023	As of March 31, 2023 tax impact @ 29.12%
2024	-	-	67.85	19.76
2025	-	-	194.65	56.68
2026	386.46	112.54	467.96	136.27
2027	271.19	78.97	271.19	78.97
2028	132.34	38.54	132.34	38.54
2029	87.89	25.59	87.89	25.59
2030	103.30	30.08	103.30	30.08
	981.18	**285.72**	**1,325.18**	**385.89**

Unlimited period available for unabsorbed depreciation amounting to 871.80 (March 31, 2023: 696.10). Related tax impact is ₹253.87 (March 31, 2023: ₹202.70).

39 Disclosures mandated by Schedule III of Companies Act 2013, by way of additional information:

Name of entities	Year ended March 31, 2024							
	Net Assets i.e. total assets minus total liabilities		Share in Profit or Loss		Share in other Comprehensive Income		Share in total Comprehensive Loss	
	As a % of consolidated net assets	Amount	As a % of consolidated loss	Amount	As a % of consolidated OCI	Amount	As a % of consolidated comprehensive loss	Amount
Parent:								
Awfis Space Solutions Limited	99.99%	2,513.99	102.73%	(180.46)	100.00%	(3.05)	102.68%	(183.51)
Subsidiary:								
Awliv living Solutions Private Limited	0.67%	16.82	-2.73%	4.79	0.00%	-	-2.68%	4.79
Adjustment arising out of consolidation	-0.66%	(16.50)	0.00%	-	0.00%	-	0.00%	-
Total	**100%**	**2,514.31**	**100%**	**(175.67)**	**100%**	**(3.05)**	**100%**	**(178.72)**

Name of entities	Year ended March 31, 2023							
	Net Assets i.e. total assets minus total liabilities		Share in Profit or Loss		Share in other Comprehensive Income		Share in total Comprehensive Loss	
	As a % of consolidated net assets	Amount	As a % of consolidated loss	Amount	As a % of consolidated OCI	Amount	As a % of consolidated comprehensive loss	Amount
Parent:								
Awfis Space Solutions Limited	100.26%	1,698.12	99.37%	(463.43)	100.00%	(0.30)	99.37%	(463.73)
Subsidiary:		-		-		-		
Awliv living Solutions Private Limited	0.12%	2.02	0.63%	(2.94)	0.00%	-	0.63%	(2.94)
Adjustment arising out of consolidation	-0.38%	(6.50)	0.00%	-	0.00%	-	0.00%	-
Total	**100%**	**1,693.64**	**100%**	**(466.37)**	**100%**	**(0.30)**	**100%**	**(466.67)**

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

40 The Code on Social Security 2020 (Code), which received the Presidential Assent on September 28, 2020, subsumes nine laws relating to social security, retirement and employee benefits, including the Employee Provident Fund and Miscellaneous Provisions Act, 1952 and the Payment of Gratuity Act, 1972. On May 03, 2023, the Ministry of Labour and Employment issued notifications in compliance of judgement dated November 4, 2022 of Hon'ble Supreme Court in the case pertaining to Pension on Higher Wages. The Group has not identified any material impact in lieu of such notifications and therefore not recorded any impact thereon.

40A As per the MCA notification dated August 05, 2022, the Central Government has notified the Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the Companies are required to maintain back-up of the books of account and other relevant books and papers in electronic mode on servers physically located in India on a daily basis. The books of account along with other relevant records and papers of the Company are maintained in electronic mode. These are readily accessible in India at all times and is enabled to take daily backup on the server located in India; However, due to technical glitch (Storage constraints) on certain days during the year, complete back up of books of accounts were not taken and logs for Support Application were not available. As on the reporting date i.e., March 31, 2024, the Company is in compliance with the requirement of maintaining back-up of books of account and other relevant books and papers, on a daily basis, pursuant to the amendment and complete backup & logs for the year was made available as at March 31, 2024.

41 Other statutory information

(i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

(ii) The Group has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

Name of the Struck off Company	Nature of Transaction	Relationship with the struck off Company	Outstanding Balance*	
			March 31, 2024	March 31, 2023
Bennett, Coleman & Co. Ltd., (Times Professional Learning Division)	Trade Receivable	Customer	0.21	-
Pixelberg Creative Solutions Pvt Ltd	Trade Payables	Vendor	(0.04)	-
A.K.Construction & Interior Pvt. Ltd	Trade Payables	Vendor	(0.02)	(0.02)

* Negative balances represent advances to vendor

(iii) The Group do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory year.

(iv) The Group has not traded or invested in Cryptocurrency transactions / balances or Virtual Currency during the year ended March 31, 2024 and year ended March 31, 2023.

(v) The Group have not advanced or loaned or invested funds to Intermediaries for further advancing to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Ultimate beneficiaries shall:

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

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

(vi) The Group has not received any funds or further advances in form of any fund from any person(s) or entity(ies), including guarantee to the Ultimate beneficiaries, with the understanding that the ultimate beneficiaries shall:

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

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

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(All amounts in Rs. millions, unless otherwise stated)

41 Other statutory information (Contd..)

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

(viii) The Group has not been declared as a wilful defaulter by its lenders.

(ix) The Group has filed all the required quarterly returns with the lenders as per covenants of the Sanction of Working Capital Limit which are in agreement with the books of accounts and there are no material discrepancies in the same.

42 Events after the reporting period

(a) On April 25, 2024, the Company has allotted 37,486,081 equity shares having face value of ₹ 10 each pursuant to conversion of 37,486,081 Class B to F1, 0.0001% compulsory convertible cumulative preference shares (CCCPS) in the conversion ratio of 1:1.

(b) On April 25, 2024, the Company has allotted 9,262,750 equity shares having face value of ₹ 10 each pursuant to conversion of 150,705 Class D, D1 and D2 0.001% compulsory convertible debentures (CCD) in the conversion ratio of 1:61.4628.

(c) Subsequent to the year ended March 31, 2024, the Company has completed its Initial Public Offer (IPO) of 1,56,37,736 equity shares of face value of ₹ 10 each at an issue price of ₹ 383 per share. The issue comprised of fresh issue aggregating to ₹ 1,280.00 and offer for sale aggregating to ₹ 4,709.3 . Pursuant to the IPO, the equity shares of the Company were listed on National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on May 30, 2024.

(d) In accordance with the terms stipulated in the Increment letter dated December 11, 2023, Mr. Amit Ramani was entitled to receive a cash bonus of ₹ 50, contingent upon the successful listing of the company's shares on recognized stock exchanges. On June 17, 2024, Mr. Ramani formally waived his entitlement to this cash bonus by signing a waiver letter. The Nomination and Remuneration Committee duly noted this waiver during its meeting held on the same date.

As per our report of even date attached

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI firm registration no.: 101049W/E300004

per **Nikhil Aggarwal**
Partner
Membership no. 504274

Place: New Delhi
Date: June 19, 2024

For and on behalf of the Board of Directors
of **Awfis Space Solutions Limited**

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: June 19, 2024

Rajesh Kharabanda
Director
DIN: 01495928

Place: New Delhi
Date: June 19, 2024

Amit Kumar
Company Secretary
Membership no. A31237

Place: New Delhi
Date: June 19, 2024

Ravi Dugar
Chief Financial Officer

Place: New Delhi
Date: June 19, 2024

Notes

awfis

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