

YATRA CAPITAL

YATRA CAPITAL LIMITED

**ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

INVESTMENT MANAGER

 | IL&FS Investment Advisors LLC

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Performance Summary

- Yatra Capital Limited (“Yatra” or “the Company”) through its investment in K2 Property Limited (“K2”) has exited from 10 out of a total of 14 investments in its portfolio up to 31 March 2017. These include 6 complete exits from a mixed-use project in Bhavnagar, a listed investment in Phoenix Mills Limited, Gangetic Developers Private Limited in Agra, Palladium Constructions in Bangalore, Vamona Developers Private Limited and City Centre Mall in Nashik and 4 phased exits of our full interest in Riverbank Holdings in Kolkata; Treasure Town in Bijalpur, Indore; Forum IT Parks in Kolkata and Alliance Hospitality in Pune. K2 also realized a dividend from Kolte Patil residential project in Pune and has signed an exit agreement of our entire stake from one of our ongoing assets Saket Engineers in Hyderabad. As of 31 March 2017, Yatra through its investment in K2, remains invested in 3 projects, of which the Kolkata hotel has been exited in June 2017.
- The Company completed a first round of compulsory redemptions whereby 1,410,437 ordinary shares for EUR 10 mn were redeemed and cancelled during the year. The number of outstanding ordinary shares of the Company in issue is currently 3,465,217.
- Net Asset Value (“NAV”)* per share increased by 16.08% from EUR 7.09 as at 31 March 2016 to EUR 8.23 as at 31 March 2017.
- The net profit for the year ended 31 March 2017 derived from the investment activities of the Company was EUR 3.95 mn. This is as compared to a net loss of EUR 11.98 mn for the year ended 31 March 2016. Basic and diluted earnings per share for the year ended 31 March 2017 was EUR 0.95 as compared to a basic and diluted loss per share of EUR 1.88 for the year ended 31 March 2016.

**NAV per share is based on Yatra’s net assets derived from the Statement of Financial Position as at 31 March 2017 divided by the number of shares then outstanding and in issue.*

Chairman's Statement

Dear Shareholders,

I am pleased to report to you on the performance of the Company for the year ended 31 March 2017.

The period under review has produced a positive result, with Company reporting a profit of around EUR 3.95 million. Retranslation effects account for approximately half of the recorded profit, with the Rupee appreciating against the Euro by approximately 7.8% over the year to 31 March 2017 (although as of mid-July, that appreciation has been almost entirely reversed by recent Euro strength). The balance of the profit for the year derives from above-forecast cash receipts and adjustments to the values of underlying portfolio assets. Further details of individual assets appear elsewhere in these financial statements. The Company's disposal program remains on track, with no major variation to the assessed net asset values of remaining individual assets, although the effect of the Indian government's demonetisation programme announced in Q4 2016 has been to slow sales velocity at the Company's principal remaining residential development asset in Pune by some 6-9 months.

Investors will note that the Company's net asset value continues to reduce by virtue of its ongoing programme of capital returns to shareholders, and a further return will be announced at the Company's 2017 AGM, the date of which has been announced today. The amount of the capital return will depend somewhat on realisations achieved between now and the date of the AGM, but will be based on the group's cash resources on hand, which presently stand at EUR 6.79 million, once adjusted for ongoing working capital needs. Operating costs have reduced by around 12% year on year, and the board is currently undertaking a project to identify further cost reduction or elimination opportunities where possible, in order to more closely align the Company's cost base with its continuing reduction in net asset value.


As I reported in the Chairman's statement published with the interim financial statements for the period to 30 September 2016, the board continues to seek to assess the likely expected and final outcome in net asset value ("NAV") per share terms once all of the Company's remaining assets have been disposed of, liabilities settled, the Company's subsidiaries liquidated and the necessary steps taken to place the Company in a position to liquidate once the final return of capital to shareholders has been made. When taking into account contractual incentive fees which would accrue to the investment manager if and when the remaining assets are sold, based on the current assessed fair values of those assets, and being mindful of the governance, regulatory, administration and audit costs required to keep the group in good standing, together with the cost of the liquidation process itself, the Board estimates that the additional sum to be returned to shareholders at the conclusion of the liquidation process is anticipated to be in the range of EUR 6.20 million - EUR 6.50 million (30 September 2016 – EUR 6.20 million - EUR 6.40 million) per share, assuming a static currency rate of INR 74.75/EUR. The achievement of this estimate remains subject to material uncertainty. Further assessments of the likely outcome will continue to be made and reported to you on a periodic basis.

When I last wrote to you in November 2017, I indicated that the board was consulting with major shareholders as to a possible change in the investment strategy of the Company. I can report that although these discussions have largely been completed, given the transformational regulatory reforms being undertaken in India, the Investment Manager and the Board continue to evaluate a

number of alternative strategies which may result in my reporting to you further in due course. Meanwhile, the Company will continue to proceed with its disposal programme in a timely manner.

As always, I would like to thank my board colleagues, our Investment Manager, IL&FS Investment Advisors LLC, our advisors, and you, our shareholders, for your continuing support.

Best wishes

A handwritten signature in black ink, appearing to read 'Richard Boléat', written in a cursive style.

Richard Boléat

Chairman

25 July 2017

Investment Manager's Report

The Indian economy has been faring well under a fiscally prudent and politically stable government. The impact of the many reformative measures taken by both the government and the central bank have raised the stability and improved the economic outlook of the country. Renewed inflows from foreign investors, strengthened domestic currency, and comfortable levels of current account deficit and inflation will also provide a conducive environment for sustaining growth. Although there are cautionary headwinds from global uncertainties such as those arising from US fiscal and international policies, India should be able to weather these conditions and continue to remain a brighter spot in the global landscape.

The Indian Government has taken many reformative steps to improve transparency and create a better business enabling environment in India. The introduction of a Goods and Services Tax (GST) and a Bankruptcy Law are two such significant measures taken recently. The Reserve Bank of India (RBI) has also been pushing further with its agenda of resolving the chronic problem of non-performing assets (NPAs) in the Indian banking system. A Real Estate Regulatory Authority (RERA) is being set up to improve reliability and accountability in the sector. These policy initiatives are expected to make India an increasingly attractive investment destination. The RBI has proposed that banks be allowed to invest in Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs).

The Residential segment saw a major impact on account of demonetization in December 2016. Absorption volumes decreased by 3.5% q-o-q in the fourth quarter. In terms of overall absorption volumes all cities, except Chennai and Pune, saw a decrease in sale volumes. Real estate players have shifted their focus to affordable housing given various benefits offered by the Government to achieve its mandate of "Housing for All" by 2022. Market participants believe that as macroeconomic conditions have improved, the market has bottomed out and reversal is due. Even at present, demand continues to be strong in select markets of Tier I cities and absorption is expected to improve in these markets. The affordable segment will continue to get greater focus reflected in the new launches primarily catering to this segment.

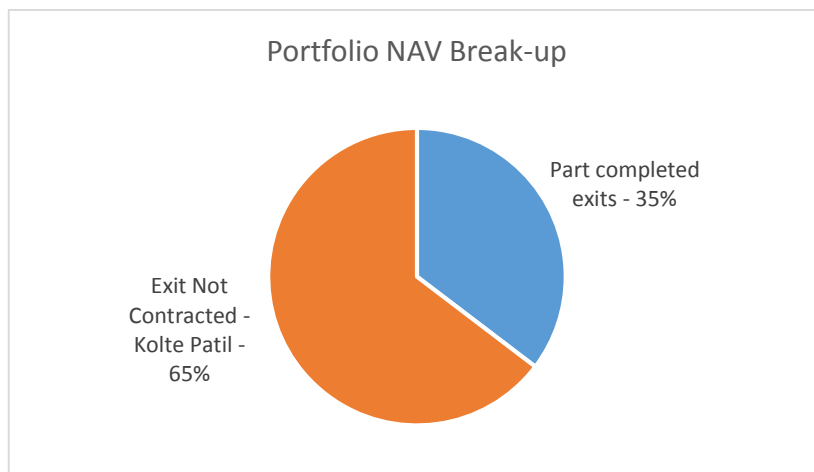
The Real Estate (Regulation and Development) Act 2016 (RERA) has become effective from 1st May 2017. The Act seeks to protect home-buyers as well as help boost investments in the real estate industry. RERA will regulate both commercial and residential real estate projects where inventories are sold. The law requires the project and real estate agents to be registered mandatorily with a regulatory authority before marketing a project. It mandates that builders should disclose details of all registered projects, including those about the promoter, project, layout plan, land status, approvals, agreements along with details of real estate agents, contractors, architect, structural engineer etc. The Act makes it mandatory for the builders to park 70% of the amount collected from buyers in a separate bank account and these funds can only be used towards the construction of that project. We believe that there are going to be implementation challenges during the transition period as the real estate sector has historically be subject to very limited regulation, but in the long term, this regulation will be a win-win situation for developers, buyers, and investors. Reputed developers should enjoy the benefits of consumer confidence coming back to the market while the investors and end buyers will benefit from much-needed transparency and on-time delivery of projects. In our view, sales in ongoing projects may slow down temporarily in the next one to two quarters as buyers may defer purchase decisions until projects are registered under the act.

Portfolio Highlights

As of 31st March 2017, the Company has contracted to exit from a further investment – Alliance Hospitality in Pune; bringing the exit count to 10 from the original portfolio of 14 investments. K2 has also signed an exit agreement for its entire stake in Saket Engineers Private Limited, and has received an interim dividend of EUR 1.38 mn from its investment in the residential project in Pune (Kolte Patil). With receipt of funds from contracted exits and dividend, the portfolio generated gross realizations of EUR 7.3 mn from portfolio companies during FY2017, with total cumulative gross realizations being EUR 85.8 mn up to 31 March 2017. Furthermore, the Company has been able to recover EUR 0.4 mn from the sale of its stake in the Kolkata hotel which had been fully provided for by the Company.

The Investment Manager continues to focus on evaluating exit strategies for the sole remaining real estate investments at Kolte Patil in Pune. Residential sales have been lukewarm despite stable capital values in Pune during 2016. With no appreciation seen in prices over last two years, our joint venture partner decided to defer the new launch of residential projects in the township in anticipation of a recovery in residential demand post the demonetization of the currency in late 2016. As a result of the implementation of RERA, absorption in the ongoing developments has slowed down temporarily. This in our view shall continue for the next two to three quarters as buyers are tending to defer their purchase decisions until the project is registered with the RERA authority, which is ongoing. The project continues to focus on completion of ongoing developments and the generation of regular cash flows.

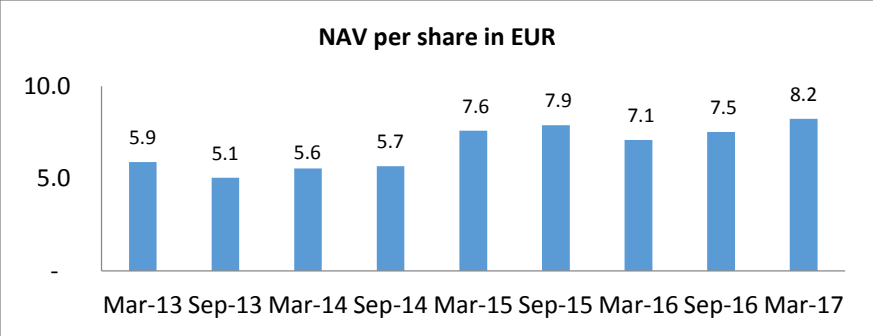
The chart below shows the NAV contribution of the portfolio:



Valuation & NAV

A valuation was conducted for the Kolte Patil project as of 31st March 2017 under the Royal Institution of Chartered Surveyors (RICS) guidelines by CBRE South Asia Private Limited (CBRE). This project was valued on a discounted cash flow basis. The investments which are contracted for exit have been valued at the net present value of the remaining consideration expected to be received using appropriate discount rates and after taking specific recovery provisions where appropriate.

The movement in the NAV per share of the Company since 2013 is as per the graph below:



Board of Directors

Richard Boléat

Richard Boleat qualified as a Chartered Accountant with Coopers & Lybrand in the UK in 1988. He subsequently worked in the Middle East, Africa and the UK for a number of commercial and financial services groups before returning to Jersey in 1990. He was formerly a Principal of Channel House Financial Services Group Limited prior to its acquisition by Capita Group plc ("Capita") in September 2005. Richard led Capita's financial services client practice in Jersey until September 2007, when he left the company to establish an independent corporate governance practice. He currently acts as Chairman of CVC Credit Partners European Opportunities Limited and Funding Circle SME Income Fund Limited, both of which are listed on the London Stock Exchange, and is an independent director of a number of other substantial collective investment and investment management entities.

Christopher Wright

Christopher Wright is Chairman and a co-founder of EM Alternatives LLC in Washington DC, emerging markets focused private equity asset management firm and a director of Merifin Capital Group, a private European investment firm. Until mid-2003 he served as Head of Global Private Equity for Dresdner Kleinwort Capital and was formerly a Group Board Member of Dresdner Kleinwort. He acted as Chairman of various investment funds prior to and following the latter's integration with Allianz Private Equity.

He is a co-founding director of Roper Technologies Inc (NYSE, S & P 500).

Mr Wright has chaired the investment committees of and/or serves on several advisory boards of third party managed LBO and venture capital funds in North America and Europe and has advised several other financial institutions, including Hansa Capital, CdB Webtech, Standard Bank of South Africa, Surya Capital, GP Investimentos, and IDEA Alternative Investments on their investments in private equity and other alternative assets around the world.

Mr Wright was educated at Oxford University (M.A.) and holds a Certified Diploma in Accounting and Finance (from the ACCA). He is Foundation Fellow, Corpus Christi College, Oxford.

David Hunter

David Hunter is Managing Director of Hunter Advisers, a property fund consultancy which offers advice on the launch and operation of property funds in the UK and overseas. Coupled with this role, he has a number of non-executive positions in UK and international property companies, focused on delivering value for shareholders. Until 2005, David was a leading Pan-European property fund manager with over 20 years' experience and an exceptional track record of building and running fund management businesses.

David was President of the British Property Federation in 2003-04 and led the industry delegation which successfully negotiated with the UK Government for the introduction of REITs.

Malcolm King

After qualifying at a general practice firm in 1968 Malcolm was one of the first in his profession to gain an MBA by taking a full time two-year course at the Ivey Business School of the University of Western Ontario, Canada. Joining King & Co in 1970, he headed the investment part of the business for 23 years. In 1993 Malcolm restructured the asset management side of the business, which grew the properties under management from GBP 850 mn to the current level of more than GBP 8 billion when he retired.

He was Senior Partner from 1987 to 2005 and International Chairman from 1992 - 2006. In 1992 he conceived and engineered the merger of King & Co with J P Sturge to form King Sturge. During his time as Senior Partner, the company's turnover increased from just over GBP 11 mn to approximately GBP 100 mn and a staff of nearly 1,600. He was the senior Non-Executive of Redrow Plc and was a director of RICS Business Services. He is non-Executive Chairman of a Jersey based private property company; non-Executive of two other private property companies and Managing Director of a family property company. He was a pro bono member of the property advisory committees of both Imperial College London and Sue Ryder.

George Baird

George was born in Dundee, Scotland in 1950 and qualified with AYMM in 1974 before moving to Jersey in 1980 to work for the States of Jersey in the finance area. In 1991 he was appointed Treasurer of the States of Jersey, one of the most senior positions in the Civil Service reporting to the Finance and Economics Committee whose main responsibility was defining and implementing government financial and budget strategy. In 1999 he moved to Mourant as Group Finance and Operations Director until his retirement in 2002. Since then he has built up a portfolio of non-executive directorships in the Channel Islands to include several property companies where he plays a prominent role on the Investment and Audit Committees.

Ramesh Bawa

Mr Bawa has rich experience of around three decades in the Banking and Financial Services Sector. He has built up a strong and effectual relationship and has a large network of business association with Banks/ Financial Institutions / Insurance Companies both domestically and internationally. Mr Bawa had worked with organizations like Syndicate Bank and National Housing Bank. In 1995, he joined IL&FS Group and at IL&FS he went on to hold various senior positions. Then, in October 2006, he became the Managing Director and the Chief Executive Officer of IL&FS Financial Services Ltd and recently in May 2015 he has also been entrusted with the responsibility of Managing Director of IL&FS Investment Managers Limited, a Private Equity arm of IL&FS Group. He is also on the Board of several IL&FS Group companies which are related to the financial services and infrastructure sector. He holds a Post-Graduation Degree in Personnel Management & Industrial Relationship and also a Masters Degree in Political Science. Mr Bawa has been appointed on the Board of the Company effective 1 July 2016 which has been confirmed by the Jersey Financial Services Commission on 25 November 2016.

Directors' Report

The Directors present their annual report and the audited financial statements of Yatra Capital Limited ("the Company") for the year ended 31 March 2017.

The Company

The Company was established in Jersey on 26 May 2006. The Company's ordinary shares were admitted to listing on the Euronext Market on 6 December 2006. The Company was established to invest in Foreign Direct Investment (FDI) compliant Indian real estate development opportunities. The Company has divested a large part of its investments and continues its focus on exiting the remaining portfolio to return the money to shareholders.

Business Review

A review of the Company's activities during the year is set out in the Chairman's Statement on page 3. The Company redeemed 1,410,437 ordinary shares for EUR 10 mn on 30 September 2016. The number of ordinary shares in issue as at 31 March 2017 was 3,465,217.

Results and Dividend

The Company's results for the year ended 31 March 2017 are shown in the Statement of Profit or Loss and Other Comprehensive Income (page 23) and related notes (pages 26 to 47). The Directors do not propose to declare a dividend for the year under review (31 March 2016 - Nil).

Directors

All the directors of the Company are independent and non-executive with the exception of Ramesh Bawa, who is a director of IL&FS Investment Managers Limited, the holding company of IL&FS Investment Advisors LLC, the Investment Manager to K2 Property Limited. The membership of the Board of Directors ("Board") is set out below.

Director	Date of Appointment
David Hunter	5 June 2006
Malcolm King	5 June 2006
Richard Boléat (Chairman)	27 January 2010
Christopher Wright	27 January 2010
George Baird (Chairman of the Audit and Risk Committee)	8 March 2012
Ramesh Bawa	25 November 2016

All the directors served in office throughout the year except Mr Ramesh Bawa. Shahzaad Dalal, who was a director of the Company, resigned on 1st July 2016 and was subsequently replaced by Mr Ramesh Bawa.

Directors' Interests

The following directors had interests in the shares of the Company as at 31 March 2017.

Director	Number of Ordinary Shares
Christopher Wright	2,338
David Hunter	4,734
Malcolm King	5,325

All the directors are also directors of K2 Property Limited, a subsidiary of the Company.

Directors' Remuneration

During the year, the directors received the following emoluments from the Company:

Directors of the Company	Remuneration (in EUR)
David Hunter	38,475
Malcolm King	36,338
Richard Boléat	51,300
Christopher Wright	38,475
George Baird	40,612
Total	205,200

There are no service contracts in existence between the Company and its directors. However, each director was appointed by a Letter of Appointment, which sets out the main terms of the appointment. All the directors offer themselves for re-election each year at the Annual General Meeting of the Company.

Management

IL & FS Investment Advisors LLC ("IIAL" or "the Investment Manager") provides investment management services to K2 Property Limited and project management, property advisory, property management and monitoring services to subsidiaries of K2 Property Limited, in accordance with the investment objective, investment policy and restrictions of the Company, K2 Property Limited and its subsidiaries. IIAL is a wholly owned subsidiary of IL&FS Investment Managers Limited ("IIML"), which is in turn a subsidiary of Infrastructure Leasing & Financial Services Limited ("IL&FS") a company incorporated in India. IIML is listed on the National Stock Exchange of India Limited and BSE Limited. IIAL also provides coordination of public relations, investor relations and other general operating services to the Company.

Statement of Directors' Responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with International Financial Reporting Standards and applicable law.

Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial

position of the company and enable them to ensure that the financial statements comply with Companies (Jersey) Law 1991. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in Jersey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Responsibility statement

With regard to Regulation 2004/1109/EC of the European Union (the "EU Transparency Directive"), the directors confirm to the best of their knowledge that:

- the financial statements for the year ended 31 March 2017 give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company as required by law and in accordance with International Financial Reporting Standards; and
- the Directors' report and Chairman's statement give a fair view of the development of the Company's business, financial position and the important events that have occurred during the period and their impact on these financial statements.

The principal risks and uncertainties faced by the Company are disclosed below and in note 3 of these financial statements.

Corporate Governance

A statement of Corporate Governance can be found on pages 15 to 18.

Key Risks

There are a number of risks attributed towards the execution of the Company's strategy. The directors wish to highlight the following key risks:

- Real estate investments are long-term, illiquid investments and therefore the Company may not be able to realize the current NAV. The Company seeks to mitigate these risks by enhancing the marketability of, and exploring additional methods of disposing of, its interests.
- The Indian companies in which the Company invests through its investment in K2 obtain construction loans from banks and financial institutions. These are secured by way of a mortgage on the land and the property to be developed. In case of default in repayment, the lending banks have a first charge on the land and property so provided as well as the other assets of the land owning company.
- Changes to regulations governing foreign investments including repatriation of funds may adversely affect the Company's performance. The Company, through the Investment

Manager, monitors this risk and, where applicable, procures advice from specialist lawyers and tax advisors in respect of the structuring of its investments.

- The Company through its investment in K2 invests in Indian companies (“Portfolio Companies”) and these investments are denominated in Indian Rupees. The Company’s issued shares are denominated in EUR, and the Company and its investment in K2 are therefore exposed to currency risk whereby a movement in the Indian Rupee / EUR exchange rate will affect the value of the investments and result in unrealised and realised gains or losses thereon.
- The Company, through its investment in K2, is exposed to counterparty risk, principally as a result of the joint venture and leveraged nature of its investment portfolio. There is dependence upon the continued activity, performance and solvency of its joint venture real estate development partners. Additionally, the success of the development activities is contingent upon the continued willingness of domestic Indian financial institutions to provide development and construction finance on acceptable terms.
- Where the Company, through K2, has contracted to dispose of interests in Portfolio Companies or their underlying assets, there is a credit risk in respect of the willingness and ability of the counterparties to honor the relevant agreements. The Board reviews this risk and applies appropriate discount rates to the contracted values of these agreements.
- Portfolio Companies are heavily dependent on obtaining consent from statutory bodies at key stages of the development process, the subsequent sign off / acceptance of completed schemes and subsequent release of funds. All these stages can involve protracted timescales.
- The Company, through its investment in K2, holds minority stakes in the Portfolio Companies and hence cannot control the governance function or day-to-day operations of these Portfolio Companies.
- Portfolio Companies are exposed to the risk of frivolous legal intervention by third parties causing delays in execution of projects due to the relatively slow movement of the judicial processes in India.

The Board continues to monitor and, where possible, take steps to mitigate these key risks and other uncertainties to which the Company and its investment in K2 are exposed.

Annual General Meeting

The last Annual General Meeting (AGM) of the Company was convened on 14 September 2016. The next AGM of the Company is scheduled to be on 11 September 2017

Independent Auditors

KPMG Channel Islands Limited was reappointed as auditor at the Annual General Meeting held on 14 September 2016.

By Order of the Board



Richard Boléat
Chairman



George Baird
Director and Audit & Risk Committee
Chairman

25 July 2017

Corporate Governance Report

It is the Company's policy to comply with best corporate governance practices. The Company recognizes that effective governance is a fiduciary responsibility fundamental to its long-term success. The Board endeavors to foster a management culture based on effective checks and balances, proper procedures for managing risks attached to opportunities, and accountability towards stakeholders with regard to the policies pursued. The Company has been a member of the Association of Investment Companies, UK since January 2012. The Company has considered the principles and recommendations of the AIC Code of Corporate Governance (AIC Code) by reference to the AIC Corporate Governance Guide for Investment Companies (AIC Guide). The AIC Code, as explained by the AIC Guide, addresses all the principles set out in the UK Corporate Governance Code, as well as setting out additional principles and recommendations on issues that are of specific relevance to the Company. The Company complies with all the principles of the AIC Code of Corporate Governance except for the policy on tenure of directors and preparation of a viability statement. The Board concludes that the requirement of the AIC Code on tenure of directors is not relevant for the Company due to the fact that the Company is in the process of a disposal program which the Board presently anticipates that it would result in its winding up in the foreseeable future. Consequently, the Company does not believe that it would be appropriate or meaningful to produce a viability statement.

Role of the Board

The Board has determined that its role is to consider and determine the following key matters, which it considers are of strategic and operational importance to the Company:

- the overall objectives for the Company and the Company's strategy for fulfilling those objectives within an appropriate risk framework;
- any shifts in strategy that may be appropriate in light of market conditions;
- the capital structure of the Company and its subsidiaries including consideration of any appropriate use of gearing both for the Company and its subsidiaries and in any joint ventures or similar arrangements in which they may invest from time to time;
- the engagement of the Investment Manager, Administrators and other appropriately skilled service providers and the monitoring of their effectiveness through regular reports and meetings;
- the key elements of the Company's performance including Net Asset Value and distributions;
- compliance with company law and regulatory obligations, including the approval of the financial statements and the recommendation as to dividends (if any).

The directors bring independent views to the board and a diversity of experience including chartered surveying, civil service, banking, law, administration, treasury, financial accounting, corporate finance and fund management to add to the Board's effectiveness, particularly in the area of property, performance of emerging markets, corporate strategy, governance and risk management. The directors take decisions objectively and in the best interests of the Company being collectively and individually responsible for its success. They are accountable to shareholders and take into consideration the need to foster the Company's business relationships with other stakeholders in discharging their obligations.

The Board has conducted a self-assessment exercise for the year ended 31 March 2017 and will continue to do so annually. The Board members have reaffirmed their independence wherever appropriate other than as disclosed elsewhere in these financial statements.

The directors believe that this annual report and financial statements, taken as a whole, present a fair, balanced and understandable assessment of the Company's position and prospects.

Board Decisions

The Board ensures during its meetings that strategic matters are considered as well as matters of particular concern to shareholders. The operational obligations of the Board have been delegated through appropriate arrangements to the Investment Manager and the Administrator, as all members of the Board are non-executive. The independent directors of the board meet separately at least once a year to review the performance of the Board as a whole.

Board Meetings

The Board holds at least four meetings annually and also meets as and when required to consider specific issues reserved for decision by the Board. The Board met 5 times during the year under review. Attendance at Board meetings by individual board members is disclosed as follows:

Director	Attendance at Meetings
David Hunter	5
Richard Boléat	5
Malcolm King	5
Christopher Wright	4
George Baird	4
Ramesh Bawa	1

Committees of the Board

Audit & Risk Committee

The Audit & Risk Committee (ARC) is comprised entirely of independent directors: George Baird (Chairman), Christopher Wright, Richard Boléat and Malcolm King, who are each considered to have the requisite expertise in matters of finance and accounting. George Baird is also Chairman of the Audit & Risk Committee of K2 Property Limited. The ARC meets at least three times a year and, if required, meetings can also be attended by the Investment Manager, the Administrator and the Independent Auditor.

The ARC is responsible for ensuring that the financial performance of the Company is properly monitored, controlled and reported on. The ARC's primary responsibilities are to review accounting policies and the financial statements, understand and agree the key underlying principles, engage in discussions with external auditors and ensure that an effective internal control framework exists. The duties of the ARC are covered under the terms of reference of the ARC and include:

- To oversee the selection process of external auditors and make recommendations to the Board in respect of their appointment, re-appointment and remuneration;
- To ensure the integrity of the financial statements;

Audit & Risk Committee (Continued)

- To monitor and review the independence of the auditors, their objectivity and effectiveness, taking into consideration relevant professional and regulatory requirements;
- To keep under review the effectiveness of internal financial controls;
- To ensure that a member of the ARC attends the Annual General Meeting of the Members;
- To oversee the effectiveness of the processes and controls used by the Company to monitor and manage risk within the parameters adopted by the Board; and
- To review the Company's major risk exposures and the steps taken to monitor and control such exposures.

The directors believe that due to the structure and size of the Company, no internal audit function is appropriate or required.

During the year under review, the ARC met 5 times. The table below shows the attendance of the ARC members at the meetings for the year under review:

Director	Attendance at Meetings
Richard Boléat	4
Malcolm King	4
Christopher Wright	5
George Baird	5

Remuneration and Nominations Committee

The Remuneration and Nominations Committee (RNC) comprises Richard Boléat, Ramesh Bawa and David Hunter (Chairman) of which the majority is independent of the Investment Manager. Shahzaad Dalal ceased to be a member of the RNC from his date of resignation. RNC is responsible for the terms of appointment and remuneration of the Company's directors and the incentive policies of the Company, K2 Property Limited and its subsidiaries as a whole. The RNC met one time during the year under review. The table below shows the attendance of the RNC members at the meetings for the year under review:

Director	Attendance at Meetings
Richard Boléat	1
David Hunter	1
Ramesh Bawa	1

Shareholder Relations

Shareholder communications are a priority of the Board and the Company maintains a regular dialogue with its shareholders. The Company promptly posts all relevant information and news to the Authority for Financial Markets, Euronext and on its website. The Chairman and representatives of the Investment Manager make themselves available to meet with key shareholders, analysts, current and future investors and the media. The Board is also fully informed on any market commentary on the Company made by the Investment Manager and other professional advisors, including its brokers. The

Board monitors its investor relations process consistently to ensure the effectiveness of the Company's communications. The notice of the Annual General Meeting is posted to the shareholders at least 42 clear days in advance of the meeting. Shareholders or their proxies are encouraged to attend and participate in the Annual General Meeting. The Chairman and representatives of the Investment Manager are available at the Annual General Meeting to address any questions that the shareholders wish to raise.

Financial statements

In compliance with the Dutch Financial Supervision Act (FSA) relating to the Company's Euronext Amsterdam Listing, the audited annual and the unaudited semi-annual financial statements of the Company are also uploaded on its website www.yatracapital.com

Independent Auditor's Report to the members of Yatra Capital Limited

Opinions and conclusions arising from our audit

Opinion on financial statements

We have audited the accompanying financial statements of Yatra Capital Limited (the "Company") for the year ended 31 March 2017 which comprise the Statement of Financial Position, the Statement of Profit and Loss and Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards as issued by the International Accounting Standards Board ("IASB"). In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards as issued by the IASB; and
- have been prepared in accordance with the requirements of the Companies (Jersey) Law 1991

Basis for opinion

We conducted our audit in accordance with International Auditing Standards (ISAs) and applicable law. Our responsibilities under those standards are further described in the scope and responsibilities section of our report. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including FRC Ethical Standards as applied to listed entities. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in the audit of the financial statements and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by us, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In arriving at our audit opinion above, the key audit matter was as follows:

The risk	Our response
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Valuation of financial assets held at fair value through profit or loss (the “investment”)

€27,741,975;(2016 €34,186,038)

Refer to note 2.4 accounting policy and notes 3.6 and 4.1 disclosures

Basis:

The Company invests in K2 Property Limited (“K2”). K2 in turn invests in indirect subsidiaries (“Portfolio Companies”) which ultimately invest in Indian property holding and development companies. The fair value of the investment held by the Company as at 31 March 2017 was assessed by the Board of Directors based on the audited net asset value of K2 as at 31 March 2017.

Risk:

97% of the Company’s total assets are represented by the fair value of K2, an unquoted subsidiary. A significant proportion of K2’s net asset value comprises of a residential property development and receivables from fully or partially exited developments (the “Portfolio”) which are held in the Portfolio Companies. The valuation technique applied in valuing the Portfolio requires significant judgement to be applied and involves the use of the discounted cash flow methodology in which the inputs and assumptions, such as the amounts and timings of cash flows, the appropriate discount rates and the selection of appropriate values surrounding uncertain future events, are inherently subjective. As a result, there is a risk that the valuation technique used and the resultant fair value of the Company’s investment in K2 may not be appropriate.

Our procedures included:

- We gained an understanding of the design and implementation of the controls around the valuation process adopted by the Company.
- We confirmed that the fair value of the Company’s investment agreed to the audited net asset value of K2 as at 31 March 2017.
- We held discussions with the auditor of K2 and considered the adequacy of their audit procedures over the valuation of the Portfolio, including the extent of their challenge of the key assumptions applied by the management of K2. These audit procedures included:
 - An assessment of the appropriateness of discount rates used;
 - Challenging the reasonableness of the valuation methodology and assumptions made by the Portfolio Company’s external property valuer;
 - Evaluating the rationale for the probability and expected timing of recovery of receivables from contracted exits; and
 - Testing the mathematical accuracy of the discounted cash flow models by re-computing cash flow projections and other mathematical calculations.

Assessing disclosures:

We considered the Company’s investment valuation policies and their application as described in note 2.4 for compliance with International Financial Reporting Standards, in addition to the adequacy of disclosures in notes 3.6 and 4.1 in relation to fair values and critical accounting estimates and assumptions in determining the fair value of its investments.

Other Information

The Directors are responsible for the other information. The other information includes the information included in the Annual Report for the year ended 31 March 2017 but does not include the financial statements and the auditor’s report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

Responsibilities of the Directors and Those Charged with Governance for the Financial Statements

The Directors are responsible for the preparation and fair presentation of financial statements in accordance with International Financial Reporting Standards, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

Matters on which we are required to report by exception

Under the Companies (Jersey) Law, 1991, we are required to report to you if, in our opinion:

- adequate accounting records have not been kept by the Company; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

The purpose of this report and restrictions on its use by persons other than the Company's members as a body

This report is made solely to the Company's members, as a body, in accordance with Article 113A of the Companies (Jersey) Law 1991 and, in respect of any further matters on which we have agreed to report, on terms we have agreed with the Company. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Nicholas L. Stevens

For and on behalf of KPMG Channel Islands Limited

Chartered Accountants and Recognized Auditor

27 July 2017

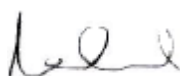
37 Esplanade
St Helier
Jersey
JE4 8WQ

Statement of Financial Position

As at 31 March 2017

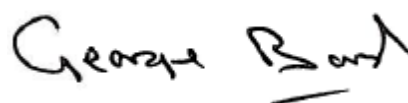
	Notes	As at 31-Mar-17 EUR	As at 31-Mar-16 EUR
ASSETS			
Non - Current assets			
Financial assets at fair value through profit or loss	6	-	17,844,854
		-	17,844,854
Current assets			
Financial assets at fair value through profit or loss	6	27,741,975	16,341,184
Prepayments and other receivables	7	46,250	50,119
Cash and cash equivalents	8	882,183	463,470
		28,670,408	16,854,773
Total assets		28,670,408	34,699,627
EQUITY AND LIABILITIES			
Capital and reserves			
Stated capital	9	125,457,092	135,457,092
Accumulated losses		(96,938,041)	(100,888,932)
Total equity		28,519,051	34,568,160
Current liabilities			
Accruals and other payables	10	151,357	131,467
		151,357	131,467
Total equity and liabilities		28,670,408	34,699,627
Number of ordinary shares in issue		3,465,217	4,875,654
Net asset value per share	16	8.23	7.09

The financial statements were approved by the Board of Directors and authorised for issue on 25 July 2017. They were signed on its behalf by Richard Boléat and George Baird.



Richard Boléat

Chairman



George Baird

Director and Audit & Risk
Committee Chairman

The notes on pages 26 to 47 form an integral part of these financial statements.

Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2017

	Notes	Year ended 31 March 2017 EUR	Year ended 31 March 2016 EUR
INCOME			
Net loss on foreign exchange		(918)	(2,253)
Realised (loss)/ gain on financial assets at fair value through profit or loss	6	(68)	27,013
Unrealised gain/(loss) on financial assets at fair value through profit or loss	3.6, 6	4,556,005	-
		<u>4,555,019</u>	<u>24,760</u>
EXPENSES			
Custodian, secretarial and administration fees		43,835	45,048
Legal and professional costs		187,798	156,557
Directors' fees	12	205,200	228,000
Directors' insurance		33,604	34,206
Audit expenses		47,867	56,995
Listing agents fees		22,052	33,507
Travelling expenses		45,011	88,326
Unrealised loss on financial assets at fair value through profit or loss	3.6, 6	-	11,318,706
Other administrative expenses		18,761	40,668
		<u>604,128</u>	<u>12,002,013</u>
Profit/(loss) and Total Comprehensive income/(loss) for the year before tax		3,950,891	(11,977,253)
Taxation	5	-	-
Total Comprehensive Profit/(Loss) attributable to:			
Equity holders of the Company		<u>3,950,891</u>	<u>(11,977,253)</u>
		<u>3,950,891</u>	<u>(11,977,253)</u>
Basic and diluted earnings/(loss) per share	15	0.95	(1.88)

The notes on pages 26 to 47 form an integral part of these financial statements.

Statement of Changes in Equity

For the year ended 31 March 2017

	Note	EUR
As at 31 March 2015		84,545,413
Redemption of shares	9	(38,000,000)
Loss for the year		<u>(11,977,253)</u>
As at 31 March 2016		34,568,160
Redemption of shares	9	(10,000,000)
Profit for the year		<u>3,950,891</u>
As at 31 March 2017		<u>28,519,051</u>

The notes on pages 26 to 47 form an integral part of these financial statements.

Statement of Cash Flows

For the year ended 31 March 2017

	Notes	Year ended 31 March 2017 EUR	Year ended 31 March 2016 EUR
<i>Cash flows from operating activities</i>			
Profit/(loss) for the year before taxation		3,950,891	(11,977,253)
Adjustments for:			
Realised loss / (gain) on financial assets at fair value through profit or loss and gain on disposal of subsidiaries	6	68	(27,013)
Unrealised (gain) / loss on fair valuation of financial assets at fair value through profit or loss	6	(4,556,005)	11,318,706
Cash used in operations		<u>(605,046)</u>	<u>(685,560)</u>
Decrease in prepayments and other receivables		3,869	1,925
Increase/(decrease) in accruals and other payables		(30,110)	57,061
Net cash used in operating activities		<u>(631,287)</u>	<u>(626,574)</u>
<i>Cash flows from investing activities</i>			
Proceeds from redemption of shares in K2	6	11,000,000	38,000,000
Proceeds from disposal of investment	6	-	26,960
Net cash generated from investing activities		<u>11,000,000</u>	<u>38,026,960</u>
<i>Cash flows from financing activities</i>			
Payment on redemption of ordinary shares	9	(10,000,000)	(38,000,000)
Loan from related party		50,000	-
Net cash used in financing activities		<u>(9,950,000)</u>	<u>(38,000,000)</u>
Net increase/(decrease) in cash and cash equivalents		418,713	(599,614)
Cash and cash equivalents at beginning of the year		463,470	1,063,084
Cash and cash equivalents at end of the year	8	<u>882,183</u>	<u>463,470</u>

The notes on pages 26 to 47 form an integral part of these financial statements.

Notes to the Financial Statements

1. General information

Yatra Capital Limited (the "Company") is a limited liability company incorporated and domiciled in Jersey with registered office address at First Floor Le Masurier House, La Rue Le Masurier, St Helier, Jersey, JE2 4YE. With effect from 24 July 2017, the registered office of the Company has moved to Second Floor, No. 4 The Forum, Grenville Street, St Helier Jersey JE2 4UF.

The Company is governed by the Collective Investment Funds (Jersey) Law 1988, as amended, and the subordinate legislation made there under and regulated by the Jersey Financial Services Commission. The purpose of the Company is to enable pooling of funds by investors for investment in K2 Property Limited ("K2") and its subsidiaries.

K2 was incorporated on 19 May 2006 and is domiciled as a limited liability company under the laws of the Republic of Mauritius. K2 holds a category 1 Global Business Licence issued by the Financial Services Commission in Mauritius. K2 and its subsidiaries make investments in companies established to carry out real estate development and ownership across India ("Portfolio Companies").

IL&FS Investment Advisors LLC, an investment management company incorporated and domiciled in the Republic of Mauritius ("the Investment Manager") advises the Company and K2 with respect to its investment activities. The administration of the Company is undertaken by Citco Jersey Limited.

The Company's ordinary shares are listed and traded on the Euronext Market, under ISIN JE00B1FBT077.

2. Summary of significant accounting policies

The principal accounting policies adopted in the preparation of these financial statements have been consistently applied to all the periods presented unless otherwise stated and are set out below.

2.1 Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") and the Interpretations adopted by the International Accounting Standards Board ("IASB"). The financial statements have been prepared under the historical cost basis, as modified by the fair valuation of investments.

The preparation of financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires the Board of Directors to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to these financial statements are disclosed in Note 4.

As at 31 March 2017, the Company did not hold a controlling interest in any of the Portfolio Companies in which it has invested through its investment in K2. The estimates and assumptions applied in determining the fair value of these investments are set out in note 3.6.

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

The Company early adopted the Amendments to IFRS 10, IFRS 12 and IAS 27 (the “Amendments”) with a date of initial application of 1 April 2013. The Board of Directors concluded that the Company met the definition of an Investment Entity. As a result, the Company measures its investments in its subsidiary at fair value through profit or loss.

A qualifying investment entity is required to account for investments in controlled entities as well as investments in associates and joint ventures at fair value through profit or loss; the only exception would be non-investment entity subsidiaries that are considered an extension of the investment entity’s investing activities. The consolidation exemption is mandatory for qualifying investment entities.

An investment entity typically has the following characteristics:

- It should have more than one investment. The Company has invested in K2. K2, through its direct and indirect subsidiaries, has invested in multiple Portfolio Companies;
- It should have more than one investor. The Company has multiple investors;
- It should have Investors that are not related parties. With the exception of the Company’s directors, none of the Company’s investors are, to its knowledge, related parties; and
- It should have ownership interests in the form of equity or similar interests. The Company’s ownership interests are in the form of equity.

Going concern

The Class A and Class B shares held by the Company in K2 were redeemable at the option of K2 on 30 September 2016. K2 did not elect to exercise this option. The Board in its meeting of 1 July 2016 agreed to seek a formal shareholders approval on the extension of the terms of the Investment Management Agreement with IL&FS Investment Advisors LLC (“IIAL”) beyond 30 September 2016 after conducting a detailed assessment of the balance of the portfolio and the exit strategy for the same. The annual general meeting of the Company was held on 14 September 2016 wherein the resolution for extension of the Investment Management Agreement until a long stop date of 31 December 2018 was unanimously passed. Based on the foregoing the Company continues to be a going concern.

2.2 New standards and interpretations not yet adopted

New standards and interpretations not yet adopted

A number of new standards and amendments to standards are effective for annual periods beginning after 1 April 2018 and earlier application is permitted; however, the Company has not early applied the following new or amended standards in preparing these financial statements. The two new amendments potentially relevant to the Company are discussed below.

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

A. IFRS 9 Financial Instruments

On 24 July 2014, the IASB issued the final IFRS 9 *Financial Instruments* Standard, which replaces earlier versions of IFRS 9 and completes the IASB’s project to replace IAS 39 *Financial Instruments: Recognition and Measurement*.

This standard includes changes in the measurement bases of the Company’s financial assets to amortised cost, fair value through other comprehensive income or fair value through profit or loss. Based on the assessment of the Board, these amendments will not have any material impact on the financial statements as the Company measures its investment in K2 at fair value through profit or loss and other financial instruments at cost after evaluation of impairments if any.

The standard is effective for annual periods beginning on or after 1 January 2018 with retrospective application, early adoption is permitted.

B. IFRS 15 Revenue from Contracts with Customers

This standard replaces IAS 11 *Construction Contracts*, IAS 18 *Revenue*, IFRIC 13 *Customer Loyalty Programmes*, IFRIC 15 *Agreements for the Construction of Real Estate*, IFRIC 18 *Transfer of Assets from Customers* and SIC-31 *Revenue – Barter of Transactions Involving Advertising Services*.

The standard contains a single model that applies to contracts with customers and two approaches to recognising revenue: at a point in time or over time. The model features a contract-based five-step analysis of transactions to determine whether, how much and when revenue is recognised.

This new standard will not have any impact on the Company.

The standard is effective for annual periods beginning on or after 1 January 2018, with early adoption permitted.

The following new or amended standards are not applicable to the Company and are not expected to have a significant impact on the Company’s financial statements:

Standard/Interpretation		Effective date Periods beginning on or after
Amendments to IAS 12	<i>Recognition of Deferred Tax Assets for Unrealised Losses – Amendments to IAS 12</i>	1 January 2017
Amendments to IAS 7	<i>Disclosure Initiatives – Changes in liabilities arising from financial activities</i>	1 January 2017

There are no new standards and amendments to standards and interpretations adopted during the year.

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

2.3 Foreign currency translation

(a) *Functional and presentation currency*

For the purposes of the financial statements, the results and financial position of the Company is expressed in Euro, which is the functional currency of the Company. Euro is the functional currency because it is the currency of the primary economic environment in which the Company operates. Euro is the currency in which the majority of the costs of the Company are incurred, capital is realised and dividends are paid.

(b) *Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the date of transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Profit or Loss and Other Comprehensive Income. The EUR exchange rate used at the date of Statement of Financial Position for the translation of monetary assets and liabilities denominated in INR was 69.25 (31 March 2016 - 75.09), representing a 7.78 % appreciation in the INR against the EUR over the period. Translation differences on non-monetary financial assets and liabilities re-measured at each reporting date, such as equity instruments classified as financial assets at fair value through profit or loss, are recognised in the Statement of Profit or Loss and Other Comprehensive Income within the net gain or loss on financial assets at fair value through profit or loss.

2.4 Financial assets at fair value through profit or loss

(a) *Classification*

The financial assets of the Company are classified as “financial assets at fair value through profit or loss” and “loans and receivables”.

K2 is wholly owned by the Company. K2 through its investments in underlying companies invests in joint ventures and associates.

The Company adopted the Investment Entities exemption (Amendments to IFRS 10, IFRS 12 and IAS 27), issued in October 2012, such that all subsidiaries that represent investments shall not be consolidated. The amendments define an investment entity and require a parent that is an investment entity to measure its investments in particular subsidiaries at fair value through profit or loss in accordance with IAS 39 instead of consolidating those subsidiaries in its consolidated financial statements. Accordingly, the principles of consolidation under IFRS 10 are not applicable to the Company for the year ended 31 March 2017.

Financial assets designated at fair value through profit or loss at inception are financial instruments that are not classified as held for trading but are managed and their performance evaluated on a fair value basis in accordance with the Company’s documented investment strategy. The Company’s policy

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

is for the Investment Manager and the Board to evaluate the information about these financial assets on a fair value basis together with other related financial information.

The Board, as advised by the Investment Manager, has taken an appropriate classification of investments at the time of purchase and re-evaluates the classification on a regular basis.

Loans and receivables of the Company include cash and cash equivalents and other receivables.

(b) Recognition/de-recognition

Purchases and sales of investments are recognised on the “trade date” – the date on which the Company contracts to purchase or sell the investment. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or the Company has transferred substantially all risks and rewards of ownership. Net gain from financial assets at fair value through profit and loss includes all realised and unrealised fair value changes and foreign exchange differences, but excludes dividend income. Realised gains/losses are calculated as the difference between the disposal value of its investment in K2 and the cost of the investment.

(c) Measurement

Financial assets at fair value through profit or loss are initially recognised at fair value. Transaction costs are expensed in the Statement of Profit or Loss and Other Comprehensive Income. Subsequent to initial recognition, all financial assets at fair value through profit or loss are measured at fair value.

Gains and losses arising from changes in the fair value of the financial assets at fair value through profit or loss are recognized in profit or loss of the Statement of Profit or Loss and Other Comprehensive Income in the period in which they arise.

(d) Fair value estimation

‘Fair Value’ is a price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Company has access at that date. The fair value of a liability reflects its non-performance risk.

The fair value of financial instruments traded on an active market is based on the closing quoted market prices at the reporting date. The fair value of financial instruments that are not traded in an active market are determined by using valuation techniques.

The Company has adopted the investment entity exemption under IFRS 10 and records the adjusted net asset value of its direct subsidiary as the fair value of its investment in its direct subsidiary.

In determining the fair value of financial instruments in K2, and in turn the Portfolio Companies, a variety of methods and assumptions are used that are based on project status and market conditions existing at each reporting date. Valuation techniques used include the use of comparable recent arm’s length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis and other valuation techniques commonly used by market participants as prescribed by

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

the Royal Institution of Chartered Surveyors (“RICS”). The methodologies, processes and significant unobservable inputs used in the valuation derived by the Investment Manager are detailed in notes 3.6 and 4.1 below. For valuing the Portfolio Companies where K2 has contracted exits, the net present value of the contracted exit amounts, discounted using a rate based on the credit risk associated with counterparties and tested for impairment, is considered as the fair value of the investment in that Portfolio Company.

2.5 Loans and receivables

Loans and receivables of the Company include cash and cash equivalents and other receivables.

A provision for impairment of amounts due from counterparties is established when there is objective evidence that the Company will not be able to collect all amounts due from the relevant counterparty.

2.6 Cash and cash equivalents

Cash comprises cash at bank. Cash equivalents are short-term, highly liquid investments, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

2.7 Accruals and other payables

Accruals and other payables are recognised initially at fair value and subsequently stated at amortised cost using the effective interest method.

2.8 Stated capital

Ordinary shares are classified as equity. Ordinary shares which were bought back and recorded as treasury shares have been cancelled. Ordinary shares bought back by the Company via its tender mechanism and compulsory redemption have also been cancelled.

2.9 Realised / Unrealised gain / (loss) on financial assets at fair value through profit or loss

The realised gain / (loss) from financial assets at fair value through profit or loss (FVTPL) represents the difference between the carrying amount of a financial asset at the beginning of the reporting period, or the transaction price if it was purchased in the current reporting period, and its sale or settlement price. Net realised gain / (loss) from financial assets at FVTPL is calculated using the average cost method.

The unrealised gain / (loss) represents the difference between the carrying amount of a financial instrument at the beginning of the period, or the transaction price if it was purchased in the current reporting period, and its carrying amount at the end of the period.

2.10 Transaction costs

Transaction costs are costs incurred to acquire financial assets at fair value through profit or loss. They include fees and commissions paid to agents, advisers, brokers and dealers. Transaction costs, when incurred, are immediately recognised in the Statement of Profit or Loss and Other Comprehensive Income as an expense.

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

2.11 Expenses

All expenses are recognized in the Statement of Profit or Loss and Other Comprehensive Income on an accrual basis.

2.12 Financial instruments

Financial instruments carried in the Statement of Financial Position include financial assets at fair value through profit or loss and other receivables, cash at bank, accruals and other payables. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item. Disclosures regarding financial instruments to which the Company is a party are provided in Note 3.

2.13 Treasury shares

When shares recognized as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs, net of any tax effects, is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented as a deduction from equity. Treasury shares are not held for sale or subsequent reissue and are cancelled.

2.14 Related parties

Related parties are both natural and legal persons where the person has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions.

2.15 Segment reporting

A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different to those of other business segments. A geographical segment is a group of assets and operations engaged in providing products or services within a particular economic environment that are subject to risks and return that are different from those of segments operating in other economic environments. The Company, through K2 and its subsidiaries, is engaged in real estate development companies in India, being a single reportable geographical segment having an economic environment that is subject to risks and returns which are different from geographical segments operating in other economic environments.

The chief operating decision maker ("CODM") in relation to the Company is deemed to be the Board of the Company itself. The factor used to identify the Company's reportable segments is geographical area. Based on the above and a review of information prepared on an IFRS basis which provided to the Board, it has been concluded that the Company is currently organised into one reportable segment; India.

There is only one type of real estate project within the above segment which is predominantly residential (2016 – one type; predominantly residential). CODM considers on a quarterly basis the results of the position of residential property as a whole as part of their ongoing performance review.

Notes to the Financial Statements (Continued)

Summary of significant accounting policies (Continued)

The CODM receives quarterly updates on its investment in K2 from the Investment Manager of K2. In addition, quarterly portfolio reports and period end valuation reports are reviewed and reported on by the Investment Manager to the Board of Directors.

Operating segments

The Company has only one reportable operating segment and the performance of this segment accounts for the performance of the Company as a whole. Other than cash and cash equivalents and related interest and charges, the results of the Company are deemed to be generated in India.

2.16 Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

3 Financial risk management

3.1 Strategy in using financial instruments

The Board has overall responsibility for the determination of the Company's risk management objectives and policies. The Company's overall risk management policy focuses on management of risk at the Portfolio Company level and above and particularly seeks to minimize potential adverse effects on the Company's financial performance, flexibility and liquidity.

The Company's activities expose it to a variety of financial risks, the principal risks being credit risk, liquidity risk, and market risk (including foreign currency risk). The Company's financial instruments comprise of financial assets at fair value through profit or loss, cash and cash equivalents and other items such as prepayments and other receivables, accruals and other payables which arise from its operations.

This note presents information about the Company's exposure to each of the above risks, the Board's objectives, policies and processes for measuring and managing risk and management of capital. Further quantitative disclosures are included throughout these financial statements. The Company held no derivative instruments as at 31 March 2017 (31 March 2016- Nil). A summary of the main risks is set out below:

3.2 Market risk

The Company is exposed to market risk, which is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market values. Market risks also arise from open positions in interest rate, currency and equity products, all of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices such as interest rates, foreign exchange rates and equity prices.

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

(a) Cash flow and interest rate risk

Interest rate risk arises from the effect of fluctuations in the prevailing levels of market interest rates on the fair value of financial instruments and future cash flow. The Company's cash flow is monitored at regular intervals by the Board. As at 31 March 2017, the Company did not have significant interest bearing financial instruments; therefore the Company is not exposed to significant cash flow interest rate risk.

(b) Foreign currency risk

Foreign currency risk arises when future transactions or recognised monetary assets and monetary liabilities are denominated in a currency other than the Company's functional currency. The Company's significant monetary assets and liabilities are held in EUR, hence the Company is not directly exposed to foreign currency risk on its monetary assets and liabilities.

The Company, through K2 and its investments in underlying companies, invests in India and holds both monetary and non-monetary assets and liabilities denominated in currencies other than the EUR, the functional currency. It is therefore, indirectly exposed to foreign currency risk. IFRS 7 considers the foreign exchange exposure relating to financial assets and liabilities, such as the Company's investments, to be a component of market price risk and not foreign currency risk. However, the Company monitors the exposure on all foreign currency denominated financial assets and liabilities.

The Company has in place a policy that requires it to keep under review its foreign currency risk against the functional currency. Forward contracts may be used on a transaction by transaction basis with a view to hedging foreign currency exposure. The Company will continue to monitor foreign currency risk and the need for hedging transactions. During the year under review, no foreign currency hedging transactions took place, and the Company continues to have fully unhedged indirect INR exposures comprising substantially all of the Company's financial assets at fair value through profit or loss. The table below summarises the Company's financial assets and liabilities, monetary and non-monetary, which are denominated in a currency other than the EUR:

	31 March 2017		31 March 2016	
	INR	GBP	INR	GBP
Company				
Liabilities				
Monetary liabilities	2,822	5,533	5,659	28,704

The table below summarises the sensitivity of the Company's monetary and non-monetary assets and liabilities to changes in foreign currency movements at 31 March 2017. The analysis is based on the assumptions that the relevant foreign exchange rate appreciated/depreciated against the EUR by the percentage disclosed in the table below, with all other variables held constant. This represents the directors' best estimates of a reasonable possible shift in the foreign exchange rates, having regard to the historical volatility of those rates. There are no monetary and non-monetary assets determined other than in EUR.

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

Company	Reasonably possible shift in rate 31 March 2017		Reasonably possible shift in rate 31 March 2016	
	%	EUR	%	EUR
Currency				
GBP				
- Monetary liabilities	+15%/(15 %)	6,362/4,703	+15 %/(15 %)	33,009/24,398
INR				
- Monetary liabilities	+ 15 %/(15 %)	3,245/2,398	+15 %/(15 %)	6,508/4,810

(c) Price risk

The Company is exposed to price risk as the investments of the Company as stated in the Statement of Financial Position are classified as financial assets at fair value through profit or loss. Where non-monetary financial instruments, such as the Company’s investments in the Portfolio Companies held through K2 and its underlying companies, are denominated in currencies other than the Euro, the price initially expressed in foreign currency and then converted into Euro will also fluctuate because of changes in foreign exchange rates. Paragraph (b) ‘Foreign currency risk’ above sets out how this component of price risk is managed and measured.

3.3 Credit risk

Credit risk arises when a failure by counterparty to discharge their obligations could reduce the amount of future cash inflows from financial assets on hand at the reporting date. The Company’s policy is to maintain cash balances and short term deposits with a reputable banking institution and to monitor the placement of cash and deposit balances on an ongoing basis. As at 31 March 2017, all cash balances were placed with Barclays Bank Plc which had a long term credit rating of “A – (Negative)” from Standard and Poor’s.

The Company’s credit risk also arises in respect of other receivables as disclosed in note 7 below. The Board has considered the recoverability of these balances as at 31 March 2017 and does not consider the risk of failing to recover these amounts to be significant. Additionally, before the Company enters into transactions with another party, it makes an assessment of the credit worthiness of that party.

The Company’s credit risk also arises in respect of receivables pertaining to contracted exit cash flows for investments held directly or indirectly by K2. The Board reviews this risk of contracted receivables on a regular basis and has put in place a regular impairment mechanism for assessing this risk as mentioned in note 3.6 of the financial statements.

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

3.4 Counterparty risk

Counterparty risk is defined as the current and prospective risk to earnings or capital arising from a counterparty's failure to meet the terms of any obligation to the Company or otherwise to perform as agreed. Counterparty risk arises when funds are extended, committed, invested, or otherwise exposed through actual or implied contractual agreements. Indirect counterparty risk to the Company arises primarily from three types of commercial arrangements:

1. The continuing willingness by banks and other financial institutions to provide finance on agreed terms to Portfolio Companies, to enable those companies to execute their planned real estate development within budgeted tolerances.
2. The ability and willingness of the joint venture partners at Portfolio Company level to carry out the relevant real estate development project in accordance with agreed budgets, timescales and quality standards.
3. The ability and willingness of the joint venture partners of the Portfolio Companies to honour the contracted exit values at the specified timelines.

A failure by a constituent member of either of these commercial counterparty groups to perform as agreed could lead to a material negative performance of an individual Portfolio Company investment which could have a material impact on the Company's financial asset at fair value through profit or loss. The Investment Manager seeks to ensure that counterparty risk is mitigated by way of continuous monitoring of Portfolio Companies, the joint venture partners, banks and financial institutions with whom they contract. Identified risks are escalated and actions taken as necessary.

3.5 Liquidity risk

Liquidity risk is the risk that the Company may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can do so only on terms that are materially disadvantageous. As a policy, the Company minimises these risks by maintaining sufficient cash to meet all anticipated future payment obligations.

At 31 March 2017, the Company had sufficient liquid financial assets to meet its current financial obligations. The table below analyses the Company's non-derivative financial liabilities into relevant maturity groupings at the financial position date.

Details	Due - less than 12 months		Due - more than 12 months	
	31 March 2017 EUR	31 March 2016 EUR	31 March 2017 EUR	31 March 2016 EUR
Accruals and other payables	151,357	131,467	-	-
Total payable	151,357	131,467	-	-

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

On the basis of the above, the Board considers that the company has no significant liquidity risk.

3.6 Fair values

The carrying amount of other receivables, cash and cash equivalents and accruals and other payables approximate their fair values. The financial assets at fair value through profit or loss represent the fair value of the Company's investment in K2.

The fair values of financial assets at fair value through profit or loss that are not traded in an active market are determined by using valuation techniques. The techniques used by the Company are explained in Note 4.1 below.

For the purpose of these financial statements the Company determines the fair value of its investment in K2 based on the net asset value (NAV) of K2 in its latest available audited financial statements. The directors review these details and consider, among other things, the following factors: (a) the net asset valuation; (b) the value date of the net asset value provided; and (c) the basis of accounting. When deemed necessary, adjustments to the NAV for relevant factors, such as liquidity and/or credit risks, are made to obtain the best estimate of fair value. As at the reporting date, the Board and the Investment Manager believe that the NAV of K2 as per its 31 March 2017 audited financial statements is representative of the fair value of the Company's investment in K2.

The table below sets out information about significant unobservable inputs used as at 31 March 2017 in measuring financial instruments categorised as Level 3 in the fair value hierarchy.

Description	Amount (EUR)	Valuation technique	Unobservable inputs	Range
As at 31 March 2017 Unquoted investment	27,741,975	NAV	NAV of K2	NA
As at 31 March 2016 Unquoted investment	34,186,038	NAV	NAV of K2	NA

The net asset value of the Company is sensitive to the fair value of K2.

IFRS 13 requires the Company to classify fair value measurements using a fair value hierarchy that reflects the significance of inputs used in making the measurements. The fair value hierarchy has the following levels:

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

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

- Level 3 inputs are inputs for the asset and liability that are not based on observable market data (that is, unobservable inputs).

The level in the fair value hierarchy within which the fair value measurement is categorised is determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustments based on unobservable inputs, that measurement is a level 3 measurement.

Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The determination of what constitutes ‘observable’ requires significant judgement by the Company. The Company considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the related market. The following table analyses within the fair value hierarchy of the Company’s financial assets measured at fair value:

Assets	Level 1	Level 2	Level 3	Total Balance
	EUR	EUR	EUR	EUR
31 March 2017				
Financial assets designated at fair value through profit or loss (Non-Current)	-	-	-	-
Financial assets designated at fair value through profit or loss (Current)	-	-	27,741,975	27,741,975
Total	-	-	27,741,975	27,741,975
31 March 2016				
Financial assets designated at fair value through profit or loss (Non-Current)	-	-	17,844,854	17,844,854
Financial assets designated at fair value through profit or loss (Current)	-	-	16,341,184	16,341,184
Total	-	-	34,186,038	34,186,038

There has been no transfer between levels during the year ended 31 March 2017 (31 March 2016 – Nil). The changes in the financial assets at fair value through profit or loss classified at level 3 are as follows:

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

	31 March 2017	31 March 2016
	EUR	EUR
Balance as at 1 April	34,186,038	83,504,691
Redemption of shares	(11,000,000)	(38,000,000)
Disposal of subsidiaries	-	(26,960)
Realised (loss)/gain on financial assets at fair value through profit or loss	(68)	27,013
Unrealised gain/(loss) on financial assets at fair value through profit or loss	4,556,005	(11,318,706)
Balance as at year ended	27,741,975	34,186,038

Transfers between levels of the fair value hierarchy, if any, are deemed to have occurred at the end of the reporting period.

The Company, through K2 and its investments in underlying companies, has invested in unquoted shares in the Portfolio Companies. In the absence of observable prices, as described in Note 4.1, valuation techniques are used to compute the fair value of the investments held by K2 and its underlying companies. The fair value the un-exited investment in a portfolio company as at 31 March 2017 is based on the valuation carried out by an independent international property valuer - CB Richard Ellis South Asia Private Limited (“the Valuer”) based on the guidelines issued by the Royal Institution of Chartered Surveyors (RICS), UK. The valuation makes use of the discounted cash flow (“DCF”) method, to value the project. This method seeks to make use of recent real estate transactions similar in nature to the project, where available and relevant, and of a number of assumptions and judgments obtained from the Investment Manager. Hence, this investment is classified under level 3.

The investment in the remaining Portfolio Companies where exits have been contracted, have been valued using the net present value of the estimated cash flows based on the definitive legal documentation entered into for exit from these investments, and adjusted for any other relevant factors.

As at 31 March 2017, the investments made by the Company through K2 and its underlying companies are predominantly in residential developments and in the form of receivables from fully or phased exits.

a. Residential development

The valuation of the sole remaining residential development is carried out using earnings before interest, taxes and depreciation and amortisation (EBITDA) level cash flows as reduced by the tax impact over the project life under the DCF method, discounted using a weighted average cost of capital (WACC), which the Valuer deems appropriate for the project being valued. The three significant inputs used in the DCF method are sales price, construction cost and WACC.

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

The table below presents the sensitivity of the fair value of K2 incorporated in the Company's Statement of Financial Position to changes in the significant unobservable inputs for residential developments:

Significant unobservable inputs	31 March 2017	31 March 2016
	Movements	Movements
	EUR mn	EUR mn
Increase in sale price 5%	0.08	1.00
Decrease in sale price 5%	(0.08)	(1.02)
Increase in construction cost 5%	(1.16)	(0.84)
Decrease in construction cost 5%	1.14	0.77
Increase in WACC 5%	(1.49)	(2.02)
Decrease in WACC 5%	1.79	2.47

The significant unobservable inputs used in the valuation in the case of sale price, WACC and construction cost vary from project to project depending on the product mix of each project, location etc.

b. Contracted exits

The three significant inputs used in the fair value of contracted exits are as follows:

- i. Discount rate: it is used in determining the net present value of contracted exit cash flows.
- ii. Probability: it is the probability of recovering the proceeds of the exit amount.
- iii. Timing of cash flows: it is the expected repayment date of the contracted exists, based on management's judgement

The table below presents the sensitivity of the valuation to changes in the significant unobservable inputs for contacted exits:

Significant unobservable inputs	2017 Movements	2016 Movements
	EUR'mn	EUR mn
Increase in discounting rate 5%	(0.03)	(0.04)
Decrease in discounting rate 5%	0.03	0.04

The table below provides a sensitivity analysis showing the impact on the fair value of the contracted exits in the event of a 10% change in the probability of recovering the proceeds of the exit amount:

Significant unobservable inputs	2017 Movements	2016 Movements
	EUR'mn	EUR'mn
Increase in probability by 10%	0.23	0.56
Decrease in probability by 10%	(0.23)	(0.56)

Notes to the Financial Statements (Continued)

Financial risk management (Continued)

The table below provides a sensitivity analysis showing the impact on the fair value of the contracted exits in the event the proceeds are received one month earlier or are delayed by three months:

Significant unobservable inputs	2017 Movements EUR'mn	2016 Movements EUR'mn
1 month earlier	0.09	0.07
3 months delay	(0.27)	(0.22)

3.7 Capital risk management

The Company's objectives when managing capital are to safeguard its ability and the ability of its subsidiaries to continue as going concerns in order to provide returns and value for shareholders. The Company and its subsidiaries have no borrowings and accordingly the gearing ratios are nil. The Portfolio Companies in which the Company's indirect subsidiaries have invested have borrowings related to their real estate development activities without any recourse to the Company.

3.8 Financial instrument by category

The following is the table of the Company's financial assets:

31 March 2017 Non-current and current assets	Loans and receivables EUR	Financial assets at fair value through profit or loss EUR	Total EUR
Financial assets at fair value through profit or loss (Non-Current)	-	-	-
Financial assets at fair value through profit or loss (Current)	-	27,741,975	27,741,975
Cash and cash equivalents	882,183	-	882,183
Other receivables	16,938	-	16,938
Total	899,121	27,741,975	28,641,096
31 March 2016			
Non-current and current assets			
Financial assets at fair value through profit or loss (Non-Current)	-	17,844,854	17,844,854
Financial assets at fair value through profit or loss (Current)	-	16,341,184	16,341,184
Cash and cash equivalents	463,470	-	463,470
Other receivables	13,861	-	13,861
Total	477,331	34,186,038	34,663,369

Notes to the Financial Statements (Continued)

Critical accounting estimates and judgements

4 Critical accounting estimates and judgements

4.1 Critical accounting estimates and assumptions

As part of its ongoing business, the Company, through the Board, makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are outlined below.

Fair value of financial assets at fair value through profit or loss

The Company, through K2 and its investment in underlying companies, holds financial instruments that are not quoted in active markets in the form of unquoted shares of the Portfolio Companies. In the absence of an active market, the fair value of such unquoted investments has been determined based on the fair value of the underlying net assets of the Portfolio Companies for which there are no contracted exits. The major components of the net assets of remaining invested Portfolio Companies is the land owned by it and any development and/or any capital work in progress, and its related borrowings. Their net assets also include other current assets and liabilities. The fair value of the investments held by K2 and its underlying companies in the Portfolio Companies has been determined based on the net assets of these Portfolio Companies, as adjusted for:

- (1) differences between IFRS and Indian GAAP; and
- (2) fair valuation of all of the underlying assets and liabilities.

For investments in Portfolio Companies held by K2 and its underlying companies, where a definitive full or phased exit has been agreed, the fair value has been determined as the net present value of the contracted exit cash flows.

The Board have considered the above in determining whether the net asset value of K2 per its 31 March 2017 audited financial statements is the most appropriate basis for estimating the Company's investment in K2, and they have concluded that it is.

4.2 Critical judgements

Functional currency and going concern

The Board considers the determination of the Company's functional currency and going concern statement to be areas requiring significant judgement as discussed in note 2.3 (a) and 2.1 respectively

Investment entity exemption

As explained in note 2.1, the Board of Directors has concluded that the Company met the definition of an Investment Entity. As a result, the Company measures its investments in its subsidiary at fair value through profit or loss.

Notes to the Financial Statements (Continued)

5 Taxation

5.1 Current tax - Jersey

The Company is domiciled in Jersey, Channel Islands. Any profits arising in the Company are subject to tax at the rate of 0% (2016: 0%).

6 Financial assets at fair value through profit or loss

The financial assets at fair value through profit or loss are as follows:

Company	EUR
As at 31 March 2015	83,504,691
Redemption of shares	(38,000,000)
Disposal of subsidiaries	(26,960)
Realised gain on financial assets at fair value through profit or loss	27,013
Unrealised loss on financial assets at fair value through profit or loss	(11,318,706)
As at 31 March 2016	34,186,038
Redemption of shares	(11,000,000)
Realised loss on financial assets at fair value through profit or loss	(68)
Unrealised gain on financial assets at fair value through profit or loss	4,556,005
As at 31 March 2017	27,741,975

The current and non-current financial assets at fair value through profit or loss are as follows:

	EUR	EUR
Company	31 March 2017	31 March 2016
Classified as current during the year	27,741,975	16,341,184
Classified as non-current during the year	-	17,844,854
Total	27,741,975	34,186,038

Financial assets classified under current assets are those that are expected to be realised within a period of less than 12 months.

Financial assets classified under non-current assets are those that are not expected to be realised within a period of less than 12 months. The Company has investments in both direct and indirect companies.

Indirect companies are those entities in respect of which the Company has the power to govern the financial and operating policies by virtue of an investment in a direct company.

Notes to the Financial Statements (Continued)

Financial assets at fair value through profit or loss (Continued)

A list of the significant direct investments, including the name, principal activity, country of incorporation and the proportion of ownership interest is given below:

Direct investment

Name of subsidiary	Principal Activity	Country of incorporation	Class of share	Percentage held by the Company
K2 Property Limited	Investment holding	Mauritius	Ordinary Class A and B	100%

K2 has a finite life of 15 years ending in 2020, which can be extended by the Board of Directors of K2 by two successive terms each of one year. Class A and Class B shares are redeemable at the option of K2. The present intention of the Directors is that the Class A and Class B shares will be fully redeemed on or before 31 December 2018.

During the year ended 31 March 2017, K2 redeemed 35,624 Class A shares for a consideration of EUR 2,750,826 and 120,438 Class B shares for a consideration of EUR 8,249,174. As at 31 March 2017, the Company held 729,006 Class A shares and 1,019,239 Class B shares of K2. The nominal share capital of 75,000 Class C and 25,000 Class D shares is USD 1,000. These Class C and D shares are held by IFS Trustees (as Trustee of Saffron Investment Trust) hereinafter referred to as Advisor Shareholders. All the shares have a par value of USD 0.01 each.

Indirect holding companies

Name of subsidiaries	Principal Activity	Country of incorporation	Class of share	Percentage held indirectly by The Company
K2 Private Equity Limited	Investment Holding	Mauritius	Ordinary	100%
K2 Hospitality Limited	Investment Holding	Mauritius	Ordinary	100%
K2 Residential Limited	Investment Holding	Mauritius	Ordinary	100%
K2 Commercial Limited	Investment Holding	Mauritius	Ordinary	100%
K2C Residential Limited	Investment Holding	Mauritius	Ordinary	100%
K2A Private Equity Limited	Investment Holding	Mauritius	Ordinary	100%
K2A Hospitality Limited	Investment Holding	Mauritius	Ordinary	100%
K2C Hospitality Limited	Investment Holding	Mauritius	Ordinary	100%
K2A Residential Limited	Investment Holding	Mauritius	Ordinary	100%
K2E Residential Limited	Investment Holding	Mauritius	Ordinary	100%
K2B Commercial Limited	Investment Holding	Mauritius	Ordinary	100%
Mildren Holding Limited	Investment Holding	Cyprus	Ordinary	100%

Notes to the Financial Statements (Continued)

7 Prepayments and other receivables

	31 March 2017 EUR	31 March 2016 EUR
Prepayments	29,312	36,258
Other receivables	16,938	13,861
Total	46,250	50,119

The Board has reviewed the above receivables at 31 March 2017 to determine whether any impairment provision is required. The Board has concluded that there was no indication of impairment at 31 March 2017 (2016: Nil).

8 Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise the following balances:

	31 March 2017 EUR	31 March 2016 EUR
Cash and cash equivalents	882,183	463,470

9 Stated capital

Authorised and issued stated capital

	Number of ordinary shares of no par value	Stated Capital EUR	Total EUR
As at 31 March 2015	11,123,141	173,457,092	173,457,092
Shares redeemed during the year (4 May 2015 and 1 September 2015)	(6,247,487)	(38,000,000)	(38,000,000)
As at 31 March 2016	4,875,654	135,457,092	135,457,092
Shares redeemed during the year (30 September 2016)	(1,410,437)	(10,000,000)	(10,000,000)
As at 31 March 2017	3,465,217	125,457,092	125,457,092

All issued ordinary shares of the Company are fully paid and have been admitted to the official list of Euronext. The Company's capital is represented by these ordinary shares, each of which carries one vote and has full entitlement to dividends when declared. The Company has no restrictions or specific capital requirements on the issue and re-purchase of ordinary shares. The relevant movements in capital are shown in the statement of changes in equity. In accordance with the objectives outlined in Note 1 and the risk management policies in Note 3, the Company endeavours to invest the proceeds from the issue of ordinary shares in appropriate investments while maintaining sufficient liquidity to meet its working capital and investment needs on an ongoing basis, such liquidity being augmented

Notes to the Financial Statements (Continued)

Stated capital (Continued)

by short-term borrowings or disposal of investments where necessary. The stated capital represents an amount collected from investors towards issue of no par value shares comprising both the initial public offer and the follow on public offer. It may be utilised when the Company buys back its own shares or redeem the previously issued shares.

10 Accruals and other payables

	31 March 2017 EUR	31 March 2016 EUR
Amount due to related parties	85,050	49,927
Other payables	23,307	30,040
Accruals	43,000	51,500
Total	151,357	131,467

11 Dividends payable

No dividend was paid during the year ended 31 March 2017 (31 March 2016 - Nil).

12 Related party transactions

The Company entered into transactions with related parties in respect of directors' remuneration and expenses, annual fees and payable to the Investment Manager and payable to K2 as set out below:

Directors' interests

Directors' interests in the shares of the Company is as disclosed in the Directors' report on Page 10.

Directors' remuneration and expenses

The total remuneration paid to Directors who are related parties (being all the directors of the Company) for the year was EUR 205,200 (31 March 2016 – EUR 228,000).

The amount payable to the Directors towards reimbursement of travelling expenses as at 31 March 2017 was EUR 5,050 (31 March 2016 – EUR 4,325).

Annual fee, amount receivable from and payable to Investment Manager and K2

The annual fee to the Investment manager as at 31 March 2017 was EUR 30,000 (31 March 2016 – EUR 30,000)

At the year end, EUR 13,861 was receivable from directly by the Company from the Investment Manager (31 March 2016 – Nil).

At the year end, EUR 30,000 was payable directly by the Company to the Investment Manager (31 March 2016 – EUR 30,000).

Notes to the Financial Statements (Continued)

Related party transactions (Continued)

Amount payable to K2 is EUR 50,000 on account of a interest free temporary advance as at 31 March 2017 (31 March 2016 – EUR 15,602).

The total estimated incentive fee which would become due to the Investment Manager from 1 April 2017 up to 31 March 2018 based on the anticipated proceeds on ultimate disposal of the investments in the underlying subsidiaries would be approximately EUR 2.69 million. This would translate into approximately EUR 0.78 per share based on the number of shares presently in issue.

13 Ultimate controlling party

In the opinion of directors, there is no party who meets the definition of Ultimate Controlling Party.

14 Capital and other commitments

The Company has no capital commitments as at 31 March 2017 (31 March 2016 – Nil).

15 Earnings/ (Loss) per share

Basic earnings / (loss) per share is calculated by dividing the net profit / (loss) attributable to the Company's equity holders by the weighted average number of ordinary shares in issue during the year.

	31 March 2017 EUR	31 March 2016 EUR
Profit/(Loss) attributable to equity holders of the Company	3,950,891	(11,977,253)
Weighted average number of ordinary shares in issue	4,160,775	6,375,629
Basic and diluted earnings/(loss) per share	0.95	(1.88)

The Company has not issued any other shares or instruments that are considered to have dilutive potential.

16 Net asset value per share

	31 March 2017 EUR	31 March 2016 EUR
Net assets	28,519,051	34,568,160
Number of ordinary shares in issue	3,465,217	4,875,654
Net assets value per share	8.23	7.09

17 Subsequent Events

On 8th May 2017, an indirect subsidiary of the Company, K2A Residential Limited, received EUR 0.69 million as dividend income from Kolte Patil Real Estate Private Limited.

On 23rd June 2017, an indirect subsidiary of the Company, K2C Hospitality Limited, received EUR 0.41 million in respect of share sale proceeds for shares held in Jalan Intercontinental Hotels Private Limited.

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