

ICD Columbus Centre Hotel LLC

Financial Statements

For the year ended 31st December 2023

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS OF ICD COLUMBUS CENTRE HOTEL LLC

Opinion

We have audited the accompanying Special Purpose Consolidated Financial Statements of ICD Columbus Centre Hotel LLC, (hereinafter referred to as "the Company") which comprise the Balance Sheet as at December 31, 2023, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year ended December 31, 2023, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the Special Purpose Consolidated Financial Statements of the Company for the year ended December 31, 2023 are prepared, in all material respects, in accordance with the basis of preparation of the Special Purpose Consolidated Financial Statements as disclosed therein and accordingly provide a true and fair view of state of affairs of the Company as at December 31, 2023, and its loss, total comprehensive loss, statement of changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Special Purpose Consolidated Financial Statements in accordance with the Standards on Auditing ('SAs') issued by Institute of Chartered Accountants of India (ICAI). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Special Purpose Consolidated Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of these Special Purpose Consolidated Financial Statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Special Purpose Consolidated Financial Statements.

Management's Responsibility for the Special Purpose Consolidated Financial Statements

The Company's Board of Director is responsible with respect to the preparation of the Special Purpose Consolidated Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive loss, statement of changes in equity and cash flows of the Company in accordance with the basis of preparation of these Special Purpose Consolidated Financial Statements as described therein.

The Management of the Company is responsible for maintenance of adequate accounting records, for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Special Purpose Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Management of the Company are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the audit of the Special Purpose Consolidated Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Special Purpose Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Special Purpose Consolidated Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Special Purpose Consolidated Financial Statements, including the disclosures, and whether the Special Purpose Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Special Purpose Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Special Purpose Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Special Purpose Consolidated Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Restriction on Distribution and Use

The Special Purpose Consolidated Financial Statements have been prepared for the limited purpose of preparation of the consolidated financial statements of Reliance Industries Limited, the ultimate parent company. As a result, these Special Purpose Consolidated Financial Statements may not be suitable for another purpose. Our report is intended solely for the internal use of the Company and should not be distributed to or used by other parties.

For Deloitte Haskins & Sells LLP

Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Pallavi A. Gorakshakar

Partner
(Membership No. 105035)
UDIN: 24105035BKCYAG6536

Place: Mumbai

Date: April 20, 2024

ICD Columbus Centre Hotel LLC
Consolidated Balance Sheet as at December 31, 2023
 (All amounts in USD thousand, unless otherwise stated)

	Notes	As at December 31, 2023
Assets		
Non-Current Assets		
Property, Plant and Equipment	3	2,27,075
Capital Work in Progress	3	665
Other Intangible Assets	3	278
Financial Assets		
Other Financial Assets	4	1,199
Deferred Tax Assets (net)	5	-
Total Non-Current Assets		2,29,217
Current Assets		
Inventories	6	661
Financial Assets		
Trade Receivables	7	3,155
Cash and Cash Equivalents	8	50,494
Other Current Assets	9	864
Total Current Assets		55,174
Total Assets		2,84,391
Equity and Liabilities		
Equity		
Member's Equity	10	60,452
Total Equity		60,452
Liabilities		
Non-Current liabilities		
Financial Liabilities		
Borrowings	11	1,95,010
Total Non-Current Liabilities		1,95,010
Current Liabilities		
Financial Liabilities		
Trade Payables	12	19,721
Other Current Liabilities	13	9,208
Total Current Liabilities		28,929
Total Liabilities		2,23,939
Total Equity and Liabilities		2,84,391
Corporate information, significant accounting policies and notes to the consolidated financial statements	1-34	

As per our report of even date

For Deloitte Haskins and Sells LLP

Chartered Accountants

Firm's Registration No. 117366W/W-100018

For and on behalf of the board

Pallavi A. Gorakshakar

Partner

Membership No. 105035

Rajkumar Mullick

Director

DIN: 6530175

Daniel H. Bettinardi

Director of Finance

Place: Mumbai

Date: April 20, 2024

Date: April 20, 2024

Date: April 20, 2024

ICD Columbus Centre Hotel LLC**Consolidated Statement of Profit and Loss for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

	Notes	Year ended December 31, 2023
Income:		
Revenue from Operations	14	1,09,656
Other Income	15	1,451
Total Income		1,11,107
Expenses:		
Cost of Consumables Consumed	16	4,344
Employee Benefits Expense	17	50,355
Finance Costs	18	14,909
Depreciation and Amortisation Expense	19	7,573
Other Expenses	20	35,836
Total Expenses		1,13,017
Loss before Tax		(1,910)
Tax Expense		
Current Tax		-
Deferred Tax		-
Loss for the Year		(1,910)
Other Comprehensive Income		-
Total Comprehensive Loss for the Year		(1,910)
Earnings per membership interest	21	
Corporate information, significant accounting policies and notes to the consolidated financial statements	1-34	

As per our report of even date

For Deloitte Haskins and Sells LLP

Chartered Accountants

Firm's Registration No. 117366W/W-100018

For and on behalf of the board**Pallavi A. Gorakshakar**

Partner

Membership No. 105035

Place: Mumbai

Date: April 20, 2024

Rajkumar Mullick

Director

DIN: 6530175

Date: April 20, 2024

Daniel H. Bettinardi

Director of Finance

Date: April 20, 2024

ICD Columbus Centre Hotel LLC**Consolidated Statement of Changes in Equity for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

Consolidated Statements of Changes in Members' Equity for the year ended December 31, 2023**A. MEMBER'S EQUITY**

Balance at December 31, 2022	Changes during the year 2023	Balance at December 31, 2023
62,362	(1,910)	60,452

As per our report of even date

For Deloitte Haskins and Sells LLP

Chartered Accountants

Firm's Registration No. 117366W/W-100018

For and on behalf of the board**Pallavi A. Gorakshakar**

Partner

Membership No. 105035

Place: Mumbai

Date: April 20, 2024

Rajkumar Mullick

Director

DIN: 6530175

Date: April 20, 2024

Daniel H. Bettinardi

Director of Finance

Date: April 20, 2024

ICD Columbus Centre Hotel LLC
Consolidated Cash Flow Statement for the year ended December 31, 2023
 (All amounts in USD thousand, unless otherwise stated)

Particulars	Year ended December 31, 2023
A CASH FLOW FROM OPERATING ACTIVITIES	
Loss before tax	(1,910)
Adjustments for:	
Depreciation and Amortisation expense	7,573
Provision for Impairment written back	(1,451)
Finance costs	14,909
Operating Profit before working capital changes	19,121
Changes in working capital:	
Decrease in inventories	221
Decrease in trade and other receivables	252
Decrease in Other Financial Assets	121
Decrease in Other Current Assets	4,377
Increase in trade, other payables and provisions	1,016
Cash generated from Operating Activities	25,108
Income Taxes (paid) (net)	-
Net cash generated from Operating Activities	25,108
B CASH FLOW FROM INVESTING ACTIVITIES	
Purchase of Property, plant and equipment and intangible assets	(943)
Amount paid for the Construction work in Progress	(525)
Net cash used in Investing Activities	(1,468)
C CASH FLOW FROM FINANCING ACTIVITIES	
Repayments of long-term borrowings	(743)
Finance costs paid	(9,472)
Net cash used in Financing Activities	(10,215)
Net increase in Cash And Cash Equivalents (A+B+C)	13,425
Cash and Cash equivalents at the beginning of the year	37,069
Cash and cash equivalent at end of year (Refer Note 8)	50,494

As per our report of even date

For Deloitte Haskins and Sells LLP

Chartered Accountants

Firm's Registration No. 117366W/W-100018

For and on behalf of the board

Pallavi A. Gorakshakar

Partner

Membership No. 105035

Rajkumar Mullick

Director

DIN: 6530175

Daniel H. Bettinardi

Director of Finance

Place: Mumbai

Date: April 20, 2024

Date: April 20, 2024

Date: April 20, 2024

ICD Columbus Centre Hotel LLC**Notes to the financial statements for the year ended 31st December, 2023.****1 Corporate Information**

ICD Columbus Centre Hotel LLC (formerly IW Columbus Center Hotel LLC) (the Company), a limited liability company, was formed in the State of Delaware on October 19, 2006 to acquire and operate a 244 room hotel with a spa, ballroom, meeting and function rooms, signature restaurant, lobby lounge and bar, collectively known as the Mandarin Oriental New York Hotel (the Hotel). The Hotel was acquired on February 28, 2007 and is located in the Time Warner Center, 80 Columbus Circle in New York City. The Members of the Company are Columbus Centre Holding Company LLC (ICD Member) who was formerly named as Istithmar Columbus Centre Holding Company LLC (Istithmar Member), Mandarin Oriental (New York), Inc. (MONY Member) and A/R Hotel LLC (A/R Member), with 73%, 25% and 2% interests, respectively. The ultimate parent of the Istithmar Member was Dubai World. In February 2015, Investment Corporation of Dubai (ICD), which was owned by the government of Dubai and is an affiliate of Dubai World, acquired the Istithmar Member interest and became the ultimate parent. On May 11, 2023 RIL acquired the ownership interest of the ICD and A/R member.

The Members entered into an operating agreement on February 28, 2007 (the 'Operating Agreement'). Overall management and control of the business and affairs of the Company rests with the Board of Directors (the Board). Board decisions require majority vote of the directors and major decisions, as defined in the Operating Agreement, require unanimous approval of the Board. ICD Member has two directors and MONY Member has one director on the Board.

1.1 Statement of Compliance

The special purpose standalone financial statements ("financial statements") have been prepared for the limited purpose of consolidation into Reliance Industries Limited, the ultimate holding company, in accordance with the Indian Accounting Standards ('Ind AS'), notified under section 133 of the Companies Act, 2013, read together with Companies (Indian Accounting Standards) Rules, 2015.

2 Summary of Significant Accounting Policies

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies set out below have been consistently applied to all the years presented.

(a) Basis of Preparation and Presentation

The consolidated financial statements have been prepared on the historical cost convention and on accrual basis of accounting except for certain financial instruments that are measured at fair value at the end of each reporting period, as explained in the accounting policies below. The accounting policies have been applied consistently over all period presented in these consolidated financial statements.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

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

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

The consolidated financial statements are presented in U.S. dollars, which is the Company's functional and presentation currency.

The consolidated financial statements have been prepared on the assumption that the Company will continue as a going concern in the foreseeable future.

(b) Principles of Consolidation

The consolidated financial statements comprise the financial statements of the Company and the companies that it controls as of December 31 each year. The Company controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its powers over the investee. The Company consolidates the companies that it controls from the moment it achieves control until the time this control ceases. The financial statements of the controlled companies are prepared for the same reporting year as the parent company.

The accompanying consolidated financial statements include the accounts of the Company and its wholly owned subsidiaries, all Delaware limited liability companies, which are New York Hotel LLC and IW Columbus Centre LLC. All intercompany balances, transactions, income and expenses, and profit and losses resulting from intercompany transactions are eliminated in full in preparing the consolidated financial statements.

ICD Columbus Centre Hotel LLC**Notes to the financial statements for the year ended 31st December, 2023.****(c) Impairment of Nonfinancial Assets**

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

Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators. The Company bases its impairment calculation on detailed budgets and forecast calculations. These budgets and forecast calculations generally cover a period of five years or estimated ownership period, if less.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

(d) Property Plant and Equipment

Property and equipment includes land, building, machinery, furniture and fixtures, and equipment which are stated at historical cost, net of accumulated depreciation and / or accumulated impairment losses.

Construction in progress consists of renovation and other property and equipment costs not yet completed or placed in service.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All repairs and maintenance are charged to operations during the financial period in which they are incurred.

Land is not subject to depreciation. Depreciation on property and equipment is calculated using the straight-line method over estimated useful asset lives, as follows:

Building	40 years
Machinery	7 years
Furniture and Fixtures	5 years
Equipment	3-7 years

The assets' residual values and useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognized in operations.

(e) Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any. The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at the end of each reporting period.

Intangible assets represent acquired computer software licenses which are capitalized on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortized on a straight line basis over their estimated useful lives, which do not exceed five years.

ICD Columbus Centre Hotel LLC**Notes to the financial statements for the year ended 31st December, 2023.****(f) Inventories**

Inventories are stated at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses. Cost is determined using the first in, first out (FIFO) method.

(g) Cash and Cash Equivalents

Cash and cash equivalents in the statement of financial position comprise cash at banks and cash in hand.

(h) Mortgage and Mezzanine Loan Payable

Mortgage and mezzanine loans payable are recognized initially at fair value minus transaction costs that are directly attributable to issuing the financial liability. The fair value of a non interest bearing liability is its discounted repayment amount (Note 11). Mortgage and mezzanine loans payable are subsequently stated at amortized cost using the effective interest method.

(i) Financial Instruments**I. Financial Assets.****a. Initial recognition and measurement**

All financial assets are initially recognised at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets, which are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are recognised using trade date accounting.

b. Subsequent measurement**Financial assets carried at amortised cost (AC)**

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

Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

c. Equity instruments

Equity investments are measured at fair value, with value changes recognised in Statement of Profit and Loss, except for those equity investments for which the Company has elected to present the value changes in 'Other Comprehensive Income'.

d. Impairment of financial assets

The Company assesses impairment based on expected credit loss (ECL) model to the following:

- (a) Financial assets at amortised cost
- (b) Financial assets measured at fair value through Other Comprehensive Income

The Company follows 'simplified approach' for recognition of impairment loss allowance. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

The Company uses historical loss experience to determine the impairment loss allowance on the portfolio of trade receivables. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analysed.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

ICD Columbus Centre Hotel LLC**Notes to the financial statements for the year ended 31st December, 2023.****II. Financial liabilities****a. Initial recognition and measurement**

All financial liabilities are recognised initially at fair value and in case of loans and borrowings and payables, net of directly attributable cost. Fees of recurring nature are directly recognised in Statement of Profit and Loss as finance cost.

b. Subsequent measurement

Financial liabilities are subsequently carried at amortised cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

III. De-recognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. On derecognition of a financial asset, the difference between the carrying amount and the consideration received is recognised in the Statement of Profit and Loss. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires. On derecognition of a financial liability, the difference between the carrying amount and the consideration paid is recognised in the Statement of Profit and Loss.

IV. Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices. All methods of assessing fair value result in general approximation of value, and such value may vary from actual realization on future date.

(j) Members' Equity

Contributions are classified as equity when there is no obligation to transfer cash or other assets. When an obligation to transfer cash or other assets exists, contributions are treated as member mezzanine loans in accordance with the Operating Agreement. Distributions are recognized as a distribution payable in the consolidated financial statements in the period in which the distributions are approved by the Board.

(k) Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The calculation of provisions is at the present value of the expected charge to be required to settle the obligations using a pre tax rate that reflects current market assessments of the time value of money and the risk specific to the obligation. The increase in the provision due to the passage of time is recognized in the consolidated statement of operations and comprehensive income. Where the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated statement of operations and comprehensive income net of any reimbursement.

(l) Current and Deferred Income Taxes

The Company and its wholly owned subsidiaries are limited liability companies, which are not subject to federal or state income taxes. Net income or loss and the related taxes thereon are reportable individually by and are the responsibility of the Members. Therefore, no provision for federal or state income taxes has been included in these consolidated financial statements. However, the Company is subject to a local unincorporated business tax (UBT) which to the extent incurred is included in income tax expense in the accompanying consolidated statement of operations and comprehensive income.

ICD Columbus Centre Hotel LLC**Notes to the financial statements for the year ended 31st December, 2023.**

Deferred income tax relating to UBT is recognized, using the liability method, on temporary differences arising between the tax basis of assets and liabilities and their carrying amounts in the consolidated financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates that have been enacted or substantially enacted by the accompanying consolidated statement of financial position date and are expected to apply when the related deferred income tax is realized or the deferred income tax is settled.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on the taxable entity where there is an intention to settle the balances on a net basis.

The Company evaluates the recoverability of deferred tax assets and recognizes deferred tax assets only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

(m) Employee Benefits**(i) Pension Obligations**

The Company offers its employees the option to participate in a defined contribution and a defined benefit multi-employer union pension plan. The defined contribution plan is administered by an external third party, to which the Company pays matching contributions.

The defined benefit multi-employer union pension plan is open to the Company's unionized employees, as it is provided and administered by the union. The Company accounts for this multi-employer pension plan as a defined contribution plan, as the Company does not have access to financial information pertaining to the plan.

The Company's total contributions to both plans are charged to the consolidated statement of operations and comprehensive income in the year to which they relate.

(ii) Employee Leave Entitlements

Employee entitlements to annual leave and long service leave are recognized when they are earned by the employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees through the consolidated statement of financial position date.

(iii) Bonus Plans

The expected cost of bonus payments are recognized as a liability when the Company has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be determined.

(n) Revenue Recognition

Revenue comprises the fair value of the consideration received or receivable for services provided and goods sold in the ordinary course of the Hotel's business. Revenue is shown net of discounts and rebates.

Revenue from room rentals, food and beverage sales and guest services is recognized when services are rendered.

Customer deposits primarily arise from advance payments for hotel accommodations and banquet functions, and are included in operations when the related services are performed.

The Company collects various taxes from customers and remits these amounts to applicable taxing authorities. The Company's accounting policy is to exclude these taxes from revenues and other operating expenses.

(o) Interest

Interest expense on borrowings is recognized when incurred. Both interest income and expense are recorded within finance costs, net in the consolidated statement of operations and comprehensive income.

ICD Columbus Centre Hotel LLC**Notes to the financial statements for the year ended 31st December, 2023.****2.1 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:**

The preparation of the Company's Financial Statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in next financial years.

(a) Depreciation / Amortisation and useful lives of Property, Plant and Equipment / Intangible Assets

Property, Plant and Equipment / Intangible Assets are depreciated / amortised over their estimated useful lives, after taking into account estimated residual value. Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation / amortisation to be recorded during any reporting period. The useful lives and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation / amortisation for future periods is revised if there are significant changes from previous estimates.

(b) Recoverability of Trade Receivable

Judgements are required in assessing the recoverability of overdue Trade Receivables and determining whether a provision against those receivables is required. Factors considered include the credit rating of the counterparty, the amount and timing of anticipated future payments and any possible actions that can be taken to mitigate the risk of non-payment.

(c) Provisions

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

(d) Impairment of Financial and Non-Financial Assets

The impairment provisions for Financial Assets are based on assumptions about risk of default and expected cash loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on company's past history, existing market conditions as well as forward-looking estimates at the end of each reporting period.

In case of non-financial assets the company estimates asset's recoverable amount, which is higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

(e) Recognition of Deferred Tax Assets and Liabilities

Deferred tax assets and liabilities are recognised for deductible temporary differences and unused tax losses for which there is probability of utilisation against the future taxable profit. The Company uses judgement to determine the amount of deferred tax that can be recognised, based upon the likely timing and the level of future taxable profits and business developments.

ICD Columbus Centre Hotel LLC

Notes to the Consolidated Financial Statements for the year ended December 31, 2023

(All amounts in USD thousand, unless otherwise stated)

3 Property, Plant and Equipment, Capital Work In Progress and Intangible Assets**3.1 Property, Plant and Equipment**

Description of Assets	Land	Buildings	Machinery and Equipment	Furniture and Fixtures	Total
I. Gross Block					
Balance as at January 1, 2023	73,580	2,52,940	15,654	46,577	3,88,751
Additions/Adjustments*	-	973	(1,988)	3,351	2,336
Disposals	-	-	-	-	-
Balance as at December 31, 2023	73,580	2,53,913	13,666	49,928	3,91,087
II. Accumulated depreciation					
Balance as at January 1, 2023	-	97,680	11,791	47,017	1,56,488
Depreciation expense for the year	-	6,344	497	683	7,524
Disposals	-	-	-	-	-
Balance as at December 31, 2023	-	1,04,024	12,288	47,700	1,64,012
Net Block (I-II)					
Balance as at December 31, 2023	73,580	1,49,889	1,378	2,228	2,27,075

* Adjustments represent provision for impairment written back and reclassification of certain assets

3.2 Capital Work in Progress (CWIP) ageing schedule as of December 31, 2023

Particulars as at December 31, 2023	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	665				665
Projects temporarily suspended	-	-	-	-	-

3.3 There are no projects as of December 31, 2023 under capital work-in progress whose completion is either overdue or has exceeded its cost compared to original plan.

3.4 Intangible Assets (Acquired)

Description of Assets	Software	Total
I. Gross Block		
Balance as at January 1, 2023	1,526	1,526
Additions	60	60
Disposals	-	-
Balance as at December 31, 2023	1,586	1,586
II. Accumulated Amortisation		
Balance as at January 1, 2023	1,259	1,259
Amortisation expense for the year	49	49
Disposals	-	-
Balance as at December 31, 2023	1,308	1,308
Net block (I-II)		
Balance as at December 31, 2023	278	278
Total	278	278

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

4 Other Financial Assets (Non-Current)**As at
December 31, 2023**

Time Warner Center Condominium - operating fund deposit	1,196
Other deposits	3
Total	1,199

4.1 The Hotel is located in the Time Warner Center Condominium, which contains the north tower residential units, the south tower residential units, a retail unit, an office unit, a performing arts center unit, the Time Warner unit, a garage unit and the Hotel unit, in addition to the general common elements. The Company owns the Hotel unit and a 10.3458% share of the general common elements, which include the land, building systems, roofs, exterior curtain-wall system, glass wall, and loading dock. All costs and expenses incurred in connection with the operation, care, upkeep and maintenance of the general common elements are allocated to the various units in accordance with various predetermined allocation methodologies set forth in the condominium documents. Those allocation methodologies are predicated predominantly on utilization of the common elements. During the years ended December 31, 2023, the Company incurred 3,086,145 in common charges, which is included under repairs and maintenance charges under other expenses in the consolidated statement of operations and comprehensive income. The Company is also required to maintain an operating fund deposit with Time Warner Center Condominium in accordance with the condominium documents.

The owners of the residential units are allowed access to and use of the spa, swimming pool, fitness, and certain other facilities of the Hotel. For this, the residential units are allocated 50% of the common costs relating to the pool and fitness facilities, and their allocable share of expenses for certain of the other facilities. Under the condominium agreement, there are certain common costs for the Hotel and north tower residential units for which the Hotel is responsible for 50%.

5 Deferred tax assets are recognized to the extent that the realization of the related tax benefit through future taxable income is probable. The Company did not recognize net deferred income tax assets at December 31, 2023 due to the uncertainty of the Company's ability to realize the tax benefit of the deferred tax asset against future taxable income. The Company has net operating loss carryforwards, which expire in various years beginning in 2028.

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

6 Inventories	As at December 31, 2023
Beverages	458
Operating supplies	46
Spa supplies	101
Guest supplies	56
Total	661
7 Trade Receivables	As at December 31, 2023
Trade receivables considered good - Unsecured	2,941
Trade receivables which have significant increase in credit risk - Unsecured	8
Less: Allowance for Trade receivables having significant increase in credit risk	(8)
	-
Receivable from Related Parties - Unsecured	214
Total	3,155

7.1 Trade Receivables Ageing Schedule as at December 31, 2023

Particulars as at December 31, 2023	Outstanding for following periods from due date of payment*						Total
	Current but not due	Less than 6 months	6 months - 1 years	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables –							
- considered good	-	3,147	-	-	-	-	3,147
- which have significant increase in credit risk	-	-	-	8	-	-	8
- credit impaired	-	-	-	-	-	-	-
(ii) Disputed Trade receivables –							
- considered good	-	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-

* net of provisions

8 Cash and Cash Equivalents	As at December 31, 2023
Cash in hand	103
Balances with banks in current accounts	50,391
Total	50,494
9 Other Current Assets	As at December 31, 2023
Prepaid expenses	864
Total	864

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the period ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

10 Members Equity**As at
December 31, 2023**

Opening Balance	62,362
Add: Loss for the year	(1,910)
Closing Balance	60,452

11 Borrowings (non-current)**As at
December 31, 2023**

Loan from Bank (Refer Note 11.1) - Unsecured	1,28,935
Member mezzanine Loans (Refer Note 11.2) - Unsecured	66,075
Total	1,95,010

11.1 The Company entered into an agreement with DBS Bank Ltd ('the Lender') to obtain loan facility during the year maturing on May 10, 2028 and with an interest rate equal to a one month Term Reference Rate plus 1.1%. The outstanding mortgage loan was repaid during the year with the proceeds of new loan.

11.2 Operating Agreement**Member Contributions, Distributions and Allocations**

In the event of a Capital Shortfall, as defined in the Operating Agreement, the Board will determine whether it is in the best interest of the Company to fund all or a portion of the Capital Shortfall with third party financing, if available. Any remaining Capital Shortfall will be funded by each Member first through a pro rata mezzanine loan and second through either a mezzanine loan or a capital contribution. If a Member does not make contributions, the other Members may fund in the form of a "rescue loan".

Net Cash Flow, as defined in the Operating Agreement, shall be distributed to the Members quarterly in the following order: 1) pro rata to each member mezzanine loan holder, 2) pro rata to each rescue loan holder, and 3) in accordance with the Members' respective percentage interests in the Company.

Net losses shall be allocated among the Members in accordance with their respective percentage interests, and net profits shall be allocated in the following priority: first, to the Members in an amount necessary to restore net losses previously allocated, and second, in accordance with their respective percentage interests.

11.3 The Company received mezzanine loans in previous years from its Members, which were classified as member mezzanine loans, in accordance with the terms of the Operating Agreement mentioned in (note 11.2). These loans will be repaid in accordance with Company's Net Cash Flow, if any, as defined in the Operating Agreement. No member mezzanine loan repayments have been made during the year ended December 31, 2023.

The fair value of the member mezzanine loans is determined based on the present value of the cash flows, discounted at an interest rate that the Company would be charged by third parties to companies with a similar credit rating and collateral. The difference between fair value and the face value of the member mezzanine loans is recognized in the consolidated statements of changes in members' equity as adjustment to fair value of member mezzanine loans.

Member Mezzanine Loans**As at
December 31, 2023**

Members Mezzanine Loans, at face value	1,82,607
Repayment	(37,785)
Cumulative adjustments to members mezzanine loans to carrying amount	(1,40,022)
Cumulative accretion of interest on members mezzanine loans	61,275
	66,075

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the period ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

12 Trade Payables**As at
December 31, 2023**

Trade Payables due to Other than Micro and Small Enterprises	19,721
Total	19,721

12.1 There are no overdue amounts to Micro and Small Enterprises as at December 31, 2023**12.2** Trade Payables ageing Schedule as at December 31, 2023

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-	-
(ii) Others	7,244	835	11,642	-	-	-	19,721
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
Total	7,244	835	11,642	-	-	-	19,721

13 Other Current Liabilities**As at
December 31, 2023**

Customer Deposits	7,733
Gift cards payable	1,475
Total	9,208

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

14 Revenue from Operations	Year ended December 31, 2023
Value of Services	
Rooms	73,961
Food and Beverage	22,523
Spa	2,303
Others	10,869
Total	1,09,656
15 Other Income	
	Year ended December 31, 2023
Provision for Impairment written back	1,451
Total	1,451
16 Cost of Consumables Consumed	
	Year ended December 31, 2023
Opening Stock	883
Add: Purchases	4,123
Less: Closing Stock	(661)
Total	4,344
17 Employee Benefits Expense	
	Year ended December 31, 2023
Salaries and wages	38,585
Contribution to various funds	1,433
Staff welfare expenses	10,337
Total	50,355

Retirement Plans**(a) 401(k) Plan**

An affiliate of MONY Member (the Sponsor) maintains a 401(k) plan with a salary reduction provision, in which eligible employees of the Company may participate. The plan is a defined contribution plan covering all employees of the Sponsor and its affiliates who have completed six months of eligible service and are not covered by a collective bargaining agreement. The Sponsor contributes up to 50% of a participant's contribution, not to exceed 3% of the participant's eligible earnings. Participant contributions are subject to maximum contribution limits established by the Internal Revenue Service. The Company reimburses the Sponsor for contributions made on behalf of its employees. The Company's expense related to this plan was \$ 215,802 for the year ended December 31, 2023.

(b) Multiemployer Pension Plan

The Company participates in a multi employer union defined benefit pension plan for its employees covered under a union contract, which requires it to make monthly pension contributions for union members. This plan is not administered by the Company and contributions are determined in accordance with the provisions of a negotiated labor agreement. The Company's contributions to the multi employer pension plan may be adjusted as a result of the actuarial determinations of the plan and the sufficiency of its assets to meet plan obligations. As this plan is administered by the union, which does not provide separate information for each participating Company, sufficient information on the Company's share of this multi employer pension plan is not available to permit disclosure of its share of plan amounts. The Company's contributions to this plan for the year ended December 31, 2023 was \$ 2,552,145.

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

18 Finance Costs	Year ended December 31, 2023
Interest expense on loan from bank	9,033
Amortization of financing costs	439
Interest expense - imputed on member mezzanine loans	5,437
Total	14,909
19 Depreciation and Amortisation Expense	Year ended December 31, 2023
Depreciation on property, plant and equipment	7,524
Amortisation on intangible assets	49
Total	7,573
20 Other Expenses	Year ended December 31, 2023
Real Estate Taxes	7,420
Commission to travel agents and others	6,670
Repairs and Maintenance - Others	7,016
Musical, banquet and kitchen expenses	2,958
Operating Management Fees	2,467
Advertisement and marketing expense	3,621
Utility expenses	1,257
Linen, uniform washing and laundry expenses	1,703
Insurance	955
Dues and subscriptions	199
Travelling expenses	323
Legal and Professional fees	167
Audit fees	160
Miscellaneous expenses	920
Total	35,836

21 Earnings per membership interest

The Company is a limited liability company and accordingly does not have any authorized, issued, subscribed and paid-up share capital. The Company recognizes individual membership interest based on contributions made and accordingly records such contribution through membership interest. Hence, the Company does not compute earnings per share, as the membership interest is not backed by any distinct share certificates.

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

22 Related Party Disclosures

As per Ind AS 24, list of related parties where control exists and related parties with whom transactions have taken place and relationships are given below:

Name of the related party	Relation
Reliance Industries Limited	Ultimate Parent Company
Reliance Strategic Business Venture Limited	Intermediate Parent Company
Columbus Centre Corporation (Cayman)	Intermediate Parent Company
Columbus Centre Holding Company LLC (Delaware)	Parent Company
Mandarin Oriental (New York), Inc. (MONY)	Enterprise having significant influence
Mandarin Oriental Hotel Group Limited	Subsidiary of enterprise having significant influence
Mandarin Oriental Management (USA) Inc.	Subsidiary of enterprise having significant influence
Mandarin Oriental Hotel Company, Inc.	Subsidiary of enterprise having significant influence
New York Hotel LLC	Subsidiary
IW Columbus Centre LLC	Subsidiary
Anshuman Thakur - Director	Key Management Personnel
Rajkumar Mullick - Director	Key Management Personnel
Christoph Mares - Director	Key Management Personnel

Details of related party balances and transactions during the year:

Name of the related party	Balances as at year end	As at December 31, 2023
Mandarin Oriental Hotel Group Limited	Trade Receivables	2,14,492
Mandarin Oriental Hotel Group Limited	Trade Payables	1,19,823
Mandarin Oriental Management (USA) Inc.	Trade Payables	1,19,823
Mandarin Oriental Hotel Group Limited	Trade Payables	29,956
Mandarin Oriental Hotel Company, Inc.	Trade Payables	1,19,824
Media International	Trade Payables	1,19,823

Name of the related party	Nature of transaction	As at December 31, 2023
Mandarin Oriental Hotel Group Limited	Marketing Fees	10,96,561
Mandarin Oriental Hotel Group Limited	Management Fees Off Shore	2,74,140
Mandarin Oriental Management (USA) Inc.	Management Fees On Shore	10,96,561
Mandarin Oriental Hotel Group Limited	Reimbursement of Off Shore management cost	5,15,667
Mandarin Oriental Hotel Company, Inc.	License Fees	10,96,561
Media International	Advertising Expense	10,96,561

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

23 Financial Risk Management

The Company's activities expose it to a variety of financial risks: market risk (including price risk and cash flow interest rate risk), credit risk and liquidity risk. The Company's financial risks are addressed by management of the Company, who coordinates financial risk management policies and their implementation. The Company's risk management policies are designed to manage any potential financial impact and minimize financial risk to the Company.

24 Liquidity Risk:

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. To limit this risk, the Company finances through long term credit obtained from financial institutions and Members. The Company raises financing according to needs and market conditions at that time. The Company's liquidity position is monitored by management through the use of cash flow projections and ratio calculations. Management ensures that it has sufficient cash to meet its operational needs and compliance with the terms of its borrowing facilities.

25 Capital Risk Management:

The Company's objectives when managing capital is to safeguard the Company's ability to continue as a going concern in order to provide returns for Members and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Company may adjust distributions to Members or request additional contributions or member mezzanine loans.

Consistent with others in the industry, the Company monitors capital on the basis of the gearing ratio, which is calculated as net debt divided by total capital. Net debt is calculated as total gross borrowings (mortgage and mezzanine loans payable, as shown in the consolidated statement of financial position) less cash and cash equivalents. Total capital is calculated as equity, as shown in the consolidated statement of financial position, plus net debt.

Gearing ratio:

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

	As at
	December 31, 2023
Debt #	1,95,010
Less: Cash and cash equivalents	<u>(50,494)</u>
Net debt	<u>1,44,516</u>
Total equity	<u>60,452</u>
Net debt to equity ratio	<u>71%</u>

Debt is defined as long term borrowings excluding derivatives, financial guarantee contracts and contingent contracts.

26 Credit risk management:

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group has adopted a policy of only dealing with creditworthy counterparties, where appropriate, as a means of mitigating the risk of financial loss from defaults.

Credit risk arises from cash and cash equivalents with banks and financial institutions, as well as credit exposures to customers, including outstanding receivables and other assets. The Company has credit policies in place, and the exposures to these are monitored on an ongoing basis by management.

The Company is exposed to credit risk from transactions on credit with its customers. The Company's policy is to provide credit only to travel agents and other entities with an appropriate credit rating. For group bookings or banqueting events, the Company requires a minimum deposit of approximately 10% of the total cost. Sales to other customers are settled in cash or using major credit cards. In addition, the Company sets credit limits for its customers.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the consolidated statement of financial position after deducting any impairment allowance. Trade receivables outstanding over 90 days as of December 31, 2023 were \$ 7,780 respectively.

27 Market risk:

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises interest rate risk. Financial instruments affected by market risk include borrowings, trade & other payables, trade & other receivables and loans.

(i) Price Risk

The Company is exposed to room rate price risk which is dependent upon current economic conditions in the New York City metropolitan area, the demand for rooms by tourist and business travelers and prices charged by competing hotels. An increase or decrease by 10% of room rates would result in an increase or decrease in net profit/loss by approximately \$ 7,064,622 for the year ended December 31, 2023.

28 Interest rate risk:

Interest rate risk is the risk the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rate. The Group is exposed to interest rate risk through the impact of rate changes on interest bearing liabilities and assets. The Group manages its interest rate risk by monitoring the movement in interest rates closely.

As the Company has no significant interest bearing assets, the Company's income and operating cash flows are substantially independent of changes in market interest rates, with the exception of the variable interest rate on the mortgage loan (note 11). The Company's member mezzanine loans are noninterest bearing (note 11).

As a result of the variable interest rate mortgage loan, the Company is exposed to interest rate fluctuations to the extent the LIBOR rate changes. An increase or decrease of 1% to the LIBOR rate will result in a decrease or increase in net profit/loss by approximately \$ 1,301,372 on an annual basis for the year ended December 31, 2023. To mitigate the risks related to this variable rate obligation, the Company enters into interest rate cap agreements.

ICD Columbus Centre Hotel LLC**Notes to the Consolidated Financial Statements for the year ended December 31, 2023**

(All amounts in USD thousand, unless otherwise stated)

29 Category wise Classification of Financial Instruments

Particulars	Note	Non-current December 31, 2023	Current December 31, 2023
Financial assets			
A. Measured at amortised cost (AC)			
(i) Trade Receivables	7	8	3,147
(ii) Cash and Cash Equivalents	8	-	50,494
(iii) Other Financial Assets		-	-
Financial liabilities			
A. Measured at amortised cost (AC)			
(i) Borrowings			
(a) Non-current	11	1,95,010	-
(ii) Trade payables	12	-	19,721

30 Fair Value Measurement:

The carrying amount of financial assets and financial liabilities measured at amortized cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

Financial assets / liabilities recognised at fair value through profit or loss	Fair value as at 31st December, 2023	Fair value hierarchy		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Other Financial Assets and Liabilities	-	NA	NA	NA

31 Contingent Liabilities and Commitments

The Company is subject to various legal proceedings and claims that arise in the ordinary course of its business. In the opinion of management, the ultimate liability with respect to those proceedings and claims will not materially affect the financial position, results of operations or liquidity of the Company.

A substantial portion of the Company's operating employees are covered under a collective bargaining agreement which expires on June 30, 2026.

32 Segment Information

The Company operates the Mandarin Oriental Hotel in New York City. The principal activities of the Company are the supply of services and goods in connection with hotel accommodations, restaurants, banquets, meetings and conventions. The Company operates in one business segment (hotel operation) and in one geographical segment (United States).

33 Previous year's figures have been regrouped / rearranged wherever necessary to correspond with the current year's classification / disclosure.

34 The financial statements were approved for issue by the board of directors on April 20, 2024.

For and on behalf of the Board of Directors

Rajkumar Mullick
Director
DIN: 6530175

Daniel H. Bettinardi
Director of Finance

Date: April 20, 2024

Date: April 20, 2024