

Tree House Education & Accessories Ltd.

Shop No. 4, Aasha Co-operative Housing Society Ltd., 17th Road Khar West, Mumbai – 400 052.

Mobile No.: 7777051465 CIN : L80101MH2006PLC163028



August 20, 2026

To, BSE Limited Phiroze Jeejeebhoy Tower Dalal Street, Fort Mumbai - 400 001	To, The National Stock Exchange of India Ltd. Bandra (East) Mumbai - 400 051	To, Metropolitan Stock Exchange of India Ltd. Exchange Square, CTS No. 25, Suren Road, Andheri (East), Mumbai – 400 093
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Sub.: Notice of 20th Annual General Meeting and Annual Report for the Financial Year 2025-2026.

Ref.: Scrip Code: 533540 / Symbol: TREEHOUSE

Dear Sir/Madam,

Pursuant to Regulation 30 read with Regulation 34 and Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith Annual Report for the Financial year 2025-2026 along with the Notice of the 20th Annual General Meeting (AGM) of the Company scheduled to be held on Saturday, September 12, 2026 At 10.30 A.M. (IST) through Video Conferencing (VC)/Other Audio Visual Means (OAVM). The 20th AGM Notice and Annual Report are uploaded on the website of the Company at www.treehouseplaygroup.net. Further, kindly note that the soft copies of the AGM Notice and Annual Report 2025-2026 is being dispatched through e-mail on 20th August, 2026 to those Members whose e-mail addresses are registered with the Company/Depository Participant(s) and with the Company's Registrar and Transfer Agent, MUFG Intime India Private Limited (formerly known as Link Intime India Pvt. Ltd). The requirements of sending physical copy of the Annual Report to the Members have been dispensed with vide MCA and SEBI Circulars.

Further, in compliance with Regulation 36(1)(b) of the Listing Regulations, a letter has been sent to the Shareholders whose e-mail addresses are not registered with the Company / RTA / DPs providing the weblink along with the path to access the Annual Report on 20th August, 2026.

Further, kindly take note of the following's

Sr. No	Particulars	Date
1	Book Closure	Sunday, September 06, 2026 to Saturday, September 12, 2026 (both days inclusive) for the purpose of Annual General Meeting.
2	Cut-off date for the purpose of the e-voting	September 05, 2026.
3	Remote- e-voting period	Will commence from September, 09, 2026 at 09:00 A.M. and ends on September, 11, 2026 at 05:00 P.M. Voting at AGM is also available through evoting.

We request you to kindly take the above information on record.

Thanking you.

Yours truly,
For Tree House Education & Accessories Limited


Rajesh Bhatia
Managing Director and CEO
(DIN: 00074393)



Encl: As above



ANNUAL REPORT 2025-2026

INDEX

SR NO	CONTENTS	PAGE NO.
A	CORPORATE OVERVIEW	
	CORPORATE INFORMATION	01
B	STATUTORY REPORTS	
	NOTICE	02
	BOARD'S REPORT	12
	REPORT ON CORPORATE GOVERNANCE	30
	MANAGEMENT DISCUSSION AND ANALYSIS	51
C	FINANCIAL STATEMENTS	
	STANDALONE FINANCIAL STATEMENTS	
	INDEPENDENT AUDITORS REPORT	55
	BALANCE SHEET	65
	STATEMENT OF PROFIT AND LOSS	66
	CASH FLOW STATEMENT	67
	NOTES	69
	CONSOLIDATED FINANCIAL STATEMENTS	
	INDEPENDENT AUDITORS REPORT	96
	BALANCE SHEET	101
	STATEMENT OF PROFIT AND LOSS	102
	CASH FLOW STATEMENT	103
	NOTES	105



ANNUAL REPORT 2025-2026

CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Rajesh Bhatia

(DIN: 00074393)

Managing Director (MD) and Chairman

Mrs. Nidhi Grover

(DIN: 08792362)

Non-Executive Independent Woman Director

Mr. Milin Ramani

(DIN: 07697636)

Non-Executive Independent Director

Mr. Dipen Shah

(DIN: 07600611)

Non-Executive Non-Independent Director

Mrs. Divya Punmiya

(DIN: 08598655)

Non-Executive Independent Woman Director

Mr. Navin Kumar Bhandaradamane

(DIN: 01664259)

Executive Director

CHIEF EXECUTIVE OFFICER:

Mr. Rajesh Bhatia

CHIEF FINANCIAL OFFICER:

Mr. Navin Kumar Bhandaradamane

COMPANY SECRETARY &

COMPLIANCE OFFICER:

Ms. Guddi Bajpai

(resignation. w.e.f. 30.08.2025)

Ms. Raksha Mahesh Jain

(appointed w.e.f. 11.11.2025 &

resignation w.e.f. 06.05.2026)

BOARD COMMITTEES

- Audit Committee
- Nomination & Remuneration Committee
- Stakeholders' Relationship Committee

STATUTORY AUDITOR

M/S. RAKESH SONI & CO.,

Chartered Accountants

INTERNAL AUDITOR

M/s. Dharmesh Parekh & Associates - proprietor

Chartered Accountants Mumbai

SECRETARIAL AUDITOR

M/s. HRU & ASSOCIATES (apt. w.e.f. 16.07.2025)

Practicing Company Secretary, Mumbai

BANKERS

ICICI Bank Ltd.

HDFC Bank Ltd.

REGISTRAR & TRANSFER AGENTS

MUFG Intime India Private Limited

(formerly known as Link Intime India Pvt. Ltd).

C 101, 247 Park, L.B.S Marg,

Vikhroli (West), Mumbai - 400 083

Email: rent.helpdesk@in.mpms.mufg.com

REGISTERED OFFICE

Shop No.4 Aasha Co-operative Housing Society Ltd,

17th Road Khar (west), Mumbai - 400052

Tel.No: 7777051465

Email: compliance@treehouseplaygroup.net

CIN: L80101MH2006PLC163028

WEBSITE

www.treehouseplaygroup.net



ANNUAL REPORT 2025-2026

NOTICE

NOTICE IS HEREBY GIVEN THAT THE 20th ANNUAL GENERAL MEETING ("AGM") OF THE MEMBERS OF TREE HOUSE EDUCATION & ACCESSORIES LIMITED ("THE COMPANY") WILL BE HELD ON SATURDAY, SEPTEMBER 12, 2026, AT 10.30 A.M. THROUGH VIDEO CONFERENCING ("VC") / OTHER AUDIO VISUAL MEANS ("OAVM"), TO TRANSACT THE FOLLOWING BUSINESS:

ORDINARY BUSINESS:

1. To receive, consider and adopt;
 - a. the Audited Standalone Financial Statements of the Company for the Financial Year ended 31st March, 2026, together with the Reports of the Board of Directors and the Auditors thereon; and
 - b. the Audited Consolidated Financial Statements of the Company for the Financial Year ended 31st March, 2026, and the Report of the Auditor's thereon.
2. To appoint a director in place of Mr. Dipen Vijaykumar Shah (DIN: 07600611), who retires by rotation and being eligible, offers himself for re-appointment.

For Tree House Education & Accessories Limited

Rajesh Bhatia
Managing Director & CEO
(DIN: 00074393)

Date: August 07, 2026
Place: Mumbai



ANNUAL REPORT 2025-2026

:: NOTES ::

1. The Ministry of Corporate Affairs, Government of India ("MCA") vide its General Circular Nos. 14/2020 dated 8th April 2020, 17/2020 dated 13th April 2020, 20/2020 dated 5th May 2020 including the latest being General Circular No. 03/2025 dated 22nd September 2025 ("MCA Circulars") has permitted to conduct the Annual General Meeting ('AGM') through Video Conferencing ('VC') or Other Audio Visual Means ('OAVM'), dispensing the requirement of physical presence of the Members at the meeting venue. In compliance with the provisions of the Companies Act, 2013 ('the Act'), SEBI (Listing Obligations and Disclosure Requirements) 2015 ("SEBI Listing Regulations"), and MCA Circulars, the 20th AGM of the Company is being held through VC/OAVM and the proceedings of which shall be deemed to be conducted at the Registered Office of the Company at Shop No.4 Aasha Co-operative Housing Society Ltd, 17th Road Khar (west), Mumbai – 400052. Members can attend and participate in the AGM through VC/OAVM only.
2. Pursuant to the provisions of the Act, a member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a member of the Company. Since this AGM is being held through VC / OAVM and pursuant to the relevant circular(s), issued by the Ministry of Corporate Affairs, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM and hence Proxy Form and Attendance Slip are not annexed to this Notice. However, the Body Corporates are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate there at and cast their votes through e-voting.
3. Explanatory Statement pursuant to Section 102(1) of the Companies Act, 2013, in respect of the Special Business, if any of the above Notice is annexed hereto.
4. The Company has engaged the services of National Securities Depository Limited (NSDL), to provide video conferencing facility and e-voting facility for the AGM.
5. The Members can join the AGM in the VC/OAVM mode 1(one) hour before the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
6. The attendance of Members attending the AGM through VC / OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
7. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the Directors are interested maintained under Section 189 of the Act and all other documents referred to in the Notice will be made available electronically for inspection by the members upon request without any fee during this AGM.
8. Relevant details in respect of the Directors seeking re-appointment/appointment at this AGM, in terms of Regulations 36(3) of the SEBI Listing Regulations and Clause 1.2.5 of Secretarial Standard – 2 on General Meetings forms part of this AGM Notice.
9. GREEN INITIATIVE: - SEBI & the Ministry of Corporate Affairs encourage paperless communication as a contribution to greener environment, Members who have not yet registered their email addresses are requested to register the same with their DPs in case the shares are held by them in electronic form and with MUFG Intime India Private Limited in case the shares are held by them in physical form.
10. Members whose shareholding is in physical form are requested to immediately notify change in their address and bank account details, if any, to the Registrar and Transfer Agent of the Company, viz, MUFG Intime India Private Limited, C101, 247 Park, L.B.S Marg, Vikhroli (West), Mumbai - 400083, quoting their Folio Number(s).
11. Members are requested to intimate changes, if any, pertaining to their name, postal address, email address, telephone/mobile numbers, Permanent Account Number (PAN), mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DPs in case the shares are held by them in electronic form and to MUFG Intime India Private Limited in case the shares are held by them in physical form.
12. Members holding shares in electronic form are requested to intimate immediately any change in their address or bank mandates to their Depository Participants with whom they are maintaining their Demat accounts.



ANNUAL REPORT 2025-2026

13. Members are requested to address all correspondence, to the Registrar and Share Transfer Agent, MUFG Intime India Private Limited, C 101, 247 Park, L.B.S Marg, Vikhroli (West), Mumbai - 400083.
14. Pursuant to Sections 101 and 136 of the Act read with the relevant rules made thereunder and Regulation 36 of the SEBI Listing Regulations, Notice of the AGM along with the Annual Report 2025-26 is being sent only through electronic mode to those Members whose e-mail addresses are registered with the Company, RTA or CDSL / NSDL ("Depositories"), Members may also note that the Notice convening Annual General Meeting and Annual Report for the financial year 2025-26 will be available on the Company's website www.treehouseplaygroup.net in "Our Investors" section for being downloaded. The Notice can also be accessed from the websites of the Stock Exchanges i.e. Bombay Stock Exchange Limited, National Stock Exchange of India Limited and Metropolitan Stock Exchange at www.bseindia.com, www.nseindia.com and www.msei.in respectively and the AGM Notice is also available on the website of NSDL (agency for providing the Remote e-Voting facility) i.e. www.evoting.nsdl.com. Members are entitled to receive such Annual Report in physical form, upon making a request for the same, by post free of cost. For any communication, the shareholders may also send requests to the Company's email id: compliance@treehouseplaygroup.net.
15. Members who have not registered their e-mail address are requested to update the same (i) for shares held in physical form - by submitting a request letter on compliance@treehouseplaygroup.net, along with scan copy of their share certificate (front and back), self attested copy PAN or Aadhar ID of the residential address appearing in their folio; (ii) for shares held in demat mode - with the depository participants with whom their demat account is maintained.
16. The Securities and Exchange Board of India (SEBI) has mandated the submission of the Permanent Account Number (PAN) by every participant in the securities market. Members holding shares in electronic form are, therefore, requested to submit their PAN to their Depository Participant(s). Members holding shares in physical form shall submit their PAN details to the Company.
17. In terms of circulars issued by Securities and Exchange Board of India (SEBI), it is now mandatory to furnish a copy of PAN card to the Company or its RTA in the following cases viz. Transfer of shares, Deletion of name, Transmission of shares and Transposition of shares. Shareholders are requested to furnish copy of PAN card for all the above mentioned transactions.
18. The voting right of members shall be in proportion to their share in the paid-up equity share capital of the company as on the cut-off-date i.e. September 05, 2026.
19. Since, this AGM is held through VC, no road map of the location for the venue of Annual General Meeting is attached herewith.
20. IEPF RELATED INFORMATION:

Pursuant to provisions of Section 124 and 125 of the Companies Act, 2013, there are no funds or shares lying with the Company to be transferred to the Investor Education and Protection Fund ("IEPF") account.

VOTING THROUGH ELECTRONIC MEANS

In compliance with pursuant to Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended the Secretarial Standard on General Meetings (SS-2) issued by the ICSI and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), and the Circulars issued by the Ministry of Corporate Affairs from time to time the Company is providing facility for remote e-voting to its members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-Voting system as well as e-voting on the date of the AGM will be provided by NSDL.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:-

The remote e-voting period begins on September, 09, 2026 at 09:00 A.M. and ends on September, 11, 2026 at 05:00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the cut-off date i.e. September 05, 2026, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being September 05, 2026.

The details of the process and manner for remote E-voting using NSDL e-Voting system are explained herein below:

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

Step 1: Access to NSDL e-Voting system

A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	- For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. - Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. - If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jp - Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. - Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.



Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911



ANNUAL REPORT 2025-2026

B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is In300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID - For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company. For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***.

5. Password details for shareholders other than Individual shareholders are given below:

- a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
- c) How to retrieve your 'initial password'?
 - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The pdf file contains your 'User ID' and your 'initial password'.
 - (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:

- a) Click on "Forgot User Details/Password?" (If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
- b) Physical User Reset Password?" (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
- c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
- d) Members can also use the OTP (One Time Password) based login for casting the votes on the e- Voting system of NSDL.



ANNUAL REPORT 2025-2026

7. After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.
8. Now, you will have to click on “Login” button.
9. After you click on the “Login” button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

How to cast your vote electronically and join General Meeting on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on “VC/OAVM” link placed under “Join Meeting”.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to mihenhalani@gmail.com with a copy marked to evoting@nsdl.com and compliance@treehouseplaygroup.net. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the “Forgot User Details/Password?” or “Physical User Reset Password?” option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on.: 022 - 4886 7000 or send a request to Ms. Prajakta Pawle at evoting@nsdl.com

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to compliance@treehouseplaygroup.net.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to compliance@treehouseplaygroup.net. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.



ANNUAL REPORT 2025-2026

4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE EGM/AGM ARE AS UNDER:-

1. The procedure for e-Voting on the day of the EGM/AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/ shareholders, who will be present in the EGM/AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the EGM/AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the EGM/AGM. However, they will not be eligible to vote at the EGM/AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the EGM/AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE EGM/AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the EGM/AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for Access to NSDL e-Voting system. After successful login, you can see link of "VC/OAVM" placed under "Join meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
 2. Members are encouraged to join the Meeting through Laptops for better experience.
 3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
 4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
 5. Shareholders who would like to express their views/have questions may send their questions on or before Tuesday, September 01, 2026 mentioning their name demat account number/folio number, email id, mobile number at compliance@treehouseplaygroup.net and the same will be replied by the company during the AGM.
 21. As meeting will be conducted through VC / OAVM facility voting through ballot paper will not be made available at AGM and members have to cast their vote by remote e-voting only.
 22. The members who have cast their vote by remote e-voting prior to the AGM may also attend/ participate in the AGM through VC / OAVM but shall not be entitled to cast their vote again during the AGM. Members attending the AGM who have not cast their vote by remote e-voting shall be eligible to cast their vote through e-voting during the AGM. Members holding shares in physical form are requested to access the remote e-voting facility provided by the Company through NSDL e-voting system at <https://www.evoting.nsdl.com/>.
- Members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice. Further members can also use the OTP based login for logging into the e-Voting system of NSDL. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently.
23. The Register of Members and Share Transfer Books of the Company will remain closed from, Sunday, September 06, 2026 to Saturday, September 12, 2026 (both days inclusive) for the purpose of Annual General Meeting.
 24. Any person, who acquires shares of the Company and becomes member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e. September 05, 2026, may obtain the login ID and password by sending a request at evoting@nsdl.co.in or call on 022 - 4886 7000.



ANNUAL REPORT 2025-2026

25. A person, whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of remote e-voting.
26. The Company has appointed M/s. Mihen Halani & Associates, Practicing Company Secretaries, as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.
27. AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular issued from time to time.
28. Details of Directors seeking re-appointment at the forthcoming Annual General Meeting (Pursuant to Regulation 36(3) of the SEBI Listing Regulations, and Secretarial Standard - 2 (SS2):

Name of Director	Mr. Dipen Vijaykumar Shah
DIN	07600611
Date of Birth	14-09-1992
Age	33
Brief resume & nature of expertise in specific functional areas	Qualification: • Bachelor's degree in Accounting & Finance (B.A.F) from Mumbai University. • LL.B from Mumbai University. • An Associate Member of Institute of Company Secretaries of India (ICSI). Expertise: • Secretarial • Legal • Compliance of various other laws
Date of first Appointment on the Board	12/08/2021
Qualifications	• Bachelor's degree in Accounting & Finance (B.A.F) from Mumbai University. • LL.B from Mumbai University. • An Associate Member of Institute of Company Secretaries of India (ICSI).
In case of independent directors, the skills and capabilities required for the role and the manner in which the proposed person meets such requirements	NA
Terms and conditions of appointment / re-appointment	NA
Remuneration last drawn and Proposed to be Paid	NA
Details of shareholding in the Company	Nil
Relationship with other Directors / Manager Key Managerial Personnel (if any)	None
Number of Board meetings attended during the year	Attended all the Board Meetings except July 16, 2025 (for more details kindly refer Corporate Governance Report)
Listed entities from which Director resigned in the past three years	None
Directorships in other companies	Infinityflo Private Limited (CIN U62099MH2023FTC405468)
Directorships in other Listed companies	NA
Membership / Chairmanship of committees of the Company	Member in Nomination and Remuneration Committee.
Membership / Chairmanship of committees of other companies	None



ANNUAL REPORT 2025-2026

OTHER INSTRUCTIONS

29. The Scrutinizer shall, immediately after the conclusion of voting at the AGM, first count the votes cast during the AGM, thereafter unblock the votes cast through remote E-voting and shall make within two working days from the conclusion of the AGM, and submit a consolidated Scrutinizer's Report of the total votes cast in favour or against, if any, to the Chairman or a person authorised by him in writing, who shall countersign the same.
30. The result declared along with the Scrutinizer's Report shall be placed on the Company's website at www.treehouseplaygroup.net and on the website of NSDL at <https://www.evoting.nsdl.com> immediately. The Company shall simultaneously forward the results to National Stock Exchange of India Limited, Bombay Stock Exchange Limited and Metropolitan Stock Exchange, where the shares of the Company are listed.

By order of the Board of Directors
For Tree House Education & Accessories Limited
Rajesh Bhatia
Managing Director & CEO
(DIN: 00074393)

Date: August 07, 2026
Place: Mumbai



ANNUAL REPORT 2025-2026

BOARD'S REPORT

Dear Members,

Your Directors have pleasure in presenting the integrated 20th Annual Report of Tree House Education and Accessories Limited ("the Company") along with the Audited Financial Statements (Standalone and Consolidated) of your Company for the financial year ended March 31, 2026.

FINANCIAL HIGHLIGHTS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 ('the Act') read with Companies (Accounts) Rules, 2014. The financial statements for the financial year ended 31st March, 2026 as well as comparative figures for the year ended 31st March, 2025 are Ind AS compliant.

The Financial highlights of your Company for the financial year ended March 31, 2026 as is summarized below:

(₹ In Lakhs)

Particulars	Standalone		Consolidated	
	2025-26	2024-25	2025-26	2024-25
Total Revenue	423	797	423	797
Expenditures excluding depreciation	1,627	1,043	1,627	1,043
Profit/(loss) before Depreciation and Tax	(1,204)	(246)	(1,204)	(246)
Depreciation	177	68	177	68
Net Profit/(loss) Before exceptional Items and Tax	(1,381)	(314)	(1,381)	(314)
Share of net profit/(loss) of associates and joint ventures accounted for using the equity method	10	10	10	10
Exceptional Items	0	0	0	0
Net Profit Before Tax	(1,371)	(304)	(1,371)	(304)
Provision for Tax	374	(1,415)	374	(1,415)
Profit after Tax	(997)	(1,719)	(997)	(1,719)
Other Comprehensive income	297	0	297	0
Total Comprehensive income for the year	(700)	(1,719)	(700)	(1,719)
Appropriations:				
Proposed Dividend on equity Shares	Nil	Nil	Nil	Nil
Tax on Dividend	Nil	Nil	Nil	Nil
Balance Carried to Balance Sheet	(700)	(1,719)	(700)	(1,719)
Paid up Share Capital	4,231	4,231	4,231	4,231
Reserves & Surplus (excluding revaluation reserve)	14,480	15,180	14,480	15,511

*previous year figures have been regrouped/rearranged wherever necessary.

OVERVIEW OF COMPANY'S FINANCIAL PERFORMANCE

On Standalone basis, the Company has generated revenue from operations of Rs. 423 Lakhs for the current Financial Year as compared to Rs. 797 Lakhs in the Previous Year. The Net Loss for the current Financial Year stood at Rs. 700 lakhs as against Rs. 1,719 lakhs as reported in the Previous Year.

In accordance with the provisions contained in section 136 of the Companies Act, 2013 ("the Act"), the Annual Report of the Company, containing Notice of the Annual General Meeting, Consolidated and Standalone Financial Statements, Report of the Auditor's and Board of Directors' thereon are available on the website of the Company at www.treehouseplaygroup.net. Further, a detailed analysis of Company's performance is included in the Management Discussion and Analysis Report ("MDAR"), which forms part of this Annual report. The Consolidated and Standalone Financial Statements of the Company for the F.Y. ended 31st March, 2026 have been prepared in accordance with applicable Indian Accounting Standards and the relevant provisions of the Act.



ANNUAL REPORT 2025-2026

RESERVES AND SURPLUS

The Company has not transferred any amount to the General Reserves for the financial year ended March 31, 2026. The closing balance of the retained earnings of the Company for F.Y. 2025-26, after all appropriation and adjustments is Rs. (32,307.44) lakhs as compared to Previous year Rs. (31,607.65) lakhs.

SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Your company does not have any subsidiary company and joint ventures. However, the Company has one associate Company viz., JT Infrastructure Private Limited.

Company has invested in Aaviv Tutorials LLP representing 51% of the capital of LLP and 51% of the capital of Aaviv Tutorials, (Partnership Firm) who provide tuitions to K12 School students. the details of the same is provided under note no. 4 of financial statements.

Further the report on the performance, financial position and overall contribution to company's profitability of the associate company and salient features of the financial statements in the prescribed Form AOC-1 is marked and annexed as "**Annexure A**" to this report.

DIVIDEND

Due to loss during the year, the board does not recommend any dividend on the equity shares of the Company for the year under review.

SHARE CAPITAL

During the year under review, no changes took place in the Share Capital of the Company. The issued, subscribed and paid up Equity Share Capital of the Company as on 31st March, 2026 is INR 42,31,07,240 (Indian Rupees Forty two crores, thirty one lacs, seven thousand two hundred and forty only) comprising of 4,23,10,724 Equity Shares of Rs. 10/- each. During the year under review, your Company has not issued further shares to the members or general public. Your Company's Equity Shares are listed on BSE Limited (BSE), National Stock Exchange (NSE) and Metropolitan Stock Exchange of India Limited (MCX-SX).

INTERNAL FINANCIAL CONTROLS

Your Company's Internal Financial Control systems are robust, comprehensive and commensurate with the nature, size, scale and complexity of its business. The system covers all major processes to ensure reliability of financial reporting, compliance with policies, procedures, laws and regulations, safeguarding of assets and economical and efficient use of resources.

The Internal Auditors continuously monitor the efficacy of internal controls with the objective of providing to the Audit Committee and the Board of Directors, an independent, objective and reasonable assurance on the adequacy and effectiveness of the Company's risk management with regard to the internal control framework.

The policies and procedures adopted by the Company ensures orderly and efficient conduct of its business, adherence to the Company's policies, prevention and detection of frauds and errors, accuracy and completeness of records and timely preparation of reliable financial information.

The Audit Committee actively reviews adequacy and effectiveness of internal control systems and suggests improvements for strengthening them in accordance with the business dynamics, if necessary. The Audit Committee also meets the Company's Statutory Auditors to ascertain their views on the Financial Statements, including the financial reporting system and compliance of accounting policies and procedures followed by your Company.

PARTICULARS OF LOANS, GUARANTEES, INVESTMENTS AND SECURITIES

The Company has not given loans or given guarantees or provided securities. Further, the details of the investments made during the year under review are provided under Note No. 4 of the Financial Statements.

PUBLIC DEPOSITS

Your Company has not accepted any public deposits and as such no amount on account of principal or interest on public deposit under sections 73 and 74 of the Companies Act, 2013 read together with the Companies (Acceptance of Deposits) Rules, 2014 was outstanding as on the date of the Balance Sheet.

DISCLOSURES RELATING TO REMUNERATION OF DIRECTORS, KEY MANAGERIAL PERSONNEL'S AND PARTICULARS OF EMPLOYEES.

Disclosure of the ratio to the remuneration of each director to the median employee's remuneration and other details required pursuant to section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment



ANNUAL REPORT 2025-2026

and Remuneration of Managerial Personnel) Rules, 2014 is provided as “Annexure B”.

PARTICULARS OF EMPLOYEES:

During the year under review, there are no employees who comes within the purview of Section 134 (3)(q) of the Companies Act, 2013 read with Rule 5(2) & 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

DIRECTOR'S RESPONSIBILITY STATEMENT

The Board of Directors acknowledge the responsibility for ensuing compliances with the provisions of Section 134 (3) (c) read with Section 134(5) of the Companies Act, 2013 in the preparation of annual accounts for the year ended on 31st March, 2026 and confirm that:

- The Financial Statements of the Company for the year ended March 31, 2026, have been prepared on a going concern basis following applicable Indian accounting standards and that no material departure have been made from the same;
- In the preparation of the annual accounts for the financial year ended March 31, 2026, the applicable Indian accounting standards, have been followed along with proper explanation relating to material departures;
- Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of your company as at March 31, 2026 and of the profits and loss of the company for financial year ended March 31, 2026.
- The directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 to safeguard the assets of the Company and for preventing and detecting fraud and other irregularities.
- the Directors have laid down internal financial controls to be followed by the Company and that such financial controls are adequate and are operating effectively; and
- Proper systems to ensure compliance with the provisions of all applicable laws in place and that such systems were adequate and operating effectively.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

Your Company's Board comprises of mixture of executive and non-executive directors with considerable experience and expertise in various fields and business strategy. The details of the directors and their meetings held during the year have been given in the Corporate Governance Report, which forms part of this report.

The list of Directors & Key Managerial Personnel's of the Company during the financial year ending March 31, 2026 are as follows:

- Mr. Rajesh Bhatia (DIN: 00074393), Managing Director (MD) & Chairman.
- Mrs. Nidhi Grover (DIN: 08792362) Non-Executive Independent Woman Director.
- Mr. Milin Ramani (DIN: 07697636) Non-Executive Independent Director.
- Mrs. Divya Ketan Punmiya (DIN: 08598655) Non-Executive Independent Woman Director.
- Mr. Dipen Shah (DIN: 07600611) Non-Executive Non-Independent Director.
- Mr. Navin Kumar Bhandaradamane (DIN: 01664259) Executive Director.
- Mr. Rajesh Bhatia (PAN: AAHPB9438N), Chief Executive Officer (CEO).
- Mr. Navin Kumar Bhandaradamane (PAN: ATBPK9664Q), Chief Financial Officer (CFO).
- Ms. Raksha Mahesh Jain (PAN: BFGPJ2361P), Company Secretary & Compliance Officer.

a) Changes in Directors and Key Managerial Personnel's:

During the year under review, the following changes took place in the directors and key managerial personnel's;

- Mrs. Divya Ketan Punmiya (DIN: 08598655), was appointed as Additional Director as Non – Executive Independent Director w.e.f. 28th April, 2025 and was regularized by the Shareholders through Postal Ballot on 27th June, 2025.
- Ms. Guddi Bajpai resigned from the post of Company Secretary and Compliance Officer w.e.f. 30th August, 2025.
- Ms. Raksha Mahesh Jain, appointed as Company Secretary and Compliance Officer w.e.f. 11th November 2025.



ANNUAL REPORT 2025-2026

4. Post Financial year, Ms. Raksha Mahesh Jain, resigned from the post of Company Secretary and Compliance Officer w.e.f. 06th May, 2026. The Company is in the process of identifying and finalising the appointment of Company Secretary and Compliance Officer.

Directors Appointment / Re Appointment

- Re-appointment of Mr. Rajesh Bhatia (DIN: 00074393), as a Managing Director of the Company for a period of three years from 09th February, 2026 to 8th February 2029.
- Pursuant to provisions of section 152 of the Companies Act, 2013 and subject to Articles of Association, Mr. Dipen Shah (DIN: 07600611) Non-Executive Director, of the Company is liable to retire by rotation at an ensuing Annual General Meeting and being eligible has offered himself for re-appointment. A brief resume, nature of experience in specific functional areas, names of companies in which he holds directorships and memberships / chairmanships of Board Committees, shareholding and relationships between directors inter-se as stipulated under Regulation 17 of the Listing Regulations, 2015, is provided in the notes to Notice of the AGM. The Board of Directors of your Company recommended the appointment.

None of the Directors are disqualified for being appointed as the Director of the Company in terms of section 164 of the Companies Act, 2013. During the year under review, the Non-Executive Directors of the Company had no pecuniary relationship or transactions with the Company, other than sitting fees, perquisites and reimbursement of expenses incurred by them for the purpose of attending meetings of the Board / Committees of the Company.

b) Declaration by Independent Director(s)

The Company has received the necessary declarations from all the Independent Directors under section 149(7) of the Act and Regulation 25(8) of the SEBI Listing Regulations, that they meet the criteria of Independence laid down in section 149(6) of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations. Further, all the independent directors are registered with data bank maintained by the Indian Institute of Corporate Affairs ("IICA"). The Independent Directors have confirmed that they are not aware of any circumstances or situation, which exists or reasonably anticipated that could impair or impact his/her ability to discharge his/her duties with an objective independent judgment and without any external influence.

Furthermore, skills/expertise/competence of each independent director in specific functional areas and names of the Companies in which they hold Directorships and/or membership/chairmanship of Committees of the Board, as stipulated under specified regulation of the SEBI Listing Regulations is given in the Corporate Governance Report which is forming part of this Report as "Annexure – D".

c) Annual Evaluation of the Board

Evaluation of the directors is done on an annual basis. The process is led by the Nomination and Remuneration Committee with specific focus on the performance vis-à-vis the plans, meeting, challenging situations, performing leadership role, and effective functioning of the Board. The evaluation process also involves Self-Evaluation by the Board Member and subsequently assessment by the Board of Directors and also considers the time spent by each of the directors, accomplishment of specific responsibilities and expertise, conflict of interest, integrity of director, active participation and contribution during discussions.

d) Policy on directors' appointment and remuneration and other details

The Company's policy on directors' appointment and remuneration and other matters provided in Section 178(3) of the Act can be assessed on the link. <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/12.-Nomination-and-Remuneration-Policy.pdf>

e) Familiarisation Programme for Independent Directors

Independent Directors are familiarised with their roles, rights and responsibilities in the Company, the industry in which it operates, business model, etc. through various internal programmes and through presentations on economy & industry overview, key regulatory developments, strategy and performance which are made to the Directors from time to time. Details of the familiarization program on cumulative basis are available on the Company's website at https://investors.treehouseplaygroup.net/wp-content/uploads/2026/04/Policy_FAMILIARIZATION_PROGRAMME_ID_FY-2025-26.pdf



ANNUAL REPORT 2025-2026

BOARD MEETING AND BOARD COMMITTEES

The Board meets at regular intervals to discuss and decide on company/business policy and strategy apart from other Board business. The notice of Board meeting is given well in advance to all the Directors. The Agenda of the Board meetings is circulated at least a week prior to the date of the meeting. The Agenda for the Board and Committee meetings includes detailed notes on the items to be discussed at the meeting to enable the Directors to take an informed decision.

The Board met 4 (Four) times in the Financial Year 2025-26 viz. 09.05.2025, 16.07.2025, 11.11.2025 and 16.01.2026. The maximum interval between any two meetings did not exceed 120 days.

COMMITTEES OF THE BOARD:

The Company has following committee(s):

I. Audit Committee:

The Company has constituted Audit Committee as per requirement of section 177 of the Companies Act 2013 and Regulation 18 of the SEBI (LODR) Regulations, 2015. The terms of reference of Audit Committee are broadly in accordance with the provisions of SEBI (LODR) Regulations, 2015 and Companies Act, 2013. During the financial year 2025-26, the Audit Committee met 4 (four) times on 09.05.2025, 16.07.2025, 11.11.2025 and 16.01.2026. The Audit Committee comprises following Directors of the Company:

Name	Category	Position
Mrs. Nidhi Rohit Grover	Independent, Non-Executive	Chairperson
Mr. Rajesh Bhatia	Executive	Member
# Mrs. Divya Punmiya	Independent, Non-Executive	Member
# Mrs. Divya Punmiya joined the committee on 28.04.2025.		

II. Nomination and Remuneration Committee:

The Company has constituted a Nomination and Remuneration Committee in accordance with section 178 of the Companies Act, 2013 and the SEBI (LODR) Regulations, 2015. During the financial year 2025-26, the Nomination and Remuneration Committee met 4 (four) times on 09.05.2025, 16.07.2025, 11.11.2025 and 16.01.2026. The Nomination and Remuneration Committee comprises of the following Directors of the Company:

Name	Category	Position
Mrs. Nidhi Rohit Grover	Independent, Non-Executive	Chairperson
Mr. Dipen Shah	Non -Independent, Non-Executive	Member
# Mrs. Divya Punmiya	Independent, Non-Executive	Member
# Mrs. Divya Punmiya joined the committee on 28.04.2025.		

III. Stakeholders' Relationship Committee:

The Company has constituted a Stakeholders' Relationship Committee in accordance with section 178 of the Companies Act, 2013 and the SEBI (LODR) Regulations, 2015. The Committee considers and approves various requests regarding annual report and to redress complaints of the shareholders. During the financial year 2025-26, the Stakeholders' Relationship Committee met 3 (three) times on 09.05.2025, 11.11.2025 and 16.01.2026. The Stakeholders' Relationship Committee comprises following Directors of the Company:

Name	Category	Position
Mrs. Nidhi Rohit Grover	Independent, Non-Executive	Chairperson
Mr. Rajesh Bhatia	Executive	Member
# Mrs. Divya Punmiya	Independent, Non-Executive	Member
# Mrs. Divya Punmiya joined the committee on 28.04.2025.		



ANNUAL REPORT 2025-2026

SEPARATE MEETING OF INDEPENDENT DIRECTORS:

As stipulated by the Code of Independent Directors under the Companies Act, 2013, a separate meeting of the Independent Directors of the Company was held on January 16, 2026 to review the performance of Non-Independent Directors (including the Chairman) and the entire Board. The Independent Directors also reviewed the quality, content and timeliness of the flow of information between the Management and the Board and its Committees which is necessary to effectively and reasonably perform and discharge their duties.

CORPORATE GOVERNANCE

Your Company is committed to maintain highest standards of ethics and governance, resulting in enhanced transparency for the benefit of all stakeholders. Your Company has taken the requisite steps to comply with the recommendations concerning Corporate Governance.

Pursuant to Regulation 34(3) read with Schedule V of the SEBI Listing Regulations, a separate section on Corporate Governance practices followed by the Company, together with a Certificate from Statutory Auditor confirming compliance conditions, forms an integral part of this Report is provided as “**Annexure D**”.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT (MDAR)

Management Discussion and Analysis Report as stipulated under the SEBI Listing Regulations, is presented in a separate section forming part of this Annual Report. It provides information about the overall industry structure, developments in business operations / performance of the Company's businesses, internal controls and their adequacy, risk management systems, human resources and other material developments during the financial year 2025-26.

AUDITORS

a) Statutory Auditors

The Statutory Auditors M/s. Rakesh Soni & Co., Chartered Accountants having Registration No 114625W, were appointed in 16th Annual General Meeting to hold office from the conclusion of 16th Annual General Meeting for a term of consecutive five years till conclusion of 21st Annual General Meeting at such remuneration as may be agreed upon between the Auditors and the Board of Directors, in addition to actual out-of-pocket expenses incurred by them for the purpose of audit and the applicable taxes.

The Statutory Auditors M/s. Rakesh Soni & Co. have given a confirmation that they are eligible to continue with their appointment and that they have not been disqualified in any manner from continuing as Statutory Auditors.

Auditors' Report

The Independent Auditors' Report of M/s. Rakesh Soni & Co., on the Financial Statements of the Company for the Financial Year 2025-26 is a part of the Annual Report. There are no qualifications, reservations or adverse remarks or disclaimers made by M/s. Rakesh Soni & Co. in their Report dated May 15, 2026. Further, the Auditors of the Company have not reported any fraud as specified under section 143(12) of the Companies Act, 2013. However following are the explanations for their observations:

Explanation on observation made by the Statutory Auditor:

1. Confirmation letters :

The company has sent the confirmation letters to majority of the debtors and creditors as confirmed by the auditors and the debtors/creditors have confirmed the same. Further these outstanding amounts are due to normal course of business and payments/recovery have been done during the financial year 2025-26.

2. Forensic Audit of the Company by EOW :

The company has submitted replies and documents for all the queries of EOW. The outcome of forensic audit by EOW is awaited.

3. Mira Education Trust has filed Civil Suit before the Hon Vadordra Civil Judge (CD) against Zebar Realty LLP in which company has also been named as defendant:

The Trust is seeking specific performance of lease agreement against Zebar Realty LLP.

4. The Company has received summons from Court in Vadodhara, Gujarat for Physical appearance on the case filed by Zebar Realty LLP, for forceful occupation of the property by 'Mira Education Trust', who runs 'Tree House High School' on his property which was sold to his firm 'Zebar Realty LLP' by 'Tree House Education and Accessories Limited' in the financial year 2022-23:



ANNUAL REPORT 2025-2026

An FIR was filed on 26.02.2025 against company, its Managing Director, Directors and KMPs. by Vadodara Detection of Crime Branch on the orders of the Land Grabbing Committee, Vadodara, relating to a dispute of a property sold by the company in Vadodara. Further on 02.03.2025 2 Independent Directors were arrested by Vadodara Crime branch from Mumbai. On 03.03.2025 Special Criminal Application (SCRA) No 3449 of 2025 was filed before Gujarat high Court by the company and its directors/KMPS. On 10.03.2025 regular bail was granted by Special Court, Vadodara City to both the arrested directors and said directors were released. On 10.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Independent Directors. On 20.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Executive directors and the company secretary.

Further Hon. High Court of Gujarat by its order dated 20.03.2025 (received by Company on 21.03.2025) in SCRA No 3449 of 2025 has granted interim relief to the company and its officers restraining the police authorities from taking coercive action and not to file any charge sheet without the prior permission of the Gujarat High Court and thus admitted the Company's petition for final hearing.

b) Secretarial Auditors

Pursuant to the provisions of section 204 of the Companies Act, 2013 read with rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, and any other applicable provisions, if any, of the Companies Act, 2013 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, the members of the Company at the 19th Annual General Meeting, appointed M/s. HRU & ASSOCIATES, Practising Company Secretary, (COP No. 20259) to conduct the Secretarial Audit of the Company for a term of five (5) years from F.Y. 2025-2026 to F.Y. 2029-2030 (i.e. to hold office till the conclusion of 24th Annual General Meeting) to conduct the Secretarial Audit of the Company.

Secretarial Audit Report for the financial year ended 31st March, 2026 issued by M/s HRU & ASSOCIATES, Practising Company Secretaries in Form MR-3 forms part to this report - as **"Annexure C"**. The qualifications/ observations, made by M/s HRU & ASSOCIATES, Practising Company Secretaries in their Report, are self-explanatory.

c) Cost Auditors

Maintenance of cost records and requirement of cost audit as prescribed under the provisions of Section 148 of the Companies Act, 2013 are not applicable to the business activities carried out by the Company.

d) Internal Auditor:

M/s. Dharmesh Parekh & Associates., Practising Chartered Accountant, Mumbai performed the duties of internal auditors of the company for the Financial Year 2025-26 and their report is reviewed by the audit committee from time to time.

ANNUAL RETURN

Pursuant to provision of Section 134(3)(a) and Section 92(3) of the Act read with Rule 12 of the Companies (Management and Administration) Rules, 2014, a copy of the Annual Return for F.Y. 2025-26 is available on Company's website of the Company and can be accessed at

<https://investors.treehouseplaygroup.net/wp-content/uploads/2026/08/FORM-MGT-7-Draft-2026.pdf>

RELATED PARTY TRANSACTIONS

All the transactions with Related Parties are placed before the Audit Committee and are also placed before the Board for approval. Prior omnibus approval of the Audit Committee and the Board is obtained for the transactions which are of a foreseen and repetitive nature. The transactions entered into pursuant to the omnibus approval so granted are placed before the Audit Committee and the Board of Directors for their approval on a quarterly basis.

All transactions entered into with related parties during the year were on arm's length basis, in the ordinary course of business and in accordance with the provisions of section 188 of the Companies Act, 2013, and Rules made thereunder read with Regulation 23 of the SEBI Listing Regulations, 2015. However, during the financial year ended on 31st March, 2026 the Company has not entered into any material related party transactions under the SEBI Listing Regulations, 2015 read with section 188 of the Companies Act, 2013; therefore Form AOC-2 does not form part of this report.

The details of the related party transactions entered as required under "Ind. As -24" are set out in Note No. 30 to the standalone financial statements forming part of this Annual Report.

The Policy on related party transactions may be accessed on the Company's website at a link: <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/8.-Policy-on-Related-Party-Transaction.pdf>



ANNUAL REPORT 2025-2026

MATERIAL SUBSIDIARY

The Board of Directors of the Company had adopted a Policy for determining material subsidiary company in line with the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015. The Policy is uploaded on the Company's website at https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/9.-Policy-for-determining-Material-Subsidiary-Company_Not-Applicable.pdf

Presently there is no material subsidiary company.

VIGIL MECHANISM & WHISTLE BLOWER POLICY:

In Compliance with the provisions of section 177(9) of the Companies Act, 2013 read with Regulation 22 of the SEBI Listing Regulations, the Company has adopted a Vigil Mechanism / Whistle Blower Policy. The Company's Vigil Mechanism/Whistle blower Policy aims to provide the appropriate platform and protection for Whistle Blowers to report instances of fraud and mismanagement, if any and to promote reporting of any unethical or improper practice or violation of the Company's Code of Conduct or complaints regarding accounting, auditing, internal controls or suspected incidents of violation of applicable laws and regulations including the Company's code of conduct or ethics policy or Code of Conduct for Prevention of Insider Trading in the Company, Code of Fair practices and Disclosure. The Vigil Mechanism provides a mechanism for employees of the Company to approach the Chairman of the Audit Committee of the Company for redressal.

The Policy on Vigil Mechanism & Whistle Blower may be accessed on the Company's website at a <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/1.-Whistle-Blower-and-Vigil-Mechanism-Policy.pdf>

RISK MANAGEMENT

The Company has in place a mechanism to identify, assess, monitor and mitigate various risks to key business objectives. Major risks identified by the businesses and functions are systematically addressed through mitigating actions on a continuing basis. The company has been addressing various risks impacting the company and brief view of the company on risk management is provided elsewhere in this annual report in Management Discussion and Analysis Report.

INTERNAL CONTROL SYSTEM AND ITS ADEQUACY

The Company's internal control systems are adequate and commensurate with the nature and size of the Company and it ensures:

- Timely and accurate financial reporting in accordance with applicable accounting standards.
- Optimum utilization, efficient monitoring, timely maintenance, and safety of its assets.
- Compliance with applicable laws, regulations, and management policies

CORPORATE SOCIAL RESPONSIBILITY

The Company does not come under the purview of the provisions of section 135 of the Companies Act, 2013 read with the rules prescribed therein relating to Corporate Social Responsibility.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNING AND OUTGO

The operations of the Company are entirely service based and the Company is non-energy intensive organization. Conservation of energy and technology absorption information pursuant to section 134(3) (m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014 is not applicable to the Company.

However, the Company makes all efforts towards conservation of energy, protection of environment and ensuring safety.

Foreign Exchange Earnings: NIL

Foreign Exchange Outgo: NIL

PREVENTION OF INSIDER TRADING:

In view of the SEBI (Prohibition of Insider Trading) Regulation, 2015 the Company has adopted a Code of Conduct for Prevention of Insider Trading with a view to regulate trading in securities by the Directors and designated employees of the Company. The details of the Insider Trading Policy have posted on the website of the Company at following link:

<https://investors.treehouseplaygroup.net/wp-content/uploads/2026/04/7.-Code-of-Conduct-for-Prevention-of-Insider-Trading.pdf>



ANNUAL REPORT 2025-2026

The Code requires Trading Plan, pre-clearance for dealing in the Company's shares and prohibits the purchase or sale of Company shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed. However, there were no such instances in the Company during the year 2025-26.

HUMAN RESOURCES

Your Company treats its "human resources" as one of its most important assets.

The Directors wish to place on record their appreciation and acknowledgment of the efforts and dedication and contributions made by employees at all levels during the year under review. The Company continues to focus on attracting new talent & help them to acquire new skills, explore new roles and realize their potential.

DISCLOSURE AS PER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

The Company has complied with provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and also filed its Annual Report as required under the said Act. The Company has a qualified Internal Committee, who along with the external member review the policy and framework on a regular basis.

Please find below details relating to sexual Harassment:

Sr. No	Particular(s)	Compliant(s) Number
1	Number of complaints of sexual harassment received in the year	0
2	Number of complaints disposed off during the year	0
3	Number of cases pending for more than ninety days	0

There were no cases received/filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

COMPLIANCE WITH THE PROVISIONS OF THE MATERNITY BENEFIT ACT, 1961:

The Company is committed to upholding the rights and welfare of its women employees and has complied with the provisions of the Maternity Benefit Act, 1961, and the rules made thereunder, as amended from time to time. All eligible women employees are provided maternity leave and other benefits in accordance with the applicable provisions of the Maternity Benefit Act, 1961.

The Company has also ensured a safe and supportive working environment, including provisions for crèche facilities where applicable, in line with statutory requirements. The Company continues to remain in full compliance with the provisions of the Maternity Benefit Act, 1961 and confirms that there have been no instances of non-compliance or adverse findings in this regard during the financial year under review.

COMPLIANCE OF ACCOUNTING STANDARD:

As per requirements of Listing Regulations, 2015 and applicable Accounting Standards, your Company has made proper disclosures in the Financial Statements. The applicable Accounting Standards have been duly adopted pursuant to the provisions of Sections 129 and 133 of the Act.

COMPLIANCE OF SECRETARIAL STANDARDS:

The Board of Directors confirms that the Company, has duly complied and is in compliance, with the applicable Secretarial Standard/s, namely Secretarial Standard-1 ('SS-1') on Meetings of the Board of Directors and Secretarial Standard -2 ('SS-2') on General Meetings, during the financial year 2025-2026 ended 31 March 2026.

TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND

There are no funds or shares lying with the Company to be transferred to IEPF account in accordance with Section 125 of the Companies Act, 2013 and section 6 of Section 124 of the Companies Act, 2013.

EMPLOYEE'S STOCK OPTION SCHEME

There were no stock options given by the Company during the financial year 2025-26.



ANNUAL REPORT 2025-2026

CEO/CFO CERTIFICATION

In terms of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 the certification by the Chief Executive Officer and Chief Financial Officer on the financial statements and Internal Controls relating to financial reporting is annexed as “**Annexure-E**” to this Report.

MISCELLANEOUS

- There has been no change in the nature of business of the Company;
- The Company does not have any shares with differential rights.;
- During the year, your Company has not issued any sweat equity shares. Therefore, no disclosures as required under Rule 8 (13) of Companies (Share Capital and Debentures) Rules, 2014;
- During the year under Report, no funds were raised through preferential allotment or qualified institutional placement.
- There were no material changes or commitments occurred between and at the end of financial year, which may affect the financial position of the company or may require disclosure.
- No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future except;

However Company has received order under section 206(4) of Companies Act, 2013 in financial year 2023-24, from Ministry of Corporate Affairs - Mumbai for furnishing of information for F.Y. 2015-16 and 2016-17 for Violation of various sections under the Companies Act 2013. In this regards Company has furnished suitable replies to the said office and is also in view of filing Compounding application suo-moto for various sections of the Companies Act 2013.

During the period under review, the Company has filed with the Registrar of Companies (“ROC”), Mumbai compounding application under section 203(4) for failing to appoint Company Secretary in Form GNL-1 on 15th May, 2024 and another compounding application was filed on 31st July, 2024 under section 158 for not mentioning DIN Number of directors under Financial Statement. Further no communication has been received from Ministry of Corporate Affairs (MCA) in either matter till now.

- During the year under Report, no funds were raised through employee stock option scheme and employee stock purchase scheme.
- During the year under review, the Company has not made any application under Insolvency and Bankruptcy Code, 2016 and there is no proceeding pending under the said Code as at the end of the Financial Year;
- During the year, the Company has not undergone any one-time settlement and therefore the disclosure in this regard is not applicable.
- The Company has received summons on 22nd March 2024 and on 30th March 2024 from Court in Vadodara, Gujarat for Physical appearance on the land grabbing case filed by Zebar Realty LLP, for forceful occupation of the property by ‘Mira Education Trust’, who runs ‘Tree House High School’ on Zebar’s property which was sold to ‘Zebar Realty LLP’ by ‘Tree House Education & Accessories Limited’ in the financial year 2022-23.

An FIR was filed on 26.02.2025 against company, its Managing Director, Directors and KMPs. by Vadodara Detection of Crime Branch on the orders of the Land Grabbing Committee, Vadodara, relating to a dispute of a property sold by the company in Vadodara. Further on 02.03.2025 2 Independent Directors were arrested by Vadodara Crime branch from Mumbai. On 03.03.2025 Special Criminal Application (SCRA) No 3449 of 2025 was filed before Gujarat high Court by the company and its directors/KMPs. On 10.03.2025 regular bail was granted by Special Court, Vadodara City to both the arrested directors and said directors were released. On 10.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Independent Directors. On 20.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Executive directors and the company secretary.

Further Hon. High Court of Gujarat by its order dated 20.03.2025 (received by Company on 21.03.2025) in SCRA No 3449 of 2025 has granted interim relief to the company and its officers restraining the police authorities from taking coercive action and not to file any charge sheet without the prior permission of the Gujarat High Court and thus admitted the Company's petition for final hearing.



ANNUAL REPORT 2025-2026

ACKNOWLEDGEMENT

Your Board takes this opportunity to express their sincere appreciation for the excellent patronage received from the shareholders, investors, bankers, customers, business partners, vendors, financial institutions, regulatory, government authorities and other stakeholders for the continued enthusiasm, total commitment, dedicated efforts of the executives and employees of the Company at all levels during the year under review.

The directors are thankful to the esteemed shareholders for their continued support and the confidence reposed in the Company and its management.

The Directors also thank the Government of India, Governments of various states in India and concerned Government departments and agencies for their co-operation.

**For and on behalf of the Board
Tree House Education and Accessories Limited**

**Rajesh Bhatia
Managing Director & CEO
(DIN: 00074393)**

Date: August 07, 2026

Place: Mumbai.



ANNUAL REPORT 2025-2026

Annexure - A Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

Part "B": Associates and Joint Ventures

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

(Amount in Rupees)

Name of Associates/Joint Ventures	JT Infrastructure Private Limited (Associate)
1. Latest Audited Balance Sheet Date	Mar 31, 2026
2. Shares of Associate/Joint Ventures held by the company on the year end	
No. of Shares	99,80,000
Amount of Investment in Associates/Joint Venture Rs.	9,98,00,000
Extent of Holding %	50%
3. Description of how there is significant influence	By virtue of shareholding
4. Reason why the associate/joint venture is not consolidated	NA
5. Networth attributable to Shareholding as per latest audited Balance Sheet.	Rs.13,36,65,532
6. Turnover	0
7. Contribution to Company's Profitability	
8. Profit / (Loss) for the year	(0)
9. Considered in Consolidation	(0)
10. Not Considered in Consolidation	(0)

Notes:

- Names of associates or joint ventures which are yet to commence operations: NA
- Names of associates or joint ventures which have been liquidated or sold during the year: NA.



ANNUAL REPORT 2025-2026

Annexure B

Information required under Section 197 of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

A. Ratio of remuneration of each Director to the median remuneration of all the employees of your Company for the Financial year 2025-26 is as follows:

Name of Director	Total Remuneration (Rs.)	Ratio of remuneration of director to the median remuneration
Mrs. Nidhi Grover	NA	NA
Mr. Milin Ramani	NA	NA
Mr. Dipen Shah	NA	NA
Mrs. Divya Ketan Punmiya	NA	NA
Mr. Rajesh Bhatia	84,00,000	15 Times
Mr. Navin Kumar	43,00,000	8 Times

B. Details of percentage increase in the remuneration of each Director and CEO, CFO & Company Secretary in the financial year 2025-26 are as follows:

Name	Designation	Remuneration (Rs.)		*Increase %
		2025-26	2024-25	
Mr. Rajesh Bhatia	Managing Director & CEO	84,00,000	84,00,000	0%
Mrs. Nidhi Grover	Independent Women Director	NA	NA	—
Mr. Milin Ramani	Independent Director	NA	NA	—
Mrs. Divya Punmiya	Independent Women Director	NA	NA	—
Mr. Dipen Shah	Non-Executive – Non Independent Director	NA	NA	—
Mr. Navin Kumar	Executive Director & CFO	43,00,000	39,00,000	10%
Ms. Guddi Bajpai #	CS	4,00,000	7,20,000	NA
Mrs. Raksha Jain #	CS	3,90,760	NA	NA

Note:

Ms. Guddi Bajpai resigned from the Company w.e.f. 30.08.2025.

Mrs. Raksha Jain Joined the Company w.e.f. 11.11.2025.

C. Percentage increase/decrease in the median remuneration of all employees in the financial year 2025-26:

Particulars	2025-26
Increase in Median remuneration of all employee per annum.	20%

D. Number of employees on the rolls of the Company as on March 31, 2026:

Employees	2025-2026	2024-2025
Corporate Office	5	7
Teaching Staff	5	6
TOTAL	10	13

Explanation on the relationship between average increase in remuneration and Company Performance:

The increase/(decrease) in average remuneration of all employees in the financial year 2025-26 as compared to the financial year 2024-25 was 20%, whereas the loss for the financial year 2024-25 was Rs.1719 Lakhs and the loss for the financial year 2025-26 is Rs.699.79 Lakhs.



ANNUAL REPORT 2025-2026

E. The key indices of Company's performance are:

Particulars	2025-2026 (In lakhs)	2024-2025 (In lakhs)	Growth %
Net Revenue from Operations	399	714	-44%
Profit Before Tax and Exceptional Items	(1371)	(304)	-450%
Profit After Tax	(700)	(1,719)	-59%

Your Company is committed in ensuring fair pay and a healthy work environment for all its employees. Your Company offers competitive compensation to its employees. The pay also incorporates external factors like cost of living to maintain concurrence with the environment. Your Company maintains a simple compensation structure which allows the employees to have flexibility in the way in which they realize their salaries.

Thus, there will be a positive correlation in the increase in remuneration of employees and your Company's performance; however, a perfect correlation will not be visible given the dependency on the other factors stated above.

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

Overall number of staff in 2025-26 are reduced to 10 compared to 13 in FY 2024-25 and overall salary have been increased by 20%. However, the salary of managerial staff has increased by 3% during the FY 2025-26 compared to FY 2024-25.

G. Justification for variation in the average percentile increase between Non Managerial employees and Managerial employees:

During the year the company had to hire new staff at higher cost in place of staff who have exited due to which salary cost has increased.

H. Key parameters for any variable component of remuneration availed by the Directors.

There are no variable component of remuneration availed by the directors during the year.

I. No one is paid in excess of the Managing Director of the Company.

J. Percentage increase or decrease in the market quotations of the shares of the Company

The closing price of the Company's Equity Share on the NSE and BSE as of 31st March, 2026 was Rs. 7.52 and Rs. 7.65 respectively.

K. Affirmation:

Pursuant to Rule 5(1)(xii) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, it is affirmed that the remuneration paid to the Directors, Key Managerial Personnel and senior management is as per the Remuneration decided by Nomination and Remuneration Committee of your Company.



ANNUAL REPORT 2025-2026

Annexure C

SECRETARIAL AUDIT REPORT

for the Financial Year ended March 31, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Tree House Education & Accessories Limited
CIN: L80101MH2006PLC163028
Shop No.4 Aasha Co-operative Housing Society Ltd,
17th Road Khar (west), Mumbai – 400 052, Maharashtra, India.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Tree House Education & Accessories Limited ("the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2026, (the "Audit Period") complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

- i. The Companies Act, 2013 ("the Act") and the rules made there under;
- ii. The Securities Contracts (Regulation) Act, 1956 ("SCRA") and the Rules made thereunder;
- iii. The Depositories Act, 2018 and the Regulations and Bye-laws framed there under;
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings: **Not applicable to the Company during the Audit period;**
- v. The following Regulations and circulars and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("SEBI Act");
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
 - c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **Not Applicable during the period under review;**
 - e) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **Not Applicable during the period under review;**
 - f) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **Not applicable during the period under review;**
 - g) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **Not applicable during the period under review, and**
 - i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **Not applicable during the period under review;**



ANNUAL REPORT 2025-2026

vi. We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations to the Company.

We have also examined compliance with the applicable clauses of the following:

- (i) the Secretarial Standards issued by The Institute of Company Secretaries of India ("ICSI");
- (ii) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To the best of our knowledge and belief, during the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

- a) During the year under review, the Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors.

The committees of the Board are duly constituted. The changes in the composition of the Board of Directors, if any, that took place during the period under review were carried out in compliance with the provisions of the Act.

- b) Adequate notice is given to all directors to schedule the Board Meetings and Committee Meetings, agenda and notes on agenda were sent at least seven days in advance or with due consents for shorter notice from the directors and adequate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

- c) All decisions at Board Meetings and Committee Meetings are carried out with requisite majority as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the year;

- Mr. Rajesh Bhatia & Anr. (Promoters of the Company) filed an appeal before Securities Appellate Tribunal ("SAT") against an Order No WTM/SM/IVD-ID-1/28/2021-22 dated May, 24, 2021 received from Securities and Exchange Board of India (SEBI) under the provisions of Sections 11(1), 11(4), 11B(1), 11B(2) and 11(4A) of the Securities and Exchange Board of India Act, 1992. Accordingly, the SAT vide its order dated August 30, 2021 directed the promoters of the Company to deposit a sum of Rs. 15 lakhs as security deposit with respondent and stayed the SEBI order Dated 24th May, 2021. The said amount was deposited on time as per the order. With regard to this case, the promoters of the Company received an order on March 27th, 2025 wherein Appeal was allowed by SAT and the Order which was passed by Whole time Members (WTM) of SEBI on May 24, 2021 is also set aside.
- Forensic Audit by Economic Offence Wing of Mumbai Police against the Company for the period from F.Y. 2011-12 to 2017-18 is underway. The Company is defending/pursuing legal cases on various forums against itself and its past directors.
- Mira Education Trust has filed a Civil Suit before the Hon Vadodara Civil Judge (CD) against Zebar Realty LLP in which the Company has also been named as defendant.
- The Company has received summons on 22nd March 2024 and on 30th March 2024 from Court in Vadodara, Gujarat for Physical appearance on the case filed by Zebar Realty LLP, for forceful occupation of the property by 'Mira Education Trust', who runs 'Tree House High School' on his property which was sold to his firm 'Zebar Realty LLP' by 'Tree House Education and Accessories Limited' in the financial year 2022-23. Further, FIR was filed on 26.02.2025 against the Company, its Managing Director, Directors and KMP's. by Vadodara Detection of Crime Branch on the orders of the Land Grabbing Committee, Vadodara, relating to a dispute of a property sold by the company in Vadodara. Further on 02.03.2025, 2 Independent Directors were arrested by Vadodara Crime branch from Mumbai. On 03.03.2025 Special Criminal Application (SCRA) No 3449 of 2025 was filed before Gujarat high Court by the company and its directors/KMPs. On 10.03.2025 regular bail was granted by Special Court, Vadodara City to both the arrested directors and said directors were released. On 10.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Independent Directors. On 20.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Executive Directors and the company secretary.

Further Hon. High Court of Gujarat by its order dated 20.03.2025 (received by Company on 21.03.2025) in SCRA No 3449 of 2025 has granted interim relief to the Company and its officers, restraining the police authorities from taking



ANNUAL REPORT 2025-2026

coercive action and not to file any chargesheet without the prior permission of the Gujarat High Court and admitted the Company's petition for final hearing. The Company is defending the case under this matter.

We further report that during the audit period, there is no event/action taken place having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above.

We further report that during the audit period, the Company has co-operated with us and have produced before us all the required forms information, clarifications, returns and other documents as required for the purpose of our audit.

**For HRU & Associates
Practicing Company Secretaries**

**Date: May 15, 2026
Place: Mumbai
UDIN: A046800H000377658**

**Hemanshu Upadhyay
Proprietor)
CP No: 20259/ ACS No: 46800
PR Number:3883/2023**

Note: This report is to be read with our letter of even date which is annexed as "Annexure A" herewith and forms as integral part of this report.



ANNUAL REPORT 2025-2026

Annexure A

To,
The Members,
Tree House Education & Accessories Limited
CIN: L80101MH2006PLC163028
Shop No.4 Aasha Co-operative Housing Society Ltd,
17th Road Khar (west), Mumbai - 400052, Maharashtra, India.

Our report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For HRU & Associates
Practicing Company Secretaries

Date: May 15, 2026
Place: Mumbai
UDIN: A046800H000377658

Hemanshu Upadhyay
Proprietor)
CP No: 20259/ ACS No: 46800
PR Number:3883/202



ANNUAL REPORT 2025-2026

Annexure - D

REPORT ON CORPORATE GOVERNANCE

The Board of Directors present Company's report on Corporate Governance in accordance with the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Rules, 2015 ('Listing Regulations') as amended, for the year ended March 31, 2026 and the report contains the details of Corporate Governance systems and processes at Tree House Education & Accessories Limited.

I. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE:

Corporate governance refers to a combination of laws, regulations, procedures, implicit rules and good corporate practices, which ensure that a Company meets its obligations with the objective to optimize stakeholders value and fulfill its responsibilities to the community, customers, employees, government and other societal segments.

At Tree House Education & Accessories Limited ("THEAL"), Corporate Governance is all about maintaining a valuable relationship and trust with all stakeholders. We consider stakeholders as partner in our success and we remain committed to maximizing stakeholders' value.

Your Company believes that Corporate Governance is a set of guidelines which enhances to fulfill its responsibilities towards all stakeholders. It is a reflection of the Company's culture, policies, relationship with stakeholders, commitment to values and ethical business conduct. The Company believes that a sound governance discipline also enables the Board to direct and control the affairs of the Company in an effective manner and maximize stakeholders value, including the society at large. This is an ongoing process and we continuously endeavor to improve upon our practices in line with the changing demands of business. THEAL adopts innovative approaches for leveraging all its resources and encourages a spirit of conversion of opportunities into achievements. The essence of Corporate Governance lies in promoting and maintaining integrity, transparency and accountability in the management's higher echelons.

The Company's governance structure and systems are the foundation which provides and nurtures ramping up of healthy and sustainable growth of human resources, through empowerment and motivation. In this, your Company is guided by its Code on Corporate Governance. Keeping in view the Company's size, complexity of business and corporate tradition, the Corporate Governance framework is based on the following main principles:

- Strategic supervision by the Board of Directors which is made up of appropriate size, bouquet of experience and commitment to discharge their responsibilities;
- Timely and adequate flow of information to the Board and its Committees for meaningful and focused discussion at the meetings to enable them to discharge their fiduciary duties;
- Independent verification of Company's financial reporting from time to time and on quarterly basis;
- A sound system of internal controls within the risk management framework to mitigate perceived risk factors;
- Timely and balanced disclosure of all material information; and disclosure of all deviations, if any, to all stakeholders;
- Compliance with applicable laws, rules, regulations and guidelines; and
- Transparency and defined accountability.

The Board of Directors play an active role in fulfilling its fiduciary obligation to Members by efficiently overseeing management functions to ensure their effectiveness in delivering Member value. The governance framework is made effective through an efficient system of timely disclosures and transparent business practices. Your Directors are committed to good Governance practices and the Company has been sharing all important information about its business and operations of the Company through Quarterly Results, Press release, Annual Reports.

CORPORATE GOVERNANCE PRACTICE

The Company maintains the highest standard of Corporate Governance; it is the Company's constant endeavour to adopt the best Corporate Governance Practice.



ANNUAL REPORT 2025-2026

II. BOARD OF DIRECTORS:

Composition & Category of Directors:

The Company has a broad-based Board of Directors, constituted in compliance with the Companies Act, 2013, ("the Act") SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 ("Listing Regulations") and is in accordance with the best practices in Corporate Governance.

As on 31st March, 2026, the Board comprised of Six (6) Directors viz. One (1) Managing Director, One (1) Executive Director, Three (3) Non – Executive Independent Directors and One (1) Non-Executive Non – Independent Director. The Chairman of the Company / Board is an Executive Director. The Non-executive Directors are eminent professionals with vast experience of industry, finance and law. All Independent Directors are persons of eminence and bring a wide range of expertise and experience to the Board thereby ensuring best interest of stakeholders and the Company. Except Managing Director and Independent Directors, all Directors are liable to retire by rotation.

The details of composition of Board of Directors, categories of the Directors on the Board, their attendance at Board Meetings held during the year under review and at the last Annual General Meeting ("AGM"), name of other listed entities in which the Director is a director and the number of Directorships and Committee Chairmanships / Memberships held by them in other public limited companies as on March 31, 2026 are given herein below.

Name of Director	Category	No of shares held	Particulars of Attendance		**No. of Directorships in all other Entities (including your Company)	***Number of Committee positions held in other Public Companies		Directorship in other listed entity (Category of Directorship)
			Last AGM	Board Meetings	Member	Chairman	Member	
Mr. Rajesh Bhatia	Executive Director	5077169	Yes	4	1	0	0	Nil
Mrs. Nidhi Rohit Grover	Independent Women Director	0	Yes	4	1	0	0	Nil
Mr. Milin Ramani	Independent	5	Yes	4	8	1	8	Independent Director in Following Companies: • Comfort Commotrade Limited • Comfort Fincap Limited • Comfort Intech Limited • Hubtown Limited
Mr. Dipen Shah	Non-Executive, Non-Independent	0	Yes	3	1	0	0	Nil
Mrs. Divya Ketan Punmiya	Independent Women Director	0	Yes	4	1	0	0	Nil
Mr. Navin Kumar	Executive Director	126	Yes	4	1	0	0	Nil



ANNUAL REPORT 2025-2026

*Excludes private, foreign and section 8 companies.

** Only Audit Committee, Nomination & Remuneration and Stakeholder Relationship Committee have been considered for the above purpose.

None of the Directors have pecuniary or Business relationship with the Company except as mentioned elsewhere in the Annual Report. None of the Directors are related with each other. All the Directors have informed the Company periodically about their Directorship and Membership in the Board/Committees of the Board of other companies. As per disclosure received, none of the Directors is a director in more than ten (10) Public Limited Companies. Further, none of the Director acts as a member of more than ten (10) committees or acts as a chairman of more than five (5) committees across all Public Limited Companies in which they are Director. Further, none of the Directors acts as Independent Director in more than 7 Listed Companies. Further, there is no Inter-se relation between the Directors. All Directors are in compliance with the limit on Independent Directorship of listed Companies as prescribed under Regulations 17A of the Listing Regulations. The Board confirms that Independent Directors fulfill the conditions specified in these regulations and that they are Independent of the Management.

The Board Members are from diversified areas having the required knowledge, Competency, skills, and experience to effectively discharge their responsibilities. The range of experience of the Board Members includes in the areas of Marketing, Education, Corporate Law and Legal.

Particulars of Directors retiring by rotation and seeking appointment have been given in the Notice convening the Annual General Meeting.

Matrix /Table containing skills, Expertise and Competencies of the board of directors.

The Board Members are from diversified areas having the required knowledge, Competency, skills, and experience to effectively discharge their responsibilities. The range of experience of the Board Members includes in the areas of Marketing, Education, Corporate Law and Legal.

The board has identified skills/expertise/competence required in the context of its business (es) and sector(s) for it to function effectively and are detailed as below

Particulars	Detailed List of Core Skills, Expertise and Competencies
Core Skills	Strategic policy formulation and advising, Regulatory framework knowledge, financial performance, advising on Risk mitigation and Compliance requirements.
Expertise	Knowledge in Marketing, Education, Corporate Law and legal matters.
Competencies	Strategic Leadership, execution of policies framed by the Board, identifying the growth areas for expanding the business and advising on Business Risks & environment.

While all the Board members possess the skills identified, their area of core expertise is given below:

Sr. No.	Name of the Director	Area of Skills / Expertise / Competence
1	Navin Kumar (Executive Director)	Strategic policy formulation and advising, Regulatory framework knowledge, financial performance, Education, Strategic Leadership, execution of policies framed by the Board.
2	Nidhi Rohit Grover (Independent Woman Director)	Regulatory framework knowledge, financial performance, advising on Risk mitigation and Compliance requirements, Education, Corporate Law and legal matters, execution of policies framed by the Board.
3	Milind Ramani (Independent Director)	Strategic policy formulation and advising, Regulatory framework knowledge, financial performance, advising on Risk mitigation and Compliance requirements, Education, Corporate Law, Corporate Governance, execution of policies framed by the Board, identifying the growth areas for expanding the business and advising on Business Risks & environment.



ANNUAL REPORT 2025-2026

Sr. No.	Name of the Director	Area of Skills / Expertise / Competence
4	Dipen Shah (Non- Executive, Non- Independent Director)	Regulatory framework knowledge, advising on Risk mitigation and Compliance requirements, Corporate Law, Corporate Governance, execution of policies framed by the Board.
5	Rajesh Bhatia (Managing Director)	Strategic policy formulation and advising, Regulatory framework knowledge, financial performance, advising on Risk mitigation and Compliance requirements, Education, Corporate Law and legal matters, Strategic Leadership, execution of policies framed by the Board, identifying the growth areas for expanding the business and advising on Business Risks & environment.
6	Divya Ketan Punmiya, (Independent Director)	Strategic policy formulation and advising, Regulatory framework knowledge, financial performance, advising on Risk mitigation and Compliance requirements, Education, Corporate Law and legal matters, Strategic Leadership, execution of policies framed by the Board, identifying the growth areas for expanding the business and advising on Business Risks & environment.

a. Number of Board Meetings:

The Board meets at least once in every quarter, inter alia, to review the quarterly results and other items on the agenda and minimum 4 (four) pre-scheduled Board meetings are held every year. During the financial year ended March 31, 2026, four (4) meetings of the Board of Directors were held on May 09, 2025, July 16, 2025, November 11, 2025 and January 16, 2026. The meetings were held as per the requirements of business and at intervals within the legally permitted limits. The necessary quorum was present in all the Board meetings. Leave of Absence was granted to the concerned Directors who could not attend the respective Board meeting.

b. Familiarisation Programme:

An Appropriate induction programme for new Directors and ongoing familiarization with respect to the Business working of the Company for all Directors is a major contributor for meaningful Board Level deliberations and sound business decisions.

Independent Directors are familiarized with their roles, rights and responsibilities in the Company as well as with the nature of industry and business model of the Company through induction programmes at the time of their appointment as Directors and through presentations on economy & industry overview, key regulatory developments, strategy and performance which are made to the Directors from time to time. The Company updates the Board Members on a continuing basis on any significant changes therein and provides them an insight to their expected roles and the responsibilities so as to be in a position to take well-informed and timely decisions and contribute significantly to the Company. The details of the familiarization programme have been hosted on the website of the Company and can be assessed on the link: https://investors.treehouseplaygroup.net/wp-content/uploads/2026/04/Policy_FAMILIARIZATION_PROGRAMME_ID_FY-2025-26.pdf

c. Code of Conduct:

The Board of Directors has laid down a Code of Conduct for the Board of Directors and Senior Management (the Code) for all the Board members and all the employees in the management grade of the Company. The Code covers amongst other things like Company's commitment to honest & ethical personal conduct, fair competition, corporate social responsibility, sustainable environment, health & safety, transparency and compliance of laws & regulations etc. The Code of Conduct is hosted on the website of the Company <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/6.-Code-of-Conduct-for-Board-of-Directors-and-Senior-Management.pdf>

All the Board members and senior management personnel have confirmed compliance with the code. A declaration to that effect signed by the Managing Director is attached as “Annexure – F” and forms part of the Annual Report of the Company.

The Company has also adopted a Code of Conduct for Prevention of Insider Trading and Code for Fair Disclosure with a view to regulate trading in securities by the Directors and designated employees person of the Company in compliance with SEBI (Prohibition of Insider Trading) Regulations, 2015. The code is available on website of the Company at web link <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/04/7.-Code-of-Conduct-for-Prevention-of-Insider-Trading.pdf>



ANNUAL REPORT 2025-2026

d. Confirmation Of Board Regarding Independent Directors:

It is hereby confirmed that in the opinion of the Board, the independent directors fulfill the conditions specified in the Companies Act, 2013 read with Schedule IV of the Act and the SEBI Listing Regulations and are independent of the management. As required under the Act, the Independent Directors held a separate meeting to assess the functioning of the Board and its Committees and to evaluate the performance of the Directors, Chairman and Executive Director. The maximum tenure of the Independent Directors is in compliance with the provisions of the Listing Regulations, 2015 and the Act.

e. Meeting of Independent Director:

Pursuant to Section 149(8) read with Schedule IV of the Act and Regulation 25(3) of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, a meeting of Independent Directors was held on January 16, 2026, without the attendance of Non-Independent Directors and members of the management. Independent Directors Meeting considered the performance of Non-Independent Directors and Board as whole, reviewed the performance of Chairman of the Company, taking into account the views of Executive Directors and Non-Executive Directors. The said meeting was attended by all the Independent Directors.

The Independent Directors discussed on various aspects, viz. performance of non-independent directors and the Board as a whole, performance of the Chairperson of the Company, quality, quantity and timeliness of the flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

Attendance of Independent Directors in Independent Directors Meeting:

Directors	Meetings held during Year	Meetings Attended
Divya Ketan Punmiya	1	1
Nidhi Rohit Grover	1	1
Milin Ramani	1	1

III. BOARD COMMITTEES:

With a view to have a more focused attention on business and for better governance with accountability, the Board has constituted various committees of directors. Some of the Committees of the Board were reconstituted, renamed and terms of reference were revised to align with the provisions of Companies Act, 2013 and Listing Regulations. The terms of reference of these Committees are determined by the Board and their relevance reviewed from time to time. The minutes of Committee meetings are tabled at the Board meetings and the Chairman of each Committee briefs the members of the Board on the important deliberations and decisions of the respective Committees.

i. Audit Committee :

The Audit Committee of the Company is constituted in line with the provisions of Section 177 of the Companies Act, 2013 read with Regulation 18 of SEBI Listing Regulations. The composition, procedure, Role / Function of the committee complies with the requirements of the Companies Act, 2013 as well as those of SEBI Listing Regulations. The Committee comprises of three Directors out of which 2/3rd are Independent Directors and Chairperson of the committee is an Independent Director. All members are financially literate and bring in expertise in the fields of finance, accounting, development, strategy and management.

The Audit Committee met four times during the financial year ended March 31, 2026 on 09.05.2025, 16.07.2025, 11.11.2025 and 16.01.2026. The necessary quorum was present for all the meetings.

- The composition of the Committee during financial year ended March 31, 2026 and the details of meetings attended by the members are as under:



ANNUAL REPORT 2025-2026

Name	Category	Position	Number of meetings held during the year ended March 31, 2026	
			Held	Attended
Mrs. Nidhi Rohit Grover	Independent, Non-Executive	Chairman	4	4
Mr. Rajesh Bhatia	Executive	Member	4	4
Mrs. Divya Ketan Punmiya	Independent, Non-Executive	Member	4	4

b. Terms of Reference:

The terms of reference stipulated by the Board of Directors to the Audit Committee are as contained under Regulation 18 read with Part C of Schedule II of the SEBI Listing Regulations and Section 177 of the Companies Act, 2013.

ii. Nomination and Remuneration Committee:

The Nomination and Remuneration Committee of the Company is constituted in line with the provisions of Section 178 of the Companies Act, 2013 read with Regulation 19 of the SEBI Listing Regulations. The Nomination and Remuneration Committee comprises of three non-executive directors out of which 2/3rd are independent directors and Chairperson of the committee is an independent director.

- The Nomination and Remuneration Committee met four times in the financial year ended March 31, 2026 on 09.05.2025, 16.07.2025, 11.11.2025 and 16.01.2026.
- The composition of the Nomination and Remuneration Committee of the Board of Directors of the Company along with the details of meetings attended by the members of the Committee during the financial year ended March 31, 2026 are as under:

Name	Category	Position	Number of meetings held during the year ended March 31, 2026	
			Held	Attended
Mrs. Nidhi Rohit Grover	Independent, Non-Executive	Chairman	4	4
Mr. Dipen Shah	Non -Independent, Non-Executive	Member	4	3
Mrs. Divya Ketan Punmiya	Independent, Non-Executive	Member	4	4

c. Terms of Reference

The terms of reference of the Nomination and Remuneration Committee are as contained under Regulation 19 read with Part D of Schedule II of the SEBI LODR Regulations and Section 178 of the Companies Act, 2013.

d. Performance Evaluation Criteria

Pursuant to the applicable provisions of the Companies Act, 2013 and Regulation 19 of the SEBI Listing Regulations, a separate exercise was carried out to evaluate the performance of individual Directors including the Chairman of the Board. Further, the performance evaluation of the Independent Directors was carried out by the entire Board. Independent Directors are evaluated based on parameters such as qualification, experience, knowledge and competency, initiative, commitment, independence, independent views and judgement, attendance and participation in the discussion at the Meetings, adherence to the Code for Independent Directors of the Company, understanding the environment in which the Company operates and contribution to strategic decision and raising valid concerns at the Board, interpersonal relations with other Board members, the Company Secretary, and Senior Management, objective evaluation of Board's performance, safeguarding of confidential information and maintaining integrity. The performance evaluation of the Chairman and the Non-Independent Directors was carried out by the Independent Directors. The board also carried out annual performance evaluation of the working of its Audit, Nomination and Remuneration as well as Shareholders/Investors Relations and Grievance Committee. The Directors expressed their satisfaction with the evaluation process.

e. Remuneration Policy

The Company's remuneration policy for Directors, Key Managerial Personnel and other employees is available on the website of the Company. The remuneration policy is in consonance with existing industry practice.



ANNUAL REPORT 2025-2026

The policy is been hosted on the website of the Company and can be assessed on the link: <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/12.-Nomination-and-Remuneration-Policy.pdf>

iii. Stakeholders Relationship Committee:

The composition of the Stakeholders' Relationship Committee is in compliance with the provisions of Section 178 of the Companies Act, 2013 read with regulation 20 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

- The Committee inter alia oversees the redressal of investor complaints / requests for transmission of shares, sub-division and consolidation of share certificates, issue of duplicate share certificates, requests for dematerialization and rematerialization of shares, non-receipt of declared dividend and non-receipt of Annual Report. It also recommends measures for improvement in investor services. The Committee also reviews various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants / annual reports / statutory notices by the Members of the Company. The Committee meets as often as is necessary for resolution of important matters within its mandate. The Committee met three times in the financial year ended March 31, 2026 on 09.05.2025, 11.11.2025 and 16.01.2026. The necessary quorum was present for all the meetings.
- The composition of the Stakeholders Relationship Committee during financial year ended March 31, 2026 and the details of meetings attended by the members are as under:

Name	Category	Position	Number of meetings held during the year ended March 31, 2026	
			Held	Attended
Mrs. Nidhi Rohit Grover	Independent, Non-Executive	Chairman	3	3
Mr. Rajesh Bhatia	Executive	Member	3	3
Mrs. Divya Ketan Punmiya	Independent, Non-Executive	Member	3	3

- The terms of reference of the Stakeholders Relationship Committee are as contained under Regulation 20 read with Part D of Schedule II of the SEBI Listing Regulations and Section 178 of the Companies Act, 2013.
- As on March 31, 2026 there are NIL complaints pending with the Company. Details pertaining to the number of complaints received and responded and status thereof during the financial year ended March 31, 2026 are as follows:

No. of complaints received during the year	Nil
No. of complaints resolved during the year	Nil
No. of complaints pending at the end of the year	Nil

- The Company has also adopted Code of Internal Procedures and Conduct for Regulating, Monitoring and Reporting of Trading by Insiders pursuant to SEBI (Prohibition of Insider Trading) Regulations, 2015. The same is available on the website of the Company.
- The Board has designated Company Secretary Ms. Raksha Jain as the Compliance Officer of the Company who was appointed w.e.f. 11.11.2025. However, she has resigned from the post of Compliance Officer and Company Secretary w.e.f. 06.05.2026. The Company is in the process of identifying and finalising the appointment of Company Secretary and Compliance Officer.

Role of company secretary in overall Governance process

The Company Secretary plays a key role in ensuring that the Board and the respective Committees procedures are followed and regularly reviewed. The Company Secretary ensures that all relevant information, details and documents are made available to the Directors and Senior Management for effective decision making at the Meetings. The Company Secretary is primarily responsible for assisting and advising the Board in conducting the affairs of the Company, to ensure the compliances with applicable statutory requirements, to provide guidance to Directors and to facilitate convening of Meetings. The Company Secretary interfaces between the Management and Regulatory Authorities for governance matters.



ANNUAL REPORT 2025-2026

iv. Senior Management:

There have been changes in senior management since the close of previous financial year, Details are as follows: Ms. Guddi Bajpai resigned from the post of Company Secretary and Compliance Officer w.e.f. 30th August, 2025. Ms. Raksha Mahesh Jain, appointed as Company Secretary and Compliance Officer w.e.f. 11th November 2025. Particulars of senior management as on March 31, 2026 is as following:

Sr. No.	Name of the Senior Management Personnel	Designation
1.	Mr. Rajesh Bhatia	Managing Director & Chief Executive Officer
2.	Mr. Navin Kumar	Executive Director & Chief Financial Officer
3.	Ms. Raksha Mahesh Jain	Company Secretary & Compliance Officer

IV. CRITERIA OF MAKING PAYMENT OF REMUNERATION TO NON-EXECUTIVE DIRECTORS:

Sitting fees to Non-Executive Directors: Non- Executive Directors are paid only sitting fees for attending meeting. The details of sitting fees paid to the Non-Executive Directors along with their shareholding are given below.

Sitting Fees to Independent and Non- Executive Non-Independent directors:

(Amount in ₹)

Sr. No	Particulars of Remuneration	Name of the Directors				
		Divya Ketan Punmiya	Nidhi Rohit Grover	Milin Jagdish Ramani	Dipen Shah	Total
1.	Independent Directors					
	(a) Fee for attending board committee meetings	95,000	90,000	1,17,000	NA	3,02,500
	(b) Commission	-	-	-	-	-
	(c) Others, please specify	-	-	-	-	-
	Director Remuneration	-	-	-	-	-
	Total (1)	95,000	90,000	1,17,000	NA	3,02,500
2.	Other Non-Executive Non Independent Directors					
	(a) Fee for attending board committee meetings	NA	NA	NA	67,500	67,500
	(b) Commission	-	-	-	-	-
	(c) Others, please specify.	-	-	-	-	-
	Total (2)	0	0	0	67,500	67,500
	Total (B) = (1+2)	95,000	90,000	1,17,000	67,500	3,70,000
	Total Managerial Remuneration					

Equity Shareholding of Non-Executive Independent Director and Non-Executive Non-Independent Directors in the Company as on March 31, 2026 are given below:

Name	Category	Number of equity shares held
Nidhi Rohit Grover	Non-Executive Independent Director	NIL
Milin Ramani	Non-Executive Independent Director	5
Dipen Shah	Non-Executive Non –Independent Director	NIL
Divya Ketan Punmiya	Non-Executive Independent Director	NIL



ANNUAL REPORT 2025-2026

Details of Remuneration Paid to all the Directors and Shareholding:

Details of Remuneration paid to Executive Directors along with the Shareholding for the financial year 2025-26 are given below:

Name	Category	Remuneration Paid	Number of equity shares held	Other benefit stock options
Rajesh Bhatia	Managing Director	84,00,000	50,77,169	NA
Navin Kumar Bhandaradamane	Executive Director	43,00,000	126	NA

V. GENERAL BODY MEETINGS:

i. Annual General Meeting (AGM):

The location, time and venue of the last three Annual General Meetings (AGM) were as under:

Meeting	Date and Time Venue	Special resolutions passed
19th Annual General Meeting	September 06, 2025 10.30 a.m. Meeting conducted through Video Conferencing	1. Re-appointment of Mr. Milin Ramani (DIN: 07697636) as an Independent Director of the Company for second term of five years from 01st September, 2025 to 31st August, 2030. 2. Re-appointment of Mrs. Nidhi Grover (DIN: 08792362) as an Independent Director of the Company for a period of five years from 01st September, 2025 to 31st August, 2030.
18th Annual General Meeting	September 12, 2024 10.30 a.m. Meeting conducted through Video Conferencing	NA
17th Annual General Meeting	September 23, 2023 10.30 a.m. Meeting conducted through Video Conferencing	To approve the appointment of Mr. Sanjay Doshi (DIN: 00004274) as an Independent Director

ii. Details of Special Resolution Passed by Postal Ballot during FY 2025-26:

During the financial year 2025-26, the Company has passed Two (2) resolution through Postal Ballot on 27th June, 2025 and 21st February, 2026 respectively.

Resolutions passed through Postal Ballot- 1:

Appointment of Mrs. Divya Punmiya (DIN: 08598655) as a Non- Executive Independent Director of the Company. (Special Resolution)

During the year, Mrs. Divya Ketan Punmiya (DIN: 08598655) was appointed as a Non-Executive Independent Director of the Company by the members of the Company through postal ballot, for a period of 5 (Five) years from 28th April, 2025 to 27th April, 2030.

Procedure adopted by Postal Ballot

The postal ballot was carried out as per the provisions of Sections 108 and 110 and other applicable provisions of the Act, read with the Rules framed thereunder and Regulation 44 of the SEBI Listing Regulations, Secretarial Standard -2 on General Meetings ("SS-2") and read with the General Circulars issued by the Ministry of Corporate Affairs.

Details of Postal Ballot:

Postal Ballot Notice dated May 09, 2025, was sent through e-mail only, to all those members who had registered their e-mail addresses with the Company/ depositories as on Friday, May 23, 2025. Members of the Company exercised their votes by e-voting during the period from 9.00 am on Thursday, May 29, 2025 till 5.00 p.m. on Friday, June 27, 2025. Mr. Mihen Halani (FCS No. 9926), a Proprietor of M/s. Halani & Associates, Company Secretaries in practice, acted as the



ANNUAL REPORT 2025-2026

Scrutinizer to conduct the Postal Ballot and e-voting process in a fair and transparent manner and submitted his report on 27.06.2025, after completion of scrutiny and result of the e-voting was announced on 30.06.2025.

The summary of voting result is given below:

Resolution	% Favour	% Against
Appointment of Mrs. Divya Punmiya (DIN: 08598655) as a Non-Executive Independent Director of the Company.	99.96%	0.04%

Resolutions passed through Postal Ballot– 2:

Re-Appointment of Mr. Rajesh Doulatram Bhatia (DIN: 00074393) as a Managing Director of the Company. (Special Resolution).

During the year, Mr. Rajesh Bhatia (DIN: 00074393) was re-appointed as an Managing Director of the Company by the members of the Company through postal ballot, for a period of 3 (three) years from 09th February, 2026 upto 8th February, 2029.

Procedure adopted by Postal Ballot

The postal ballot was carried out as per the provisions of Sections 108 and 110 and other applicable provisions of the Act, read with the Rules framed thereunder and Regulation 44 of the SEBI Listing Regulations, Secretarial Standard -2 on General Meetings ("SS-2") and read with the General Circulars issued by the Ministry of Corporate Affairs.

Details of Postal Ballot:

Postal Ballot Notice dated January 16, 2026, was sent through e-mail only, to all those members who had registered their e-mail addresses with the Company/ depositories as on Friday, January 16, 2026. Members of the Company exercised their votes by e-voting during the period from 9.00 am on Thursday, January 22, 2026 till 5.00 p.m. on Friday, February 20, 2026. Mr. Mihen Halani (FCS No. 9926), a Proprietor of M/s. Halani & Associates, Company Secretaries in practice, acted as the Scrutinizer to conduct the Postal Ballot and e-voting process in a fair and transparent manner and submitted his report on 21.02.2026, after completion of scrutiny and result of the e-voting was announced on the same day.

The summary of voting result is given below:

Resolution	% Favour	% Against
Re-Appointment of Mr. Rajesh Daulatram Bhatia (DIN: 00074393) as a Managing Director of the Company.	99.76%	0.24%

VI. MEANS OF COMMUNICATION:

i. Quarterly/Half Yearly/Annual results:

The quarterly, half-yearly and annual financial results of the Company are regularly submitted to the Stock Exchanges where the shares of the Company are listed pursuant to provisions of SEBI Listing Regulations, 2015 and published in the newspapers i.e. "Free Press Journal" (English daily newspapers) and "Navshakti" (Marathi regional language newspapers) and are also displayed on the Company's website (www.treehouseplaygroup.net).

ii. Website and News Releases:

A separate dedicated section namely 'Investors' on the Company's website gives information on various announcements made by the Company, stock quote, Annual Report, Quarterly/Half yearly/ and Annual financial results along with applicable policies and other requisite details and information of the Company are available on the Company's website www.treehouseplaygroup.net.

iii. Stock Exchange:

Your Company makes timely disclosures of necessary information to Bombay Stock Exchange Limited (BSE), National Stock Exchange of India Limited (NSE) and Metropolitan Stock Exchange of India Limited (MSEI) in



ANNUAL REPORT 2025-2026

terms of SEBI Listing Regulations, 2015 and other rules and regulations issued by SEBI.

a. NEAPS (NSE Electronic Application Processing System):

NEAPS is a web-based application designed by NSE for corporates whose securities are listed on NSE. All periodical compliance filings, inter alia, shareholding pattern, Corporate Governance Report, corporate announcements, amongst others are also filed electronically through NEAPS.

b. BSE Corporate Compliance & Listing Centre:

BSE Listing is a web-based application designed by BSE Limited for corporates whose securities are listed on BSE. All periodical compliance filings, inter alia, Shareholding pattern, Corporate Governance Report, Corporate announcements, amongst others are also filed electronically on the Listing Centre.

c. My listing Corporate Compliance & Listing Centre:

My listing is a web-based application designed by Metropolitan Stock Exchange (MSE) for corporates whose securities are listed on MCX-SX. All periodical compliance filings, inter alia, Shareholding pattern, Corporate Governance Report, Corporate announcements, amongst others are also filed electronically on the Listing Centre.

iv. Official news releases:

During the F.Y 2025-26, the Company has not made any media release.

v. Presentations made to institutional investors / analysts.

Company has not made any presentations to institutional investors/ analysts during the financial year ended 31st March, 2026.

VII. GENERAL INFORMATION TO SHAREHOLDERS

1. Annual General Meeting (AGM):

Date	12th September, 2026
Day	Saturday
Time	10:30 A.M.
Venue	Meeting is being conducted through VC/OAVM

2. Financial Year:

Financial Year - 1st April, 2025 to 31st March, 2026

3. Dividend payment date:

No dividend has been declared for the Financial Year 2025-26.

4. Date of Book Closure:

Sunday, September 06, 2026 to Saturday, September 12, 2026 (both days inclusive) for the purpose of Annual General Meeting.

5. During the year under review, the securities of the Company were not suspended from trading by the Stock Exchange at which the securities of the Company are listed.

6. Management Discussion and Analysis:

The Management discussion and analysis forms a part of the Annual report and is annexed separately.

7. Disclosure regarding Appointments / Re-Appointments of Director:

Mr. Dipen Shah – Non-Executive Director retires by rotation at the forthcoming Annual General Meeting in accordance with provisions of the Companies Act, 2013 and the Articles of Association of the Company and being eligible, offers himself for re-appointment.

8. Managing Director /CFO Certification:

The Chairman & Managing Director and the Chief Financial Officer of the Company give annual certification on financial reporting and internal controls to the Board in terms of Regulation 17(8) of the SEBI LODR Regulations.



ANNUAL REPORT 2025-2026

The Chairman and Managing Director and the Chief Financial Officer also give quarterly certification on financial results while placing the financial results before the Board in terms of Regulation 33(2) of the SEBI LODR Regulations. The annual certificate given by the Chairman and Managing Director and the Chief Financial Officer appears at “**Annexure E**” to this report.

9. Listing on Stock Exchange:

The Equity Shares of the Company are listed on:

Bombay Stock Exchange Limited (BSE)

Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001, MH, IN

National Stock Exchange of India Limited (NSE)

Exchange Plaza, 5th Floor, Plot No. C/1, G-Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051, MH, IN

Metropolitan Stock Exchange of India Limited (MCX-SX)

Building A, Unit 205A, 2nd Floor, Piramal Agastya Corporate Park,
L.B.S Road, Kurla West, Mumbai - 400 070, MH, IN

Listing Fees

The Company has paid annual listing fees to the stock exchanges for the financial year 2026-27 and has complied with the listing requirements. The Company has also paid annual custodian fee for the year under review to National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL).

10. Stock Codes:

Stock Exchanges	Code
BSE	533540
NSE	TREEHOUSE
MCX-SX	TREEHOUSE
Demat ISIN Numbers in NSDL and CDSL	INE040M01013
CIN	L80101MH2006PLC163028

11. Registrar and Share Transfer Agents:

M/s. MUFG Intime India Private Limited.

C 101, 247 Park, L.B.S Marg, Vikhroli (West), Mumbai – 400 083

Tel. No. : 022 - 4918 6000

Email ID : rnt.helpdesk@in.mpms.mufig.com

12. Investor's Complaints to be addressed to:

Registrar and Share Transfer Agents at the above-mentioned addresses.

13. Share Transfer System:

As per SEBI norms, all requests for transfer of securities including transmission or transposition shall be processed only in dematerialised form. Shareholders may please note that the Securities and Exchange Board of India (SEBI) by its Master Circular dated February 06, 2026 as amended from time to time, has mandated listed companies to issue securities in demat form only while processing service requests viz. issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/ exchange of securities certificate; endorsement; sub-division/ splitting of securities certificate; consolidation of securities certificates / folios; transmission and transposition.

Shareholders are requested to make service requests by submitting a duly filled and signed Form ISR – 4 (Form for various service requests), format of which is available on the Company's website at www.treehouseplaygroup.net

Shareholders holding equity shares of the Company in physical form are requested to kindly get their equity shares in demat mode to get inherent benefits of dematerialisation and also considering that physical transfer of equity shares / issuance of equity shares in physical form have been disallowed by SEBI. Further, SEBI vide its circular dated January 30, 2026, has dispensed with the requirement of Letter of Confirmation (LOC) and



ANNUAL REPORT 2025-2026

enabled direct credit of verified securities to investors' demat accounts w.e.f. April 02, 2026. Pursuant to SEBI Circular dated July 02, 2025, a special window was provided from July 07, 2025 to January 06, 2026 for re-lodgement of transfer requests lodged prior to April 01, 2019 and pending due to deficiencies. This facility has been extended vide SEBI Circular dated January 30, 2026, from February 05, 2026 to February 04, 2027. Eligible shareholders may submit requisite documents within the extended timeline. Securities will be credited only in demat form and will be subject to a one-year lock-in, during which they cannot be transferred, pledged, or encumbered.

14. Common and simplified norms for investor service request

As an on-going measure to enhance ease of doing business for investors in the securities market, SEBI, by its Master Circular dated February 06, 2026, as amended from time to time, has prescribed common and simplified norms for processing investor's service request by RTA and norms for furnishing PAN, KYC details and Nomination.

Shareholders are requested to go through the communication available on the web link www.treehouseplaygroup.net relating to the same.

15. Nomination

In terms of SEBI Master Circular dated February 6, 2026, as amended from time to time all investors are encouraged in their own interest, to provide choice of nomination by contacting the RTA, if shares are held in physical form or their respective Depository Participant(s), if shares are held in dematerialised form. Further, as mandated in the above mentioned SEBI circular, all investors are mandatorily required to provide the choice of nomination for their demat accounts (except for jointly held demat accounts).

16. Furnishing of PAN, email address, mobile number, bank account details, specimen signature and nomination by holders of physical securities

Folios wherein any one of the above-mentioned documents/details are not available on or after April 01, 2024 the shareholders will not be eligible to lodge grievance or avail any service request from the Company's RTA.

The relevant forms viz., ISR 1, 2, 3, 4, 5 and SH13 can be downloaded from the Company's website at www.treehouseplaygroup.net

17. Intimate/ update contact details

Shareholders are requested to update / intimate changes, if any, pertaining to their PAN, postal address, e-mail address, telephone / mobile numbers, with necessary documentary evidence, to the Company or its RTA, in Form ISR-1, if shares are held in physical mode or to their DP, if the holding is in electronic mode.

The said form ISR-1 for change / update of details, form ISR-2 for bankers attestation of signature in case of major mismatch and form ISR-3 for declaration for opting out of nomination are available for download from the weblink www.treehouseplaygroup.net

18. Dematerialization of Shares and Liquidity:

About 100% of total equity share capital is held in Dematerialized (Demat) form with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) as on March 31, 2026.

The break-up of Equity shares held in physical and Demat form as on March 31, 2026 is given below:

Particulars	Shares	% of total shares
Physical Shares (i)	1	0.00%
Demat Shares (ii)		
NSDL	2,26,38,001	53.50%
CDSL	1,96,72,722	46.50%
Demat Shares (Total)	42,31,0720	100%
Total (i + ii)	4,23,10,724	100%

For any assistance in converting physical shares into electronic form, investors may approach Registrar and Share Transfer Agents at the above mentioned addresses.



ANNUAL REPORT 2025-2026

19. Compliance Officer:

Mr. Rajesh Bhatia
Managing Director
Tel. No: +91 77770 51465
Email ID: compliance@treehouseplaygroup.net

The Company is in the process of identifying and finalising a suitable candidate for the position of Company Secretary and Compliance Officer.

20. Bank Details for electronic shareholding:

Members are requested to notify their Depository Participant (DP) about changes in the bank details. Members are requested to furnish complete details of their bank accounts, including IFSC code of their banks, to their Dps.

21. Distribution of Share Holding as on March 31, 2026

Shareholding of Nominal		Number of Shareholders	Percentage of Total Shareholders	No. of Shares	Percentages of Shareholdings
1	500	15103	82.53	1579919	3.73
501	1000	1421	7.76	1163525	2.75
1001	2000	800	4.37	1236036	2.92
2001	3000	315	1.72	798206	1.89
3001	4000	134	0.73	478770	1.13
4001	5000	131	0.72	617543	1.46
5001	10000	177	0.98	1328001	3.14
10001	And above	218	1.19	35108724	82.98
Total		18299	100.00	42310724	100.00

22. Registered Office:

Tree House Education and Accessories Limited
L80101MH2006PLC163028
Shop No.4 Aasha Co-operative Housing Society Ltd,
17th Road Khar (west), Mumbai - 400052, Maharashtra, India

23. Outstanding GDRS/ADRS/ Warrants or any Convertible Instruments, conversion Date and likely impact on Equity:

The Company does not have any outstanding GDRs/ADRs/Warrants/Convertible Instruments as on 31st March, 2026.

24. Addresses for Correspondence

Investors Correspondence:

MUFG Intime India Private Limited
C 101, 247 Park, L.B.S Marg, Vikhroli (West), Mumbai – 400 083
Tel. No. : 022 - 4918 6000
Email ID: rent.helpdesk@in.mpms.mufg.com

25. Any query on Annual Report:

Tree House Education and Accessories Limited
Registered Office:
L80101MH2006PLC163028
Shop No.4 Aasha Co-operative Housing Society Ltd,
17th Road Khar (west), Mumbai - 400052, Maharashtra, India
Tel: 07777051465



ANNUAL REPORT 2025-2026

26. Plant Locations

The Company does not have any plants.

27. Suspension of trading in securities

There was no suspension of trading in securities of the Company during the year under review.

28. Code for prevention of insider trading practices:

In compliance with the SEBI Regulations on prevention of Insider trading, the Company has adopted a code of conduct for its Directors and designated employees. The code lays down guidelines which includes procedures to be followed and disclosures to be made while dealing with the shares of the Company.

VIII. OTHER DISCLOSURES:

i. Disclosure to pursuant to Regulation 34(3) of the SEBI Listing Regulations

The disclosures pursuant to Regulation 34(3) of the SEBI Listing Regulations pertaining to the accounts are provided in the notes to the accounts annexed to the Financial Statements.

ii. Details of non-compliance by the Company, penalties, strictures imposed on the Company by the Stock Exchange or SEBI or any statutory authority, on any matter related to capital market during the last 3 years:

During the last 3 years, no penalties, strictures was imposed on the Company by the Stock Exchange or SEBI or any statutory authority, on any matter related to capital market.

iii. Related Party Transactions:

All transactions entered into with Related Parties as defined under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 during the financial year were in the ordinary course of business and on an arms' length basis. There were no materially significant transactions entered with related parties during the financial year. Suitable disclosure as required by the Indian Accounting Standards (AS-18) has been made in the notes to the Financial Statements. Please refer Note No. 30 of the financial statement for related party transactions. Further, the policy on related party transactions is available on the website of the Company at <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/8.-Policy-on-Related-Party-Transaction.pdf>

There are no materially significant related party transactions that may have potential conflict with the interests of company at large.

iv. Disclosure by listed entity and its subsidiaries of 'loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount'.

The company has not given any loans/advances to firms/companies in which directors are interested by name and amount.

v. Details of non-compliance by the listed entity, penalties, strictures imposed on the listed entity by stock exchange(s) or SEBI or the board or any statutory authority, on any matter related to capital markets, during the last three years;

Your Company has complied with all the requirements of the Stock Exchanges(s) and Securities Exchange Board of India (SEBI) on matters related to Capital Markets. There were no penalties imposed or strictures passed against the Company by the statutory authorities in this regard.

vi. Vigil Mechanism / Whistle Blower Policy:

Your Company believes in conducting its affairs in a fair and transparent manner and working with all its stakeholders in an ethical and lawful manner by adopting highest standards of professionalism, integrity, honesty and ethical behavior. Your Company prohibits any kind of discrimination, harassment, victimization or any other unfair practice being adopted against employee.

In compliance with the requirements of the Companies Act, 2013 and the SEBI Listing Regulations, the Company has established a Whistle Blower Policy in order to provide a secure environment and to encourage employees of the Company to report unethical, unlawful or improper practice, acts or activities, leakage of unpublished price sensitive information, actual or suspected fraud or violation of the Company's Code of Conduct. The reportable matter may be disclosed to the Audit Committee. Employees may also report to the Chairman of the Audit



ANNUAL REPORT 2025-2026

Committee. The mechanism provides for adequate safeguards against victimization of Director(s) and / or Employee(s) who avail the mechanism. During the year under review, no employee was denied access to the Audit Committee.

The policy for the same is placed on the web site of the Company at <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/1.-Whistle-Blower-and-Vigil-Mechanism-Policy.pdf>

vii. Prevention of Sexual Harassment at Workplace:

The Company has zero tolerance towards sexual harassment at the workplace and towards this end, has adopted a policy in line with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder. All employees (permanent, contractual, temporary, trainees) are covered under the said policy. An Internal Complaints Committee has also been set up to redress complaints received on sexual harassment. Policy on Prevention of Sexual Harassment at Workplace is available on company's website: <https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/2.-Prevention-of-Sexual-Harassment-at-workplace-POSH.pdf>

The following is reported pursuant to Section 22 of the Sexual Harassment of Woman at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

- a) Number of complaints received in the year : Nil
- b) Number of complaints disposed off during the year : Nil
- c) Number of cases pending more than ninety days: Nil
- d) Nature of action taken by the employer or district officer: Not applicable.

viii. Policy on Material Subsidiary–

The objective of this policy is to determine Material Subsidiaries of the Company and to provide a governance framework for such Material Subsidiaries. The policy is framed in accordance with the requirements of the SEBI Listing Regulations, 2015 (including any amendments thereof).

As on date of formulating this policy, the Company has no material subsidiaries. However, the policy is devised in order to cater the needs of the company in future when the Company would own Subsidiaries.

The Policy on Material Subsidiary is available on company's website at https://investors.treehouseplaygroup.net/wp-content/uploads/2026/01/9.-Policy-for-determining-Material-Subsidiary-Company_Not-Applicable.pdf

ix. Disclosures with respect to demat suspense account/unclaimed suspense account:

Company does not have any shares in demat/unclaimed suspense account.

x. Details of compliance with mandatory and non-mandatory requirements of Listing Regulations 2015.

- a. Your Company has complied with all the mandatory requirements of Listing Regulations 2015.
- b. Compliance with non-mandatory requirements under listing regulations 2015:

The status of compliance with non-mandatory recommendations as specified in Part E of Schedule II of the Listing Regulations 2015 with Stock Exchanges is provided below:

i. Shareholder Rights

In addition to publishing its quarterly results in English and Marathi newspaper having wide circulation, the Company uploads its quarterly results, shareholding pattern, corporate governance reports and all other disclosures submitted to stock exchanges on its website www.treehouseplaygroup.net.

ii. Audit qualifications

There are no Audit Qualifications on the Company's financial statements for the financial year 2025-26. However, opinions and other comments mentioned therein are self-explanatory in nature.

iii. Reporting of Internal Auditor

The Internal auditor directly reports to the Audit Committee.



ANNUAL REPORT 2025-2026

- xi. Total fees for all services paid by the listed entity, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part:**

Particulars	Amount (Rs.)
Paid to Statutory Auditors	
Statutory Audit	4,00,000
Income Tax Audit	0
Certification Fees	1,00,000
To other entities in the same network	0
Total	5,00,000

- xii.** The company is in compliance with corporate governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of regulation 46 of the Listing Regulations 2015 except noticed and mentioned by secretarial auditor in his report.
- xiii.** A certificate from a company secretary in practice that none of the directors on the board of the company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority is annexed as “**Annexure – G**”.
- xiv.** Compliance with Accounting Standards / Ind AS:
All applicable Ind AS have been consistently applied. Financial statements of the Company are prepared in accordance with the Indian Accounting Standards.
- xv.** Details of preferential allotment or qualified institutional placement as specified under Regulation 32 (7A) of the SEBI Listing Regulations.
The Company has not raised funds through preferential allotment or qualified institutional placement.
- xvi.** Disclosure under Regulation 30 of the Listing Regulations, 2015 regarding certain agreements with media companies.
Pursuant to requirement of Regulation 30 of the Listing Regulations, 2015, the Company would like to inform that no agreement(s) have been entered into with media companies and / or their associates which has resulted in / will result in any kind of shareholding in the Company and consequently any other related disclosures viz. details of nominee(s) of the media companies on the Board of the Company, any management control or potential conflict of interest arising out of such agreements, etc. are not applicable.
The Company has not entered into any other back-to-back treaties / contracts / agreements / MoUs or similar instruments with media companies and / or their associates.
- xvii.** Transfer of unclaimed dividend to Investor Education and Protection Fund:
There are no funds or shares lying with the Company to be transferred to IEPF account In accordance with Section 125 of the Companies Act, 2013 and section 6 of Section 124 of the Companies Act, 2013.
- xviii.** Consolidate Multiple Holdings (in respect of physical holdings):
Members are requested to consolidate their shareholdings held under multiple folios to eliminate receipt of multiple communications and this would ensure that future correspondence / corporate benefits could be sent to a consolidated folio.
- xix.** Commodity price risk or foreign exchange risk and hedging activities :
Commodity price risks and Commodity hedging activities are not applicable to the Company.
- xx.** list of all credit ratings obtained by the entity along with any revisions thereto during the relevant financial year, for all debt instruments of such entity or any fixed deposit programme or any scheme or proposal of the listed entity involving mobilization of funds, whether in India or abroad.
During the year under review no credit rating has been obtained by the Company.
- xxi.** During the financial year 2025-2026, the board has accepted all recommendations of its Committees, which are mandatory by law.
- xxii.** The Positions of Chairman and Managing Director are same.



ANNUAL REPORT 2025-2026

- xxiii.** Disclosure of certain types of agreements binding Company: During the year under review, no agreements was entered into by the any of the shareholders, promoters, promoter group entities, related parties, directors, key managerial personnel, employees of the Company or subsidiary company, among themselves or with the Company or with any third party, solely or jointly, which, either directly or indirectly or potentially or whose purpose and effect had, impacted the management or control of the listed entity or imposed any restriction or created any liability upon the Company.
- xxiv.** Your Company has complied with all the requirements of Regulations 17 to 27 and clause (b) to (i) of sub-regulation 46 of SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015.



ANNUAL REPORT 2025-2026

Certificate on Compliance with the conditions of Corporate Governance

To,

The Members of Tree House Education & Accessories Limited

CIN: L80101MH2006PLC163028

We have examined the compliance of conditions of Corporate Governance by the Tree House Education & Accessories Limited ("the Company"), for the financial year ended March 31, 2026 as stipulated in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of regulation 46 and para C, D and E of Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was carried out in accordance with the Guidance Note on Certification of Corporate Governance, issued by the Institute of Chartered Accountants of India and was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations as given to us, we certify that the Company, to the extent applicable, has complied with the conditions of Corporate Governance as stipulated in Regulations 17 to 27, clauses (b) to (i) of sub-regulation (2) of Regulation 46 and Para C, D and E of Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We state that in respect of investor's grievance, the Registrar and Transfer Agent of the Company have certified that as at 31st March, 2026, there were no investors' grievances received.

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

**For Rakesh Soni & Co,
Chartered Accountants
(Firm Registration No: 114625W)**

**CAR.K Soni
(Partner)
(Membership No. 047151
UDIN: 26047151VQPQYJ5343**

**Place: Mumbai
Date: May 15, 2026**



ANNUAL REPORT 2025-2026

Annexure E

CEO / CFO Certificate

[Pursuant to Regulation 17(8) of SEBI (LODR) Regulations, 2015]

To

The Board of Directors

Tree House Education & Accessories Limited
Shop No.4 Aasha Co-operative Housing Society Ltd,
17th Road Khar (west), Mumbai - 400052.

- A. We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief:
- (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - (2) these statements together present a true and fair view of the listed entity's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- B. There are, to the best of our knowledge and belief, no transactions entered into by the listed entity during the year which are fraudulent, illegal or violative of the listed entity's code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the listed entity pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- D. We have indicated to the auditors and the Audit committee:
- (1) Significant changes in internal control over financial reporting during the year;
 - (2) Significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
 - (3) Instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the listed entity's internal control system over financial reporting.

Yours sincerely,
Rajesh Bhatia
Chief Executive Officer

Navin Kumar
Chief Financial Officer

Date: May 15, 2026

Place: Mumbai

Annexure F

DECLARATION BY THE MANAGING DIRECTOR ON CODE OF CONDUCT AS REQUIRED BY REGULATION 26(3) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATION, 2015

This is to declare and confirm that the Company has received affirmations of compliance with the provisions of the Company's Code of Conduct for the financial year ended March 31, 2026 from all directors and senior management personnel of the Company.

For and on behalf of the Board of Directors
Rajesh Bhatia
Managing Director & CEO
(DIN: 00074393)

Place: Mumbai
Date: May 15, 2026



ANNUAL REPORT 2025-2026

Annexure G

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(pursuant to Regulation 34(3) and clause (10)(i) of Para C of Schedule V to the SEBI
(Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members,
Tree House Education & Accessories Limited
CIN: L80101MH2006PLC163028
Address: Shop No.4 Aasha Co-operative Housing Society Ltd,
17th Road Khar (west), Mumbai - 400052, Maharashtra, India.

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Tree House Education & Accessories Limited bearing CIN - L80101MH2006PLC163028 and having registered office at Shop No.4 Aasha Co-operative Housing Society Ltd, 17th Road Khar (west), Mumbai - 400052, Maharashtra, India. (hereinafter referred to as "the Company"), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal of the Ministry of Corporate Affairs at "www.mca.gov.in") as considered necessary and explanations furnished to us by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on March 31, 2026 have been debarred or disqualified from being appointed or continuing as Director of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

Sr. No.	Name of Director	DIN	Designation	Date of Appointment In Company
1	Mr. Rajesh Doulatram Bhatia	00074393	Executive Director and Managing Director	09/02/2023
2	Mr. Navin Kumar Bhandaradamane	01664259	Executive Director	12/01/2024
3	Mr. Dipen Vijaykumar Shah	07600611	Non-Executive - Non Independent Director	12/08/2021
4	Mrs. Nidhi Rohit Grover	08792362	Non-Executive - Independent Director	01/09/2020
5	Mr. Milin Jagdish Ramani	07697636	NonExecutive - Independent Director	01/09/2020
6	*Mrs. Divya Ketan Punmiya	08598655	Non-Executive - Independent Director	28/04/2025

**Appointed w.e.f April 28, 2025*

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For HRU & Associates
Practicing Company Secretaries

Date: May 15, 2026
Place: Mumbai
UDIN: A046800H000377680

Hemanshu Upadhyay
(Proprietor)
CP No: 20259/ ACS No: 46800
PR Number: 3883/2023



ANNUAL REPORT 2025-2026

Management Discussion and Analysis Report

Outlook of the Company:

In the academic year 2025-26, the Company had normal business in it's segment and it is more focused in preparing children for future academic success. The company is in the field of Early Childhood Care and Education (ECCE) as its major business model. It is focusing on holistic development, incorporating play-based learning, social and emotional development and early literacy and numeracy skills. Income from early childhood education has decreased from Rs.66 lakhs in F.Y 2024-25 to Rs. 57 lakhs in F.Y 2025-26, though the fees realization per child has increased from Rs.47,000/- to Rs. 68,000/- compared to the previous year.

Financial Performance with respect to operational performance:

Company's total income from consulting, pre-school activity and other related education business during the financial year was Rs.423 lakhs. The summary of EBITDA working is as follows:

₹ in Lakhs

Particulars	Early Child Education	School Management Services	Sale of Educational Kit	Other Income	Total
Gross Income	147.25	218.09	29.38	4.38	399.10
Operating Exps (Apportioned)	59.83	88.62	11.94	1.78	162.18
Operating Profit	87.42	129.47	17.44	2.60	236.92
Other Exps (Apportioned)	110.05	163.00	21.94	3.27	298.27
EBIDTA	-22.63	-33.53	-4.50	-0.67	-61.35

Company's Strengths:

Tree House Education & Accessories Limited runs quality preschools which aims to establish itself as a premium preschool offering with best practices adapted to the needs of Indian families. It caters to mid- to high-income parents in metropolitan or Tier 1 and Tier 2 cities.

New Highlights:

While the organization is re-shaping its business after the introduction of New Education Policy, 2020 (NEP 2020) company has achieved the following mile-stones during the year:

- The company has increased the per child fees collection by improving quality of education offered and positioning itself as a premium pre-school.
- New business vertical, tuition for K12 students has received good response in the city of Pune.

Internal Control system and Risk Management:

The Company has adequate internal controls and processes in place with respect to its financial statements which provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements. The processes and controls are reviewed periodically. The Company has a mechanism of testing the controls on regular intervals for their design and operating effectiveness to ascertain the reliability and authenticity of financial information. During the year such controls were tested and no reportable material weakness in the design or operation was observed.

Opportunities & Threats

Opportunities:

During the year the company operated owned centres as well as in franchise centres. Due to increased demand, company has the opportunity in the following areas:

- To increase in franchise base though out India including for new verticals.
- Opportunity to add new activities and teacher training in all pre-school centres.
- Opportunity to start new business verticals including digital apps in the field of education.
- Expansion of consultancy services to new K12 schools.
- To expand tuition classes in other K12 schools.



ANNUAL REPORT 2025-2026

Threats:

Company has the following threats:

1. Change in Education Policy for Pre-School Education.
2. Cash flow crunch has restricted the expansion of business.
3. Discontinuation of Students in between the academic period results in refund of fees.
4. Non-renewal of students for the next academic year.
5. Non-renewal of franchisees after the expiry of franchisee agreement.

Industry Structure and developments.

Industry Overview

India – One of the largest education markets in the world.

The Indian education sector is one of the largest education markets (in terms of the potential number of students) in the world.

Key Market Segments

Pre-school Market

The National Education Policy (NEP 2020) emphasizes play-based, child-centered learning, opening opportunities for premium preschools to differentiate themselves through superior pedagogy, improved teacher quality, and strong parent engagement

Preschool offers numerous benefits for children, including improved cognitive and language development, enhanced social-emotional skills, and a smoother transition to formal schooling. It also fosters physical development through structured play and outdoor activities.

While science and child development experts have long proven that, first 8 years of a human being's life are the most critical, in India this is still a nascent concept, there is need to spread higher awareness of importance of early childhood education.

K-12 Market

K-12 schools form the core and largest segment of the Indian education system. India has one of the world's largest networks of schools. Still, the country needs new schools to meet the demand of quality K-12 education.

Supplemental Education

While the number of schools in India makes for impressive reading, the quality of education imparted in these schools leaves a lot to be desired. There have been multiple reports in recent times that point to the low learning levels of students in Indian schools. The challenge here however, is not to repeat what happens in school but to create a more customized and hands on learning environment.

Risks and Concerns

The company's business is subject to risks and uncertainties that could have both short term and long term implications on the company. The company is exposed to different risks arising from economic, regulatory, environmental, competitive scenario and others.

To mitigate these risks and ensure consistent business growth and success, the company continuously scans the external and internal environment, to identify risks, track them and devise effective remedies to mitigate them. The company also continues to take measures, to further strengthen its risk management mechanism and remains stay ahead to mitigate the probable adverse impact.

Internal Control system and their adequacy:

The company has adequate, proper and well placed Internal Financial Control System, which ensures that all the assets are safeguarded and all the transactions are authorized, recorded and reported correctly in a timely manner.

The Internal Finance Control System comprises due compliances with company's policies and Standard Operating Procedures (SOP's) and audit and compliance by different Internal Auditors independently. Internal Auditors comprising of professional firm of Chartered Accountants have been entrusted to conduct regular internal audits and report to the Management, the lapses, if any. Both Internal Auditors and Statutory Auditors independently evaluate the adequacy of Internal Control System. Based on the Audit observations and suggestions, follow-up, remedial measures are being

taken including review and increase in the scope of coverage, if necessary. Independence of the Audit and Compliances is ensured by direct reporting of Internal Auditors to the Audit Committee of the Board. The Audit Committee of Directors in its periodical meetings, review the adequacy of Internal Financial Control System and procedures and suggest areas of improvement.

Material developments in Human Resources including number of people employed.

The company recognizes human capital as its key assets. Developing, retaining and recruiting key talent is key to achieve Company's growth plans and aspirations. Institutionalizing a framework as an ongoing process to identify succession gaps, loss of expertise and retained knowledge of the organization, continuity of critical roles, loss of time and efforts to recruit and train the employees are critical areas. Any gap in these efforts could impact the performance of the Company.

Segment -wise or product -wise performance.

The activities of the Company comprise of only one business segment i.e. "providing education and related services including leasing of education infrastructure". The company operates in only one segment.

- (I) details of significant changes (i.e. change of 25% or more as compared to the immediately previous financial year) in key financial ratios, along with detailed explanations thereof:

Changes in Key Financial Ratios:

Sr. No.	Particulars	2025-26	2024-25	Variance	Measure	Remarks
i)	Trade receivable Turnover ratio	0.70	4.64	84.89	Percentage	Steps taken for the recovery of dues.
ii)	Inventory Turnover	NA			NA	Since company is providing services, the inventory shown is negligible.
iii)	Debt Service Coverage Ratio	NA			NA	Company is free of debt, interest on debt is nil.
iv)	Current Ratio	2.92	4.43	34.19	Times	Increase in Current ratio due to effective management of cash flow and timely payment of liabilities.
v)	Debt Equity Ratio	0.02	0.03	32.55	Percentage	Reduction in ratio due to repayment of liabilities.
vi)	Operating Profit Margin	59.36	68.06	12.78	Percentage	Reduction in turnover resulted in reduction in profit.
vii)	Net Profit Margin	(343.69)	(42.59)	(707.07)	Percentage	Due to provision for Bad debts and ECL, loss has increased.
viii)	Return on Equity	(8.40)	(1.72)	(389.87)	Percentage	Due to provision for Bad debts and ECL, loss has increased.
ix)	Trade payable turnover ratio	3.04	5.02	32.22	Times	Reduction in purchase and also increase in payment
x)	Net capital turnover ratio	2.22	3.70	40.11	Times	Overall turnover has decreased compared to last year.
xi)	Return on capital employed	(7.90)	(1.62)	(388.01)	Percentage	Net Loss increased due to ECL provision and bad debts



ANNUAL REPORT 2025-2026

Details of any change in Return on Networth as compared to the immediately previous financial year along with the detailed explanation thereof:

Particulars	Rs. in lakhs
Networth as of 31.03.2026	16,320.10
Networth as of 31.03.2025	17,734.55
Change in Networth	(1,414.45)

The Networth of the company has gone down by Rs. 1414.45 lakhs mainly due to ECL provision of Rs. 990 lakhs and Bad debts written off during the financial year 2025-26, amounting to Rs. 121 lakhs.

2. Disclosure of Accounting Treatment:

Managing Director and CFO heading the finance function have certified to the Board that they have indicated to the auditors and the Audit Committee:

- (1) significant changes in internal control over financial reporting during the year;
- (2) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements.

CAUTIONARY STATEMENT

Statements in the Management Discussion and Analysis describing the Company's objectives, expectations or predictions may be forward looking within the meaning of applicable securities, laws and regulations. Actual results may differ materially from those expressed in the statement. Important factors that would influence the Company's operations include cost of raw materials, tax laws and economic developments and such other factors within the country and the international economic and financial developments.

For Tree House Education & Accessories Limited

Sd/-

Rajesh Bhatia

Managing Director & CEO

DIN: 00074393



ANNUAL REPORT 2025-2026

INDEPENDENT AUDITOR'S REPORT

To
THE MEMBERS OF THE COMPANY
TREE HOUSE EDUCATION & ACCESSORIES LIMITED

Report on the Standalone Indian AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of **TREE HOUSE EDUCATION & ACCESSORIES LIMITED** ("the Company"), which comprise the Balance Sheet as at **March 31, 2026**, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the Indian accounting standards prescribed under sec 133 of the Act read with companies (Indian Accounting Standards) rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India of the standalone state of affairs of the Company as at March 31, 2026 and its Profit(loss) (including other comprehensive income), its cash flows and the changes in Equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Standalone Financial Statements in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Statements under the provisions of the Act and the rules made thereunder 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 Standalone Financial Statements.

Key Audit Matters

Key audit Matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statement of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. We have determined the matters described below to be key audit matters to be communicated in our report.

1. The Company has given a refundable security deposit of Rs.136.18 crores to Mira Education Trust as per the Facilitation Service Agreement entered on 01.03.2012. As per the terms of the agreement, total refundable security deposit to be provided by Company to Trust was Rs. 143 Cr and the said security deposit was to be refunded by the Mira Education Trust within a period of five years commencing from the date on which the total refundable deposit was paid by the Company. The company is in communication with Mira Education Trust to refund of the said deposit, and the Company has received Rs. 17.90 Crores till 31st March 2026 towards refunds of security deposit.

Now the company is in receipt of a letter dated 25.02.2026 from the trust stating the schedule of repayment of deposit and in terms of the letter received by the company from the trust the company has provided for expected credit loss of Rs.8.76 crores for the year ended 31st March 2026 as per Ind AS 109. The Company is confident of recovering the entire amount of security deposit as per the schedule provided by the Trust.

2. On the basis of order received from the Hon. Sole Arbitrator on refund of security deposit of Rs.29 crores on a phased manner within a period of 30 years starting from financial year 2025-26 provided by company to Vidya Bharti Samiti, company has provided for Expected Credit Loss @ 8% over the period of the agreement.
3. Provision for bad debts of Rs.1.21 crores created for the earlier years have been transferred to bad debts during the financial year as there are no recoveries.



ANNUAL REPORT 2025-2026

Management's Responsibility for the Standalone AS Financial Statements

The Company's Board of Directors are responsible for the matters stated in Section 134(5) of the Companies Act 2013 ("the Act") with respect to preparation of these standalone Ind AS financial statements to give a true and fair view of the financial position, financial performance (including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting standards specified in the Companies (Indian Accounting Standards) Rules, 2015 (as amended) under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind As financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act and the Rules made thereunder including the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those standards and pronouncements require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the standalone Ind AS financial statements are free from material misstatement.

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Standalone Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Standalone Financial Statements was established and maintained and if such controls operated effectively in all material respects

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone Ind AS financial statements that give a true and fair view, in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of internal financial controls with reference to Standalone Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion



ANNUAL REPORT 2025-2026

on the standalone Ind AS financial statements.

Other Matters

1. Confirmation letters have been sent by the Company to sundry creditors and debtors and parties to whom loans & advances, deposits have been granted for confirming the balances lying in their ledger accounts in books of the Company. The balances under these heads have been shown as per books of accounts and are subject to confirmation, reconciliation and adjustment, if any.
2. Forensic Audit by Economic Offence Wing of Mumbai Police against the Company for the period from F.Y. 2011-12 to 2017-18 is underway. The Company is defending/pursuing legal cases on various forums against itself and its past directors.
3. Mira Education Trust has filed Civil Suit before the Hon Vadodra Civil Judge (CD) against Zebar Realty LLP in which company has also been named as defendant.
4. The Company has received summons on 22nd March 2024 and on 30th March 2024 from Court in Vadodhara, Gujarat for Physical appearance on the case filed by Zebar Realty LLP, for forceful occupation of the property by 'Mira Education Trust', who runs 'Tree House High School' on his property which was sold to his firm 'Zebar Realty LLP' by 'Tree House Education and Accessories Limited' in the financial year 2022-23.

An FIR was filed on 26.02.2025 against company, its Managing Director, Directors and KMPs. by Vadodara Detection of Crime Branch on the orders of the Land Grabbing Committee, Vadodara, relating to a dispute of a property sold by the company in Vadodara. Further on 02.03.2025 2 Independent Directors were arrested by Vadodara Crime branch from Mumbai. On 03.03.2025 Special Criminal Application (SCRA) No 3449 of 2025 was filed before Gujarat high Court by the company and its directors/KMPs. On 10.03.2025 regular bail was granted by Special Court, Vadodara City to both the arrested directors and said directors were released. On 10.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Independent Directors. On 20.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Executive directors and the company secretary.

Further Hon. High Court of Gujarat by its order dated 20.03.2025 (received by Company on 21.03.2025) in SCRA No 3449 of 2025 has granted interim relief to the company and its officers restraining the police authorities from taking coercive action and not to file any charge sheet without the prior permission of the Gujarat High Court and thus admitted the Company's petition for final hearing.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016, issued by the Central Government of India, in terms of section 143(11) of the Act ("The Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the "Annexure B" statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purpose of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income) and the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the directors as on 31st March, 2026, none of the directors are disqualified as of 31st March, 2026 from being appointed as director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the company's financial controls over financial reporting.
 - g) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2026 which has a feature of recording



ANNUAL REPORT 2025-2026

audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention for the financial year ended March 31, 2026, company has complied with the requirement.

- h) With respect to the other matters to be included in the Auditors Report in accordance with the requirements to section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year are in accordance with the provisions of section 197 of the Act.
- i) With respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. There are pending litigations and suits filed against the company and its past directors which may impact its financial position. The Company has not disclosed the impact of such pending litigations.
 - ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.

Rakesh Soni & Company
Chartered Accountants
F.R.N. 114625W

CA R K Soni
Partner
M. No. 047151
UDIN: 26047151GFXKID9379

Date : 15/05/2026
Place : Mumbai



ANNUAL REPORT 2025-2026

Annexure “A” to Independent Auditors’ Report on the Standalone Financial Statements of “TREE HOUSE EDUCATION & ACCESSORIES LIMITED”

Referred to in paragraph 2(f) of the Independent Auditors Report of even date on the Standalone Ind AS financial statement under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the “Act”) for the year ended March 31, 2026.

We have audited the internal financial controls with reference to Standalone Financial Statements of “TREE HOUSE EDUCATION & ACCESSORIES LIMITED” (“the Company”) as of March 31, 2026 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

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

AUDITORS’ RESPONSIBILITY

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Notes”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing deemed to be prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit and evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls with reference to Standalone Financial Statements.

MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting includes those policies and procedures that

- (1) pertains to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- (2) provides reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company and
- (3) provides reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the company’s assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projection of any evaluation of the internal financial controls over financial reporting to future periods



ANNUAL REPORT 2025-2026

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control with reference to Standalone Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

Rakesh Soni & Company
Chartered Accountants
F.R.N. 114625W

CA R K Soni
Partner
M. No. 047151
UDIN : 25047151BMOHWG2184

Date : 15/05/2026
Place : Mumbai



ANNUAL REPORT 2025-2026

Annexure “B” to Independent Auditors’ Report on the Standalone Financial Statements of “TREE HOUSE EDUCATION & ACCESSORIES LIMITED”

Referred to in paragraph 1 under the heading “Report and Other Legal Regulatory Requirements” of Independent Auditors’ Report of even date to the Members of Tree House Education & Accessories Limited on the Standalone Ind AS financial statements as of and for the year ended March 31, 2026.

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i. In respect of the Company’s property, plant and equipment, right-of-use assets and intangible assets:
 - a. 1. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and relevant details of right-of-use assets.
 2. The Company has maintained proper records showing full particulars of intangible assets.
 - b. The Property, Plant & Equipment of the Company were physically verified during the year by the management. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
 - c. As per the standalone financial statements of the company, the company doesn’t hold any immovable properties other than properties where the company is the lessee, and the lease agreements are duly executed in favour of the lessee. Hence reporting on whether the title deeds of all the immovable properties disclosed in the financial statements are held in the name of the company is not applicable.
 - d. During the year, the Company has not re-valued its Property, Plant and Equipment (including Right of Use assets) or Intangible assets or both hence reporting on (a) whether the revaluation was based on the valuation by a Registered Valuer; (b) amount of change and hence reporting under this clause is not applicable.
 - e. No proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. a. The management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on physical verification of stocks as compared to book records.
- b. The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause ii (b) of the Order is not applicable.
- iii. During the year the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, to Trusts, Limited Liability Partnerships or any other parties:
 - a. during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity:

Name of the Party	Aggregate amount during the year	Balance outstanding at the balance sheet date
Mira Education Trust	2,40,00,000	1,58,80,000
Subsidiaries, joint ventures and associates	Nil	Nil

- b. According to the information and explanation given to us, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company’s interest;
- c. Schedule of repayment of the principal amount and the payment of the interest have not been stipulated and hence we are unable to comment as to whether receipt of the principal amount and the interest is regular.
- d. According to the information and explanation given to us, no amount is overdue in these respect;
- e. According to the information and explanation given to us, in respect of any loan or advance in the nature of loan granted which has fallen due during the year, none has been renewed or extended or fresh loans granted to settle

the overdues of existing loans given to the same parties;

- f. According to the information and explanation given to us, the Company has made investment of Rs.51,000/- in Partnership Firm during the year. The Company has during the year, not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the provisions of clauses 3(iii) of the Order are not applicable.
- iv. According to the information and explanation given to us, the company has complied with requirements of section 185 and 186 in respect of loans, investments, guarantees or security made by it during the year under audit;
- v. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under are not applicable.
- vi. Pursuant to the rules made by the Central Government of India the Company is not required to maintain cost records as specified under Section 148(1) of the Act in respect of its products/services. Accordingly, reporting under clause (vi) of the Order is not applicable to the Company.
- vii. As per records of the Company and according to the information and explanations given to us the Company is not regular in depositing in undisputed applicable statutory dues including Provident Fund, Income-tax, to the appropriate authorities As on 31st March, 2026 following are the amounts in arrears for a period of more than six months from the date they became payable:

Sr No	Name of the Statute	Nature of Dues	Unpaid Liabilities > 6 months
1	Income Tax Act, 1961	TDS	2,10,95,959/-
2	The Employees' Provident Funds And Miscellaneous Provisions Act, 1952.	PF	24,58,860/-
	TOTAL		2,35,54,819/-

The details of disputed income tax, sales tax, service tax, goods and service tax, custom duty, excise duty and cess are as under:

Nature of Dues	Assessment Year	Amount Involved	Forum where dispute is pending
Income Tax	AY 2014-15	7,24,75,490	IT Appeals
Income Tax	AY 2015-16	13,70,01,560	IT Appeals
Income Tax	AY 2016-17	3,29,45,800	IT Appeals
Income Tax	AY 2017-18	9,11,34,060	IT Appeals
Total Rs.		33,35,56,910	

- viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix. (a) In our opinion, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year;
- (b) Company is not declared wilful defaulter by any bank or financial institution or other lender;
- (c) According to the information and explanation given to us, the Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause ix (c) of the Order is not applicable.
- (d) According to the information and explanation given to us, funds raised on short term basis have not been utilised for long term purposes;
- (e) According to the information and explanation given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures;
- (f) According to the information and explanation given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies;

- x. a. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year.
- b. According to the information and explanation given to us, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
- xi. a. According to the information and explanation given to us, any fraud by the company or any fraud on the company has not been noticed or reported during the year;
- b. According to the information and explanation given to us, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government;
- c. According to the information and explanation given to us, no whistle-blower complaints, received during the year by the company.
- xii. Company is not a Nidhi company, accordingly provisions of the Clause 3(xii) of the Order is not applicable to the company.
- xiii. According to the information and explanations given to us, we are of the opinion that all transactions with related parties are in compliance with Section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements etc., as required by the Indian Accounting Standards and the Companies Act, 2013.
- xiv. (a) In our opinion, the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- xv. According to the information and explanations given to us, we are of the opinion that the company has not entered into any non-cash transactions with directors or persons connected with him and accordingly, the provisions of clause 3(xv) of the Order is not applicable.
- xvi. a. According to the information and explanations given to us, we are of the opinion that the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, accordingly the provisions of clause 3(xvi) of the Order are not applicable.
- b. In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause xvi (d) of the Order is not applicable.
- xvii. According to the information and explanations given to us and based on the audit procedures conducted we are of opinion that the company has incurred cash loss of Rs.675.10 lakhs compared to a cash profit of Rs.76.00 lakhs in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly, the provisions of clause 3(xviii) of the Order is not applicable.
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that company is incapable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- xx. The provisions of Section 135 towards corporate social responsibility are not applicable on the company. Accordingly, the provisions of clause 3(xx) of the Order is not applicable.



ANNUAL REPORT 2025-2026

xxi. The reporting under clause (xxi) is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

Rakesh Soni & Company
Chartered Accountants
F.R.N. 114625W

CA R K Soni
Partner
M. No. 047151
UDIN: 26047151GFXKID9379
Date : 15/05/2026
Place : Mumbai



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Audited Standalone Balance Sheet

₹ in 000s

Particulars	Note No.	As at 31 st March, 2026	As at 31 st March, 2025
ASSETS:			
A. NON - CURRENT ASSETS :			
i) Property, Plant & Equipment and Intangible assets:			
a. Property, plant and equipment	2	1,107.91	1,867.94
b. Intangible assets	3	1,42,993.29	1,02,805.08
ii) Financial assets:			
a. Investments	4	1,33,767.53	93,987.78
b. Loans & Advances	5	19,764.59	3,225.07
c. Other Non Current Assets	6	14,81,832.23	15,12,464.06
Deferred tax Assets (Net)	7(a)	32,101.95	824.31
Total Non Current Assets		18,11,567.50	17,15,174.24
B. CURRENT ASSETS:			
i. Inventories	8	66.53	117.69
ii. Financial assets:			
a. Trade receivables	9	1,01,821.25	2,11,911.64
b. Cash and cash equivalents	10	186.41	16.72
d. Other financial assets	11	301.50	3,301.50
iii. Other Current Assets	12	216.63	25.49
Total current assets		1,02,592.32	2,15,373.04
TOTAL ASSETS		19,14,159.82	19,30,547.28
EQUITY AND LIABILITIES			
C. EQUITY:			
i. Equity Share capital	13	4,23,107.24	4,23,107.24
ii. Other equity	14	13,83,998.31	14,53,977.37
Total Equity		18,07,105.55	18,77,084.61
D. LIABILITIES:			
a. Non-current liabilities			
i. Financial liabilities:			
a. Provisions	15 (a)	1,391.79	1,337.01
b. Deferred Tax Liabilities	7(b)	10,439.63	0.00
c. Lease Liabilities	15(b)	60,046.06	0.00
Total Non-Current liabilities		71,877.48	1,337.01
b. Current liabilities			
i. Financial liabilities:			
a. Trade payables - MSME	16	0.00	13.50
b. Trade payables - other than MSME	17	4,701.23	9,227.30
c. Lease Liabilities	18	0.00	337.10
ii. Provisions	19	2,024.50	1,827.89
iii. Other current liabilities	20	28,451.06	40,719.87
Total Current liabilities		35,176.79	52,125.66
Total Liabilities		1,07,054.27	53,462.67
TOTAL EQUITY & LIABILITIES		19,14,159.82	19,30,547.28
Significant Accounting Policies			
The Notes are an integral part of these standalone financial statements	1		

As per our report of even date,

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

For M/s. Rakesh Soni & Co
Chartered Accountants
Firm Registration No. 114625W

Rajesh Bhatia
Managing Director & CEO
DIN No: 00074393

CA R K Soni
Partner
Membership No. 047151
UDIN: 26047151GFXKID9379

Navin Kumar
Executive Director & CFO
DIN: 01664259

Place: Mumbai
Date: 15th May 2026



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Audited Standalone Statement of Profit & Loss Account

₹ in 000s

Particulars	Note No.	Year ended	
		Audited 31st March 2026	Audited 31st March 2025
I. INCOME:			
a. Revenue from Operations	21	39,909.66	71,449.97
b. Other Income	22	2,386.40	8,296.69
Total Income		42,296.06	79,746.66
II. EXPENSES:			
a. Operating expenses	23	16,218.12	22,822.67
b. Employee Benefits Expense	24	17,534.23	17,299.12
c. Finance Costs	25	5,624.49	25.95
d. Depreciation & Amortisation	26	17,699.57	6,762.34
e. Other Expenses	27	1,23,365.66	64,214.80
Total Expenses		1,80,442.07	1,11,124.88
Profit/ (Loss)		(1,38,146.01)	(31,378.22)
Share of Profit/(Loss) from Partnership Firms		979.93	951.24
III. Profit/ (Loss) before exceptional items and tax		(1,37,166.08)	(30,426.98)
IV. Exceptional Items		0.00	0.00
V. Profit/(Loss) Before Tax		(1,37,166.08)	(30,426.98)
VI. Tax Expenses			
a. Current Tax - MAT		0.00	(6,460.66)
b. Deferred Tax Asset/(Liability)		31,277.64	(1,36,060.93)
c. Short / (Excess) provision of earlier years		6,196.60	1,062.60
VII. Profit/(Loss) for the Year (A)		(99,691.84)	(1,71,885.96)
VIII. Other comprehensive income		0.00	0.00
(i) Items that will not be reclassified to profit or loss	28	40,152.42	0.00
(ii) Remeasurement of net defined benefit plans		0.00	0.00
(iii) Income tax relating to above items		(10,439.63)	0.00
Other Comprehensive Income for the Year (B)		29,712.79	0.00
IX. Total comprehensive income for the Year (A+B)		(69,979.05)	(1,71,885.96)
X. Earnings per equity share of face value of Rs. 10 each			
Basic (in Rs.)		(1.65)	(4.06)
Diluted (in Rs.)		(1.65)	(4.06)
Significant Accounting Policies			
The Notes are an integral part of these standalone financial statements			

As per our report of even date,

For M/s. Rakesh Soni & Co
Chartered Accountants
Firm Registration No. 114625W
CA R K Soni
Partner
Membership No. 047151
UDIN: 26047151GFXKID9379
Place: Mumbai
Date: 15th May 2026

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

Rajesh Bhatia
Managing Director & CEO
DIN No: 00074393

Navin Kumar
Executive Director & CFO
DIN: 01664259



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Audited Standalone Statement of Cash Flow

₹ in 000s

Particulars	Year ended 31 st March, 2026	Year ended 31 st March, 2025
A Cash flows from operating activities		
Net Profit before tax	(1,38,146.01)	(31,378.22)
Adjustments for:		
Depreciation / amortisation	17,699.57	6,762.34
Fixed Asset Written Off	0.00	36,655.64
Exceptional Income	29,712.79	0.00
Income tax provisions	37,474.24	0.00
Profit from partnership firm	979.93	951.24
Loss on Sale of Assets	0.00	79.69
Profit on Sale of Assets	(16.14)	(101.97)
Finance charges	5,624.50	25.95
Provision (benefit) for deferred taxes	(20,838.01)	(5,398.06)
Pre-operative Expenses written off	0.00	0.00
Operating profit before working capital changes	(67,509.15)	7,596.61
Adjustments for:		
(Increase)/Decrease in inventories	51.17	(2.17)
Decrease/(Increase) in Deposits given to K-12 Schools	33,600.00	4,685.00
Decrease/(Increase) in sundry debtors	1,10,090.39	(23,364.59)
(Increase)/Decrease in Financial Loans	(16,539.52)	(775.73)
(Increase)/Decrease in Other Financial Assets	(39,747.92)	4,245.35
(Increase)/Decrease in Other Current Assets	(191.14)	64.51
Increase /(Decrease) in Non Current Liabilities	54.78	248.10
Increase /(Decrease) in liabilities and provisions	43,097.19	7,170.06
Cash generated from operations	62,905.79	(132.84)
Income tax paid		
B Net cash generated from operating activities	62,905.79	(132.84)
Cash flow from investing activities:		
Addition of fixed assets	(57,934.82)	(73.95)
Sale of Fixed Assets	823.22	224.50
Net cash used in investing activities	(57,111.60)	150.55
Cash flow from financing activities		
Proceeds from working capital loan (net)	0.00	0.00
Finance Charges	(5,624.50)	(25.95)
Net cash provided by financing activities	(5,624.50)	(25.95)
Net increase in cash and cash equivalents during the period	169.70	(8.24)
Cash and cash equivalents as at the beginning of the period	16.72	24.96
Cash and cash equivalents as at the end of the period (Refer Note 11 & 12)	186.41	16.72
The accompanying notes are an integral part of these financial statements.		
Notes: The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (ind AS 7) statement of cash flows. Prior year figures have been regrouped/re-adjusted.		

As per our report of even date,

For M/s. Rakesh Soni & Co - Chartered Accountants
Firm Registration No. 114625W

CA R K Soni - Partner
Membership No. 047151
UDIN: 26047151GFXKID9379

Place: Mumbai
Date: 15th May 2026

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

Rajesh Bhatia
Managing Director & CEO
DIN No: 00074393

Navin Kumar
Executive Director & CFO
DIN: 01664259



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Standalone Statement of changes in Equity

A. Equity Share Capital

₹ in 000s

Particulars	Amount
Balance as at 31st March 2024	4,23,107.24
Changes in equity share capital during the period	0.00
Balance as at 31st March 2025	4,23,107.24
Changes in equity share capital during the period	0.00
Balance as at 31st March 2026	4,23,107.24

B. Other Equity

Particulars	Reserve and Surplus				Total
	Securities Premium Account	General reserve	Revaluation Reserve	Retained Earnings	
Balance as at 31st March 2024	46,02,815.57	75,947.52	(64,020.68)	(29,88,879.08)	16,25,863.33
Changes in accounting policy/prior period errors					0.00
Restated balance at the beginning of previous reporting period					0.00
Total comprehensive income for the year				(1,71,885.96)	(1,71,885.96)
Balance as at 31st March 2025	46,02,815.57	75,947.52	(64,020.68)	(31,60,765.04)	14,53,977.37
Changes in accounting policy/prior period errors					
Restated balance at the beginning of previous reporting period					
Total comprehensive income for the year				(69,979.05)	(69,979.05)
Balance as at 31st March 2026	46,02,815.57	75,947.52	(64,020.68)	(32,30,744.09)	13,83,998.31

As per our report of even date,

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

For M/s. Rakesh Soni & Co
Chartered Accountants
Firm Registration No. 114625W

Rajesh Bhatia
Managing Director & CEO
DIN No: 00074393

CA R K Soni
Partner
Membership No. 047151
UDIN: 26047151GFXKID9379

Navin Kumar
Executive Director & CFO
DIN: 01664259

Place: Mumbai
Date: 15th May 2026



ANNUAL REPORT 2025-2026

Notes to the Standalone Financial Statements, for the year ended March 31, 2026.

Note 1. Significant Accounting Policies

1.1 Corporate Information:

Tree House Education & Accessories Ltd is a public company domiciled in India and incorporated on July 10, 2006 under the provisions of the companies Act 1956. The company's principal business is providing education and related services including leasing of education infrastructure.

1.2 Basis of preparation and summary of significant Accounting policies

(a) Basis of preparation

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements, including the preparation of the opening Ind AS Balance Sheet as at 1st April, 2015 being the date of transition to Ind AS.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- 1) Certain financial assets and liabilities that are measured at fair value;
- 2) Assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
- 3) Defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle (twelve months) and other criteria set out in the Schedule III to the Act.

(iv) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

(b) Use of estimates and judgments

The estimates and judgments used in the preparation of the financial statements are continuously evaluated by the Company and are based on historical experience and various other assumptions and factors (including expectations of future events) that the Company believes to be reasonable under the existing circumstances. Differences between actual results and estimates are recognized in the period in which the results are known/materialized. The said estimates are based on the facts and events, that existed as at the reporting date, or that occurred after that date but provide additional evidence about conditions existing as at the reporting date.

(c) Property, furniture and fixtures:

The Company has applied for one time transition exemption of considering the carrying cost on the transition date i.e. April 1, 2015 as the deemed cost under INDAS. Hence it was regarded thereafter as historical cost.

The company does not own any Freehold land. All other items of property, furniture and fixtures equipment are stated at cost less depreciation and impairment, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred.

Depreciation methods, estimated useful lives and residual value:

Depreciation on Buildings, Furniture & Fixture, is provided on a Straight Line Method.

Leasehold property is amortized over the period of lease. Leasehold improvements are amortized over the period of lease or estimated useful life, whichever is lower.

The Company depreciates its property, furniture & fixture, equipment over the useful life in the manner prescribed in Schedule II to the Act, and management believe that useful life of assets are same as those prescribed in Schedule II to the Act,

Assets Head	Years
Tangible Fixed Assets	
Building (Other than factory building)	60
Furniture and fittings	8
Office Equipment	5
Electrical equipment	10
Teaching aid and equipment	5
Computers/Laptops	3
Vehicles	8

The residual values are not more than 5% of the original cost of the asset. The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

In case of pre-owned assets, the useful life is estimated on a case to case basis.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

(d) Investment properties

Property that is held for long-term rental yields or for capital appreciation or both and that is not occupied by the Company, is classified as investment property. Investment property is measured at its cost, including related transaction costs and where applicable borrowing costs less depreciation and impairment if any. Depreciation on building is provided over its useful life using the written down value method. Useful life considered for calculation of depreciation for assets class are as follows-

Non- Factory Building 60 years

(e) Intangible assets

Goodwill

Goodwill is stated at cost, less impairments, if any.

Business Commercial Rights (BCR)

BCR is stated at cost, less accumulated amortization and impairments, if any.

Trademark

Goodwill is stated at cost, less accumulated amortization and impairments, if any.

Amortization method and useful life.

The Company amortizes BCR on the straight-line method over the period of 30 years, and trade mark is amortized on the straight-line method over the period of 10 years.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

(f) Lease

Operating Lease

As a lessee

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company, as lessee, are classified as operating leases. Payments made under operating leases are charged to the Statement of Profit and Loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases.

As a lessor

Lease income from operating leases where the Company is a lessor is recognized in income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the balance sheet based on their nature.

(g) Cash and Cash Equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, bank overdraft, deposits held at call with financial institutions, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(h) Inventories

Inventories of books, school kits and, Stores are stated 'at cost or net realizable value, whichever is lower'. Goods-in-Transit are stated 'at cost'. Cost comprises all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. The excise duty in respect of closing inventory of finished goods is included as part of finished goods. Cost formulae used are 'First-in-First-out', Due allowance is estimated and made for defective and obsolete items, wherever necessary.

(i) Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are recognized at cost as per Ind AS 27. Except where investments accounted for at cost shall be accounted for in accordance with Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, when they are classified as held for sale.

Investments and other financial assets

(I) Classification

The Company classifies its financial assets in the following measurement categories:

- (1) those to be measured subsequently at fair value (either through other comprehensive income, or through the Statement of Profit and Loss), and
- (2) those measured at amortized cost.

The classification depends on the Company's business model for managing the financial assets and the contractual terms of the cash flows.

(ii) Measurement

At initial recognition, the Company measures a financial asset at its fair value.

Transaction costs of financial assets carried at fair value through the Profit and Loss are expensed in the Statement of Profit and Loss.

(iii) Debt instruments:

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. The Company classifies its debt instruments into following categories:

- (1) **Amortized cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in other income using the effective interest rate method.
- (2) **Fair value through profit and loss:** Assets that do not meet the criteria for amortized cost are measured at fair value through Profit and Loss. Interest income from these financial assets is included in other income.



ANNUAL REPORT 2025-2026

Impairment of financial assets:

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

Income recognition

Revenue is measured at the value of the consideration received or receivable. Amounts disclosed as revenue are net of returns, trade allowances, rebates, discounts, loyalty discount.

Income from Services

Revenue is recognized on rendering of services and is recognized when there are no significant uncertainties as to its measurability or collectability.

In instances where fees are received during a term, revenue is recognized on a proportionate basis for the period which falls under the current reporting period and the balance is shown as advance fees received.

Revenue from consultancy services is recognized on rendering of services, as evidenced from the customers' acknowledgment of services received. In respect of non-refundable fees for consultancy services rendered to franchisee for setting up of its operations, the rendering of service generally coincides with signing of the franchisee service agreement.

Royalty income

Royalty income is recognized as per the franchise agreement at specified percentage of gross revenue earned by the franchisee or as per the agreement.

Interest

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Sale of goods

The revenue from sale of education aids is recognized on transfer of property in goods which generally coincides with dispatch /delivery to the customer.

Interest income

Interest income from debt instruments is recognized using the effective interest rate method.

Dividends

Dividends are recognized in the Statement of Profit and Loss only when the right to receive payment is established.

Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or group of assets (cash-generating units). Non-financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and contractual rights under insurance contracts, which are specifically exempt from this requirement.

Non-current assets are not depreciated or amortized while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal Company classified as held for sale continue to be recognized.



ANNUAL REPORT 2025-2026

Derivative financial instruments

Derivative financial instruments such as forward contracts, option contracts and cross currency swaps, to hedge its foreign currency risks are initially recognized at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value with changes in fair value recognized in the Statement of Profit and Loss in the period when they arise.

Segment Reporting:

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Borrowings:

Borrowings are initially recognized at net of transaction costs incurred and measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in the Statement of Profit and Loss over the period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date, are classified as liabilities. The dividend on these preference shares is recognized in Statement of Profit and Loss as finance costs.

Borrowing costs:

Interest and other borrowing costs attributable to qualifying assets are capitalized. Other interest and borrowing costs are charged to Statement of Profit and Loss.

Provisions and contingent liabilities:

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognized for future operating losses.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognized as interest expense.

Contingent Liabilities are disclosed in respect of possible obligations that arise from past events but their existence will be confirmed by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made.

Employee benefits:

Provident fund:

Company's contributions paid / payable to provident fund authorities are recognized in the Statement of Profit and Loss of the year when the contribution to the fund is due.

Gratuity:

Gratuity is a post-employment benefit and is in the nature of defined benefit plan. The liability recognized in the Balance Sheet in respect of the gratuity is present value of the defined benefit obligation at the Balance Sheet date less the fair value of the plan assets, together with adjustments for unrecognized actuarial gains or losses and past service cost. The defined benefit obligation is calculated at the Balance Sheet date by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the Statement of Profit and Loss in the year in which such gains or losses arise.

Compensated absences

The employees of the Company are entitled to compensate absences which are non-accumulating in nature. Expenses on non-accumulating compensated absences are recognized in the year in which the absence occurs.

Foreign currency transactions

(a) Initial recognition:



ANNUAL REPORT 2025-2026

Transactions in foreign currencies entered into by the company are accounted at the exchange rates prevailing on the date of the transaction. Exchange differences arising on foreign exchange transactions settled during the year are recognized in the Statement of Profit and Loss.

(b) Measurement of foreign currency items at the Balance Sheet date:

Foreign currency monetary items restated or retranslated at the closing exchange rates. Non-Monetary items are reported at the exchange rate prevailing on the date of the transaction. Exchange differences arising out of these transactions are recognized in the Statement of Profit and Loss.

Borrowing Costs

Borrowing costs directly attributable to the acquisition and construction of qualifying asset are capitalized as part of the cost of such asset up to the date of such asset being ready for its intended use. Other borrowing costs are treated as revenue expenditure.

Taxes on income

Tax expense comprises of both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the Balance Sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty supported by convincing evidence that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain/virtually certain that future taxable income will be available against which such deferred tax assets can be realized.

Share issue expenses

Share issue expenses are adjusted in the same year against the Securities Premium Account as permitted by section 52 of the Companies Act 2013. In case of insufficient balances in the Securities Premium Account, unadjusted share issue expenses are amortized over a period of 5 years. In case, there arising a securities premium balance subsequently, unadjusted share issue expenses would not be amortized but will be adjusted against the Securities Premium Account.

Cash flow statement

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effect of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from regular revenue generating, investing and financing activities are segregated.

Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

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

Employee Stock Option Costs

Measurement and disclosure of the employee share based payment plans is done in accordance with SEBI (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and Guidance Note on Accounting for Employee Share-based Payments, issued by ICAI. The Company measures compensation cost relating to employee stock options using the intrinsic value method. Compensation expense is amortized over the vesting period of the option on a straight line basis.

Trade Receivables

Trade receivables are stated after writing off debts considered as bad. Adequate provision is made for debts considered doubtful.

Cash and Cash Equivalents

Cash and Cash Equivalents for the purpose of Cash flow statements comprise Cash and Cheques in hand, bank balances, demand deposits with banks and other short term highly liquid investments where the original maturity is three months or less.

Recent accounting pronouncements

Appendix B to Ind AS21, Foreign currency transactions and advance consideration On March 28, 2018 Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreign currency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency.

"The amendment will come into force from 1 April 2018. The company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 21 is expected to be insignificant."

Ind AS 115

In March 2018, the Ministry of Corporate Affairs has notified the Companies (Indian Accounting Standards) Amendment rules, 2018 (amended rules). As per the amended rules, Ind AS 115 "Revenue from contracts with customers" supersedes Ind AS 11, "Construction contracts" and Ind AS 18, "Revenue" and is applicable for all accounting periods commencing on or after 1 April 2018.

Ind AS 115 introduces a new framework of five step model for the analysis of revenue transactions. The model specifies that revenue should be recognized when (or as) an entity transfer control of goods or services to a customer at the amount to which the entity expects to be entitled. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with the customers. The new revenue standard is applicable to the Company from 1 April 2018.

The standard permits two possible methods of transition:

Retrospective approach – Under this approach the standard will be applied retrospectively to each prior period presented in accordance with Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors.

Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch – up approach)

The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 115 is expected to be insignificant."

Critical estimates and judgments

The preparation of financial statements requires the use of accounting estimates which by definition will seldom equal the actual results.

Management also needs to exercise judgment in applying the Group's accounting policies. This note provides an overview of the areas that involved a higher degree of judgment or complexity, and items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgments is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.

Additional Regulatory and other Information

- The Company is not holding any immovable property at the end of the financial year.
- The Company has not re-valued any of its Property, Plant & Equipment.
- The Company does not have any Capital Work-in-Progress.
- The Company does not have any Intangible assets under development.
- There is no benami property held by the company.
- The Company has not borrowed fund from bank or financial institution on the basis of security on current assets.
- The Company has not been declared as a willful defaulter.
- Company has not entered into the transaction with the company whose name has been struck off from under Section 248 of the Companies Act 2013 or Section 560 of the companies Act 1956.



ANNUAL REPORT 2025-2026

- l) Since the Company has no borrowings from banks or financial institution, there is no registration of charges or satisfaction of charges filed with the Registrar of Companies.
- j) The clause regarding compliance with number of layers prescribed under section 2(87) of the Act, read with companies (restrictions on number of Layers) Rules 2017, is not applicable to the Company.
- k) The Company has not advanced or loaned or invested fund (either borrowed funds or share premium or any other sources or kind of funds) to any other person or entities including foreign entities with understanding that the intermediary shall directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the company or provide guarantee, security or the like to or on behalf of ultimate beneficiaries.
- l) The company has no transaction recorded in the books of accounts that has been surrendered or disclosed as income during the year in tax assessment under the Income Tax Act 1961.
- m) Company has not traded or invested in crypto currency or virtual currency during the financial year.

n) Financial Ratios:

Sl. No.	Particulars	2025-26	2024-25
i)	Trade receivable Turnover ratio	0.70	4.64
ii)	Inventory Turnover	NA	NA
iii)	Debt Service Coverage Ratio	NA	NA
iv)	Current Ratio	2.92	4.43
v)	Debt Equity Ratio	0.02	0.03
vi)	Operating Profit Margin %	59.36	68.06
vii)	Net Profit Margin %	(343.69)	(42.59)
viii)	Return on Equity %	(8.40)	(1.72)
ix)	Trade payable turnover ratio	3.04	5.02
x)	Net capital turnover ratio	2.22	3.70
xi)	Return on capital employed	(7.90)	(1.62)



ANNUAL REPORT 2025-2026

o) To the Extent Company has received intimation from the "Suppliers" regarding their status under the Micro, Small and Medium Enterprises Development Act 2006, the Details are provided herein under:

Sl. No.	Particulars	31 st March 2026	31 st March 2025
1	Principal amount remaining unpaid as on 31st March. (Rs.)	Nil	13,500
2	Interest Due thereon remaining unpaid as on 31st March.	Nil	Nil
3	Interest paid in terms of Section 16 of MSME along with the amount of payment made to the supplier beyond the appointed day during the year.	Nil	Nil
4	Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified in MSME Act 2006.	Nil	Nil
5	Interest accrued and remaining unpaid as on 31st March.	Nil	Nil
6	Interest due and remaining payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise.	Nil	Nil
7	No charges or satisfaction of charges is outstanding for the current Financial Year 31st March 2026	Nil	Nil

The additional Information pursuant to provisions of Companies Act, 2013 are either Nil or Not Applicable.

As per our attached report of even date.

For M/s. Rakesh Soni & Co
Chartered Accountants
Firm Registration No. 114625W

CA R.K Soni
Partner

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

Rajesh Bhatia
Managing Director

Navin Kumar
Executive Director

ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Standalone Financial Statements for the period ended 31st March 2026

Note 2(a) : Property, Plant and Equipment (Regular Assets)

₹ in 000s

Particulars	Lease Hold Improvements	Office Equipment	Electrical Equipment	Furniture & Fixture	Computers & Website	Total
A. Gross Carrying amount :						
Balance of Other Assets as at 31st March 2024	6,239.44	725.42	1,917.94	13,494.85	2,685.90	25,063.56
Additions	0.00	0.00	73.95	0.00	0.00	73.95
Disposals/Write off - Other Assets	6,239.44	0.00	0.00	646.51		6,885.95
Balance of Other Assets as at 31st March 2025	0.00	725.42	1,991.89	12,848.34	2,685.90	18,251.56
Additions	0.00	0.00	27.50	158.25	0.00	185.75
Disposals/Write off - Other Assets		85.19	857.59	184.58		1,127.35
Gross block of assets as of 31st March 2026	0.00	640.24	1,161.81	12,822.01	2,685.90	17,309.96
B. Accumulated Depreciation:						
Balance of Other Assets as at 31st March 2024	4,044.71	629.75	1,068.15	12,648.92	2,460.79	20,852.32
Dep on Other Assets	548.76	18.26	87.85	33.45	62.10	750.41
Disposals/Write off - Other Assets	4,593.47	0.00	0.00	625.65	0.00	5,219.11
Balance of Other Assets as at 31st March 2025	0.00	648.01	1,156.00	12,056.72	2,522.89	16,383.61
Dep on Other Assets	0.00	14.27	65.54	40.39	18.50	138.70
Disposals/Write off - Other Assets		44.16	215.70	60.41		320.27
Depreciation on assets as of 31st March 2026	0.00	618.12	1,005.84	12,036.70	2,541.39	16,202.05
C. Net Carrying amount						
Balance of Assets as at 31st March 2024	2,194.73	95.67	849.79	845.93	225.11	4,211.24
Balance of Assets as at 31st March 2025	0.00	77.41	835.89	791.62	163.01	1,867.94
Balance of Assets as of 31st March 2026	0.00	22.12	155.97	785.31	144.51	1,107.91

Note: Refer to Note No.36 for disposal/ write off of Fixed Assets.

ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the period ended 31st March 2026

Note 2(b) : Property, Plant and Equipment (Written off)

₹ in 000s

Particulars	Teaching aid and Equipments (Plant & Machinery)	Office Equipment	Elec. Equipment	Furniture & Fixture	Computers & Website	Total
A. Gross Carrying amount :						
Balance of Reclassified Assets for Sale as at 31st March 2024	47,564.96	21,770.91	24,519.39	16,60,009.22	5,757.30	17,59,621.79
Disposals/Write off of Reclassified Assets	47,564.96	21,770.91	24,519.39	16,60,009.22	5,757.30	17,59,621.79
Balance of Reclassified Assets for Sale as at 31st March 2025	0.00	0.00	0.00	0.00	0.00	0.00
Balance of Reclassified Assets for Sale as at 31st March 2026	0.00	0.00	0.00	0.00	0.00	0.00
B. Accumulated Depreciation:						
Balance of Reclassified Assets for Sale as at 31st March 2024	46,613.66	21,336.91	24,029.00	16,26,809.04	5,642.16	17,24,430.77
Disposals/Write off of Reclassified Assets	46,613.66	21,336.91	24,029.00	16,26,809.04	5,642.16	17,24,430.77
Balance of Reclassified Assets for Sale as at 31st March 2025	0.00	0.00	0.00	0.00	0.00	0.00
Balance of Reclassified Assets for Sale as at 31st March 2026	0.00	0.00	0.00	0.00	0.00	0.00
C. Net Carrying amount						
WDV of Assets as at 31st March 2024	951.30	434.00	490.39	33,200.19	115.15	35,191.02
WDV of Assets as at 31st March 2025	0.00	0.00	0.00	0.00	0.00	0.00
WDV of Assets as at 31st March 2026	0.00	0.00	0.00	0.00	0.00	0.00

**The company has written off the assets classified as "Assets for sale/write off" which were lying for many years in various closed play schools as the assets have become obsolete and non recoverable(Ind AS 105)



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the year ended 31st March 2026

Note 3: Intangible Assets*

₹ in 000s

Particulars	Business Commercial rights**	Brands	ROU Assets	Total
A. Gross Carrying amount :				
Gross block as at 31st March 2024	1,80,274.77	77,871.52	0.00	2,58,146.28
Additions	0.00	0.00	0.00	0.00
Disposals	0.00	0.00	0.00	0.00
Impairment	0.00	0.00	0.00	0.00
Reclassification of asset held for Sale	0.00	0.00	0.00	0.00
Gross block as at 31st March 2025	1,80,274.77	77,871.52	0.00	2,58,146.28
Additions	0.00	0.00	57,749.08	57,749.08
Disposals	0.00	0.00	0.00	0.00
Impairment	0.00	0.00	0.00	0.00
Gross block as at 31st March 2026	1,80,274.77	77,871.52	57,749.08	3,15,895.36
B. Accumulated Depreciation:				0.00
Acc. Dep on as at 31st March 2024	71,545.51	77,783.77		1,49,329.28
Additions	6,003.15	8.78		6,011.93
Disposals	0.00	0.00	0.00	0.00
Impairment	0.00	0.00	0.00	0.00
Reclassification of asset held for Sale	0.00	0.00	0.00	0.00
Acc. Dep on as at 31st March 2025	77,548.66	77,792.54	0.00	1,55,341.20
Additions	6,003.15	7.90	11,549.82	17,560.86
Disposals	0.00	0.00	0.00	0.00
Impairment	0.00	0.00	0.00	0.00
Acc. Dep on as at 31st March 2026	83,551.81	77,800.44	11,549.82	1,72,902.07
C. Net Carrying amount				
Balance as at 31st March 2024	1,08,729.25	87.75	0.00	1,08,817.00
Balance as at 31st March 2025	1,02,726.10	78.97	0.00	1,02,805.08
Balance as at 31st March 2026	96,722.95	71.08	46,199.26	1,42,993.29

* Other than internally generated.

Note: ** Represents Fair value of Business Commercial Rights purchased.

Refer Note No.37 for impairment of Business Commercial Rights.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 4 : Investments

₹ in 000s

Particulars	As at 31st March 2026		As at 31st March, 2025	
	No. of Shares	Amount	No. of Shares	Amount
Investments measured at Cost				
Investments in Equity shares of Joint Venture:				
- JT Infrastructure Private Limited equity shares of Rs. 10 each fully paid up	99,80,000	1,33,665.53	99,80,000	93,829.97
Investments in Partnership Firms:				
Aaviv Tutorials LLP (51% on Investments)	-	51.00	-	157.81
Aaviv Tutorials (51% on Investments)	-	51.00	-	0.00
Total		1,33,767.53		93,987.78
Total of Investments measured at Fair Value Through Other Comprehensive Income*		0.00		-
Aggregate amount of quoted investments		0.00		-
Market Value of quoted investments		0.00		-
Aggregate amount of unquoted investments		1,33,767.53		93,592.89
Aggregate provision for diminution in value of Investments		0.00		-
Note 4.1				
Category-wise Non current				
Financial assets carried at amortised cost		1,33,767.53		93,592.89
Financial assets measured at cost		0.00	-	
"Financial assets measured at fair value through other comprehensive income"		0.00	-	
Financial assets measured at Fair value through Profit & Loss		0.00	-	
Total		1,33,767.53		93,592.89

Note:

Refer Note No.36 for revaluation of investments in subsidiaries. Represents fair value of investment in subsidiaries/ joint ventures.

* Investments are not valued by registered valuer, the value shown is as per book value of the investment.

Note 4 : Investments (Contd..)

Notes:

Pursuant to Indian Accounting Standard (Ind AS-31) – Financial Reporting of Interests in Joint Ventures, the disclosures relating to Joint Venture Companies are as follows:

- 1) The Company has a 50% interest in the assets, liabilities, expenses and income of JT Infrastructure Private Limited, a company incorporated in India and information (unaudited) provided by management of JT Infrastructure Private Limited. The assets and liabilities of the jointly controlled entity as per the information provided as at March 31, 2026 is as under:



ANNUAL REPORT 2025-2026

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
JT Infrastructure Private Limited equity: (*)		
Assets	2,68,234.35	2,68,234.35
Liabilities	878.29	878.29
Net Asset Value of Associate Company	2,67,356.06	2,67,356.06
50% Share of Net Asset Value (Book Value)	1,33,678.03	1,33,678.03
Income	-	-
Expenditure	-	-
Contingent Liabilities	Nil	Nil
Capital Commitment	Nil	Nil

2) The company has invested in 51% of the capital of Aaviv Tutorials LLC and 51% of the capital of Aaviv Tutorials, who provide tutitions to K12 School students. The assets and liabilities of the jointly controlled entity as per the information provided as at 31st March 2026 is as under :

Particulars	As at 31st March, 2026	As at 31st March, 2025
Aaviv Tutorials LLP:		
Assets	300.21	1,705.72
Liabilities	144.38	1,222.71
Income	2,384.18	5,691.19
Expenditure	1,627.76	2,932.23
Contingent Liabilities	Nil	Nil
Capital Commitment	Nil	Nil
Aaviv Tutorials:		
Assets	1,385.02	-
Liabilities	1,085.47	-
Income	1,951.28	-
Expenditure	1,598.26	-
Contingent Liabilities	Nil	-
Capital Commitment	Nil	-

Note 5: Non Current Financial Loans

Particulars	As at 31st March, 2026	As at 31st March, 2025
Unsecured considered good:		
Loans and Advances - Secured considered good	-	-
Loans and Advances - Unsecured considered good	18,701.99	2,162.47
MAT Credit - AY 2024-25	1,062.60	1,062.60
Loans and Advances - considered doubtful	0.00	0.00
Total	19,764.59	3,225.07

Note: (i) The loans have been recognised at their carrying value and not at fair value within the meaning of Indian Accounting Standard (Ind AS) 109.

Note 6: Other Non Current Financial Assets:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Security Deposits*	14,10,988.00	14,44,877.84
Statutory Dues Receivable	70,844.23	67,586.22
Total	14,81,832.23	15,12,464.06



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note:

6.1 The carrying amount of these deposits classified as financial assets represents fair value as required within the meaning of Indian Accounting Standard (Ind AS) 109. However the assets are not valued by a registered valuer during the year.

6.2 Security deposits includes deposit given to Educational Trust amounting to Rs14,095/- Lakhs (Previous Year Rs.14,431/-Lakhs). Company has provided for Expected Credit Loss on deposits given to Mira Education Trust, calculated on the basis of the amount refundable over the period of 25 years, discounted @ 8% p.a

Note 7 (a) : The movement in deferred tax assets and liabilities during the year ended March 31, 2025 and March 31, 2026

Deferred tax is calculated, in full, on all temporary timing differences under the liability method using a principal tax rate prevalent in Company operates. The movement on the deferred tax account is as follows:

₹ in 000s

Deferred tax assets / (liabilities)	As at 1st April 2024	(Credit)/Charge in statement of Profit and Loss as at 31.03.2025	As at 1st April 2025	(Credit)/Charge in statement of Profit and Loss as at 31.03.2026	As at 1st April 2026
Depreciation and Amortisation	1,36,808.80	(1,35,887.87)	920.93	3,975.50	4,896.43
Gratuity provision	76.44	26.07	102.50	109.36	211.86
Expected Credit Loss	0.00	(199.12)	(199.12)	25,739.32	25,540.20
Interest on Gratuity				38.38	38.38
Interest on ROU				1,419.27	1,419.27
Profit on sale of Assets				(4.20)	(4.20)
Total	1,36,885.24	(1,36,060.93)	824.31	31,277.64	32,101.95

Note: 7(b) - Deferred Tax Liabilities

Particulars	As at 31st March, 2026	As at 31st March, 2025
Deferred Tax on OCI Income	10,439.63	0.00
Total	10,439.63	0.00

Note 8 : Inventories:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Stock-in-Trade*	66.53	117.69
Total	66.53	117.69

Note: * As certified by management.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 9: Trade Receivables

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Trade receivables	80,820.50	72,623.64
Add: Allowance for doubtful trade receivables	1,27,286.52	1,39,288.00
Less: Provision for Expected Credit Loss	(1,06,285.77)	0.00
Total Receivables*	1,01,821.25	2,11,911.64
Break-up for security details:		
Secured, considered good	-	-
Unsecured, considered good	80,820.50	72,623.64
Doubtful	1,27,286.52	1,39,288.00
Total	2,08,107.02	2,11,911.64
Less: Provision for Expected credit Loss	(1,06,285.77)	0.00
Total Trade receivables after provision	1,01,821.25	2,11,911.64

* Trade Receivables includes receivable amounting to Rs.340/- Lakhs (Previous Year Rs. 309/- Lakhs) due from educational trusts.(Including provisions)

Note: 9 (1): Aging Analysis of Trade receivable

Particulars	Outstanding for following periods from due date of payment #				
	6 months	6 months - 1 Year	1 - 2 Years	2-3 years	> 3 Years
(I) Undisputed Trade Receivables - Considered Good	19,941.45	14,923.33	403.41	0.00	45,552.30
(ii) Undisputed Trade Receivables - Considered Doubtful	0.00	0.00	0.00	0.00	1,27,286.52
(iii) Disputed Trade Receivables - Considered Good	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables - Considered Doubtful	0.00	0.00	0.00	0.00	0.00
Total	19,941.45	14,923.33	403.41	0.00	1,72,838.82

Provision for ECL is not accounted for ageing calculation.

Note 10: Cash and Bank Balances:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Cash on Hand	16.65	15.72
Balances with banks - In Current Accounts	169.76	1.00
Total	186.41	16.72

Note 11: Other Current Financial assets

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease Deposits	301.50	3,301.50
Other Deposits*	0.00	0.00
Total	301.50	3,301.50

* The carrying value of lease deposits with landlords amounting to Rs.3 lakhs (Previous Year Rs.33 Lakhs) is related to deposit given for administrative office.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 12: Other Current assets

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Balances with government Authorities	-	-
Current Capital Account with Partnership Firm	108.88	0.00
Current Capital Account with LLP	106.05	0.00
Advance for Expenses	1.70	25.49
Total	216.63	25.49

Note 13: Share Capital

Particulars	As at 31st March, 2026		As at 31st March, 2025	
	No. of Shares	Amount	No. of Shares	Amount
Authorised Share capital				
Equity Share Capital of Rs.10 each	4,50,00,000	4,50,000.00	4,50,00,000	4,50,000.00
Issued, subscribed & paid up				
Equity Share Capital of Rs.10 each fully paid up	4,23,10,724	4,23,107.24	4,23,10,724	4,23,107.24
Total	4,23,10,724	4,23,107.24	4,23,10,724	4,23,107.24

13.1 Terms/ rights attached to equity shares

The company has only one class of equity shares having face value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

13.2 The details of shareholders holding more than 5% shares

Name of the Shareholder	As at 31st March, 2026		As at 31st March, 2025	
	No. of Shares	% held	No. of Shares	% held
RAJESH DOULATRAM BHATIA	36,86,336	8.71%	36,86,336	8.71%
GEETA RAJESH BHATIA	35,65,000	8.43%	35,65,000	8.43%
FC VI INDIA VENTURE MAURITIUS LTD	28,97,665	6.85%	28,97,665	6.85%
Bajaj Holding And Investment Ltd	-	0.00%	24,30,882	5.75%

13.3 Shares held by promoters at the end of the year

Sl. No	Promoters name	No. of Shares**	%of total shares**	% Change during the year***
1	Rajesh Bhatia	50,77,169	11.9997	Nil
2	Geeta Bhatia	35,65,000	8.4258	Nil
3	Abhishek Bhatia	17,01,300	4.02	4.02
4	Girdharilal Bhatia & Kavita Bhatia	47,900	0.1132	Nil
	Total	1,03,91,369	24.5587	



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

13.4 The reconciliation of the number of shares outstanding is set out below :

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2026
	No. of Shares	No. of Shares
Equity Shares at the beginning of the year	4,23,10,724	4,23,10,724
Add: Shares issued on exercise of employee stock options	-	-
Equity Shares at the end of the year	4,23,10,724	4,23,10,724

Note 14: Other Equity

₹ in 000s

Particulars	Reserve and Surplus				Total
	Securities Premium Account	General reserve	Revaluation Reserve	Retained Earnings	
Balance as at 31st March 2024	46,02,815.57	75,947.52	(64,020.68)	(29,88,879.08)	16,25,863.33
Profit (loss) for the Period	-	-	-	(1,71,885.96)	(1,71,885.96)
Other Comprehensive Income for the Year	-	-	-	-	-
Total Comprehensive Income for the Year	-	-	-	(1,71,885.96)	(1,71,885.96)
Balance as at 31st March 2025	46,02,815.57	75,947.52	(64,020.68)	(31,60,765.04)	14,53,977.37
Profit (loss) for the Period	-	-	-	(69,979.05)	(6,99,79.05)
Other Comprehensive Income for the Year	-	-	-	-	-
Total Comprehensive Income for the Year	-	-	-	(69,979.05)	(69,979.05)
Balance as at 31st March 2026	46,02,815.57	75,947.52	(64,020.68)	(32,30,744.09)	13,83,998.31

Note 15 (a): Non-Current Provisions

Particulars	As at 31st March, 2026	As at 31st March, 2025
Provisions for Employee Benefits: Gratuity (Refer note 46)	1,391.79	1,337.01
Total	1,391.79	1,337.01

Note 15(b): Long Term Liabilities

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease liabilities on long term lease	60,046.06	
Total	60,046.06	0.00

Note 16: Trade Payables (MSME):

Particulars	As at 31st March, 2026	As at 31st March, 2025
Micro, Small and Medium Enterprises*	-	13.50
Total	0.00	13.50

Note 17: Trade Payables (Other than MSME):

Particulars	As at 31st March, 2026	As at 31st March, 2025
Bank Balance (Cheques issued but not cleared)	347.02	216.63
Others	4,354.21	9,010.67
Total	4,701.23	9,227.30

* The company has during the year, received from its suppliers information regarding their status under Micro, Small and Medium Enterprises Development Act, 2006.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 17(i) - Aging Analysis: Trade Payables

₹ in 000s

Particulars	Outstanding for following periods from due date of payment#				
	6 months	6 months - 1 Year	1 - 2 Years	2-3 years	> 3 Years
(I) MSME	-	-	-	-	-
(ii) Others	3,921.45	662.45	117.33	-	-
(iii) Disputed Dues - MSME	-	-	-	-	-
(iv) Disputed Dues - Others	-	-	-	-	-
Total Rs.	3,921.45	662.45	117.33	-	-

(# similar information shall be given where no due date of payment is specified, in that case disclosure shall be from the date of transaction)

Note 18: Lease Liabilities:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease Rent Payable	-	337.09
Total	0.00	337.09

Note 19: Current Provisions

Particulars	As at 31st March, 2026	As at 31st March, 2025
Provisions for Employee Benefits: Gratuity (Refer note 43)	1,130.80	934.19
Provisions for Employee Benefits : Others	893.70	893.70
Total	2,024.50	1,827.89

Note 20: Other Current liabilities

Particulars	As at 31st March, 2026	As at 31st March, 2025
Advance from Debtors	4.09	1,653.41
Withholding & other tax payables	28,360.25	38,491.90
Other Current Liabilities	86.72	574.57
Total	28,451.05	40,719.87

Note 21: Revenue from operations

Particulars	As at 31st March, 2026	As at 31st March, 2025
Revenue from		
Sale of education kits and books	2,938.30	3,162.50
- Sale of services	0.00	
Consultancy income	21,808.70	41,812.00
Income from early childhood education	5,713.38	6,624.72
Royalty income	9,011.56	9,777.75
- Other Operating Revenue	0.00	
Other operating income	437.71	10,073.02
Total	39,909.66	71,449.97



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 22: Other Income

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Other non-operating income	1,259.91	5,125.26
Prior Period Income	105.00	25.99
Expected Credit Loss Gain	0.00	3,043.46
Profit on sale of Fixed Assets	16.14	101.97
Interest income received	1,005.35	0.00
Total	2,386.40	8,296.69

Note 23: Operating Expenses

Particulars	As at 31st March, 2026	As at 31st March, 2025
Rent (includes conducting charges and society maintenance)	14,708.60	18,806.60
Security charges	325.12	577.26
Training material and equipment consumed	616.11	1,644.74
Water, electricity and cleaning charges	108.65	225.76
Centre expenses	321.85	824.05
Repairs & Maintenance - Center	137.78	744.26
Total	16,218.12	22,822.67

Note 24: Employee Benefits Expenses

Particulars	As at 31st March 2026	As at 31st March 2024
Salaries and wages	16,762.40	17,215.89
Contribution to provident and other funds	3.95	5.50
Staff welfare expenses	182.85	77.73
Gratuity Expenses	585.04	0.00
Total	17,534.23	17,299.12

Note: (i) Employee benefits refer to all forms of compensation (cash/non-cash) paid by an employer to employee apart from salary/wages for the service provided to the employer. (IND AS 19)

Note 25: Finance cost

Particulars	As at 31st March, 2026	As at 31st March, 2025
Interest expenses	0.00	0.00
Finance charges	5,624.50	25.95
Total	5,624.50	25.95

Note 26: Depreciation and Amortisation Expenses

Particulars	As at 31st March, 2026	As at 31st March, 2025
Depreciation Expenses	17,699.57	6,762.34
Amortisation Expense	0.00	0.00
Impairment of assets	0.00	0.00
Total	17,699.57	6,762.34



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 27: Other expenses

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Advertisement and publicity expenses	1,171.23	7,949.55
Legal and professional fees	6,170.39	7,384.51
Office expenses	150.83	792.25
Rent, Rates and taxes	0.00	3,985.56
Website Maintenance	169.68	470.98
Loss on Sale of Fixed Assets	0.00	79.69
Telephone and communication expenses	65.40	96.99
Auditors' remuneration (Refer note 34)	500.00	600.00
Printing and stationery	512.22	438.22
Contractual Teacher Expenses	854.85	1,083.77
Repairs and maintenance	296.93	305.65
Travelling and conveyance	1,118.36	877.87
Expected Credit Loss	98,997.40	2,277.62
GST Interest, Late Fee and Exps	452.92	503.18
Director Sitting Fees	370.00	310.00
Other Miscellaneous expenses	460.48	154.33
Expenses of Associate Concerns	0.00	249.00
Fixed Assets Written off	0.00	36,655.64
Bad Debts	12,074.98	0.00
Total	1,23,365.66	64,214.80

Note 28: Other Comprehensive Income

Particulars	As at 31st March, 2026	As at 31st March, 2025
Actuarial Gain(Loss) on Gratuity	316.85	0.00
Investment revaluation reserve *	39,835.56	0.00
Total	40,152.42	0.00

Note: * Revaluation of investment in JT Infra Pvt Ltd, being the value of 50% of the net worth of the company.

Note 29: Contingent Liabilities and Commitments (to the the extent not provided for)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Commitments:		
Income Tax Demand for AY 2014-15, 2015-16, 2016-17 and 2017-18, which is appealed by the company.	3,33,556.91	3,33,556.91
Total	3,33,556.91	3,33,556.91

Note 30: Related Party Disclosures

(i) As per Ind AS 24, the disclosures of transactions with the related parties are given below:

List of related parties where control exists and related parties with whom transactions have taken place and relationships:

a) List of related party



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

₹ in 000s

i. Directors & Key management personnel (KMP):

Name	Designation
Mr. Rajesh Bhatia	Managing Director and CEO
Mr. Navin Kumar	Executive Director and CFO
Mr. Milin Ramani	Non Exec. Independent Director
Mrs. Nidhi Grover	Non Exec. Independent Woman Director
Mr. Dipen Shah	Non Exec. Non Independent Director
Mrs. Divya Punmiya	Non Exec. Independent Director
Ms. Raksha Jain	Company Secretary

- ii. Relative of key managerial personnel : Mrs. Geeta Bhatia (Wife of Mr. Rajesh Bhatia)
- iii. Relative of key managerial personnel : Mr. Abhishek Bhatia (Son of Rajesh Bhatia)
- iv. Associates company : JT Infrastructure Private Limited
- v. Partnership (LLP) : Aaviv Tutorials LLP
- vi. Partnership : Aaviv Tutorials
- vii. Entity over which there is a significant control : Tree House Foundation

b) Transactions undertaken / balances outstanding with related parties in the ordinary course of business

Particulars	Directors and Key management personnel (KMP)	
	As at 31st March 2026	As at 31st March 2025
a. Directors and Key Management Personnel (KMP):		
i. Remuneration:		
- Rajesh Bhatia - MD & CEO	8,400.00	8,400.00
- Navin Kumar- Executive Director & CFO	4,300.08	3,900.00
- Guddi Bajpai - C S - (5 months)	400.00	720.00
- Raksha Jain - C S (5 months)	390.76	0.00
ii. Reimbursement of Expenses:		
- Rajesh Bhatia	598.84	0.00
- Navin Kumar	140.38	0.00
- Guddi Bajpai	42.43	0.00
- Dipen Shah	3.00	0.00
- Raksha Jain - C S	1.81	
iii. Professional Fees:		
- Guddi Bajpai	18.00	0.00
- Raksha Jain - C S	80.83	0.00
- Milin Ramani	65.00	0.00
- Nidhi Grover	243.30	0.00
- Dipen Shah	75.97	0.00
- Divya Punmiya	243.20	0.00
iv. Directors Sitting Fees:		
- Milin Ramani	117.50	90.00
- Nidhi Grover	90.00	70.00
- Divya Punmiya	95.00	0.00
- Dipen Shah	67.50	60.00
- Sanjay Doshi	0.00	45.00



ANNUAL REPORT 2025-2026

b) Closing balances with related parties in the ordinary course of business

₹ in 000s

Particulars	As at 31st March 2026	As at 31st March 2025
Outstandings:		
Investment in Associate Company	1,33,665.53	93,829.97
Investment in LLP	51.00	51.00
Investment in Partnership Firm	51.00	0.00
Rajesh Bhatia, Managing Director	0.00	492.00
Navin Kumar B. Mane, Executive Director	560.00	505.00
Raksha Jain, Company Secretary	91.67	0
Guddi Bajpai, Company Secretary	0.00	60.00

Note 31: Employee Stock Option Plans

Fair Valuation of ESOP has not been carried out by the management as required within the meaning of Indian Accounting Standard (Ind AS) 102 as the company has no active ESOP plan.

Note 32: Segment information

The activities of the Company comprise of only one business segment i.e. " providing education and related services including leasing of education infrastructure". The company operates in only one segment.

Note 33: Earnings Per Share

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Profit after tax	(69,979.05)	(1,71,885.96)
Weighted average number of shares outstanding (Basic)	4,23,10,724	4,23,10,724
Weighted average number of shares outstanding (Diluted)	4,23,10,724	4,23,10,724
Nominal value per share	10	10
Basic earnings per share	(1.65)	(4.06)
Diluted earnings per share	(1.65)	(4.06)

Note 34: Auditors' Remuneration (Excluding GST)

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Statutory Audit fees	400.00	450.00
Tax audit fees	-	-
Other services / expenses / Certification Fee	100.00	150.00
Total	500.00	600.00

Note 35: Corporate Social Responsibility (CSR) Expenses

In view of the losses during preceding three years , the company has not made any provision for Corporate Social Responsibility Expenses during the year. (Previous Year provision : Nil) .

Note 36: Revaluation of Assets and Liabilities

The Company does not own any non movable fixed assets. Share Investment with JT Infrastructure Pvt Ltd is valued at 50% of the net worth of the JT Infrastructure Pvt Ltd being the share holding in the associated company.

Note 37 - Impairment of Fixed Assets:

The Company has not impaired any assets during the year.

Note 38: Assets Pledged as security

The Company has not Pledged any of its Assets as security for current or non current borrowings.

Note 39: Fair Value measurement - (Ind AS) 113

Financial Instrument by category and hierarchy:

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

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

1. Fair value of cash and short term deposits, trade and other short term receivables, trade payables, other current liabilities, short term loans from banks and other financial institutions approximate their carrying amounts largely due to short term maturities of these instruments.
2. The fair value of security deposits on which there is no recovery were calculated based on cash flow discounted using a current lending rate. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

The company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique.

Level 1 : Quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Financial Assets and Liabilities as at 31st March, 2026

₹ in 000s

Particulars	Opening Amount	Routed through Profit and Loss (Less withdrawals)	Routed through Other Comprehensive Income (OCI)	Additions/ (Refunds)	Carried at amortised Cost	Total Carrying Value
Financial Assets:						
Non Current Investments						
Investment Partnership Firms	51.00	0.00	51.00	0.00	102.00	102.00
Investments in Equity shares of Joint Venture	93,936.78	0.00	39,728.76	0.00	1,33,665.53	1,33,665.53
Other Assets:						
Non Current Assets						
Loans to Others	3,225.07	0.00	0.00	16,539.52	19,764.59	19,764.59
Security Deposits	14,44,877.84		0.00	-33,889.84	14,10,988.00	14,10,988.00
Current Assets:		0.00				
Trade receivables	2,11,911.64	-1,69,688.21	0.00	59,597.83	1,01,821.25	1,01,821.25
Cash and cash equivalents	15.72	0.00	0.00	0.93	16.65	16.65
Bank Balances other than Cash and cash equivalents	1.00	0.00	0.00	168.76	169.76	169.76
Other financial assets	3,301.50	0.00	0.00	-3,000.00	301.50	301.50
	16,63,332.77	-1,69,688.21	0.00	39,417.20	15,33,061.76	15,33,061.76
Financial Liabilities:						
Non Current Provisions						
Non Current Provisions	1,337.01	-	-	54.78	1,391.79	1,391.79
Current Liabilities						
Trade Payables	9,240.80	-	-	-4,539.58	4,701.23	4,701.23
Other Financial Liabilities	0.00	-	-	-	0.00	0.00
	10,577.82	0.00	0.00	-4,484.80	6,093.02	6,093.02

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Note 39(1): Fair Value measurement (Contd...)

Financial Assets and Liabilities as at 31st March, 2025

₹ in 000s

Particulars	Opening Amount	Routed through Profit and Loss (Less withdrawals)	Routed through Other Comprehensive Income (OCI)	Withdrawals	Carried at amortised Cost	Total Carrying Value
Financial Assets:						
Non Current Investments						
Investments in Equity shares of Joint Venture	93,830.00	-	-	-	93,830.00	93,830.00
Investment in Partnership Firm	-237.00	951.00	-	-556.00	158.00	552.92
	93,593.00	951.00	0.00	-556.00	93,988.00	94,382.92
Other Assets:						
Non Current Assets						
Loans to Others	3,225.00	-	-	-	3,225.00	3,225.00
Security Deposits	14,44,879.00				14,44,879.00	14,44,879.00
Current Assets:						
	-			0.00	0.00	
Trade receivables	2,11,912.00	-	-	-	2,11,912.00	2,11,912.00
Cash and cash equivalents	16.00	-	-	-	16.00	16.00
Bank Balances other than Cash and cash equivalents	1.00	-	-	-	1.00	1.00
Other financial assets	3,302.00	-	-	-	3,302.00	3,302.00
Total	16,63,335.00	0.00	0.00	0.00	16,63,335.00	16,63,335.00
Financial Liabilities:						
Non Current Provisions	1,337.00	-	-	-	1,337.00	1,337.00
Current Liabilities	-				-	-
Trade Payables	9,241.00	-	-	-	9,241.00	9,241.00
Other Financial Liabilities	-	-	-	-	-	-
	10,578.00	-	-	-	10,578.00	10,578.00

Note 39 (2): Fair value of financial assets and liabilities measured at amortised cost-

Particulars	As at 31st March, 2026		As at 31st March, 2025	
	Carrying Amount	Fair Value	Carrying amount	Fair Value
Financial Assets:				
Investments in Equity shares of Joint Venture	1,33,665.53	1,33,665.53	93,830.00	93,830.00
Security Deposits	14,10,988.00	14,10,988.00	14,44,879.00	14,44,879.00
Trade Receivable*	1,01,821.25	1,01,821.25	2,11,912.00	2,11,912.00
Non Current Financial Loans	19,764.59	19,764.59	3,225.00	3,225.00
	16,66,239.38	16,66,239.38	17,53,846.00	17,53,846.00

* Fair value of Trade Receivable is taken net of provision for bad debts.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

₹ in 000s

Note 40: Financial Risk Management

Financial risk management objectives and policies

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Board.

Credit Risk:

Credit risk arises from the possibility that the counter party may not be able to settle their obligations as agreed. To manage this, the Company periodically assesses financial reliability of customers and other counter parties, taking into account the financial condition, current economic trends.

Financial assets are written off when there is no reasonable expectations of recovery, such as a debtor failing to engage in a repayment plan with the Company. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised as income in statement of profit and loss.

Particulars	As at 31st March, 2026	As at 31st March, 2025
Opening provision	1,39,288.00	1,39,238.37
Add: Additional provision made	-	49.63
Less: Provision write off	12,001.48	-
Less: Provision reversed	-	-
Closing provisions	1,27,286.52	1,39,288.00

Note 41: Net debt reconciliation

Particulars	As at 31st March, 2026	As at 31st March, 2025
Cash and cash equivalents	186.41	24.96
Current Borrowings	-	-
Interest Payable	-	-
Net Cash	186.41	24.96

Particulars	Cash and cash equivalents	Current Borrowings	Interest Payable	Total
Net Cash as at 1st April 2025	24.96	-	-	24.96
Cash flows	161.46	-	-	161.46
Finance Costs	-	-	-	-
Interest Paid	-	-	-	-
Net Cash as at 31st March 2026	186.41	-	-	186.41

Note 42 Details of gratuity provision:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Present value of defined benefit obligation as at year end (A)	2,271.20	1,876.96
Fair value of plan assets as at year end (B)	0.00	0.00
Net liability as at year end recognized in Balance Sheet (A)-(B)	2,271.20	1,876.96
Provision for gratuity:		
Long term	1,391.79	1,088.91
Short term	879.41	788.05



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Standalone Financial Statements for the Year Ended 31st March 2026

Changes in present value of the defined benefit obligation are as follows:

₹ in 000s

Changes in defined benefit obligation:	As at 31st March, 2026	As at 31st March, 2025
Defined benefit obligation as at the beginning of the year	1,876.96	1,582.97
Current service cost	447.60	513.51
Interest cost	132.51	113.66
Actuarial loss / (gain) on obligations	-185.87	-116.84
Benefit paid/Payable	0.00	-216.35
Present value of defined benefit obligation at the end of the year [A]	2,271.20	1,876.96

The principal assumptions used in determining gratuity for the Company's plans are shown below:

Assumptions	As at 31st March, 2026	As at 31st March, 2025
Discount rate	6.50%	7.06%
Attrition rate	Up to Age 35 : 20% Age 36 to 40 : 10% 41 and above : 5%	Up to Age 35 : 20% Age 36 to 40 : 10% 41 and above : 5%
Salary escalation rate	0.00%	4.00%

The financial statements were approved for issue by the board of directors on 15th May 2026

As per our report of even date,

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

For M/s. Rakesh Soni & Co
Chartered Accountants
Firm Registration No. 114625W

Rajesh Bhatia
Managing Director & CEO
DIN No: 00074393

C A R K Soni
Partner
Membership No. 047151
UDIN: 26047151GFXKID9379

Navin Kumar
Executive Director & CFO
DIN: 01664259

Place: Mumbai
Date: 15th May 2026



ANNUAL REPORT 2025-2026

INDEPENDENT AUDITOR'S REPORT

TO

THE MEMBERS OF THE COMPANY

TREE HOUSE EDUCATION & ACCESSORIES LIMITED

Report on the Consolidated Indian AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of TREE HOUSE EDUCATION & ACCESSORIES LIMITED (hereinafter referred to as "the Holding Company") and its jointly controlled entities which are companies incorporated in India; comprising of the consolidated Balance Sheet as at March 31, 2026, the consolidated Statement of Profit and Loss (including Other Comprehensive Income), the consolidated Cash Flow Statement for the year then ended and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information prepared based on the relevant records (hereinafter referred to as "the Consolidated Ind AS Financial Statements").

Management's Responsibility for the Consolidated AS Financial Statements

The Holding Company's Board of Directors are responsible for the preparation of these consolidated Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance consolidated cash flows and changes in equity of the Holding Company and its jointly controlled entities which are companies incorporated in India in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified in the Companies (Indian Accounting Standards) (Ind AS) Rules, 2015 (as amended) under Section 133 of the Act. The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of consolidated Ind AS financial statements. The respective Board of Directors of the jointly controlled entities which are companies incorporated in India are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Holding Company and its jointly controlled entities which are companies incorporated in India 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 consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act and the Rules made there under including the Indian Accounting Standards and matters which are required to be included in the audit report.

We conducted our audit of the consolidated Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards and pronouncements require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated Ind AS financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated Ind AS financial statements that give a true and fair view, in order to design audit procedures that are appropriate circumstances. An audit also includes evaluating the appropriateness of the accounting policies used of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated Ind AS financial statements.

We believe that the audit evidence obtained by us referred to in paragraphs below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Key Audit Matters

Key audit Matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statement of the current period. These matters were addressed in the context of our audit of the



ANNUAL REPORT 2025-2026

consolidated financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. We have determined the matters described below to be key audit matters to be communicated in our report.

1. The Company has given a refundable security deposit of Rs.136.18 crores to Mira Education Trust as per the Facilitation Service Agreement entered on 01.03.2012. As per the terms of the agreement, total refundable security deposit to be provided by Company to Trust was Rs. 143 Cr and the said security deposit was to be refunded by the Mira Education Trust within a period of five years commencing from the date on which the total refundable deposit was paid by the Company. The company is in communication with Mira Education Trust to refund of the said deposit, and the Company has received Rs. 17.90 Crores till 31st March 2026 towards refunds of security deposit.

Now the company is in receipt of a letter dated 25.02.2026 from the trust stating the schedule of repayment of deposit and in terms of the letter received by the company from the trust the company has provided for expected credit loss of Rs.8.76 crores for the year ended 31st March 2026 as per Ind AS 109. The Company is confident of recovering the entire amount of security deposit as per the schedule provided by the Trust.

2. On the basis of order received from the Hon. Sole Arbitrator on refund of security deposit of Rs.29 crores on a phased manner within a period of 30 years starting from financial year 2025-26 provided by company to Vidya Bharti Samiti, company has provided for Expected Credit Loss @ 8% over the period of the agreement.
3. Provision for bad debts of Rs.1.21 crores created for the earlier years have been transferred to bad debts during the financial year as there are no recoveries.

Other Matters:

1. Confirmation letters have been sent by the Company to sundry creditors and debtors and parties to whom loans & advances, deposits have been granted for confirming the balances lying in their ledger accounts in books of the Company. The balances under these heads have been shown as per books of accounts and are subject to confirmation, reconciliation and adjustment, if any.
2. Forensic Audit by Economic Offence Wing of Mumbai Police against the Company for the period from F.Y. 2011-12 to 2017-18 is underway. The Company is defending/pursuing legal cases on various forums against itself and its past directors.
3. Mira Education Trust has filed Civil Suit before the Hon Vadordra Civil Judge (CD) against Zebar Realty LLP in which company has also been named as defendant.
4. The Company has received summons on 22nd March 2024 and on 30th March 2024 from Court in Vadodhara, Gujarat for Physical appearance on the case filed by Zebar Realty LLP, for forceful occupation of the property by 'Mira Education Trust', who runs 'Tree House High School' on his property which was sold to his firm 'Zebar Realty LLP' by 'Tree House Education and Accessories Limited' in the financial year 2022-23.

An FIR was filed on 26.02.2025 against company, its Managing Director, Directors and KMPs. by Vadodara Detection of Crime Branch on the orders of the Land Grabbing Committee, Vadodara, relating to a dispute of a property sold by the company in Vadodara. Further on 02.03.2025 2 Independent Directors were arrested by Vadodara Crime branch from Mumbai. On 03.03.2025 Special Criminal Application (SCRA) No 3449 of 2025 was filed before Gujarat high Court by the company and its directors/KMPs. On 10.03.2025 regular bail was granted by Special Court, Vadodara City to both the arrested directors and said directors were released. On 10.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Independent Directors. On 20.03.2025 Anticipatory Bail was granted by Special Court, Vadodara to Executive directors and the company secretary.

Further Hon. High Court of Gujarat by its order dated 20.03.2025 (received by Company on 21.03.2025) in SCRA No 3449 of 2025 has granted interim relief to the company and its officers restraining the police authorities from taking coercive action and not to file any chargesheet without the prior permission of the Gujarat High Court and thus admitted the Company's petition for final hearing.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the consolidated state of affairs of the Holding Company and its jointly controlled entities which are companies incorporated in India as at March 31, 2026 and their consolidated loss (including other comprehensive income), their consolidated cash flows and the consolidated changes in Equity for the year ended on that date.



ANNUAL REPORT 2025-2026

Report on Other Legal and Regulatory Requirements

As required by section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purpose of our audit of the aforesaid consolidated Ind AS financial statements.
- b) In our opinion, proper books of account as required by law maintained by the Holding Company and its jointly controlled entities which are companies incorporated in India including relevant records relating to the preparation of aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books and records of the Holding Company and the reports of other auditors.
- c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained by the Holding Company and its jointly controlled entities which are companies incorporated in India including relevant records relating to the preparation of the consolidated Ind AS financial statements.
- d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- e) With respect to the adequacy of the internal financial controls over financial reporting of the Holding Company and its jointly controlled entities which are companies incorporated in India and the operating effectiveness of such controls, refer to our separate report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the company's financial controls over financial reporting.
- f) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2026 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention for the financial year ended March 31, 2026, company has complied with the requirement.

- g) With respect to the other matters to be included in the Auditors Report in accordance with the requirements to section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year are in accordance with the provisions of section 197 of the Act.
- h) With respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated Ind AS financial statements disclose the impact if any of pending litigations as at March 31, 2026 on the consolidated financial position of the Holding Company and its jointly controlled entities which are incorporated in India. However the Holding Company has pending litigations and suits filed against the company and its past directors which may impact its financial position. The Holding Company has not disclosed the impact of such pending litigations.
 - ii. The Holding Company and its jointly controlled entities which are incorporated in India did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.

Rakesh Soni & Company
Chartered Accountants
F.R.N. 114625W

CAR K Soni
Partner
M. No. 047151
UDIN : 26047151RXUWKT4494

Date : 15-05-2026
Place : Mumbai



ANNUAL REPORT 2025-2026

Annexure “A” to Independent Auditor’s Report

REPORT ON THE INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING UNDER CLAUSE (i) OF SUB SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 (“THE ACT”)

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2026 we have audited internal financial controls over financial reporting of Tree House Education & Accessories Limited (hereinafter referred to as “the Holding Company”) and its jointly controlled entities which are companies incorporated in India, as of that date.

MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Board of Directors of the Holding Company and its jointly controlled entities all incorporated in India are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company, considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITORS’ RESPONSIBILITY

Our responsibility is to express an opinion on the Holding Company and its jointly controlled entities’ internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Notes”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing deemed to be prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit and evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls with reference to Consolidated Financial Statements.

MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting includes those policies and procedures that

- (1) pertains to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Holding Company;
- (2) provides reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the Holding Company and
- (3) provides reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Holding Company’s assets that could have a material effect on the financial statements.



ANNUAL REPORT 2025-2026

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projection of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to Consolidated Financial Statements and such internal financial controls with reference to Consolidated Financial Statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control with reference to Consolidated Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

OTHER MATTERS

Our aforesaid reports under section 143(3)(I) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as relates to financial statements of one jointly controlled entities which are incorporated in India is based on the unaudited accounts of such companies incorporated in India. Our opinion is not qualified in respect to this matter.

Rakesh Soni & Company
Chartered Accountants
F.R.N. 114625W

CAR K Soni
Partner
M. No. 047151
UDIN : 26047151RXUWKT4494

Date : 15-05-2026
Place : Mumbai



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Audited Consolidated Balance Sheet as at 31st March 2026

₹ in 000s

Particulars	Note No.	As at 31 st March, 2026	As at 31 st March, 2025
NON - CURRENT ASSETS :			
i) Property, Plant & Equipment and Intangible assets:			
a. Property, plant and equipment	2	1,107.91	1,867.94
b. Intangible assets	3	1,42,993.29	1,02,805.08
ii) Financial assets:			
a. Investments	4	1,33,767.53	1,27,056.29
b. Loans	5	19,764.59	3,225.07
c. Other Non Current Assets	6	14,81,832.23	15,12,464.06
Deferred tax Assets (Net)	7(a)	32,101.95	824.31
Total Non Current Assets		18,11,567.50	17,48,242.76
Current assets			
Inventories	8	66.53	117.69
Financial assets:			
a. Trade receivables	9	1,01,821.25	2,11,911.64
b. Cash and cash equivalents	10	186.41	16.72
c. Other financial assets	11	301.50	3,301.50
Other Current Assets	12	216.63	25.49
Total current assets		1,02,592.32	2,15,373.04
Total Assets			
EQUITY AND LIABILITIES		19,14,159.82	19,63,615.80
Equity:			
Equity Share capital	13	4,23,107.24	4,23,107.24
Other equity	14	13,83,998.31	14,87,045.89
Total equity		18,07,105.55	19,10,153.13
LIABILITIES:			
Non-current liabilities			
Financial liabilities:			
a. Provisions	15(a)	1,391.79	1,337.01
b. Deferred Tax Liabilities	7(b)	10,439.63	0.00
c. Lease Liabilities	15(b)	60,046.06	0.00
Total Non-Current liabilities		71,877.48	1,337.01
Current liabilities			
i. Financial liabilities:			
a. Trade payables - MSME	16	0.00	13.50
b. Trade payables - Other than MSME	17	4,701.23	9,227.30
c. Lease Liabilities	18	0.00	337.09
ii. Provisions	19	2,024.50	1,827.89
iii. Other current liabilities	20	28,451.05	40,719.87
Total Current liabilities		35,176.79	52,125.66
Total Liabilities		1,07,054.27	53,462.67
Total Equity and Liabilities		19,14,159.82	19,63,615.80
Significant Accounting Policies			
The Notes are an integral part of these consolidated financial statements	1		

As per our report of even date,

For M/s. Rakesh Soni & Co (Chartered Accountants)
Firm Registration No. 114625W

CAR K Soni (Partner)
Membership No. 047151
UDIN: 26047151RXUWKT4494

Place: Mumbai
Date : 15th May 2026

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

Rajesh Bhatia (Managing Director & CEO)
DIN No: 00074393

Navin Kumar (Executive Director & CFO)
DIN: 01664259



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Audited Statement of Consolidated Profit & Loss Account

₹ in 000s

Particulars	Note No.	Year Ended	
		Audited 31 st March, 2026	Audited 31 st March, 2025
I INCOME:			
Revenue from Operations	21	39,909.66	71,449.97
Other Income	22	2,386.40	8,296.69
Total Income		42,296.06	79,746.66
II EXPENSES:			
Operating expenses	23	16,218.12	22,822.67
Employee Benefits Expense	24	17,534.23	17,299.12
Finance Costs	25	5,624.50	25.95
Depreciation & Amortisation	26	17,699.57	6,762.34
Other Expenses	27	1,23,365.66	64,214.80
Total Expenses		1,80,442.07	1,11,124.88
III Profit/ (Loss) before exceptional items and tax		(1,38,146.01)	(31,378.22)
IV Share of net profit/(loss) of associates and joint ventures accounted for using the equity method		979.93	939.64
V Exceptional Items		-	-
VI Profit/(Loss) Before Tax		(1,37,166.08)	(30,438.58)
VII Tax Expenses			
Current Tax		0.00	(6,460.66)
Deferred Tax (Asset)/Liability		31,277.64	(1,36,060.93)
Short / (Excess) provision of earlier years		6,196.60	1,062.60
VIII Profit/(Loss) for the Year (A)		(99,691.84)	(1,71,897.56)
IX Other comprehensive income:			
(i) Items that will not be reclassified to profit or loss	28	40,152.42	0.00
(ii) Remeasurement of net defined benefit plans		-	-
(iii) Income tax relating to above items		(10,439.63)	0.00
Other Comprehensive Income for the Year (B)		29,712.79	0.00
X Total comprehensive income for the Year (A+B)		(69,979.06)	(1,71,897.56)
XI Earnings per equity share of face value of Rs. 10 each			
Basic (in Rs.)		(1.65)	(4.06)
Diluted (in Rs.)		(1.65)	(4.06)
Significant Accounting Policies : The Notes are an integral part of these standalone financial statements	1		

As per our report of even date,

For M/s. Rakesh Soni & Co
(Chartered Accountants)
Firm Registration No. 114625W

CA R K Soni
(Partner)
Membership No. 047151
UDIN: 26047151RXUWKT4494

Place: Mumbai
Date : 15th May 2026

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

Rajesh Bhatia
(Managing Director & CEO)
DIN No: 00074393

Navin Kumar
(Executive Director & CFO)
DIN: 01664259



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Audited Consolidated Cash Flow Statement

₹ in 000s

Particulars	Year ended 31 st March, 2026	Year ended 31 st March, 2025
A Cash flows from operating activities		
Profit after tax	(1,38,146.01)	(31,378.22)
Adjustments for:		
Depreciation / amortisation	17,699.57	6,762.34
Fixed Asset Written off	0.00	36,655.64
Exceptional Income	29,712.79	
Income tax provisions	37,474.24	
Profit from partnership firm	979.93	939.64
Loss on Sale of Assets	0.00	79.69
Profit on Sale of Assets	(16.14)	(101.97)
Finance charges	5,624.50	25.95
Provision (benefit) for deferred taxes	(20,838.01)	(5,398.06)
Pre-operative Expenses written off	0.00	0.00
Operating profit before working capital changes	(67,509.15)	7,585.01
Adjustments for:		
(Increase)/Decrease in inventories	51.17	(2.17)
Decrease/(Increase) in Deposits given to K-12 Schools	33,600.00	4,685.00
Decrease/(Increase) in sundry debtors	1,10,090.39	(23,364.59)
(Increase)/Decrease in Financial Loans	(16,539.52)	(775.73)
(Increase)/Decrease in Other Financial Assets	(6,679.40)	4,256.95
(Increase)/Decrease in Other Current Assets	(191.14)	64.51
(Increase)/Decrease in reserves	(33,068.52)	0.00
Increase /(Decrease) in Non Current Liabiltes	54.78	248.10
Increase /(Decrease) in liabilities and provisions	43,097.19	7,170.06
Cash generated from operations	62,905.79	(132.84)
Income tax paid		
Net cash generated from operating activities	62,905.79	(132.84)
B Cash flow from investing activities:		
Purchase of fixed assets	(57,934.82)	(73.95)
Sale of Assets	823.22	224.50
Net cash used in investing activities	(57,111.61)	150.55
C Cash flow from financing activities		
Proceeds from working capital loan (net)	0.00	0.00
Finance charges	(5,624.50)	(25.95)
Net cash provided by financing activities	(5,624.50)	(25.95)
Net increase in cash and cash equivalents during the year	169.69	(8.24)
Cash and cash equivalents as at the beginning of the year	16.72	24.96
"Cash and cash equivalents as at the end of the year (Refer Note 10)	186.41	16.72

The accompanying notes are an integral part of these financial statements.

Notes: The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Sandard (ind AS 7) statement of cash flows. Prior year figures have been regrouped/re-adjusted.

As per our report of even date,

For M/s. Rakesh Soni & Co (Chartered Accountants)
Firm Registration No. 114625W

CA R K Soni (Partner)
Membership No. 047151
UDIN: 26047151RXUWKT4494

Place: Mumbai
Date : 15th May 2026

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

Rajesh Bhatia (Managing Director & CEO)
DIN No: 00074393

Navin Kumar (Executive Director & CFO)
DIN: 01664259



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Consolidated Statements of Changes in Equity

₹ in 000s

A. Equity Share Capital :

Particulars	Amount
Balance as at 31st March 2024	4,23,107.24
Changes in equity share capital during the period	0.00
Balance as at 31st March 2025	4,23,107.24
Changes in equity share capital during the period	0.00
Balance as at 31st March 2026	4,23,107.24

B. Other Equity

Particulars	Reserve and Surplus				Total
	Securities Premium Account	General reserve	Revaluation Reserve	Retained Earnings	
Balance as at 31st March 2024	46,02,815.57	75,947.52	(64,020.68)	(29,55,798.96)	16,58,943.45
Changes in accounting policy/prior period errors	0.00	0.00	0.00	0.00	0.00
Restated balance at the beginning of previous reporting period	0.00	0.00	0.00	0.00	0.00
Total comprehensive income for the previous year	0.00	0.00	0.00	(1,71,897.56)	(1,71,897.56)
Balance as at 31st March 2025	46,02,815.57	75,947.52	(64,020.68)	(31,27,696.52)	14,87,045.89
Changes in accounting policy/prior period errors	0.00	(33,068.52)	0.00	0.00	(33,068.52)
Restated balance at the beginning of previous reporting period	0.00	0.00	0.00	0.00	0.00
Total comprehensive income for the previous year	0.00	0.00	0.00	(69,979.06)	(69,979.06)
Balance as at 31st March 2026	46,02,815.57	42,879.00	(64,020.68)	(31,97,675.58)	13,83,998.31

As per our report of even date,

For M/s. Rakesh Soni & Co
(Chartered Accountants)
Firm Registration No. 114625W

CA R K Soni
(Partner)
Membership No. 047151
UDIN: 26047151RXUWKT4494

Place: Mumbai
Date : 15th May 2026

**For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited**

Rajesh Bhatia
(Managing Director & CEO)
DIN No: 00074393

Navin Kumar
(Executive Director & CFO)
DIN: 01664259



ANNUAL REPORT 2025-2026

Notes to the Consolidated Financial Statements, for the year ended March 31 2026.

Note 1. Significant Accounting Policies

1.1 Corporate Information:

Tree House Education & Accessories Ltd is a public company domiciled in India and incorporated on July 10, 2006 under the provisions of the companies Act 1956. The company's principal business is providing education and related services including leasing of education infrastructure.

1.2 Basis of preparation and summary of significant Accounting policies

(a) Basis of preparation

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements, including the preparation of the opening Ind AS Balance Sheet as at 1st April, 2015 being the date of transition to Ind AS.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- 1) Certain financial assets and liabilities that are measured at fair value;
- 2) Assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
- 3) Defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle (twelve months) and other criteria set out in the Schedule III to the Act.

(iv) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

(b) Use of estimates and judgments

The estimates and judgments used in the preparation of the financial statements are continuously evaluated by the Company and are based on historical experience and various other assumptions and factors (including expectations of future events) that the Company believes to be reasonable under the existing circumstances. Differences between actual results and estimates are recognized in the period in which the results are known/materialized. The said estimates are based on the facts and events, that existed as at the reporting date, or that occurred after that date but provide additional evidence about conditions existing as at the reporting date.

(c) Property, furniture and fixtures:

The Company has applied for one time transition exemption of considering the carrying cost on the transition date i.e. April 1, 2015 as the deemed cost under IND AS. Hence it was regarded thereafter as historical cost.

Company does not own any Freehold land. All other items of property, furniture and fixtures equipment are stated at cost less depreciation and impairment, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred.

Depreciation methods, estimated useful lives and residual value:

Depreciation on Buildings, Furniture & Fixture, is provided on a Straight Line Method.

Leasehold property is amortized over the period of lease. Leasehold improvements are amortized over the period of lease or estimated useful life, whichever is lower.

The Company depreciates its property, furniture & fixture, equipment over the useful life in the manner prescribed in Schedule II to the Act, and management believe that useful life of assets are same as those prescribed in Schedule II to the Act,

Assets Head	Years
Tangible Fixed Assets	
Building (Other than factory building)	60
Furniture and fittings	8
Office Equipment	5
Electrical equipment	10
Teaching aid and equipment	5
Computers / Laptops	3
Vehicles	8

The residual values are not more than 5% of the original cost of the asset. The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

In case of pre-owned assets, the useful life is estimated on a case to case basis.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

(d) Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured at its cost, including related transaction costs and where applicable borrowing costs less depreciation and impairment if any. Depreciation on building is provided over its useful life using the written down value method. Useful life considered for calculation of depreciation for assets class are as follows-

Non- Factory Building 60 years

(e) Intangible assets

Goodwill

Goodwill is stated at cost, less impairments, if any.

Business Commercial Rights (BCR)

BCR is stated at cost, less accumulated amortization and impairments, if any.

Trademark

Goodwill is stated at cost, less accumulated amortization and impairments, if any.

Amortization method and useful life.

The Company amortizes BCR on the straight-line method over the period of 30 years, and trade mark is amortized on the straight-line method over the period of 10 years.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

(f) Lease

Operating Lease

As a lessee

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company, as lessee, are classified as operating leases. Payments made under operating leases are charged to the Statement of Profit and Loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases.

As a lessor

Lease income from operating leases where the Company is a lessor is recognized in income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the balance sheet based on their nature.

(g) Cash and Cash Equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, bank overdraft, deposits held at call with financial institutions, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(h) Inventories

Inventories of books, school kits and, Stores are stated 'at cost or net realizable value, whichever is lower'. Goods-in-Transit are stated 'at cost'. Cost comprises all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. The excise duty in respect of closing inventory of finished goods is included as part of finished goods. Cost formulae used are 'First-in-First-out', Due allowance is estimated and made for defective and obsolete items, wherever necessary.

(i) Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are recognized at cost as per Ind AS 27. Except where investments accounted for at cost shall be accounted for in accordance with Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, when they are classified as held for sale.

Investments and other financial assets

(I) Classification

The Company classifies its financial assets in the following measurement categories:

- (1) those to be measured subsequently at fair value (either through other comprehensive income, or through the Statement of Profit and Loss), and
- (2) those measured at amortized cost.

The classification depends on the Company's business model for managing the financial assets and the contractual terms of the cash flows.

(ii) Measurement

At initial recognition, the Company measures a financial asset at its fair value.

Transaction costs of financial assets carried at fair value through the Profit and Loss are expensed in the Statement of Profit and Loss.

(iii) Debt instruments:

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. The Company classifies its debt instruments into following categories:

- (1) Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in other income using the effective interest rate method.
- (2) Fair value through profit and loss: Assets that do not meet the criteria for amortized cost are measured at fair value through Profit and Loss. Interest income from these financial assets is included in other income.



ANNUAL REPORT 2025-2026

Impairment of financial assets:

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

Income recognition

Revenue is measured at the value of the consideration received or receivable. Amounts disclosed as revenue are net of returns, trade allowances, rebates, discounts, loyalty discount.

Income from Services

Revenue is recognized on rendering of services and is recognized when there are no significant uncertainties as to its measurability or collectability.

In instances where fees are received during a term, revenue is recognized on a proportionate basis for the period which falls under the current reporting period and the balance is shown as advance fees received.

Revenue from consultancy services is recognized on rendering of services, as evidenced from the customers' acknowledgment of services received. In respect of non-refundable fees for consultancy services rendered to franchisee for setting up of its operations, the rendering of service generally coincides with signing of the franchisee service agreement.

Royalty income

Royalty income is recognized as per the franchise agreement at specified percentage of gross revenue earned by the franchisee or as per the agreement.

Interest

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Sale of goods

The revenue from sale of education aids is recognized on transfer of property in goods which generally coincides with dispatch /delivery to the customer.

Interest income

Interest income from debt instruments is recognized using the effective interest rate method.

Dividends

Dividends are recognized in the Statement of Profit and Loss only when the right to receive payment is established.

Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or group of assets (cash-generating units). Non-financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and contractual rights under insurance contracts, which are specifically exempt from this requirement.

Non-current assets are not depreciated or amortized while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal Company classified as held for sale continue to be recognized.



ANNUAL REPORT 2025-2026

Derivative financial instruments

Derivative financial instruments such as forward contracts, option contracts and cross currency swaps, to hedge its foreign currency risks are initially recognized at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value with changes in fair value recognized in the Statement of Profit and Loss in the period when they arise.

Segment Reporting:

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Borrowings:

Borrowings are initially recognized at net of transaction costs incurred and measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in the Statement of Profit and Loss over the period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date, are classified as liabilities. The dividend on these preference shares is recognized in Statement of Profit and Loss as finance costs.

Borrowing costs:

Interest and other borrowing costs attributable to qualifying assets are capitalized. Other interest and borrowing costs are charged to Statement of Profit and Loss.

Provisions and contingent liabilities:

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognized for future operating losses.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognized as interest expense.

Contingent Liabilities are disclosed in respect of possible obligations that arise from past events but their existence will be confirmed by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made.

Employee benefits:

Provident Fund:

Company's contributions paid / payable to provident fund authorities are recognized in the Statement of Profit and Loss of the year when the contribution to the fund is due.

Gratuity:

Gratuity is a post-employment benefit and is in the nature of defined benefit plan. The liability recognized in the Balance Sheet in respect of the gratuity is present value of the defined benefit obligation at the Balance Sheet date less the fair value of the plan assets, together with adjustments for unrecognized actuarial gains or losses and past service cost. The defined benefit obligation is calculated at the Balance Sheet date by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the Statement of Profit and Loss in the year in which such gains or losses arise.

Compensated absences

The employees of the Company are entitled to compensate absences which are non-accumulating in nature. Expenses on non-accumulating compensated absences are recognized in the year in which the absence occurs.

Foreign currency transactions

(a) Initial recognition:

Transactions in foreign currencies entered into by the company are accounted at the exchange rates prevailing on



ANNUAL REPORT 2025-2026

the date of the transaction. Exchange differences arising on foreign exchange transactions settled during the year are recognized in the Statement of Profit and Loss.

(b) Measurement of foreign currency items at the Balance Sheet date:

Foreign currency monetary items restated or retranslated at the closing exchange rates. Non-Monetary items are reported at the exchange rate prevailing on the date of the transaction. Exchange differences arising out of these transactions are recognized in the Statement of Profit and Loss.

Borrowing Costs

Borrowing costs directly attributable to the acquisition and construction of qualifying asset are capitalized as part of the cost of such asset up to the date of such asset being ready for its intended use. Other borrowing costs are treated as revenue expenditure.

Taxes on income

Tax expense comprises of both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the Balance Sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty supported by convincing evidence that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain/virtually certain that future taxable income will be available against which such deferred tax assets can be realized.

Share issue expenses

Share issue expenses are adjusted in the same year against the Securities Premium Account as permitted by section 52 of the Companies Act 2013. In case of insufficient balances in the Securities Premium Account, unadjusted share issue expenses are amortized over a period of 5 years. In case, there arising a securities premium balance subsequently, unadjusted share issue expenses would not be amortized but will be adjusted against the Securities Premium Account.

Cash flow statement

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effect of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from regular revenue generating, investing and financing activities are segregated.

Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

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

Employee Stock Option Costs

Measurement and disclosure of the employee share based payment plans is done in accordance with SEBI (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and Guidance Note on Accounting for Employee Share-based Payments, issued by ICAI. The Company measures compensation cost relating to employee stock options using the intrinsic value method. Compensation expense is amortized over the vesting period of the option on a straight line basis.

Trade Receivables

Trade receivables are stated after writing off debts considered as bad. Adequate provision is made for debts considered doubtful.

Cash and Cash Equivalents

Cash and Cash Equivalents for the purpose of Cash flow statements comprise Cash and Cheques in hand, bank

balances, demand deposits with banks and other short term highly liquid investments where the original maturity is three months or less.

Recent accounting pronouncements

Appendix B to Ind AS21, Foreign currency transactions and advance consideration On March 28, 2018 Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreign currency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency.

"The amendment will come into force from 1 April 2018. The company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 21 is expected to be insignificant."

Ind AS 115

In March 2018, the Ministry of Corporate Affairs has notified the Companies (Indian Accounting Standards) Amendment rules, 2018 (amended rules). As per the amended rules, Ind AS 115 "Revenue from contracts with customers" supersedes Ind AS 11, "Construction contracts" and Ind AS 18, "Revenue" and is applicable for all accounting periods commencing on or after 1 April 2018.

Ind AS 115 introduces a new framework of five step model for the analysis of revenue transactions. The model specifies that revenue should be recognized when (or as) an entity transfer control of goods or services to a customer at the amount to which the entity expects to be entitled. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with the customers. The new revenue standard is applicable to the Company from 1 April 2018.

The standard permits two possible methods of transition:

Retrospective approach – Under this approach the standard will be applied retrospectively to each prior period presented in accordance with Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors.

Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch – up approach)

"The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 115 is expected to be insignificant."

Critical estimates and judgments

The preparation of financial statements requires the use of accounting estimates which by definition will seldom equal the actual results.

Management also needs to exercise judgment in applying the Group's accounting policies. This note provides an overview of the areas that involved a higher degree of judgment or complexity, and items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgments is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.

Additional Regulatory and other Information

- The Company is not holding any immovable property at the end of the financial year.
- The Company has not re-valued any of its Property, Plant & Equipment.
- The Company does not have any Capital Work-in-Progress.
- The Company does not have any Intangible assets under development.
- There is no benami property held by the company.
- The Company has not borrowed fund from bank or financial institution on the basis of security on current assets.
- The Company has not been declared as a willful defaulter.
- Company has not entered into the transaction with the company whose name has been struck off from under Section 248 of the Companies Act 2013 or Section 560 of the companies Act 1956.
- Since the Company has no borrowings from banks or financial institution, there is no registration of charges or satisfaction of charges filed with the Registrar of Companies.

- j) The clause regarding compliance with number of layers prescribed under section 2(87) of the Act, read with companies (restrictions on number of Layers) Rules 2017, is not applicable to the Company.
- k) The Company has not advanced or loaned or invested fund (either borrowed funds or share premium or any other sources or kind of funds) to any other person or entities including foreign entities with understanding that the intermediary shall directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the company or provide guarantee, security or the like to or on behalf of ultimate beneficiaries.
- l) The company has no transaction recorded in the books of accounts that has been surrendered or disclosed as income during the year in tax assessment under the Income Tax Act 1961.
- m) Company has not traded or invested in crypto currency or virtual currency during the financial year.
- n) Financial Ratios:

Sl. No.	Particulars	2025-26	2024-25
i)	Trade receivable Turnover ratio	0.70	4.64
ii)	Inventory Turnover	NA	NA
iii)	Debt Service Coverage Ratio	NA	NA
iv)	Current Ratio	2.92	4.43
v)	Debt Equity Ratio	0.02	0.03
vi)	Operating Profit Margin %	59.36	68.06
vii)	Net Profit Margin %	(343.69)	(42.59)
viii)	Return on Equity %	(8.40)	(1.72)
ix)	Trade payable turnover ratio	3.04	5.02
x)	Net capital turnover ratio	2.22	3.70
xi)	Return on capital employed	(7.90)	(1.62)

- o) To the Extent Company has received intimation from the "Suppliers" regarding their status under the Micro, Small and Medium Enterprises Development Act 2006, the Details are provided herein under:

Sl. No.	Particulars	31st March 2026	31st March 2025
1	Principal amount remaining unpaid as on 31st March. (Rs.)	Nil	13,500
2	Interest Due thereon remaining unpaid as on 31st March.	Nil	Nil
3	Interest paid in terms of Section 16 of MSME along with the amount of payment made to the supplier beyond the appointed day during the year.	Nil	Nil
4	Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified in MSME Act 2006.	Nil	Nil
5	Interest accrued and remaining unpaid as on 31st March.	Nil	Nil
6	Interest due and remaining payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise.	Nil	Nil
7	No charges or satisfaction of charges is outstanding for the current Financial Year 31st March 2026.	Nil	Nil



ANNUAL REPORT 2025-2026

The additional Information pursuant to provisions of Companies Act, 2013 are either Nil or Not Applicable.

As per our attached report of even date.

For M/s. Rakesh Soni & Co
Chartered Accountants
Firm Registration No. 114625W

CA R.K Soni
Partner

**For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited**

Rajesh Bhatia
Managing Director

Navin Kumar
Executive Director

ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited
Note 2(a) : Property, Plant and Equipment (Regular Assets)
Notes on Unaudited Consolidated Financial Statements for the period ended 31st March 2026

₹ in 000s

Particulars	Lease Hold Improvements	Office Equipment	Electrical Equipment	Furniture & Fixture	Computers & Website	Total
A. Gross Carrying amount :						
Balance of Other Assets as at 31st March 2024	6,239.44	725.42	1,917.94	13,494.85	2,685.90	25,063.56
Additions	0.00	0.00	73.95	0.00	0.00	73.95
Disposals/Write off - Other Assets	6,239.44	0.00	0.00	646.51	0.00	6,885.95
Balance of Other Assets as at 31st March 2025	0.00	725.42	1,991.89	12,848.34	2,685.90	18,251.56
Additions	0.00	0.00	27.50	158.25	0.00	185.75
Disposals/Write off - Other Assets	0.00	85.19	857.59	184.58	0.00	1,127.35
Gross block of assets as of 31st March 2026	0.00	640.24	1,161.81	12,822.01	2,685.90	17,309.96
B. Accumulated Depreciation:						
Balance of Other Assets as at 31st March 2024	4,044.71	629.75	1,068.15	12,648.92	2,460.79	20,852.32
Dep on Other Assets	548.76	18.26	87.85	33.45	62.10	750.41
Disposals/Write off - Other Assets	4,593.47	0.00	0.00	625.65	0.00	5,219.11
Balance of Other Assets as at 31st March 2025	0.00	648.01	1,156.00	12,056.72	2,522.89	16,383.61
Dep on Other Assets	0.00	14.27	65.54	40.39	18.50	138.70
Disposals/Write off - Other Assets	0.00	44.16	215.70	60.41	0.00	320.27
Depreciation on assets as of 31st March 2026	0.00	618.12	1,005.84	12,036.70	2,541.39	16,202.05
C. Net Carrying amount						
WDV of Assets as at 31st March 2024	2,194.73	95.67	849.79	845.93	225.11	4,211.24
WDV of Assets as at 31st March 2025	0.00	77.41	835.89	791.62	163.01	1,867.94
WDV of Assets as at 31st March 2026	0.00	22.12	155.97	785.31	144.51	1,107.91

ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited
Notes on Consolidated Financial Statements for the year ended 31st March 2026
Note 2(b) : Property, Plant and Equipment (Re-Classified Assets)

₹ in 000s

Particulars	Teaching aid and Equipments (Plant & Machinery)	Office Equipment	Electrical Equipment	Furniture & Fixture	Computers & Website	Total
A. Gross Carrying amount :						
Balance of Reclassified Assets for Sale as at 31st March 2024	47,564.96	21,770.91	24,519.39	16,60,009.22	5,757.30	17,59,621.79
Disposals/Write off of Reclassified Assets	47,564.96	21,770.91	24,519.39	16,60,009.22	5,757.30	17,59,621.79
Balance of Reclassified Assets for Sale as at 31st March 2025	0.00	0.00	0.00	0.00	0.00	0.00
Balance of Reclassified Assets for Sale as at 31st March 2026	0.00	0.00	0.00	0.00	0.00	0.00
B. Accumulated Depreciation:						
Balance of Reclassified Assets for Sale as at 31st March 2024	46,613.66	21,336.91	24,029.00	16,26,809.04	5,642.16	17,24,430.77
Disposals/Write off of Reclassified Assets	46,613.66	21,336.91	24,029.00	16,26,809.04	5,642.16	17,24,430.77
Balance of Reclassified Assets for Sale as at 31st March 2025	0.00	0.00	0.00	0.00	0.00	0.00
Balance of Reclassified Assets for Sale as at 31st March 2026	0.00	0.00	0.00	0.00	0.00	0.00
C. Net Carrying amount						
WDV of Assets as at 31st March 2024	951.30	434.00	490.39	33,200.19	115.15	35,191.02
WDV of Assets as at 31st March 2025	0.00	0.00	0.00	0.00	0.00	0.00
WDV of Assets as at 31st March 2026	0.00	0.00	0.00	0.00	0.00	0.00



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Consolidated Financial Statements for the year ended 31st March 2026

Note 3: Intangible Assets*

₹ in 000s

Particulars	Business Commercial Rights**	Brands	ROU Assets	Total
A. Gross Carrying amount :				
Gross block as at 31st March 2024	1,80,274.77	77,871.52	0.00	2,58,146.28
Additions	0.00	0.00	0.00	0.00
Disposals	0.00	0.00	0.00	0.00
Impairment	0.00	0.00	0.00	0.00
Gross block as at 31st March 2025	1,80,274.77	77,871.52	0.00	2,58,146.28
Additions	0.00	0.00	57,749.08	57,749.08
Disposals	0.00	0.00	0.00	0.00
Impairment	0.00	0.00	0.00	0.00
Gross block as at 31st December 2025	1,80,274.77	77,871.52	57,749.08	3,15,895.36
B. Accumulated Depreciation:				
Acc. Dep on as at 31st March 2024	71,545.51	77,783.77	0.00	1,49,329.28
Additions	6,003.15	8.78	0.00	6,011.93
Disposals	-	-	-	-
Impairment	-	-	-	-
Acc. Dep on as at 31st March 2025	77,548.66	77,792.54	0.00	1,55,341.20
Additions	6,003.15	7.90	11,549.82	17,560.86
Disposals	-	-	-	-
Impairment	-	-	-	-
Acc. Dep on as at 31st December 2025	83,551.81	77,800.44	11,549.82	1,72,902.07
C. Net Carrying amount				
Balance as at 31st March 2024	1,08,729.25	87.75	0.00	1,08,817.00
Balance as at 31st March 2025	1,02,726.10	78.97	0.00	1,02,805.08
Balance as at 31st December 2025	96,722.95	71.08	46,199.26	1,42,993.29

* Other than internally generated.

Note:

** Represents Fair value of Business Commercial Rights purchased.

Refer Note No.38 for impairment of Business Commercial Rights.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 4 : Investments

₹ in 000s

Particulars	As at 31st March 2026		As at 31st March, 2025	
	No. of Shares	Amount	No. of Shares	Amount
Investments measured at Cost				
Investments in Equity shares of Joint Venture:				
- JT Infrastructure Private Limited equity shares of Rs.10 each fully paid up	99,80,000	1,33,665.53	99,80,000	1,26,898.49
Investments in LLP:				
Aaviv Tutorials LLP (51% on Investments)	51%	51.00		157.81
Aaviv Tutorials (51% on Investments)	51%	51.00		0.00
Total		1,33,767.53		1,27,056.29
Total of Investments measured at Fair Value Through Other Comprehensive Income	-		-	
Aggregate amount of quoted investments	-		-	
Market Value of quoted investments	-		-	
Aggregate amount of unquoted investments		1,33,767.53		1,27,056.29
Aggregate provision for diminution in value of Investments			-	
Note 4.1				
Category-wise Non current				
Financial assets carried at amortised cost *		1,33,767.53		1,27,056.29
Financial assets measured at cost		-		-
Financial assets measured at fair value through other comprehensive income		-		-
Financial assets measured at Fair value through Profit & Loss				-
Total		1,33,767.53		1,27,056.29

Note: Refer Note No.36 for revaluation of investments in subsidiaries. Represents fair value of investment in subsidiaries/ joint ventures.

* Investments are not valued by registered valuer, the value shown is as per book value of the investment

Note 4 : Investments (Contd..)

Notes: Pursuant to Indian Accounting Standard (Ind AS-31) – Financial Reporting of Interests in Joint Ventures, the disclosures relating to Joint Venture Companies are as follows:

- The Company has a 50% interest in the assets, liabilities, expenses and income of JT Infrastructure Private Limited, a company incorporated in India and information (unaudited) provided by management of JT Infrastructure Private Limited. The assets and liabilities of the jointly controlled entity as per the information provided as at March 31, 2026 is as under:

Particulars	As at 31st March, 2026	As at 31st March, 2025
J T Infrastructure Pvt Ltd:		
Assets	2,68,234.35	2,68,593.98
Liabilities	878.29	887.59
Net Asset Value of Associate Company	2,67,356.06	2,67,356.06
50% Share of Net Asset Value	1,33,678.03	1,33,678.03
Income	-	-
Expenditure	-	-
Contingent Liabilities	Nil	Nil
Capital Commitment	Nil	Nil



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

- 2) The company has invested in 51% of the capital of Aaviv Tutorials LLC, who provide tutions to K12 Schools. The assets and liabilities of the jointly controlled entity as per the information provided as at 31st March 2026 is as under : ₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Aaviv Tutorials LLP:		
Assets	300.21	1,705.72
Liabilities	144.38	1,222.71
Income	2,384.18	5,691.19
Expenditure	1,627.76	2,932.23
Contingent Liabilities	Nil	Nil
Capital Commitment	Nil	Nil
Aaviv Tutorials:		
Assets	1,385.02	0
Liabilities	1,085.47	0
Income	1,951.28	0
Expenditure	1,598.26	0
Contingent Liabilities	Nil	0
Capital Commitment	Nil	0

Note 5: Non Current Financial Loans

Particulars	As at 31st March, 2026	As at 31st March, 2025
Unsecured considered good:		
Loans and Advances - Secured considered good		
Loans and Advances - Unsecured considered good	18,701.99	2,162.47
MAT Credit - AY 2024-25	1,062.60	1,062.60
Loans and Advances - considered doubtful		
Total	19,764.59	3,225.07

Note: (i) The loans have been recognised at their carrying value and not at fair value within the meaning of Indian Accounting Standard (Ind AS) 109.

Note 6: Other Non Current Financial Assets:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Share Application money	-	-
Security Deposits*	14,10,988.00	14,44,877.84
Statutory Dues Receivable	70,844.23	67,586.22
Total	14,81,832.23	15,12,464.06

Note:

6.1 The carrying amount of these deposits classified as financial assets represents fair value as required within the meaning of Indian Accounting Standard (Ind AS) 109. However the assets are not valued by a registered valuer during the year.

6.2 Security deposits includes deposit given to Educational Trust amounting to Rs14,095/- Lakhs (Previous Year Rs.14,431/-Lakhs). Company has provided for Expected Credit Loss on deposits given to Mira Education Trust, calculated on the basis of the amount refundable over the period of 25 years, discounted @ 8% p.a

Note 7: The movement in deferred tax assets and liabilities during the year ended March 31, 2024 and March 31, 2025

Deferred tax is calculated, in full, on all temporary timing differences under the liability method using a principal tax rate prevalent in Company operates. The movement on the deferred tax account is as follows:



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

₹ in 000s

Deferred Tax (Assets) / Liabilities	As at 1st April 2024	(Credit)/Charge in statement of Profit and Loss as at 31.03.2025	As at 1st April 2025	(Credit)/Charge in statement of Profit and Loss as at 31.03.2026	As at 1st April 2026
Depreciation and Amortisation	1,36,808.80	(1,35,887.87)	920.93	3,975.50	4,896.43
Gratuity provision	76.44	26.07	102.50	109.36	211.86
Expected Credit Loss	0.00	(199.12)	(199.12)	25,739.32	25,540.20
Interest on Gratuity				38.38	38.38
Interest on ROU				1,419.27	1,419.27
Profit on sale of Assets				(4.20)	(4.20)
Total	1,36,885.24	(1,36,060.93)	824.31	31,277.64	32,101.95

Note : 7(a) - Deferred Tax Liabilities

Particulars	As at 31st March 2026	As at 31st March, 2025
Deferred Tax on OCI Income	10,439.63	0.00
Total	10,439.63	0.00

Note 8 : Inventories:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Stock-in-Trade*	66.53	117.69
Total	66.53	117.69

Note: * As certified by management .

Note 9: Trade Receivables:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Trade receivables	80,820.50	72,623.64
Add: Allowance for doubtful trade receivables	1,27,286.52	1,39,288.00
Less: Provision for Expected Credit Loss	(1,06,285.77)	0.00
Total Receivables*	1,01,821.25	2,11,911.64
Break-up for security details:		
Secured, considered good	-	-
Unsecured, considered good	80,820.50	72,623.64
Doubtful	1,27,286.52	1,39,288.00
Total	2,08,107.02	2,11,911.64
Less: Provision for doubtful trade receivables	(1,06,285.77)	1,39,288.00
Total Trade receivables after provision	1,01,821.25	72,623.64

* Trade Receivables includes receivable amounting to Rs.- 334/- Lakhs (Previous Year Rs. 309/- Lakhs) due from educational trusts.(Including provisions)



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 9 (i): Ageing Analysis of Trade Receivables:

₹ in 000s

Particulars	Outstanding for following periods from due date of payment#				
	6 months	6 months - 1 Year	1 - 2 Years	2-3 years	> 3 Years
(i) Undisputed Trade Receivables - Considered Good	19,941.45	14,923.33	403.41	0.00	45,552.30
(ii) Undisputed Trade Receivables - Considered Doubtful	0.00	0.00	0.00	0.00	1,27,286.52
(iii) Disputed Trade Receivables - Considered Good	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables - Considered Doubtful	0.00	0.00	0.00	0.00	0.00
Total	19,941.45	14,923.33	403.41	0.00	1,72,838.82

Provision for ECL is not accounted for ageing calculation.

Note 10: Cash and Bank Balances:

Particulars	As at 31st March 2026	As at 31st March, 2025
Cash on Hand	16.65	15.72
Balances with banks - In Current Accounts	169.76	1.00
Total	186.41	16.72

Note 11: Other Current Financial assets

Particulars	As at 31st March 2026	As at 31st March, 2025
Lease Deposits	301.50	3,301.50
Other Deposits*	0.00	0.00
Total	301.50	3,301.50

* The carrying value of lease deposits with landlords amounting to Rs.33 Lakhs (Previous Year Rs.108 Lakhs) is related to pre-school centres and administrative office.

Note 12: Other Current assets

Particulars	As at 31st March 2026	As at 31st March, 2025
Balances with government Authorities	-	
Current Capital Account with Partnership Firm	108.88	
Current Capital Account with LLP	106.05	
Advance for Expenses	1.70	25.49
Total	216.63	25.49



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 13: Share Capital

₹ in 000s

Particulars	As at 31st March, 2026		As at 31st March, 2025	
	No. of Shares	Amount	No. of Shares	Amount
Authorised Share capital				
Equity Share Capital of Rs.10 each	4,50,00,000	4,50,000.00	4,50,00,000	4,50,000.00
Issued, subscribed & paid up				
Equity Share Capital of Rs.10 each fully paid up	4,23,10,724	4,23,107.24	4,23,10,724	4,23,107.24
Total	4,23,10,724	4,23,107.24	4,23,10,724	4,23,107.24

13.1 Terms/ rights attached to equity shares

The company has only one class of equity shares having face value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

13.2 The details of shareholders holding more than 5% shares

Name of the Shareholder	As at 31st March, 2026		As at 31st March, 2025	
	No. of Shares	% held	No. of Shares	% held
Rajesh Doulatram Bhatia	36,86,336	8.71%	36,86,336	8.71%
Geeta Rajesh Bhatia	35,65,000	8.43%	35,65,000	8.43%
FC VI India Venture Mauritius Ltd	28,97,665	6.85%	28,97,665	6.85%
Bajaj Holding and Investment Ltd	-	0.00%	24,30,882	5.75%

13.3 Shares held by promoters at the end of the year

Sr. Promoters name	No. of Shares**	% of total shares**	% Change during the year***
Rajesh Bhatia	50,77,169	11.9997	Nil
Geeta Bhatia	35,65,000	8.4258	Nil
Abhishek Bhatia	17,01,300	4.02	4.02
Girdharilal Bhatia & Kavita Bhatia	47,900	0.1132	Nil
	10391369	24.5587	

13.4 The reconciliation of the number of shares outstanding is set out below :

Particulars	As at 31st March, 2026	As at 31st March, 2025
	No. of Shares	No. of Shares
Equity Shares at the beginning of the year	4,23,10,724	4,23,10,724
Add: Shares issued on exercise of employee stock options	-	-
Equity Shares at the end of the year	4,23,10,724	4,23,10,724



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 14: Other Equity

₹ in 000s

Particulars	Reserve and Surplus				Total
	Securities Premium Account	General reserve	Revaluation Reserve	Retained Earnings	
Balance as at 31st March 2024	46,02,815.57	75,947.52	(64,020.68)	(29,55,798.96)	16,58,943.45
Profit (loss) for the Period				(1,71,897.56)	(1,71,897.56)
Other Comprehensive Income for the Period					-
Total Comprehensive Income for the Period				(1,71,897.56)	(1,71,897.56)
Balance as at 31st March 2025	46,02,815.57	75,947.52	(64,020.68)	(31,27,696.52)	14,87,045.89
Profit (loss) for the Period		(33,068.52)		(69,979.06)	(1,03,047.57)
Other Comprehensive Income for the Period					-
Total Comprehensive Income for the Period				(69,979.06)	(1,03,047.57)
Balance as at 31st March 2026	46,02,815.57	42,879.00	(64,020.68)	(31,97,675.58)	13,83,998.31

Note:

- (i) The Company does not own any immovable properties.
- (ii) Refer to Note No.38 for information on assets pledged as security by Company.

Note 15 (a): Non-Current Provisions

Particulars	As at 31st March, 2026	As at 31st March, 2025
Provisions for Employee Benefits: Gratuity (Refer note 42)	1,391.79	1,337.01
Total	1,391.79	1,337.01

Note 15 (b): Long Term Liabilities

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease liabilities on long term lease	60,046.06	
Total	60,046.06	0.00

Note 16: Trade Payables (MSME):

Particulars	As at 31st March, 2026	As at 31st March, 2025
Micro, Small and Medium Enterprises*	-	13.50
Total	0.00	13.50

Note 17: Trade Payables(Other than MSME):

Particulars	As at 31st March, 2026	As at 31st March, 2025
Bank Balance (Cheques issued but not cleared)	347.02	216.63
Others Creditors	4,354.21	9,010.67
Total	4,701.23	9,227.30

* The company has during the year, received from its suppliers information regarding their status under Micro, Small and Medium Enterprises Development Act, 2006.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 17(i) - Aging Analysis: Trade Payables

₹ in 000s

Particulars	Outstanding for following periods from due date of payment#				
	6 months	6 months - 1 Year	1 - 2 Years	2-3 years	> 3 Years
(I) MSME	-	-	-	-	-
(ii) Others	3,921.45	662.45	117.33	-	-
(iii) Disputed Dues - MSME	-	-	-	-	-
(iv) Disputed Dues - Others	-	-	-	-	-
Total Rs.	3,921.45	662.45	117.33	-	-

(# similar information shall be given where no due date of payment is specified, in that case disclosure shall be from the date of transaction)

Note 18: Lease Liabilities:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Lease Rent Payable	-	337.09
Total	-	337.09

Note 19: Current Provisions

Particulars	As at 31st March, 2026	As at 31st March, 2025
Provisions for Employee Benefits: Gratuity (Refer note 42)	1,130.80	934.19
Provisions for Employee Benefits : Others	893.70	893.70
Total	2,024.50	1,827.89

Note 20: Other Current liabilities

Particulars	As at 31st March, 2026	As at 31st March, 2025
Advance tuition fees received	-	-
Advance from Debtors	4.09	1,653.41
Withholding & other tax payables	28,360.25	38,491.90
Other Current Liabilities	86.72	574.57
Total	28,451.05	40,719.87

Note 21: Revenue from operations

Particulars	As at 31st March, 2026	As at 31st March, 2025
Revenue from		
- Sale of education kits	2,938.30	3,162.50
- Sale of services	0.00	0.00
Consultancy income	21,808.70	41,812.00
Income from early childhood education	5,713.38	6,624.72
Royalty income	9,011.56	9,777.75
- Other Operating Revenue	0.00	0.00
Other operating income	437.71	10,073.02
Total	39,909.66	71,449.97



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 22: Other Income

₹ in 000s

Particulars	As at 31st March 2026	As at 31st March, 2025
Other non-operating income *	1,259.91	5,125.26
Prior Period Income	105.00	25.99
Expected Credit Loss Gain	0.00	3,043.46
Profit on sale of Fixed Assets	16.14	101.97
	1,005.35	0.00
Total	2,386.40	8,296.69

Note 23: Operating Expenses

Particulars	As at 31st March, 2026	As at 31st March, 2025
Rent (includes conducting charges and society maintenance)	14,708.60	18,806.60
Security charges	325.12	577.26
Training material and equipment consumed	616.11	1,644.74
Water, electricity and cleaning charges	108.65	225.76
Activity expenses	321.85	824.05
Repairs & Maintenance - Center	137.78	744.26
Total	16,218.12	22,822.67

Note 24: Employee Benefits Expenses

Particulars	As at 31st March, 2026	As at 31st March, 2025
Salaries and wages	16,762.40	17,215.89
Contribution to provident and other funds	3.95	5.50
Staff welfare expenses	182.85	77.73
Gratuity Expenses	585.04	0.00
Total	17,534.23	17,299.12

Note: (i) Employee benefits refer to all forms of compensation (cash/non-cash) paid by an employer to employee apart from salary/wages for the service provided to the employer. (IND AS 19)

Note 25: Finance cost

Particulars	As at 31st March, 2026	As at 31st March, 2025
Interest expenses	0.00	0.00
Finance charges	5,624.50	25.95
Total	5,624.50	25.95

Note 26: Depreciation and Amortisation Expenses

Particulars	As at 31st March, 2026	As at 31st March, 2025
Depreciation Expenses	17,699.57	6,762.34
Amortisation Expense	0.00	0.00
Impairment of assets	0.00	0.00
Total	17,699.57	6,762.34



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 27: Other expenses

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Advertisement and publicity expenses	1,171.23	7,949.55
Legal and professional fees	6,170.39	7,384.51
Office expenses	150.83	792.25
Rent, Rates and taxes	0.00	3,985.56
Website Maintenance	169.68	470.98
Loss on Sale of Fixed Assets	0.00	79.69
Telephone and communication expenses	65.40	96.99
Auditors' remuneration (Refer note 34)	500.00	600.00
Printing and stationery	512.22	438.22
Contractual Teacher Expenses	854.85	1,083.77
Repairs and maintenance	296.93	305.65
Travelling and conveyance	1,118.36	877.87
Expected Credit Loss	98,997.40	2,277.62
GST Expenses	452.92	503.18
Director Sitting Fees	370.00	310.00
Other Miscellaneous expenses	460.48	154.33
Expenses of Associate Concerns	0.00	249.00
Fixed Assets Written off*	0.00	36,655.64
Bad Debts	12,074.98	0.00
Total	1,23,365.66	64,214.80

Note 28: Exceptional Items

Particulars	As at 31st March, 2026	As at 31st March, 2025
Actuarial Gain(Loss) on Gratuity	316.85	0.00
Investment revaluation reserve	39,835.56	
	40,152.42	0.00

Note: * Revaluation of investment in JT Infra Pvt Ltd, being the value of 50% of the net worth of the company.

Note 29: Contingent Liabilities and Commitments (to the the extent not provided for)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Commitments:		
Income Tax Demand for AY 2014-15, 2015-16, 2016-17 and 2017-18, which is appealed by the company.	3,33,556.91	3,33,556.91
Total	3,33,556.91	3,33,556.91



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 30: Related Party Disclosures

(i) As per Ind AS 24, the disclosures of transactions with the related parties are given below:

List of related parties where control exists and related parties with whom transactions have taken place and relationships:

a) List of related party

i. Directors & Key management personnel (KMP):

Name	Designation
Mr. Rajesh Bhatia	Managing Director and CEO
Mr. Navin Kumar	Executive Director and CFO
Mr. Milin Ramani	Non Exec. Independent Director
Mrs. Nidhi Grover	Non Exec. Independent Woman Director
Mr. Dipen Shah	Non Exec. Non Independent Director
Mrs. Divya Punmiya	Non Exec. Independent Director
Ms. Raksha Jain	Company Secretary

ii. Relative of key managerial personnel : Mrs. Geeta Bhatia (Wife of Mr. Rajesh Bhatia)

iii. Relative of key managerial personnel : Mr. Abhishek Bhatia (Son of Rajesh Bhatia)

iv. Associates company : JT Infrastructure Private Limited

v. Partnership (LLP) : Aaviv Tutorials LLP

vi. Partnership : Aaviv Tutorials

vii. Entity over which there is a significant control : Tree House Foundation

b) Transactions undertaken / balances outstanding with related parties in the ordinary course of business

₹ in 000s

Particulars	Directors and Key management personnel (KMP)	
	As at 31st March, 2026	As at 31st March, 2025
a. Directors and Key Management Personnel (KMP):		
i. Remuneration:		
- Rajesh Bhatia - MD & CEO	8,400.00	8,400.00
- Navin Kumar- Executive Director & CFO	4,300.08	3,900.00
- Guddi Bajpai - C S - (5 months)	400.00	720.00
- Raksha Jain - C S (5 months)	390.76	0.00
ii. Reimbursement of Expenses:		
- Rajesh Bhatia	598.84	0.00
- Navin Kumar	140.38	0.00
- Guddi Bajpai	42.43	0.00
- Dipen Shah	3.00	0.00
- Raksha Jain - C S	1.81	
iii. Professional Fees:		
- Guddi Bajpai	18.00	0.00
- Raksha Jain - C S	80.83	0.00
- Milin Ramani	65.00	0.00
- Nidhi Grover	243.30	0.00
- Dipen Shah	75.97	0.00
- Divya Punmiya	243.20	0.00
v. Directors Sitting Fees:		
- Milin Ramani	117.50	90.00
- Nidhi Grover	90.00	70.00
- Divya Punmiya	95.00	0.00
- Dipen Shah	67.50	60.00
- Sanjay Doshi	0.00	45.00



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

c) Closing balances with related parties in the ordinary course of business

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Outstandings:		
Investment in Associate Company	1,33,665.53	93,829.97
Investment in LLP	51.00	51.00
Investment in Partnership Firm	51.00	0.00
Rajesh Bhatia, Managing Director	0.00	492.00
Navin Kumar B. Mane, Executive Director	560.00	505.00
Raksha Jain, Company Secretary	91.67	0.00
Guddi Bajpai, Company Secretary	0.00	60.00

Note 31: Employee Stock Option Plans

Fair Valuation of ESOP has not been carried out by the management as required within the meaning of Indian Accounting Standard (Ind AS) 102 as the company has no active ESOP plan.

Note 32: Segment information

The activities of the Company comprise of only one business segment i.e. " providing education and related services including leasing of education infrastructure". The company operates in only one segment.

Note 33: Earnings Per Share

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Profit after tax	(69,979.05)	(1,71,885.96)
Weighted average number of shares outstanding (Basic)	4,23,10,724	4,23,10,724
Weighted average number of shares outstanding (Diluted)	4,23,10,724	4,23,10,724
Nominal value per share	10	10
Basic earnings per share	(1.65)	(4.06)
Diluted earnings per share	(1.65)	(4.06)

Note 34: Auditors' Remuneration (Excluding GST)

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
Statutory Audit fees	400.00	450.00
Tax audit fees	-	-
Other services/ expenses /Certification Fee	100.00	150.00
Total	500.00	600.00

Note 35: Corporate Social Responsibility (CSR) Expenses

In view of the losses during preceding three years , the company has not made any provision for Corporate Social Responsibility Expenses during the year. (Previous Year provision : Nil) .

Note 36: Revaluation of Assets and Liabilities

The Company does not own any non movable fixed assets. Share Investment with JT Infrastructure Pvt Ltd is valued at 50% of the net worth of the JT Infrastructure Pvt Ltd being the share holding in the associated company.

Note 37 - Impairment of Fixed Assets:

The Company has not impaired any assets during the year.



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 38: Assets Pledged as security

The Company has not Pledged any of its Assets as security for current or non current borrowings.

Note 39: Fair Value measurement - (Ind AS) 113

Financial Instrument by category and hierarchy:

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

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

1. Fair value of cash and short term deposits, trade and other short term receivables, trade payables, other current liabilities, short term loans from banks and other financial institutions approximate their carrying amounts largely due to short term maturities of these instruments.
2. The fair value of security deposits on which there is no recovery were calculated based on cash flow discounted using a current lending rate. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

The company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique.

Level 1 : Quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Financial Assets and Liabilities as at 31st March, 2026

₹ in 000s

Particulars	Opening Amount	Routed through Profit and Loss (Less withdrawals)	Routed through Other Comprehensive Income (OCI)	Routed through Profit and Loss (Less withdrawals)	Additions/ (Refunds)	Carried at amortised Cost	Total Carrying Value
Financial Assets:							
Non Current Investments							
Investment in Partnership Firms	51.00	0.00	51.00	0.00	0.00	102.00	102.00
Investments in Equity shares of Joint Venture	1,26,888.00	0.00	6,992.52	0.00	0.00	1,33,665.53	1,33,665.53
Other Assets:							
Non Current Assets							
Loans to Others	3,225.07	0.00	0.00	0.00	16,539.52	19,764.59	19,764.59
Security Deposits	14,44,877.84			0.00	-33,889.84	14,10,988.00	14,10,988.00
Current Assets:		0.00	0.00				
Trade receivables	2,11,911.64	-1,69,688.21	0.00	0.00	59,597.83	1,01,821.25	1,01,821.25
Cash and cash equivalents	15.72	0.00	0.00	0.00	0.93	16.65	16.65
Bank Balances other than Cash and cash equivalents	1.00	0.00	0.00	0.00	168.76	169.76	169.76
Other financial assets	3,301.50	0.00	0.00	0.00	-3,000.00	301.50	301.50
	16,63,332.77	-1,69,688.21	0.00	0.00	39,417.20	15,33,061.76	15,33,061.76
Financial Liabilities:							
Non Current Provisions							
Non Current Provisions	1,337.01	-	-	-	54.78	1,391.79	1,391.79
Current Liabilities							
Trade Payables	9,240.80	-	-	-	-4,539.58	4,701.23	4,701.23
Other Financial Liabilities	0.00	-	-	-	-	0.00	0.00
	10,577.82	0.00	0.00	0.00	-4,484.80	6,093.02	6,093.02

ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 39 (1): Fair Value measurement (Contd...)

Financial Assets and Liabilities as at 31st March, 2025

₹ in 000s

Particulars	Opening Amount	Routed through Profit and Loss	Routed through OCI	Withdrawals	Carried at amortised Cost	Total Carrying Value
Financial Assets:						
Non Current Investments:						
Investments in Equity shares of Joint Venture	1,26,910.00	-11.00	0.00	0.00	1,26,899.00	1,26,888.00
Investment in Partnership Firms	-237.00	951.00	0.00	-556.00	158.00	553.00
Other Assets:						
Loans to Others	3,225.00	-	-	-	3,225.00	3,225.00
Security Deposits	14,44,879.00	-	-	-	14,44,879.00	14,44,879.00
Current Assets:						
Trade receivables	2,11,912.00	-	-	-	2,11,912.00	2,11,912.00
Cash and cash equivalents	16.00	-	-	-	16.00	16.00
Bank Balances other than Cash and cash equivalents	1.00	-	-	-	1.00	1.00
Other financial assets	3,302.00	-	-	-	3,302.00	3,302.00
	16,63,335.00	-	-	-	16,63,335.00	16,53,329.22
Financial Liabilities:						
Non Current Provisions	1,337.00	-	-	-	1,337.00	1,337.00
Current Liabilities	-	-	-	-	-	-
Trade Payables	9,241.00	-	-	-	9,241.00	9,241.00
Other Financial Liabilities	-	-	-	-	-	-
	10,578.00	-	-	-	10,578.00	10,578.00

Note 39(2): Fair value of financial assets and liabilities measured at amortised cost-

Particulars	Year ended 31st March, 2026		Year ended 31st March, 2025	
	Carrying amount	Fair Value	Carrying amount	Fair Value
Financial Assets:				
Investments in Equity shares of Joint Venture	1,33,665.53	1,33,665.53	1,26,899.00	1,26,888.00
Security Deposits	14,10,988.00	14,10,988.00	14,44,879.00	14,44,879.00
Trade Receivable	1,01,821.25	1,01,821.25	2,11,912.00	2,11,912.00
Non Current Financial Loans	19,764.59	19,764.59	3,225.00	3,225.00
	16,66,239.38	16,66,239.38	17,86,915.00	17,86,904.00



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Note 40: Financial Risk Management

Financial risk management objectives and policies

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Board.

Credit Risk:

Credit risk arises from the possibility that the counter party may not be able to settle their obligations as agreed. To manage this, the Company periodically assesses financial reliability of customers and other counter parties, taking into account the financial condition, current economic trends.

Financial assets are written off when there is no reasonable expectations of recovery, such as a debtor failing to engage in a repayment plan with the Company. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised as income in statement of profit and loss.

Movement in provisions of doubtful debts

₹ in 000s

Particulars	As at 31st March, 2026	As at 31st March, 2025
Opening provision	1,39,288.00	1,39,238.37
Add: Additional provision made	-	49.63
Less: Provision write off	12,001.48	-
Less: Provision reversed	-	-
Closing provisions	1,27,286.52	1,39,288.00

Note 41: Net debt reconciliation

Particulars	As at 31st March, 2026	As at 31st March, 2025
Cash and cash equivalents	186.41	24.96
Current Borrowings	-	-
Interest Payable	-	-
Net Cash	186.41	24.96

Particulars	Cash and cash equivalents	Current Borrowings	Interest Payable	Total
Net Cash as at 1st April 2025	24.96	-	-	24.96
Cash flows	161.46	-	-	161.46
Finance Costs	-	-	-	-
Interest Paid	-	-	-	-
Net Cash as at 31st March 2026	186.41	-	-	186.41

Note 42: Details of gratuity provision:

Particulars	As at 31st March, 2026	As at 31st March, 2025
Present value of defined benefit obligation as at year end (A)	2,271.20	1,876.96
Fair value of plan assets as at year end (B)	0.00	0.00
Net liability as at year end recognized in Balance Sheet (A)-(B)	2,271.20	1,876.96
Provision for gratuity:		
Long term	1,391.79	1,088.91
Short term	879.41	788.05



ANNUAL REPORT 2025-2026

Tree House Education & Accessories Limited

Notes on Audited Consolidated Financial Statements for the period ended 31st March 2026

Changes in present value of the defined benefit obligation are as follows:

₹ in 000s

Changes in defined benefit obligation:	As at 31st March, 2026	As at 31st March, 2025
Defined benefit obligation as at the beginning of the year	1,876.96	1,582.97
Current service cost	447.60	513.51
Interest cost	132.51	113.66
Actuarial loss / (gain) on obligations	-185.87	-116.84
Benefit paid/Payable	0.00	-216.35
Present value of defined benefit obligation at the end of the year [A]	2,271.20	1,876.96

The principal assumptions used in determining gratuity for the Company's plans are shown below:

Changes in defined benefit obligation:	As at 31st March, 2026	As at 31st March, 2025
Discount rate	6.50%	7.06%
Attrition rate	Up to Age 35 : 20%	Up to Age 35 : 20%
	Age 36 to 40 : 10%	Age 36 to 40 : 10%
	41 and above : 5%	41 and above : 5%
Salary escalation rate	0.00%	4.00%

The financial statements were approved for issue by the board of directors on 15th May 2026

As per our report of even date,

For and on behalf of the Board of Directors of
Tree House Education & Accessories Limited

For M/s. Rakesh Soni & Co
(Chartered Accountants)
Firm Registration No. 114625W

Rajesh Bhatia
(Managing Director & CEO)
DIN No: 00074393

CA R K Soni
(Partner)
Membership No. 047151
UDIN: 26047151RXUWKT4494

Navin Kumar
(Executive Director & CFO)
DIN: 01664259

Place: Mumbai
Date : 15th May 2026

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