



UNIQUE

UNIQUE HOTEL & RESORTS LIMITED

**Unique Hotel & Resorts Ltd.
Unaudited Financial Statements
For the period from
01 July 2022 to 30 September 2022**



UNIQUE HOTEL & RESORTS LIMITED

Unique Hotel & Resorts Ltd.
Statement of Financial Position
As at 30 September 2022

	Notes	Amount in Taka	
		30 September 2022	30 June 2022
ASSETS			
Non-current Assets		31,386,131,275	31,272,936,411
Property, plant and equipment, net	5	20,225,418,017	20,284,756,275
Construction work in progress	6	8,399,174,144	8,212,999,062
Fixed deposit receipts	12	128,603,816	132,971,754
Investment in Joint Venture	8.02	2,512,928,921	2,522,254,465
Investment in unquoted shares	8.03	112,737,000	112,737,000
Investment in Associate	8.04	7,269,377	7,217,855
		9,084,626,828	8,588,815,701
Current Assets			
Inventories	7	73,903,087	74,876,027
Investment in quoted share	8.01	195,500,929	179,302,697
Accounts receivable	9	181,804,280	177,172,414
Other receivables	10	12,837,769	12,714,372
Advances, deposits and prepayments	11	6,995,633,955	5,971,021,193
Fixed deposit receipts	12	1,340,598,093	1,224,530,859
Cash and cash equivalents	13	284,348,715	949,198,139
TOTAL ASSETS		40,470,758,103	39,861,752,112
EQUITY AND LIABILITIES			
Shareholders' Equity		25,105,090,708	24,945,740,188
Share capital	14	2,944,000,000	2,944,000,000
Share premium	15	6,181,931,836	6,181,931,836
Revaluation reserve	16	10,388,950,833	10,412,304,207
Retained earnings		5,590,208,039	5,407,504,145
Non-current Liabilities		7,708,201,645	7,000,178,928
Term loan- non-current portion	17	5,454,586,116	4,742,784,326
Deferred tax liability	18	2,253,615,529	2,257,394,602
Current Liabilities		7,657,465,750	7,915,832,996
Term loan- current portion	17	603,090,682	503,227,018
Short term loans	19	2,633,687,372	2,772,496,174
Due to operator and its affiliates	20	250,692,074	267,282,288
Accounts payable	21	108,712,396	88,801,243
Undistributed/unclaimed dividend	22	3,067,712	3,170,269
Liabilities to intercompanies	23	2,342,546,626	2,656,995,061
Other accruals and payables	24	1,715,668,888	1,623,860,943
TOTAL EQUITY AND LIABILITIES		40,470,758,103	39,861,752,112
Net Asset Value (NAV) per share	36.01	85.28	84.73


The accompanying notes form an integral part of these financial statements and are to be read in conjunction therewith.

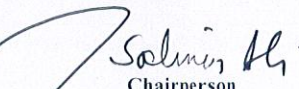

Chief Financial Officer


Company Secretary


Director


Independent Director


Managing Director


Chairperson

Signed in terms of our report of even date annexed.

Dated, Dhaka,
14 November 2022



UNIQUE HOTEL & RESORTS LIMITED

Unique Hotel & Resorts Ltd.
Statement of Profit or Loss and Other Comprehensive Income
For the period from 01 July 2022 to 30 September 2022


	Notes	Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021 Restated*
Revenue	25	659,279,625	198,560,825
Cost of sales	26	(162,412,879)	(59,398,750)
Gross profit		496,866,746	139,162,075
Administrative and other general expenses	27	(195,948,661)	(90,015,386)
Operating profit		300,918,084	49,146,690
Corporate office expenses	28	(86,705,294)	(73,087,484)
Other income	29	89,059,741	30,373,186
Other expenses	30	(27,776,124)	(10,955,013)
Gain/(loss) on investment in quoted shares	31	(9,235,616)	35,394,145
Interest income	32	12,940,646	9,275,406
Interest expenses	32	(57,566,700)	(27,192,543)
Impairment of financial asset	12	(4,367,939)	-
Provision for bad & doubtful debts	33	(391,509)	-
Profit/(loss) before WPPF, Sheraton profit share and tax		216,875,290	12,954,387
Provision for WPPF	24.04	(10,327,395)	(754,977)
Profit/(loss) before Sheraton profit share and tax		206,547,895	12,199,410
Share of net profit/loss before tax of Sheraton Dhaka	34	6,369,235	2,900,137
Profit/(loss) before tax of UHRL		212,917,130	15,099,547
Current tax	35	(48,071,660)	(3,726,259)
Deferred tax	35	(2,059,270)	(4,139,825)
Net profit/(loss) after tax of UHRL		162,786,200	7,233,463
Share of net profit/(loss) after tax of UMPL (Joint Venture)	8.02.02	(9,325,544)	(6,985,192)
Share of net profit/(loss) after tax of SEZL (Associate)	8.04.02	51,522	(102,687)
Total net profit/(loss) after tax for the period (Restated)		153,512,177	145,585
Other comprehensive income		-	-
Total comprehensive income/(loss) for the period (Restated)		153,512,177	145,585
Basic and Diluted Earnings Per Share (EPS) (Restated)	36.02	0.52	0.00049
Basic and Diluted Earnings Per Share (EPS) (Published)	36.02	0.52	0.02

*Details of restatement are disclosed in note-4.18.

The accompanying notes form an integral part of these financial statements and are to be read in conjunction therewith.


Chief Financial Officer


Company Secretary


Director


Independent Director


Managing Director


Chairperson

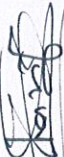
Signed in terms of our report of even date annexed.

Dated, Dhaka:
14 November 2022

Unique Hotel & Resorts Ltd.
Statement of Changes in Equity
For the period from 01 July 2022 to 30 September 2022

Particulars	Amount in Taka				
	Ordinary Share Capital	Share Premium	Retained Earnings	Revaluation Reserve	Total
For 2020-2021:					
Balance as on 1st July 2021 (Restated)	2,944,000,000	6,181,931,836	4,506,071,771	10,292,740,021	23,924,743,628
Net profit/(loss) during the period	-	-	145,585	-	145,585
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	29,706,988	(23,022,916)	6,684,072
Balance as on 30 September 2021 (Restated)	2,944,000,000	6,181,931,836	4,535,924,344	10,269,717,106	23,931,573,286
For 2021-2022:					
Balance as on 01 July 2022	2,944,000,000	6,181,931,836	5,407,504,145	10,412,304,207	24,945,740,188
Net profit/(loss) during the period	-	-	153,512,177	-	153,512,177
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	29,191,717	(23,353,374)	5,838,344
Balance as on 30 September 2022	2,944,000,000	6,181,931,836	5,590,208,039	10,388,950,833	25,105,090,708

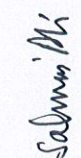

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Dated, Dhaka;
14 November 2022



UNIQUE HOTEL & RESORTS LIMITED



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Unique Hotel & Resorts Ltd.

Statement of Cash Flows

For the period from 01 July 2022 to 30 September 2022

Notes	Amount in Taka		
	01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021	
Cash flows from operating activities			
Collections from turnover and other sources	754,891,603	229,267,288	
Payment for operating costs and other expenses	(426,535,486)	(57,452,188)	
Income tax paid during the period	(21,692,324)	(5,112,572)	
Net cash from operating activities (A)	306,663,794	166,702,528	
Cash flows from investing activities			
Purchase of property, plant and equipment	(8,746,576)	(1,652,597)	
Increase in construction work in progress	(181,520,860)	(346,989,435)	
Increase in investment and construction advances	(967,073,686)	(37,406,064)	
Gain/ (loss) on investment in shares	(422,375)	(2,647,389)	
Dividend received during the period	1,705,384	736,346	
Increase in payment to UMPL	-	(180,000,000)	
Increase in investment in land and SEZL	(5,430,000)	(6,622,500)	
Increase in fixed deposit receipts	(116,067,234)	(15,917,364)	
Net cash used in investing activities (B)	(1,277,555,347)	(590,499,001)	
Cash flows from financing activities			
Increase in term loan	711,801,790	746,350,777	
Increase/(Decrease) in short term financing	(348,018,164)	2,408,975	
Interest paid during the period	(57,566,701)	(27,192,544)	
Dividend paid during the period	(102,557)	(80,784)	
Net Cash provided by/(used in) financing activities (C)	306,114,369	721,486,424	
Net cash inflow/(outflow) for the year (A+B+C)	(664,777,185)	297,689,951	
Add: Cash and cash equivalents at the beginning of the period	949,198,139	163,174,048	
Foreign currency translation difference	(72,239)	(96,312)	
Cash and cash equivalents at the end of the period	284,348,715	460,767,687	
Operating cash inflow/(outflow) per share	36.03	1.04	0.57

The accompanying notes form an integral part of these financial statements and are to be read in conjunction therewith.


Chief Financial Officer


Company Secretary


Director


Independent Director


Managing Director


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Signed in terms of our report of even date annexed.

Dated, Dhaka:
14 November 2022



UNIQUE HOTEL & RESORTS LIMITED

Unique Hotel & Resorts Ltd. Notes to the financial statements

For the period from 01 July 2022 to 30 September 2022

1. Legal status of the Company

1.01 Reporting entity

Unique Hotel & Resorts Ltd ("the Company") is a Public Limited Company in Bangladesh. The Company was incorporated on 28 November 2000 having registration no. C-41920(1279)/2000 under the Companies Act, 1994. The Company is listed with both Dhaka Stock Exchange Limited (DSEL) and Chittagong Stock Exchange Limited (CSEL).

1.02 Registered office

The registered office of the company is located at Plot no. 01 CWN (B), Road no. 45, Gulshan-2, Dhaka-1212.

1.03 Corporate office

Corporate office of the Company is located at 51/B, Borak Mehnur, Kemal Ataturk Avenue, Banani, Dhaka-1213.

2. Principal activities and nature of business

Unique Hotel & Resorts Ltd. started its commercial operation on 1st July 2007 with "The Westin Dhaka" which is a Five Star Hotel in Bangladesh. The principal activities of the Company over the period were carrying out hotel business through a Management Contract dated 20 December 1999 (renewed on 9 April 2015) executed between Unique Hotel & Resorts Ltd ("the Owner") and Starwood Asia Pacific Hotels & Resorts Pte. Ltd. ("the operator"), now Marriott International. The Operator is knowledgeable and experienced in managing and promoting five star hotels and resorts and has (and/or its Affiliates have) performed such services throughout the world.

In terms of Management Contract, the operator is entitled to receive base fee, license fee, incentive fee, program service fee and institutional marketing fee from the owner on account of operation of the Hotel only. In addition, under the contract, the operator is entitled to receive centralized service fees for developing, promoting, operating, maintaining and upgrading the centralized services and associated Starwood technology.

The Company owns an international standard hotel in the name and style of "HANSA, a premium residence by UHRL" which has started its operation from July 2018.

Considering the emerging business opportunity in this arena, Unique Hotel & Resorts Ltd. has constructed another Branded 5-Star Chain Hotel namely the "Sheraton Dhaka". Sheraton Dhaka has 248 rooms of different categories including Presidential and Chairman Suits, restaurants, Banquet Hall, Health Club, Spa, and Gym facilities. Two restaurants and banquet hall has been operating since February 2022 through obtaining restaurants license from District Commissioner Office. We are expecting to open the said hotel "Sheraton Dhaka" very soon.

3. Basis of preparation

3.01 Statement of compliance

The financial statements have been prepared in accordance with the applicable International Accounting Standards (IASs) and International Financial Reporting Standards (IFRSs) adopted by the Institute of Chartered Accountants of Bangladesh (ICAB), the Companies Act 1994 and other applicable laws and regulations.

3.02 Other regulatory compliances

The Company is also required to comply with the following major laws and regulations in addition to the Companies Act 1994:

The Securities & Exchange Rules, 1987;

The Securities & Exchange Ordinance, 1969;

The Regulations of Dhaka Stock Exchange Limited and Chittagong Stock Exchange Limited;

The Income Tax Ordinance, 1984;

The Income Tax Rules, 1984;

The Value Added Tax and Supplementary Duty Act, 2012;

The Value Added Tax and Supplementary Duty Rules, 2016;

The Customs Act, 1969;



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Dhaka Stock Exchange (Listing) Regulations, 2015;
Bangladesh Labour Act, 2006 (Amendment in 2013);
Bangladesh Labour Rules, 2015; and
Financial Reporting Act, 2015.

3.03 Structure, content and presentation of financial statements

Being the general purpose financial statements, the presentation of these financial statements is in accordance with the guidelines provided by IAS 1: "Presentation of Financial Statements". A complete set of financial statements comprises:

- i) Statement of Financial Position;
- ii) Statement of Profit or Loss and Other Comprehensive Income;
- iii) Statement of Changes in Equity;
- iv) Statement of Cash Flows;
- v) Notes to the Financial Statements, comprising a summary of significant accounting policies and other explanatory information to the financial statements.

3.04 Investment in Associates and Joint Ventures

Associates are entities in which Unique Hotel & Resorts Limited holds 20% or more (directly or indirectly) of the investee and can exert significant influence through representation on the board of directors, power to participate in the financial and operating policy decisions of the investee but is not control or joint control of those policies. The Company has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities. Interests in associates are initially recognised at cost.

Joint arrangements in the form of Joint Ventures are entities which Unique Hotel & Resorts Ltd. has established through joint control with other entities. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about relevant activities require unanimous consent of the parties sharing control (IFRS 11: paragraph 7).

The joint venturers must act together to direct the activities that significantly affect the returns of the joint venture company. Unique Hotel & Resorts Ltd. recognises a joint arrangement as investment in a joint venture company if the contractual arrangement provides the Company:

- rights to the net assets of the joint venture company (separate vehicle, i.e. a separately identifiable financial structure including separate legal entities or entities recognised by statute);
- no interests over the ownership/title of the joint venture;
- no liability for the debts and obligations of the joint venture;
- the Company's share in the profit or loss relating to the activities of the joint venture.

Unique Hotel & Resorts Ltd. accounts for its investment in associates and joint ventures using the equity method in accordance with IAS 28: Investments in Associates and Joint Ventures (paragraph 16). Under the equity method, on initial recognition the investment in an associate or a joint venture is recognised at cost and the carrying amount is increased or decreased to recognise the Company's share of the profit or loss of the associate and joint venture after the date of acquisition. The Company's share of profit or loss of associates and joint ventures is recognised in the Statement of profit or loss and other comprehensive income of the Company. Distributions received from an investee reduce the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the Company's proportionate interest in the associates and joint ventures arising from changes in the investee's other comprehensive income.

3.04.01 Unique Meghnaghat Power Limited

Unique Meghnaghat Power Limited (UMPL) was established in Bangladesh on 25 September 2018 as a Public Limited Company under Companies Act 1994 for "Power Generation". The principal activity of Unique Meghnaghat Power Limited is to set up and operate power plants for generation and supply of electricity. It has undertaken to set up 584MW capacity power plants at Meghnaghat, Narayanganj. Commercial production is planned to be started by June 2023. The registered office of Unique Meghnaghat Power Limited is at 22/A Financial square, Level 5,6,7 Building no. 22/A, Road 102 &103 Block CEN(D), Gulshan-2, Dhaka-1212, Bangladesh.



UNIQUE HOTEL & RESORTS LIMITED

Unique Hotel & Resorts Ltd. initially subscribed to 64.99% of the ordinary shares of the Unique Meghnagat Power Limited. Subsequently new shares were issued on 8th August 2019 which reduces the ownership of Unique Hotel & Resorts Ltd. to 51%. Strategic Finance Limited further transferred 11.76% shares in the name of Unique Hotel & Resorts Ltd. on April 13, 2021 which further accumulates the shareholding of Unique Hotel & Resorts Ltd. to 62.76%.

Unique Meghnaghat Power Limited has issued ordinary share capital of Tk.12,45,000 as of 30 September 2022. Out of which Unique Hotel & Resorts Ltd. holds 53.94% of the ordinary shares of the Unique Meghnagat Power Ltd. since 22 February 2022. However, The total project cost is approximately USD 520 million. The project cost is expected to be increased due to delay in the project period. The project will be financed in 25:75 equity:debt ratio. For equity financing, no further ordinary shares will be issued. Substantial equity finance will be determined by subscription of preference shares by lead parties namely Unique Hotel & Resorts Ltd., Strategic Finance Limited and Nebras Power Investment Management B.V., according to Shareholders Agreement.

Moreover, According to the aforesaid Shareholders Agreement (SHA) signed between Unique Hotel and Resorts Ltd. (UHRL), Strategic Finance Limited (SFL), Nebras Power Investment Management B.V.(Nebras), GE Capital Global Energy Investments B.V., Individual shareholders and Unique Meghnaghat Power Limited, from the date of signing SHA ; SFL, UHRL and Nebras will hold respectively 38.76%, 37.24% and 24% of the preference shares in issue of Unique Meghnaghat Power Limited.

3.04.02 Sonargaon Economic Zone Limited

Unique Hotel & Resorts Limited holds 35% of Sonargaon Economic Zone Limited (SEZL), a company which was incorporated on February 06, 2017 as a private limited company under the Companies Act 1994. The aim of Sonargaon Economic Zone Limited is to attract new categories of investment in addition to the conventional ones. These are: Textile & Garment, Food Processing, Power Plant, Automobile, Petrochemical, Plastic and other Consumer Goods, Electric & Electronics, Precision Machinery Parts, LPG Plant, a broad range of light, medium, and heavy industries is proposed for the site. The registered office of Sonargaon Economic Zone Limited is at Borak Mehnur, 51/B, Kemal Ataturk Avenue, Banani, Dhaka 1213, Bangladesh.

3.05 Basis of measurement of elements of financial statements

The financial statements have been prepared on historical cost basis and therefore, do not take into consideration the effect of inflation except that arising from revaluation of land, building and machineries as specified in note 5. The accounting policies, unless otherwise stated, have been consistently applied by the Company and are consistent with those of the previous period.

3.06 Functional and presentation currency

Functional and presentation currency items included in these financial statements are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). These financial statements are presented in Bangladeshi Taka ("BDT") which is also the functional currency of the Company. The amounts in these financial statements have been rounded off to the nearest BDT except otherwise indicated.

3.07 Risk and uncertainty for use of estimates and judgment

The preparation of financial statements in conformity with International Accounting Standards requires management to make judgment, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses as well as the application of accounting policies. Uncertainty about these assumptions and estimates could result in outcomes that may require adjustment to the carrying amount of assets or liabilities affected in future period.

Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions of accounting estimates are recognized in the period in which the estimates are revised as required by IAS 8: "Accounting Policies, Changes in Accounting Estimates and Errors".

In particular, information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment during the reporting period is included in the following notes:



UNIQUE HOTEL & RESORTS LIMITED

Note 3.04, 8.02 & 8.04	Basis for using Equity Method
Note - 4.01 & 5	Depreciation
Note - 4.11, 18 & 35	Deferred tax asset/liability
Note - 4.06, 4.08, 09 & 33	Provision for doubtful debt
Note - 4.11, 24.03 & 35	Provision for corporate tax
Note - 4.10 & 24	Provision for gratuity
Note - 40	Contingencies

Measurement of fair values:

When measuring the fair value of an asset or a liability, the Company uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability are categorised at different levels of the fair value hierarchy, the overall fair value measurement is categorised at the same level as the lowest level input that is significant to the entire measurement.

3.08 Going concern without material uncertainties

As per IAS-1 para 25, a company is required to make assessment at the end of each year to assess its capability to continue as a going concern. The World Health Organization (WHO) declared a global pandemic due to Corona Virus related respiratory disease commonly called as COVID-19 on 11 March 2020. To contain the spread of this disease, along with many other countries of the world, Government of Bangladesh has also taken a number of measures such as declaration of general holiday, enforcement of lock down, social distancing etc. As a result of these measures, all business and economic activities were adversely affected which pretentious the Unique Hotel and Resorts Ltd. business as well. Business operation and profitability of the Company has been impacted due to COVID-19, but as the situation is constantly changing and there is no certainty at present as to how long the situation will be prevailed. potential impact of COVID-19 on the UHRL operation and financial results cannot reasonably be assessed. Management has assessed the going concern issue and found no uncertainty regarding this for the upcoming 12 months due to COVID-19.

3.09 Accrual Basis

Unique Hotel & Resorts Ltd. prepares its financial statements, except for cash flow information, using the accrual basis of accounting. Since the accrual basis of accounting is used, the Company recognizes items as assets, liabilities, equity, income and expenses (the elements of financial statements) when they satisfy the definitions and recognition criteria for those elements in the IFRS conceptual Framework.

3.10 Materiality, aggregation and off setting

Each material item, management considered significant, has been presented separately in the financial statements. No amount has been set off unless the Company has legal right to set off the amounts and intends to settle on net basis. Income and expenses are presented on a net basis only when permitted by the relevant accounting standards. The values of assets or liabilities as shown in the statement of financial position are not off-set by way of deduction from another liability or asset unless there exist a legal right therefore. No such incident existed during the period.

3.11 Reporting period

The financial statements of the Company cover the financial period of twelve months from 01 July 2022 to 30 September 2022 with comparative figures for the period from 01 July 2021 to 30 September 2022.

3.12 Authorization date for issuing financial statements

The financial statements of the Company were authorized by the Board of Directors on 14 November 2022 for issue after completion of



UNIQUE HOTEL & RESORTS LIMITED

3.13 Comparative information

Comparative information has been disclosed in respect of 01 July 2021 to 30 September 2021 in accordance with IAS 1: Presentation of Financial Statements for all numeric information in the financial statements and also the narrative and descriptive information where it is relevant for understanding of the current year financial statements. Where selecting and applying new accounting policies, changes in accounting policies applied, correction of errors, the amounts involved are accounted for and disclosed in accordance with the requirement of IAS 8: Accounting Policies, Changes in Accounting Estimates and Errors. Prior year figure has been re arranged wherever considered necessary to ensure comparability with the current period.

3.14 Current versus non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification. Assets and liabilities are classified as current when they are expected to be realized, settled, sold or consumed in a normal accounting cycle or within twelve months after the reporting period. Assets and liabilities that are held primarily for trading are also considered current.

4 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

4.01 Property, plant and equipment

Initial recognition and measurement

An item shall be recognized as property, plant and equipment if it is probable that future economic benefits associated with the item will flow to the entity, and the cost of the item can be measured reliably. Property, plant and equipment are capitalized at cost of acquisition and subsequently stated at cost or revaluation less accumulated depreciation in compliance with the requirements of IAS 16: Property, Plant and Equipment. The cost of acquisition of an asset comprises its purchase price and any directly attributable cost of bringing the assets to its working condition for its intended use. The cost also includes the cost of replacing part of the property, plant and equipment and borrowing costs for long-term debt availed for the construction/ implementation of the property, plant and equipment, if the recognition criteria are met.

The cost of self-constructed assets includes the cost of material and direct labor and other costs directly attributable to bringing the assets to a working condition inclusive of inward freight, duties and non-refundable taxes for their intended use.

Subsequent costs

The subsequent expenditure is only capitalized as part of assets when the useful life or economic benefit or both of that asset is increased provided that it is probable that the future economic benefits embodied within the part will flow to the Company and its cost can be measured reliably. The costs of day to day servicing of property, plant and equipment are recognized in the Statement of Profit or loss and Other Comprehensive Income as 'repair and maintenance' when it is incurred.

Depreciation of property, plant and equipment

Depreciation is provided to amortize the cost or revaluation of the assets after commissioning, over the period of their expected useful lives, in accordance with the provisions of IAS 16: Property, plant and equipment.

Unique Hotel & Resorts Ltd. charges depreciation from the date of acquisition until the date of disposal for the acquisitions. Depreciation of assets begins when it is available for use. Depreciation is charged on items of property, plant & equipment except land and land developments of Unique Hotel & Resorts Ltd. on reducing balance method.

<u>Category of Assets</u>	<u>Rate of depreciation</u>
Buildings and other civil constructions	1.25%
Hotel furniture	5%
Hotel equipment	5%
Office furniture and equipment	5%
Motor vehicles	5%

Revaluation of fixed assets

As per IAS 16: Property, Plant and Equipment (paragraph 31), after recognition as an asset, an item of property, plant and equipment whose fair value can be measured reliably shall be carried at a revalued amount and revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.



UNIQUE HOTEL & RESORTS LIMITED

In conformity with paragraphs 31 and 34 of IAS 16: Property, plant and equipment, the land & land development and building owned by Unique Hotel & Resorts Ltd. have been revalued by an independent valuer on 30 September 2011 to reflect fair value (prevailing market price) thereof following "current cost method". As the fair value of the assets does not differ significantly from its carrying amount as of 30 June 2022, so no revaluation has been made during the period ended 30 September 2022.

Particulars of the assets	Name of the valuer	Qualification of the valuer	Date of revaluation	The carrying amount as on 30.09.2011	Value of assets after revaluation as on 30.09.2011	Revaluation surplus
Land & Land Development	Ata Khan & Co.	Chartered Accountants	30-Sep-11	3,388,296,912	5,664,596,600	2,276,299,688
Building			30-Sep-11	5,415,829,221	11,420,259,375	6,004,430,154
Total				8,804,126,133	17,084,855,975	8,280,729,842

Other fixed assets were kept outside the scope of the revaluation works in 2011.

The increase in the carrying amount of revalued assets is recognized in the separate component of equity under the head of revaluation surplus. However, the increase is recognized in profit or loss account to the extent that it reverses a revaluation decrease of the same assets previously recognized in profit or loss account. A sum of revaluation surplus is transferred directly to equity in line with IAS 16: Property, plant and equipment (paragraph 41) as the asset is used by the company. The amount of the revaluation surplus transferred is the difference between the depreciation based on the revalued carrying amount of the asset and the depreciation based on the asset's original cost. Transfer from revaluation surplus to retained earnings is not made through profit or loss.

Disposal of property, plant and equipment

An item of property, plant and equipment is removed from the statement of financial position when it is disposed off or when no future economic benefits are expected from its use or disposal. The gain or loss on the disposal or retirement of an item of property, plant and equipment is included in the statement of profit or loss and other comprehensive income in the period in which the de-recognition occurs.

Impairment of property, plant and equipment

According to IAS 36: Impairment of Assets the carrying amounts of property, plant and equipment are reviewed at each reporting date to determine whether there is any indication of impairment loss. If any such indication exists, recoverable amount is estimated to determine the extent of the impairment loss. Impairment loss is recorded on judgmental basis, for which provision may differ in the future years based on the actual experience.

An impairment loss is recognized immediately in profit or loss, unless the asset is carried at revalued amount in accordance with another standard. Any impairment loss of a revalued asset is treated as a revaluation decrease.

4.02 Construction work in-progress

Property, plant and equipment under construction are accounted for as capital works in progress until completion of construction and are measured at cost. Capital work in progress consists of building construction costs, costs of construction materials, acquisition cost of plant, machinery, capital components of other equipment, related installation costs and directly attributable costs incurred until date the asset placed in service including the overhead during construction. In case of purchase of components, capital work in progress is recognised when risks and rewards associated with such assets are transferred to the Company. In conformity with IAS 16: Property, plant and equipment, no depreciation has been charged on capital work in progress as it is not ready for use as intended by management.

4.03 Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds as per IAS 23: Borrowing Costs.



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4.04 Inventories

Inventories (stock and stores) are measured at the lower of cost and net realizable value. The cost of inventory is assigned by using average cost formula. The cost of inventories consists of purchase, costs of conversion, import duties and other non-refundable taxes and other costs incurred in bringing the inventories to their present location and condition.

4.05 Cash and cash equivalents

Cash and cash equivalents consists of cash in hand, cash with banks on current and deposit accounts and cash with Brokerage house which are held and available for use by the Company without any restriction. There is insignificant risk of change in value of the same.

4.06 Accounts and other receivables

Accounts and other receivable are initially recognized at cost which is the fair value of the consideration given in return. After initial recognition these are carried at cost less impairment losses due to uncollectible of any amount so recognized. Provision for doubtful debts are made where there is evidence of a risk of non payment, taking into account ageing, previous experience as well as general economic conditions and ultimately the prospects of realizability. Provision is made at the rate of 3% of rolling three months of average receivables. In specific cases, the Company makes provision based on circumstances prevailing at the reporting date regarding the recoverability of receivables.

4.07 Revenue

4.07.01 Revenue from contract with customers

The amount that reflects the consideration to which the Company expects to be entitled in exchange for goods or services when (or as) it transfers control to the customer is recognised as revenue by the Company. IFRS 15: Revenue from Contracts with Customers establishes a five-step model as follows:

- Identify the contract with a customer;
- Identify the performance obligations in the contract;
- Determine the transaction price;
- Allocate the transaction price to the performance obligations in the contract; and
- Recognize revenue when (or as) the entity satisfies a performance obligation.

Considering the five steps model, the Company recognizes revenue when (or as) the Company satisfies a performance obligation by transferring a promised service to a customer. Service is considered as transferred when (or as) the customer obtains control of that service. Revenue from room rent, sales proceeds of food & beverage, space rental and shop rental are recognized at fair value of the consideration received or receivable in the period during which the services are provided. Revenue is recognized net of value added tax, supplementary duty and service charge collectible from customers as well as rebate and discount allowed to customers.

4.07.02 Revenue from investment income

(a) Interest income

Interest on bank deposits and FDR have been accounted for on accrual basis.

(b) Dividend income

Quoted and unquoted shares

Dividend income against quoted and unquoted shares are recognized when the Company's right to receive the payment is established or after receipt of dividend, which is generally when shareholders approve the dividend.

Preference shares

Dividend income on cumulative preference shares are recognised on accrual basis. However, Unique Hotel & Resorts Ltd. is not entitled to get any dividend income for investment in preference shares for the time being.

4.08 Financial instruments

IFRS 9 sets out requirements for recognizing and measuring financial assets, financial liabilities and some contracts to buy or sell non-financial items. This standard replaces IAS 39 Financial Instruments: Recognition and Measurement. The details of new significant accounting policies and the nature and effect of the changes to previous accounting policies are set out below.



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4.08.01 Classification and measurement of financial assets and financial liabilities

IFRS 9 largely retains the existing requirements in IAS 39 for the classification and measurement of financial liabilities. However, it eliminates the previous IAS 39 categories for financial assets of held to maturity, loans and receivables and available for sale. The adoption of IFRS 9 has not had a significant effect on the Company's accounting policies related to financial liabilities. The impact of IFRS 9 on the classification and measurement of financial assets is set out below.

Under IFRS 9, on initial recognition, a financial asset is classified as measured at: amortized cost; Fair Value through Other Comprehensive Income (FVOCI) – debt investment; Fair Value through Other Comprehensive Income (FVOCI) – equity investment; or Fair Value Through Profit or Loss (FVTPL). The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics. Derivatives embedded in contracts where the cost is a financial asset in the scope of the standard are never separated. Instead, the hybrid financial instrument as a whole is assessed for classification.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- (a) it is held within a business model whose objective is achieved by collecting contractual cash flows; and
- (b) its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income (OCI). This election is made on an investment-by-investment basis.

All financial assets not classified as amortized cost or FVOCI as described above are measured at FVTPL. A financial asset (unless it is a trade receivable without a significant financing component that is initially measured at the transaction price) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition.

Subsequent measurement

The following accounting policies apply to the subsequent measurement of financial assets.

Financial assets at FVTPL

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in statement of profit or loss and other comprehensive income.

Financial assets at amortized cost

These assets are classified as financial assets measured at amortized cost. These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in statement of profit or loss and other comprehensive income. Any gain or loss on de-recognition is recognized in statement of profit or loss and other comprehensive income.

Debt investments at FVOCI

These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in statement of profit or loss and other comprehensive income. Other net gains and losses are recognized in OCI. On de-recognition, gains and losses accumulated in OCI are reclassified to statement of profit or loss and other comprehensive income.

Equity investments at FVOCI

These assets are subsequently measured at fair value. Dividends are recognized as income in statement of profit or loss and other comprehensive income unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

Impairment of financial assets

IFRS 9 replaces the 'incurred loss' model in IAS 39 with an 'expected credit loss' (ECL) model. The new impairment model applies to:

- financial assets measured at amortized cost,
- contract assets and
- debt investments measured at FVOCI, but the standard does not apply to investments in equity instruments.



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The financial assets at amortized cost consist of trade receivables, cash and cash equivalents, and corporate debt securities. The Company measures loss allowances at an amount equal to ECL from trade receivables.

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. Loss allowances measured at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for accounts receivables and contract assets are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information.

Measurement of Expected Credit Losses (ECL)

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Presentation of impairment

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is recognized in OCI, instead of reducing the carrying amount of the asset.

In accordance to IAS 36 Para 12 impairment test to be performed if there are indications of market value declines, negative changes in technology, markets, economy, or laws, increases in market interest rates, net assets of the Company higher than market capitalization, obsolescence or physical damage, asset is idle, part of a restructuring or held for disposal, worse economic performance than expected and for investments in subsidiaries, joint ventures or associates, the carrying amount is higher than the carrying amount of the investee's assets, or a dividend exceeds the total comprehensive income of the investee.

The carrying value of non-financial assets, other than inventories are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized whether the carrying amount of asset or its cash generating units exceeds its recoverable amount. Impairment losses, if any, are recognized in the statement of profits or loss and other comprehensive income.

4.09 Accruals, provisions and contingencies

(a) Accruals

Accruals are liabilities to pay for services that have been received or supplied but have not been paid, invoiced or formally agreed with the supplier, including amounts due to employees. Accruals are reported as part of accounts and other payables.

Other payables are not interest bearing and are stated at their nominal value.

(b) Provisions

Provisions and accrued expenses are recognized in the financial statements in line with IAS 37: Provisions, contingent liabilities and contingent assets when:

- the Company has a legal or constructive obligation as a result of past event.
- it is probable that an outflow of economic benefit will be required to settle the obligation.
- a reliable estimate can be made of the amount of the obligation.

Provision is ordinarily measured at the best estimate of the expenditure required to settle the present obligation at the reporting date. Where the Company expects some or all of the provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of profit or loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost. During the reporting period, the Company has made sufficient provisions where applicable.



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(c) Contingencies

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company; or a present obligation that arises from past events but is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability. Contingencies are disclosed in Note-40.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent assets is disclosed where an inflow or economic benefits is probable.

4.10 Employee benefits

(a) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

(b) Defined contribution plan (Provident fund)

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and has no legal or constructive obligation to pay further amounts.

The companies maintain separate defined contribution plan for its eligible permanent employees. The eligibility is determined according to the terms and conditions set forth in the respective Trust Deeds and Rules.

The companies have separate provident fund scheme recognized under Income Tax Ordinance 1984. All permanent employees contribute 10% of their basic salary to the provident fund and the companies make matching contributions.

The Company recognizes contribution to defined contribution plan as an expense when an employee has rendered related services in exchange for such contribution. The legal and constructive obligation is limited to the amount, the Company agrees to contribute to the fund.

(c) Defined Benefit Plan

Gratuity

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The employee gratuity plan is considered as defined benefit plan as it meets the recognition criteria. According to the existing policy, the employees working at The Westin Dhaka and Sheraton Dhaka premises who have completed the required length of services are paid gratuity which is calculated on the last basic salary of the outgoing employees. The Company's obligation is to provide the agreed benefits to current and former employees.

Workers' Profit Participation Fund (WPPF)

Unique Hotel & Resorts Limited provides for 5% of its profit before tax after charging contribution to WPPF in accordance with Bangladesh Labour Act, 2006 (as amended to 2013). A Board of Trustees of WPPF has been formed and the required fund has been disbursed for the year up to June 2021 to the bank account of the Trustee Board and Government Welfare Fund in compliance with the said Act.

4.11 Taxation

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in statement of profit or loss and other comprehensive income except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity in accordance with IAS 12: Income Taxes.

(a) Current tax

Income tax expense for current period is recognized on the basis of the Company's computation based on the best estimated assessable profit for the period at the applicable tax rate pursuant to provision of Income Tax Ordinance 1984. As per paragraph 46 of IAS 12: Income Taxes, current tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous periods. The tax rate used by Unique Hotel & Resorts Limited as a publicly traded company for the reporting period is 20% according to the Finance Act 2022.

(b) Deferred tax

Deferred tax is recognized as income or expense and included in the net profit or loss for the period. Deferred tax relating to items dealt with other comprehensive income is recognized as tax relating to other comprehensive income.



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According to paragraph 47 of IAS 12: Income Taxes, deferred tax asset or liability is measured at the tax rates that are expected to apply to the period when the assets are realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Taxable Temporary difference

A deferred tax liability is recognized for all taxable temporary differences, except to the extent that the deferred tax liability arises from:

- (a) The initial recognition of goodwill; or
- (b) The initial recognition of an asset or liability in a transaction which:
 - (i) Is not a business combination; and
 - (ii) At the time of the transaction, affects neither accounting profit nor taxable profit (loss)

Revaluations to fair value – Property, Plant and Equipment

According to paragraph 20 of IAS 12: Income Taxes, the revaluation does not affect taxable profits in the period of revaluation and consequently, the tax base of the asset is not adjusted. Hence a temporary difference arises. This is provided for in full based on the difference between carrying amount and tax base. An upward revaluation is therefore give rise to a deferred tax liability.

Moreover, the transfer of excess depreciation or amortization from revaluation reserve to retained earnings is net of related deferred tax according to paragraph 64 of IAS 12: Income Taxes.

Deductible temporary difference

A deferred tax asset is recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilized, unless the deferred tax asset arises from the initial recognition of an asset or liability in a transaction that is not a business combination; and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity.

The Company's existing accounting policy for uncertain income tax treatments is consistent with the requirements in IFRIC 23 Uncertainty over Income Tax Treatments, which became effective on 1 January 2019.

4.12 Earnings Per Share (EPS)

Earnings Per Share (EPS) are calculated in accordance with IAS 33: Earnings Per Share.

Basic earnings per share

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary equity holders of Unique Hotel & Resorts Ltd./the Company by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share

For the purpose of calculating diluted earnings per shares, the Company adjusts profit or loss attributable to each ordinary equity holders of the entity, and weighted average number of shares outstanding, for the effects of all dilutive potential ordinary shares. Diluted EPS is only calculated where the Company has commitment to issue ordinary share in future at reporting date. However, dilution of EPS is not applicable for these financial statements as there was no dilutive potential during the relevant periods.

4.13 Foreign currency transaction and translation

At the end of each reporting period in compliance with the provision of IAS 21: The effects of changes in Foreign Exchange Rates:

- (a) Foreign currency monetary items are translated using the closing rate.
- (b) Non-monetary items that are measured in terms of historical costs in a foreign currency are translated using the exchange rate at the date of the transaction.
- (c) Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rate at the date when the fair value is determined.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rate different from those at which they were translated on initial recognition during the period or in previous financial statements is recognized in statement of profit or loss and other comprehensive income in the period in which they arise.

Amount in foreign currency bank accounts and other foreign currency balances have been translated into taka at the reporting date at the exchange rate prevailing on that date and gain/(loss) have been accounted for as other income/(loss) in statement of profit or loss and comprehensive income.

4.14 Operating segments reporting

An operating segment is a component of the company that engages in business activities from which it may earn revenue and incur expenses, including revenues and expenses that relate to transactions with the company's other components and for which discrete financial information is available.

According to IFRS 8: Operating Segments, the Company started with hotel operations. With time, it diversified its business and operations into power generation. The Company has determined its operating segments considering nature of segmental business. The business segments are managed separately and the operating results of the business segments are regularly reviewed by the company's managing director to make decisions about resources allocated to the segments and assess its performance.

Information about operating segment has been presented in note 38.

4.15 Statement of cash flows

The statement of cash flows has been prepared in accordance with requirements of IAS 7: Statement of Cash Flows. The cash generated from operating activities has been prepared using the "Direct Method" as prescribed by the Securities and Exchange Rules, 1987 and as the benchmark treatments of IAS 7 whereby major classes of gross cash receipts and gross cash payments from operating activities are disclosed.

4.16 Related party disclosures

The Company carried out a number of transactions with related parties in the normal course of business and on arm's length basis. The information as required by IAS 24: Related party disclosures has been disclosed in a separate notes to the financial statements (Note 39).

4.17 Events after the reporting period

Events after the reporting period that provide additional information about the Company's position at the statement of financial position date are reflected in the financial statements as per IAS 10: Events after the Reporting Period. All material events occurring after the statement of financial position date have been considered and where necessary, adjusted for or disclosed.

4.18 Changes in accounting policies

The Company has applied equity method as per paragraph 10(c) of IAS 27: Separate Financial Statements for recognition of investment in Unique Meghnaghat Power Limited (UMPL) as investment in joint venture company as per IFRS 11. The investment in UMPL had been recognised at cost as per paragraph 10(a) of IAS 27: Separate Financial Statements. Thus Unique Hotel & Resorts Ltd. (UHRL) has changed its accounting policy for recognition of investment in UMPL using a retrospective approach as per IAS 8: Accounting Policies, Changes in Accounting Estimates and Errors. Therefore, comparative information have been restated in statement of profit or loss and other comprehensive income.

The following table summarises the impacts of adopting equity method from cost method on the Company's financial statements:

Statement of Profit or loss and Other Comprehensive Income For the year period from 01 July 2021 to 30 September 2021

	Impact of Changes in policy		Amount in Taka
	<u>As previously reported</u>	<u>Adjustments</u>	<u>As restated</u>
Share of net profit/(loss) after tax of UMPL (Joint Venture)	-	(6,985,192)	(6,985,192)
Net profit after tax for the period	7,130,777	(6,985,192)	145,585
Basic and Diluted Earnings Per Share (EPS)	0.02	(0.02)	0.00049



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4.19 Compliance with Financial Reporting Standards as applicable in Bangladesh

According to Para-12 of Securities & Exchange Rule 1987, Unique Hotel & Resorts Limited has prepared its financial statements in compliance with the following International Accounting Standards (IASs) and International Financial Reporting Standards (IFRSs) as adopted by The Institute of Chartered Accountants of Bangladesh (ICAB).

Sl. No.	IAS No.	IAS Title	Status
1	IAS- 1	Presentation of Financial Statements	Complied
2	IAS- 2	Inventories	Complied
3	IAS- 7	Statement of Cash Flows	Complied
4	IAS- 8	Accounting Policies, Changes in Accounting Estimates and Errors	Complied
5	IAS- 10	Events after the Reporting Period	Complied
6	IAS- 12	Income Taxes	Complied
7	IAS- 16	Property, Plant & Equipment	Complied
8	IAS- 19	Employee Benefits	Complied
9	IAS- 20	Accounting for Government Grants and Disclosure of Government	Not applicable
10	IAS- 21	The Effects of Changes in Foreign Exchange Rates	Complied
11	IAS- 23	Borrowing Cost	Complied
12	IAS- 24	Related Party Disclosures	Complied
13	IAS- 26	Accounting and Reporting by Retirement Benefit Plans	Not applicable
14	IAS- 27	Separate Financial Statements	Complied
15	IAS- 28	Investments in Associates and joint ventures	Complied
16	IAS- 29	Financial Reporting in Hyperinflationary Economics	Not applicable
17	IAS- 32	Financial Instruments: Presentation	Complied
18	IAS- 33	Earnings per Share	Complied
19	IAS- 34	Interim Financial Reporting	Complied
20	IAS- 36	Impairment of Assets	Complied
21	IAS- 37	Provisions, Contingent Liabilities and Contingent Assets	Complied
22	IAS- 38	Intangible Assets	Complied
23	IAS- 40	Investment Property	Not applicable
24	IAS- 41	Agriculture	Not applicable

Sl. No.	IFRS No.	IFRS Title	Status
1	IFRS- 1	First-time adoption of International Financial Reporting Standards	Not applicable
2	IFRS- 2	Share-based Payment	Not applicable
3	IFRS- 3	Business Combinations	Not applicable
4	IFRS- 4	Insurance Contracts	Not applicable
5	IFRS- 5	Non-current Assets Held for Sale and Discontinued Operations	Not applicable
6	IFRS- 6	Exploration for and Evaluation of Mineral Resources	Not applicable
7	IFRS- 7	Financial Instruments: Disclosures	Complied
8	IFRS- 8	Operating Segments	Complied
9	IFRS- 9	Financial Instruments	Complied
10	IFRS- 10	Consolidated Financial Statements	Not applicable
11	IFRS- 11	Joint Arrangements	Complied
12	IFRS- 12	Disclosure of Interests in other Entities	Complied
13	IFRS- 13	Fair Value Measurement	Complied
14	IFRS- 14	Regulatory Deferral Accounts	Not applicable
15	IFRS- 15	Revenue from contracts with customers	Complied
16	IFRS- 16	Leases	Not applicable
17	IFRS- 17	Insurance Contracts	Not applicable



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		Amount in Taka	
		30 September 2022	30 June 2022
5. Property, plant & equipment, net			
Cost/Revaluation			
Opening balance		23,242,020,640	21,298,942,599
Add: Addition during the period		8,746,576	1,999,659,250
Less: Disposal during the period		-	(56,581,208)
Closing balance		23,250,767,217	23,242,020,640
Accumulated depreciation			
Opening balance		2,957,264,365	2,738,096,930
Add: Charged during the period		68,084,835	+242,584,263
Less: Adjustment during the period		-	(23,416,828)
Closing balance		3,025,349,199	2,957,264,365
Closing balance of written down value (WDV)		20,225,418,017	20,284,756,275
Details of property, plant and equipment have been shown in Annexure- A.			
6. Construction work in progress			
Sheraton Dhaka (6.01)		7,418,616,958	7,270,161,692
Hotel St. Regis Dhaka (6.02)		980,557,187	942,837,370
		8,399,174,144	8,212,999,062
6.01 Sheraton Dhaka			
Opening balance		7,270,161,692	8,505,342,712
Add: Addition during the period		148,455,265	710,962,259
Less: Transferred to PPE during the period		-	(1,946,143,279)
Closing balance		7,418,616,958	7,270,161,692
Dhaka City Corporation (DCC), presently Dhaka North City Corporation (DNCC), was the owner of 60 kathas of land located at 44, Kemal Ataturk Avenue, Banani, Dhaka-1213 where DNCC constructed a three storied building along with one basement on an area of 44 (forty-four) kathas of land with a foundation and there was also a vacant land of 16 (sixteen) kathas. Subsequently, Borak Real Estate Ltd. submitted a tender proposal and the Technical and Tender Evaluation Committee issued a letter of acceptance. Thus DNCC registered and executed an agreement with BREL to construct building on the aforesaid 60 kathas of land (vacant and existing three storied building) at the following ratio:			
a) Borak Real Estate Limited 70% and			
b) Dhaka City Corporation 30% .			
DNCC also executed a registered Power of Attorney in favor of BREL empowering and authorising BREL to sell, mortgage, lease, etc its portion of share at its own.			
Subsequently, an Agreement was made between Unique Hotel and Resorts Ltd. (UHRL) and Borak Real Estate Ltd. (BREL) on December 07, 2010 for construction and operation of a five-star hotel, which was duly submitted to Bangladesh Securities & Exchange Commission before going to IPO of UHRL. According to that agreement, profit or loss from hotel operation shall be shared between the parties at the following ratio:			
a) Unique Hotel and Resorts Ltd. 50%;			
b) Borak Real Estate Limited 50%			
Subsequently, a supplementary agreement was duly signed on September 10, 2011 between the parties with the change in terms and conditions as suggested by Bangladesh Securities & Exchange Commission.			
In consideration of the above profit or loss sharing ratio, BREL has provided 100% space along with surrounding area for construction of the said Hotel namely "Sheraton Dhaka" and UHRL has borne the construction cost of the hotel building and also operation related costs including but not limited to required equipment, machineries, furniture, household articles, kitchen dining, sports articles, office equipments, vehicles, lighting to be procured either locally or from abroad as may be suitable for running a hotel maintaining international standard.			
6.02 Hotel St. Regis Dhaka			
Opening balance		942,837,370	595,979,916
Add: Addition during the period		37,719,818	346,857,454
Closing balance		980,557,187	942,837,370
7. Inventories			
Food (The Westin Dhaka)		21,567,296	20,289,127
Beverage (The Westin Dhaka)		27,261,656	32,514,108
Inventories (HANSA by UHRL)		10,169,207	8,847,727
Inventories (Sheraton Dhaka)		14,904,929	13,225,066
Closing balance		73,903,087	74,876,027



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8. Investments

Investment in quoted shares (8.01)
Investment in Joint Venture (8.02)
Investment in unquoted shares (8.03)
Investment in Associate (8.04)

Amount in Taka	
30 September 2022	30 June 2022
195,500,929	179,302,697
2,512,928,921	2,522,254,465
112,737,000	112,737,000
7,269,377	7,217,855
2,828,436,227	2,821,512,018

Investments in equity shares in different companies are classified as a financial asset at fair value through profit or loss as it was held for trading (it was acquired or incurred principally for the purpose of selling or repurchasing it in the near future). The investment has been measured at fair value except investments that do not have a quoted investment price in an active market and whose fair value can not be reliably measured. Investments that do not have a quoted investment price has been measured at cost. In reference to para 5.7.1 of IFRS 9: Financial Instruments, the gain or loss arising from change in the fair value of the investments is recognized in the statement of profit or loss and other comprehensive income.

8.01 Investment in quoted shares

ACME Laboratories Ltd.
Aftab Automobiles Ltd.
Bangladesh Building Systems
Berger Paints Bangladesh Ltd.
Beximco Pharma Ltd.
Brac Bank Ltd.
British American Tobacco Bangladesh Company Limited
City Bank Ltd.
Dhaka Electric Supply Co. Ltd.
Dutch Bangla Bank Ltd.
Exim Bank Ltd.
First Security Bank Ltd
Grameen Phone Limited
IDLC Finance Ltd.
Information Technology Consultants Limited
JMI Hospital Requisite Manufacturing Limited
Keya Cosmetics Ltd.
Lafarge Surma Cement Ltd.
Meghna Insurance Company Ltd.
Mercantile Bank Limited
Mobil Jamuna Ltd.
National Bank Ltd.
NCC Bank Ltd.
One Bank Limited
Power Grid Company Bangladesh Limited
Pharma Aids
Premiere Bank Limited
Sena Kalyan Insurance Company Limited
Sonali Life Insurance Company Ltd.
SouthBangla Agriculture & Commerce Bank Limited
Square Pharmaceuticals Ltd.
Union Insurance Ltd.

Book value 30.09.2022	Fair value 30.09.2022	Fair value 30.06.2022
244,002,018	195,500,929	179,302,697
11,394,300	9,205,500	8,445,500
4,916,870	1,794,171	1,801,098
2,757,000	3,080,000	-
1,224,353	1,245,912	1,242,188
12,882,143	11,907,000	10,920,000
1,083,145	712,905	768,456
42,392,986	45,847,893	50,866,765
6,975,395	3,711,589	3,727,868
955,620	805,200	829,400
970,608	835,560	863,280
10,350,524	7,350,000	8,610,000
9,395,050	7,203,000	7,791,000
5,838,052	3,730,959	3,828,594
14,419,632	10,689,000	11,004,000
14,100,369	11,305,781	10,751,895
1,020	6,829	4,187
308,308	288,000	276,000
5,434,400	3,012,000	2,736,000
-	-	986
4,976,472	4,378,500	4,788,000
8,349,681	6,908,992	7,065,131
17,451,259	8,300,000	8,342,360
4,799,279	2,892,591	3,018,355
2,759,468	2,268,000	2,660,000
14,976,080	8,718,500	9,360,050
23,001,500	20,492,500	-
3,021,659	2,860,000	3,058,000
190	895	990
170	935	932
600	657	744
19,265,597	15,947,108	16,539,834
290	954	1,085

Amount in Taka	
30 September 2022	30 June 2022

8.02 Investment in Joint Venture

Unique Meghnaghat Power Limited

Ordinary share capital
Preference share
Share of profit/(loss) of Unique Meghnaghat Power Limited (note-8.02.01)
Closing balance

671,550	671,550
2,584,887,660	2,584,887,660
(72,630,289)	(63,304,745)
2,512,928,921	2,522,254,465



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Unique Meghnaghat Power Limited (“UMPL”, “the project company”) was initiated among Strategic Finance Ltd. (SFL), Unique Hotel & Resorts Ltd. (UHRL) and GE Capital Energy Investments B.V. (GE). Unique Hotel & Resorts Ltd. (the company) has subscribed for 62.76% of ordinary shares of UMPL as a sponsor company. Later on, Nebras Power, a Qatar based power company, came into the joint arrangement with a commitment of providing 24% equity into the project company through their Netherland based entity Nebras Power Investment Management BV (Nebras). As GE expressed its unwillingness to inject any further equity into the project company after initial subscription of USD 3000, all the subsequent equity has been providing by UHRL, SFL and Nebras in the form of preference shares. Equity injection through preference shares is essential because of some covenant into project agreement restricting any change in ownership structure of the project company before the lapse of sixth year of commercial operation.

In these circumstances, a Share Purchase Agreement (SPA) has been executed between Unique Meghnaghat Power Limited (UMPL), Unique Hotel & Resorts Ltd. (UHRL), Strategic Finance Limited (SFL) and Nebras Power Investment Management BV. Based on the abovementioned agreement, UHRL has agreed to transfer 11.76%; 14,641 numbers of ordinary shares @Tk.10 per ordinary share to Nebras Power Investment Management BV in consideration of total USD 24,068,800 to be executed by 1st, 2nd, 3rd and 4th closing, phase by phase subject to the satisfaction of the Condition Precedents (CPs) as per agreement. The shareholders of UHRL have been duly informed through a Price Sensitive Information dated April 15, 2021. As such, pursuant to the Schedule 1 of the SPA, the company completed the CPs of the first closing where UHRL transferred 8.82% (10,981 shares) to Nebras Power Investment Management BV on February 22, 2022. Subsequently, Nebras Power Investment Management B.V has remitted the First closing money of USD 9,699,188.88 including stamp duty to the bank account of Unique Hotel & Resorts Ltd. and the remaining value will be received by 2nd, 3rd & 4th closing phase by phase upon satisfaction of the CPs as per SPA. Consequently, the shareholding of ordinary shares of UHRL has been reduced from 62.76% to 53.94% (67,155 shares). After 4th closing, the total ordinary shareholding of UHRL will come down to 51%.

As per Shareholders Agreement (SHA) signed between Unique Hotel and Resorts Ltd., Strategic Finance Limited, Nebras Power Investment Management B.V., GE Capital Global Energy Investments B.V., Individual shareholders and Unique Meghnaghat Power Limited; SFL, UHRL and Nebras will hold 38.76%, 37.24% and 24% respectively of the preference shares in issue of the project company from the date of signing the SHA. Investment in ordinary shares and cumulative preference shares have initially been recorded at cost.

UHRL presented consolidated financial statements until the financial year ended on 30 June 2021. UHRL does not have controlling power over UMPL as per IFRS 10: Consolidated Financial Statements as of 30 September 2022. As per the amended Articles of Association (AOA) of UMPL after the inclusion of Nebras on the board, the three (3) preference shareholders also referred as lead parties (UHRL, SFL and Nebras) has complete joint control over the relevant activities of the project company which are covered by Lead Parties reserved matters. To make decision on any Lead Parties reserved matters affirmative votes of at least 5 (five) Directors, including the affirmative vote of at least 1(one) from Nebras Director, 1 (one) from UHRL Director and 1 (one) from SFL Director are required either at board meeting or a shareholders’ meeting or otherwise. According to AOA, the Lead Parties Reserved Matters includes various significant decisions including major acquisitions, issuing equity instruments, dividend distributions any investment or liquidation of investment, entering into and amendment of any material agreement, approval of budget and business plan, appointment of senior management of company etc. To take any decision in the board meeting in any agenda other than those relating to reserved matters, majority votes are required. No shareholder has controlling interest over the project company to direct the relevant activities of the project company with their present voting rights. Rather relevant activities are directed jointly by SFL, UHRL and Nebras. Moreover, the voting rights of ordinary shareholders do not immediately influence sponsors’ control over the project company. Since preference shareholders are responsible for substantially all of the equity injection, they have complete control over how the relevant activities are implemented in proportion to their preferred shareholding percentage as mentioned above. UHRL, SFL and Nebras take all the relevant decisions of UMPL jointly. Hence, UHRL, SFL and Nebras have joint control over UMPL and have right over net assets of UMPL in proportion to their ordinary shares and preference shares on fully dilution basis. Under these circumstances, UHRL has accounted for investment in UMPL as joint venture under IFRS 11: Joint Arrangements in equity method as per IAS 28: Investment in Associates and Joint Ventures.

According to IAS 28 (paragraph 10), the investment in UMPL was recognised at cost on initial recognition and the carrying amount is increased or decreased to recognise the UHRL’s share of the profit or loss of UMPL after the date of acquisition. Consolidated financial statements combine the financial position and financial performance of separate legal entities controlled by a parent into one for a specific reporting period. As UHRL does not exert sole control over the relevant activities of its subsidiary, i.e. UMPL as of 30 September 2022; hence UHRL has accounted for the change in recognition of investment in UMPL from IAS 27: para 10 at cost method for recognition as subsidiary entity to equity method for recognition as joint venture as per IAS 28 with retrospective impact (change in policy).

Furthermore, according to the AOA of UMPL and terms and conditions of the Shareholders Agreement and Subscription Agreement, the ordinary shareholders shall not receive any dividend and only lead parties, namely UHRL, SFL and Nebras will be entitled to dividend on sweep cash basis in proportion of preference shareholding percentage until the conversion of all preference shares into fully paid ordinary shares. In both scenarios, UHRL will get only 37.24% of the dividend to be distributed. As a result, UHRL has accounted for 37.24% of the net assets of UMPL for calculation of carrying amount of the investment in UMPL (joint venture) in equity method.

8.02.01 Share of profit/(loss) of Unique Meghnaghat Power Limited

Opening balance

Share of profit/(loss) of UMPL during the period (note-8.02.02)

Amount in Taka	
30 September 2022	30 June 2022
(63,304,745)	(48,603,864)
(9,325,544)	(14,700,880)
(72,630,289)	(63,304,745)



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	Amount in Taka	
	01 July 2022 to	01 July 2021 to
	30 September 2022	30 September 2021
8.02.02 Profit/(loss) of Unique Meghnaghat Power Limited		
Revenue	-	-
General and administrative expenses	(13,278,829)	(12,766,322)
Depreciation and amortisation expenses	(7,261,336)	(4,127,985)
Finance expense	(4,430,627)	(1,862,921)
Finance income	-	-
Income tax expense	(70,949)	-
Profit/(loss) after tax	(25,041,741)	(18,757,228)
Other comprehensive income	-	-
Total comprehensive income	(25,041,741)	(18,757,228)
Share of profit/(loss) of UMPL during the period (37.24%)	(9,325,544)	(6,985,192)

8.02.03 Asset and Liability position of Unique Meghnaghat Power Limited
According to IFRS 12, the following is summarised financial information for Unique Meghnaghat Power Limited based on its financial statements prepared in accordance with IFRS:

	Amount in Taka	
	30 September 2022	30 June 2022
Current assets	850,711,284	1,179,521,260
Non current assets	24,604,212,211	22,833,652,770
Current liabilities	3,785,909,937	3,924,388,017
Non current liabilities	14,921,642,408	13,316,373,123
Net assets	6,747,371,150	6,772,412,891

Includes:

- capital work in progress of Tk. 22,259,162,752 (30 June 2022: Tk. 20,479,816,942)
 - cash & cash equivalents of Tk. 828,950,072 (30 June 2022: Tk. 1,168,311,410)
 - unsecured liability against LC (non current liability) of Tk. 14,744,210,465 (30 June 2022: Tk. 13,136,679,403)
- No dividend has been received from Unique Meghnaghat Power Limited during the period ended 30 September 2022.

	Amount in Taka	
	30 September 2022	30 June 2022
8.03 Investment in unquoted shares		
Eastern Industries Bangladesh Limited	185,000	185,000
Chartered Life Insurance Co. Ltd.	22,500,000	22,500,000
Dacca Steel Works Ltd.	87,552,000	87,552,000
Star Allied Venture Ltd.	2,500,000	2,500,000
	112,737,000	112,737,000

	Amount in Taka	
	30 September 2022	30 June 2022
8.04 Investment in Associate		
Sonargaon Economic Zone Limited		
Ordinary share capital	10,500,000	10,500,000
Share of profit/(loss) of Sonargaon Economic Zone Limited (8.04.01)	(3,230,623)	(3,282,145)
	7,269,377	7,217,855

8.04.01 Share of profit/(loss) of Sonargaon Economic Zone Limited		
Opening balance	(3,282,145)	(2,993,515)
Share of profit/(loss) of SEZL during the period (note-8.04.02)	51,522	(288,630)
	(3,230,623)	(3,282,145)

	Amount in Taka	
	01 July 2022 to	01 July 2021 to
	30 September 2022	30 September 2021
8.04.02 Profit/(loss) of Sonargaon Economic Zone Limited		
Revenue	-	-
General and Other Administrative expenses	(84,270)	(60,989)
Depreciation and amortisation expense	(116,276)	(232,401)
Other income	347,750	-
Income tax expenses	-	-
Profit/(loss) after tax	147,204	(293,390)
Other comprehensive income	-	-
Total comprehensive income	147,204	(293,390)
Share of profit/(loss) of SEZL during the period (35%)	51,522	(102,687)

8.04.03 Asset and Liability position of Sonargaon Economic Zone Limited
According to IFRS 12, the following is summarised financial information for Sonargaon Economic Zone Limited based on its financial statements prepared in accordance with IFRS:



UNIQUE HOTEL & RESORTS LIMITED

Current assets
Non current assets
Current liabilities
Non current liabilities
Net assets

Includes:

- fixed assets of Tk. 1,105,792,661 (30 June 2022: Tk. 1,175,155,232)
- cash & cash equivalents of Tk. 96,975,079 (30 June 2022: Tk. 22,499,083)

No dividend has been received from Sonargaon Economic Zone Limited during the period ended 30 September 2022.

Amount in Taka	
30 September 2022	30 June 2022
109,654,873	38,316,844
1,164,538,325	1,230,271,830
1,253,423,551	1,247,966,232
-	-
20,769,647	20,622,443

9. Accounts receivable

Receivable of The Westin Dhaka
Receivable of HANSA by UHRL
Receivable of Sheraton Dhaka
Receivable of UHRL (Airport Lounge)

Less: Provision for bad & doubtful debts

Provision for bad & doubtful debt of The Westin Dhaka
Provision for bad & doubtful debt of HANSA by UHRL

Closing balance

Provision for bad debts is made at the rate of 3% of rolling three months of average receivables in compliance with the policy of Marriott International. Moreover, total accounts receivable of The Westin Dhaka is Tk. 250,432,889 and out of that, receivable from Karim Associates (customer) is Tk. 141,579,465 (invoices belongs to FY 2019-2020 pre COVID-19 period). Due to COVID-19, the Govt. restricted international flight operations and Karim Associates stopped their operations from March 2020. However, Karim Associates entered an agreement with Unique Hotel & Resorts Ltd. in September 30, 2020, indicating they will restore the operations effective from October 2020 and repay the dues in three equal installments through post-dated cheques of Tk. 47,193,155 each payable in December 2020, March 2021, and June 2021. However, these scheduled cheques bounced due to insufficient funds. This raised uncertainty in recovering the due balance from Karim Associates. In these circumstances, management of Unique Hotel & Resorts Ltd. made specific provision for the aforesaid receivable balance of Tk. 141,579,465 during the year ended 30 June 2021. However, as per our legal department recommendation, we proceeded with the service of statutorily mandated demand notice and subsequently, we filed separate Negotiable Instruments Act cases on February 28, 2021; June 16, 2021 and September 13, 2021 for the abovementioned cheques against Karim Associates which is under subjudice now. The accused has been summoned to court and they have applied for time petition.

Moreover, total accounts receivable of HANSA by UHRL is Tk. 17,490,125 and out of that, receivable from Kuwait Bd Friendship Govt Hospital (customer) is Tk. 6,399,399 (invoices belongs to FY 2020-2021). During COVID-19 period, i.e. since May 2020, the Govt. hospitals entered into agreement with hotels where the doctors and other support staff of the hospitals stayed at nearby hotels. Kuwait Bd Friendship Govt Hospital had entered into similar agreement with HANSA by UHRL on June 03, 2020 for accommodation and food & other services. Invoice for the service provided during the period from August 2020 to 22nd September 2020 which amounts to BDT 63,99,399 was also submitted duly by HANSA by UHRL. Subsequently, the ministry of Finance had asked for legal documentation challenging the validity of doctors staying at the hotel during the said period. However, Hospital Authority, DG Health and Ministry of Health have unanimously approved and forwarded the invoice several times to the Ministry of Finance to process the due payment of Hotels under Kuwait Bangladesh Friendship Govt. Hospital. However, the aforesaid due balance has not been able to recover from the hospital yet. In these circumstances, management considers the abovementioned receivable balance from Kuwait Bangladesh Friendship Govt. Hospital as uncertain as well as doubtful and has decided to make full provision for the doubtful debt on a conservative approach. Therefore, Unique Hotel & Resorts Ltd. has made specific provision of BDT 63,99,399 in the financial statements for the year ended 30 June 2022.

Amount in Taka *	
30 September 2022	30 June 2022
250,432,889	269,832,090
17,490,125	16,405,879
19,709,515	28,500,827
45,079,158	12,949,515
332,711,687	327,688,312
(144,508,008)	(144,116,499)
(6,399,399)	(6,399,399)
(150,907,407)	(150,515,898)
181,804,280	177,172,414

9.01 Accounts receivable- ageing summary

0- 30 days
31-60 days
61-90 days
91-120 days
121- 150 days
151 days and over

Amount in Taka	
30 September 2022	30 June 2022
137,905,215	118,926,420
30,382,656	28,088,283
10,605,407	17,675,807
1,131,509	5,000,866
349,209	575,933
152,337,691	157,421,000
332,711,687	327,688,312



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This is considered good and is falling due within one year. Classification schedule as required by schedule XI of Companies Act 1994 are as follows:

Sl. No.	Particulars	Amount in Taka	
		30 September 2022	30 June 2022
I	Accounts receivable considered good in respect of which the company is fully secured	181,804,280	177,172,414
II	Accounts receivable considered good in respect of which the company holds no security other than the	-	-
III	Accounts receivable considered doubtful or bad	150,907,407	150,515,898
IV	Accounts receivable due by any director or other officer of the company	-	-
V	Accounts receivable due by common management	-	-
VI	The maximum amount of receivable due by any director or other officer of the company	-	-
Total		332,711,687	327,688,312

10. Other receivables

Accrued interest on FDR
Forfeiture balance (Provident Fund) receivable
Car rent receivable

Amount in Taka	
30 September 2022	30 June 2022
10,871,696	11,378,299
76,073	76,073
1,890,000	1,260,000
12,837,769	12,714,372

11. Advances, deposits and prepayments

Advances (11.01)
Deposits (11.02)
Prepayments (11.03)
From HANSA by UHRL

6,950,838,067	5,936,306,056
31,497,180	21,934,933
11,708,815	11,190,310
1,589,894	1,589,894
6,995,633,955	5,971,021,193

11.01 Advances

Advance income tax (11.01.01)
Advance to Govt.
Advance against purchases
Advance to parties/ suppliers
Advance to employees- The Westin Dhaka
Advance to suppliers- The Westin Dhaka
Advances to suppliers- Sheraton Dhaka
Advance for Limousine Service
Advance for South Park project
Advance for renovation work of The Westin Dhaka
Advance for hotel and service apartment (11.01.02)
Advance against salary
Advance for Unique Convention centre
Advance against land*
Advance against land of Sonargaon Economic Zone
Sonargaon Economic Zone Limited
Other advances

62,755,400	41,063,076
175,500,000	175,500,000
6,401,701	6,291,273
13,412,780	18,542,988
381,000	588,500
70,319,504	14,937,439
1,944,984	3,245,720
285,654	10,000
1,533,411	1,559,212
4,753,450	697,500
2,240,557,292	1,297,531,250
154,325	206,726
1,505,070	1,505,070
2,708,753,485	2,708,753,485
624,892,587	624,892,587
882,642,226	877,212,226
155,045,201	163,769,007
6,950,838,067	5,936,306,056

*Advance against land includes the advance of Tk. 2,600,000,000 for the purchase of 23.9375 katha of land at Gulshan Avenue, Gulshan-2, Dhaka-1213, from Borak Real Estate Limited to be used by the Company as Seven Star International Chain Hotel as per shareholders approval in 12th AGM, dated 24 June 2013. The advance shall be accounted for as land as soon as the registration is completed.

11.01.01 Advance income tax

Opening balance
Add: Advance tax paid during the period
Less: Advance tax adjusted during the period
Closing balance

Amount in Taka	
30 September 2022	30 June 2022
41,063,076	18,286,412
21,692,324	41,334,825
-	(18,558,162)
62,755,400	41,063,076

11.01.02 Advance for hotel service apartment

Opening balance
Add: Addition during the period
Closing balance

1,297,531,250	927,875,000
943,026,042	369,656,250
2,240,557,292	1,297,531,250



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11.02 Deposits		
Bank margin	3,286,195	3,286,195
Security deposit	27,347,782	17,785,535
Security deposit- The Westin Dhaka	863,203	863,203
	31,497,180	21,934,933
11.03 Prepayments		
Insurance- The Westin Dhaka (Property Damage & Business Interruption)	3,787,930	405,420
Insurance- The Westin Dhaka (Commercial General Liabilities)	5,335,396	6,572,159
Insurance- Sheraton Dhaka (Terrorism insurance coverage)	1,095,679	1,753,085
Insurance- Sheraton Dhaka (Property insurance coverage)	1,229,822	2,459,646
Insurance- UHRL (Employee health insurance)	259,988	-
Insurance- Sheraton Dhaka (Commercial General Liability)		-
Insurance- HANSA by UHRL		-
	11,708,815	11,190,310
12. Fixed deposit receipts		
Fixed deposit receipts of The Westin Dhaka		
People's Leasing and Financial Services Ltd.	43,679,385	43,679,385
International Leasing and Financial Services Ltd.	231,000,000	231,000,000
Fareast Finance and Investment Ltd.	1,800,000	2,300,000
Brac Bank Ltd.	45,945,000	45,000,000
Brac Bank Ltd. - Operational A/C	285,752,500	241,732,500
Eastern Bank Ltd.	172,025,000	112,025,000
	780,201,885	675,736,885
Fixed deposit receipts of Sheraton Dhaka		
Eastern Bank Ltd.	50,000,000	45,000,000
	50,000,000	45,000,000
Fixed deposit receipts of Head office		
Southeast Bank Ltd.	18,981,522	18,812,212
United Commercial Bank Ltd	759,681,855	753,325,669
	778,663,377	772,137,881
Fixed deposit receipts of HANSA by UHRL		
Eastern Bank Ltd.	3,316,848	3,277,154
Eastern Bank Ltd.	3,095,369	3,058,325
	6,412,216	6,335,478
	1,615,277,478	1,499,210,244
Current and non-current classification		
Non-current asset		
Less: Impairment of financial asset in People's Leasing and Financial Services Ltd.	274,679,385	274,679,385
Less: Impairment of financial asset in International Leasing and Financial Services Ltd.	(30,575,570)	(26,207,631)
	(115,500,000)	(115,500,000)
	128,603,816	132,971,754
Current asset	1,340,598,093	1,224,530,859
Closing balance	1,469,201,908	1,357,502,613

The Company has investments in People's Leasing and Financial Services Ltd. (PLFSL) to the extent of Tk. 43,679,385 in the form of term deposits. At present, a winding up application, Financial Institution Matter No. 1 of 2019 filed by Bangladesh Bank, is pending against PLFSL in the Honorable High Court Division of the Supreme Court of Bangladesh. The Honorable High Court has not allowed the application but has instead reconstructed PLFSL's Board of Directors through the court order dated July 15, 2021 and also directed the depositors not to insist upon the Board of Directors or management of the PLFSL for return of their money in next six (6) months. The order of direction restraining UHRL as a depositor from demanding repayment from PLFSL has been extended twice, lastly until January 2023. UHRL is also not aware of any developments which would suggest that there would not be any further extensions of the interim order. Unique Hotel & Resorts Ltd. has also sought legal opinion from renowned legal advisor in this matter. However, considering the abovementioned facts, UHRL has considered its investment in PLFSL to be a credit impaired financial asset in terms of IFRS 9 on a conservative approach and has decided to make loss allowance against the principal receivable from PLFSL. UHRL has made 60% loss allowance during the year ended 30 June 2022 and further 10% loss allowance has been made during the period from 01 July 2022 to 30 September 2022. However, such allowance represents a prudent measure of accounting on its part, it does not represent a waiver of any claim against PLFSL.

Furthermore, the Company has investments in International Leasing and Financial Services Ltd. (ILFSL) to the extent of Tk. 231,000,000 in the form of term deposits. At present, a winding up application by the depositors of ILFSL, Company Matter No. 299 of 2019, is pending against ILFSL in the Honorable High Court Division of the Supreme Court of Bangladesh. The Honorable Court did not allow the application, instead had reconstructed ILFSL's Board of Directors. Furthermore, ILFSL has also shared their rebuilding plan recently and according to their plan, the depositor companies have been given opportunity to convert their deposits at ILFSL into equity. Moreover, according to the recent media reports, ILFSL has entered into an agreement with Sonar Bangla Capital Management Ltd. on September 21, 2022 to convert their deposits and liabilities into shares subject to approval from the regulators. Unique Hotel & Resorts Ltd. has also sought legal opinion from renowned legal advisor in this matter. In these circumstances, notwithstanding the pious intent expressed in ILFSL's latest plan of rebuilding, UHRL has decided to make 50% loss allowance against principal receivable from ILFSL on a conservative approach during the year ended 30 June 2022. No further loss allowance has been made during the period from 01 July 2022 to 30 September 2022. However, such allowance represents a prudent measure of accounting on its part, it does not represent a waiver of any claim against ILFSL.



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13. Cash and cash equivalents

a. Cash in hand

Cash in hand- Corporate office
Cash in hand- Airport Lounge
Cash with brokerage house

Cash at bank

United Commercial Bank Ltd.-Banani Branch
Bank Alfalah Ltd., Gulshan Branch
Premier Bank Ltd. Banani Branch
Eastern Bank Ltd.-Gulshan Branch
Eastern Bank Ltd., HPA- Banani
Eastern Bank Ltd.-Dividend 2018-19
Eastern Bank Ltd.-Dividend 2019-20
Eastern Bank Ltd.-Dividend 2020-21
Eastern Bank Ltd.- Unclaimed Dividend account
Prime Bank Ltd.- Banani Branch, (Unit-2)
Prime Bank Limited.-Banani Branch
Al Arafah Islami Bank Ltd., Motijheel- CD
BRAC Bank Ltd., Gulshan- SND
BRAC Bank Ltd., Gulshan- FC Dollar
BRAC Bank Ltd., Gulshan- FC Pound
BRAC Bank Ltd., Gulshan- FC Euro
Janata Bank Ltd.-Corporate Branch
Shahjalal Islami Bank Ltd.-Banani Branch
The City Bank Ltd.-Kawran Bazaar Branch
Mercantile Bank Ltd.-Banani Branch
Premier Bank Ltd. Banani Branch
One Bank Ltd.
Sonali Bank Ltd, Gulshan. Branch, Dhaka
Sonali Bank Ltd., Dhaka Reg. Complex Branch
Dutch Bangla Bank Ltd.
Sonali Bank Ltd., Gulshan Branch
Agrani Bank Ltd.
Southeast bank Ltd.
IFIC Bank Ltd.
Commercial Bank of Ceylon

Subtotal

b. The Westin Dhaka

Cash in hand

Cash at bank

Standard Chartered Bank
Standard Chartered Bank CD
Prime Bank Limited- C/A
Prime Bank Limited- STD
Prime Bank Limited (replacement reserve account)
The City Bank Limited- Gulshan Branch
Dutch Bangla Bank Ltd.

Subtotal

c. HANSA by UHRL

Cash in hand

Cash at bank

United Commercial Bank Ltd.
Prime Bank Limited
Standard Chartered Bank

Subtotal

Amount in Taka	
30 September 2022	30 June 2022
37,029	54,435
50,000	50,000
3,846,913	29,280,815
3,933,942	29,385,250
455,217	27,691,118
63,921,974	91,503,658
7,640	7,640
27,061	27,061
230,809	230,809
1,679,235	1,709,155
592,845	612,935
738,262	790,809
446	446
26,923	27,268
1,857,862	66,773,681
728,593	478,959,675
14,011	14,471
445,736	416,470
2,822,433	2,922,836
1,907,549	1,908,651
23,269	23,269
7,570	7,570
16,450	16,450
44,460	44,460
3,100	3,100
3,882	3,882
17,012	17,012
12,083	12,083
315,558	100,310
50,000	50,000
383,917	385,117
1,790	1,790
11,661	11,661
76,235	76,235
76,423,581	674,349,620
80,357,523	703,734,870
1,590,000	1,590,000
19,515,566	121,240,401
13,674,181	29,642,748
3,008,617	1,930,712
38,665,735	12,497,678
4,661,926	22,018,537
27,782,571	1,968,632
227,153	227,153
107,535,749	189,525,861
109,125,749	191,115,861
1,288,824	633,514
32,258,181	20,613,916
2,132,232	2,132,232
235,731	236,307
34,626,144	22,982,455
35,914,968	23,615,969



UNIQUE HOTEL & RESORTS LIMITED

d.	Sheraton Dhaka			
	Cash in hand		289,030	-
	Cash at bank			
	Standard Chartered Bank	36,621,465	(81,082,360)	
	Brac Bank Ltd.	138,766	464,938	
	Brac Bank Ltd. CD	17,694,119	110,049,813	
	Standard Chartered Bank (replacement reserve account)	4,207,096	1,299,049	
		58,661,446	30,731,440	
	Subtotal	58,950,476	30,731,440	
	Total : (a+b+c+d)	284,348,715	949,198,139	
		Amount in Taka		
		30 September 2022	30 June 2022	
14.	Share capital			
A.	Authorized share capital			
	1,000,000,000 ordinary shares of Tk. 10 each	10,000,000,000	10,000,000,000	
		10,000,000,000	10,000,000,000	
B.	Issued, subscribed and paid-up capital			
	294,400,000 ordinary shares of Tk. 10 each fully paid	2,944,000,000	2,944,000,000	
		2,944,000,000	2,944,000,000	
C.	Shareholding position			
		%	No. of shares	
				30 September 2022
				30 June 2022
	Sponsor/Director	46.03%	135,516,202	1,355,162,020
	Companies and financial Institutions	24.94%	73,409,757	734,097,570
	Foreign Individual & Companies	0.56%	1,652,679	16,526,790
	General Public	28.47%	83,821,362	838,213,620
		100.00%	294,400,000	2,944,000,000
D.	Classification of shareholders by holding			
	Number of shares	No. of shareholders	No. of shares	% of holdings
	1 to 500 shares	10,809	1,443,591	0.49%
	501 to 5,000 shares	3,860	7,521,371	2.55%
	5,001 to 10,000 shares	666	5,194,923	1.76%
	10,001 to 20,000 shares	364	5,441,489	1.85%
	20,001 to 30,000 shares	152	3,857,754	1.31%
	30,001 to 40,000 shares	74	2,614,315	0.89%
	40,001 to 50,000 shares	57	2,676,688	0.91%
	50,001 to 1,00,000 shares	81	5,720,767	1.94%
	1,00,001 to 1,000,000 shares	88	23,324,186	7.92%
	over 1,000,000	29	236,604,916	80.37%
		16,180	294,400,000	100.00%
		Amount in Taka		
		30 September 2022	30 June 2022	
15.	Share premium		6,181,931,836	6,181,931,836
16.	Revaluation reserve			
	Opening balance	10,412,304,207	10,292,740,021	
	Realized through excess depreciation on revaluation of assets	(23,353,374)	119,564,186	
		10,388,950,833	10,412,304,207	
17.	Long term loan			
	Standard Chartered Bank Limited (17.01)	1,108,474,379	1,200,326,411	
	Dutch Bangla Bank Limited (17.02)	1,069,563,005	1,095,373,726	
	United Commercial Bank Limited (17.03)	1,000,000,000	1,020,507,283	
	Agrani Bank Limited (17.04)	1,104,639,414	1,079,803,924	
	Al Arafah Islami Bank Limited (17.05)	1,775,000,000	850,000,000	
		6,057,676,798	5,246,011,344	
	Current and non-current classification			
	Non-current portion	5,454,586,116	4,742,784,326	
	Current portion	603,090,682	503,227,018	
		6,057,676,798	5,246,011,344	



UNIQUE HOTEL & RESORTS LIMITED

17.01 Standard Chartered Bank Limited

Name of lender	:	Standard Chartered Bank, Dhaka
Name of facility	:	Term loan facility
Facility limit	:	150.00 crore
Rate of interest	:	T Bill+7.26% per annum
Purpose of loan	:	Financing construction and furnishing work of Sheraton Dhaka
Repayment	:	6 years including 2 years moratorium period
Security	:	i) Demand Promissory Note and a Letter of continuation for BDT 2,140 million of Unique Hotel & Resorts Ltd.; ii) Registered mortgage over land and building of The Westin Dhaka situated at Plot 01, Road 45, Gulshan-2, Dhaka covering the facility amount. A second mortgage has been created for BDT 1.5 Billion covering the additional term loan facility over this Land and Building; iii) Personal guarantee of Mr. Mohd. Noor Ali, held for BDT 3,764.5 million. Additional Personal Guarantee for BDT 1.5 Billion to be taken from Mr. Mohd. Noor Ali and Salina Ali.

The interest rate of this term loan has been changed to 9.00% from 1st of April 2020 as per Banking Regulation & Policy Department Circular No. 03/2020 dated February 24, 2020. The interest rate has further been revised to T-Bill+3.68% p.a. with a floor of 6% p.a. through letter dated August 23, 2021 of Standard Chartered Bank Limited which will be effective from August 31, 2021.

17.02 Dutch Bangla Bank Limited

Name of lender	:	Dutch Bangla Bank Limited
Name of facility	:	Term loan
Facility limit	:	100.00 crore
Rate of interest	:	10.50% per annum
Purpose of loan	:	For completion of work of Sheraton Dhaka
Repayment	:	7 years including 2 years moratorium period
Security	:	i) Registered mortgage of HANSA- Premium Residence (03 star serviced apartment) measuring 48,420 sft (1st floor to 12th floor), including basement 1 & 2 with undivided and un-demarcated share of (3.68+3.69)=7.37 decimal or 4.47 Katha land in Dhaka, Sub Register Office- Uttara, Mouza- Uttara R/A, being Plot No.03, Road No. 10/A, Sector 09, Uttara Model Town, Dhaka-1230 and (4.13+4.12)=8.25 decimal or 5 Katha land in Dhaka, Sub Register Office- Uttara, Mouza- Uttara R/A, being Plot No.05, Road No. 10/A, Sector 09, Uttara Model Town, Dhaka-1230 standing in the name of "Unique Hotel & Resorts Ltd." valued at BDT 896.38 million as per valuation report by Northern Inspection Co. Ltd. Dated: 29-10-19; ii) Registration of mortgage charge with RJSC&F; iii) Personal guarantee of Chairman and Managing Director

The interest rate of this term loan has been changed @9% from 1st of April 2020 as per Banking Regulation & Policy Department Circular No. 03/2020 dated February 24, 2020. Moreover, Bank has further reduced the interest rate @8.75% effective from October 9, 2020 and further reduction in interest rate has been @7.75% with effect from August 2021.

However, interest on loan has been capitalized with principal amount by the Bank. As a result, outstanding loan has increased from BDT 100 crore to BDT 109.54 crore. However, UHRL has already started repaying the loan according to the repayment schedule.

17.03 United Commercial Bank Limited

Name of lender	:	United Commercial Bank Ltd.
Name of facility	:	Term loan
Facility limit	:	100.00 crore
Rate of interest	:	9.00% per annum
Purpose of loan	:	For finishing interior work, supplier payment and other payments related to the project "Sheraton Dhaka"
Repayment	:	7 years including 2 years moratorium period
Security	:	i) Registered Mortgage of 30,391 sft. Office space along with 3 khata 6 Chatak 1 sft. at Dilkusha, Motijheel, Dhaka. ii) 90,00,000 nos. shares of Unique Hotel & Resorts Ltd. (UHRL) to be pledged which hold by it's sister concern against the approved facility; iii) Registration of mortgage charge with RJSC&F; iv) Personal guarantee of Chairman and Managing Director; v) Undated security cheque covering the entire facilities.



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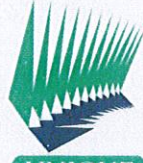
17.04 Agrani Bank Limited		
Name of lender	:	Agrani Bank Limited
Name of facility	:	Term loan
Facility limit	:	100.00 crore
Rate of interest	:	9.00% per annum
Purpose of loan	:	For finishing interior work, supplier payment and supply of other local supplies for completion of the project "Sheraton Dhaka"
Repayment	:	7 years including 2 years moratorium period
Security	:	i) 3,00,00,000 no. shares of Unique Hotel & Resorts Ltd. (UHRL) to be pledged which hold by its sister concern against the approved facility; ii) Corporate guarantee from Borak Real Estate Limited; iii) Personal guarantee of directors.
17.05 Al Arafah Islami Bank Limited		
Name of lender	:	Al Arafah Islami Bank Limited
Name of facility	:	Hire Purchase under Shirkatul Melk (HPSM)
Facility limit	:	450.00 crore
Rate of interest	:	7.5% per annum
Purpose of loan	:	Taka 315 crore to purchase 1,85,575.03 sft floor space and proportionate car parking of "Borak Taka 135 crore to pay off the principal term loan liability of Standard Chartered Bank Ltd.
Repayment	:	7 years including 2 years moratorium period for Taka 315 crore and 5 years including 12 months moratorium period for Taka 135 crore
Security	:	i) Mortgage of 39.7 decimel land with 3,02,581 sft building thereon (Acropolis project) ii) Personal guarantee of Chairman and Managing Director iii) Personal guarantee of owners of mortgaged property

18. Deferred tax liability

Opening balance
Deferred tax obligation/(benefit) during the year
Transferred to retained earnings- excess depreciation on revaluation reserve

Amount in Taka	
30 September 2022	30 June 2022
2,257,394,602	2,536,077,319
2,059,270	(40,290,580)
(5,838,344)	(238,392,137)
2,253,615,529	2,257,394,602

	<u>Tax rate</u>	<u>Carrying amount</u>	<u>Tax Base</u>	<u>Temp. difference</u>	<u>Deferred tax (asset) / liability</u>
As at 30 September 2022					
Property, Plant and Equipment	20%	7,997,420,536	5,499,782,767	2,497,637,770	499,527,554
Provision for bad & doubtful debt	20%	(150,907,407)	-	(150,907,407)	(30,181,481)
Impairment of financial asset	20%	(146,075,570)	-	(146,075,570)	(29,215,114)
Provision for gratuity	20%	(25,033,229)	-	(25,033,229)	(5,006,646)
Unrealized gain/(loss) from investment in shares	10%	(48,501,089)	-	(48,501,089)	(4,850,109)
Unused tax loss on sale of shares of listed entities	10%	(9,964,571)	-	(9,964,571)	(996,457)
Unused tax loss on disposal of assets	20%	(73,544,324)	-	(73,544,324)	(14,708,865)
A Closing deferred tax liability as at 30 September 2022					414,568,881
Closing Deferred tax liability as at 30 June 2022					412,509,611
Deferred tax (income)/expenses during the period					2,059,270
Revaluation of Land	4%	3,790,955,298	-	3,790,955,298	151,638,212
Revaluation of Property, Plant and Equipment	20%	8,437,042,183	-	8,437,042,183	1,687,408,437
B Closing deferred tax liability as at 30 September 2022					1,839,046,648
Closing Deferred tax liability as at 30 June 2022					1,844,884,992
Transferred to retained earnings during the period- excess depreciation on revaluation reserve					(5,838,344)
As at 30 June 2022					
Property, Plant and Equipment	20%	8,027,567,078	5,557,291,744	2,470,275,334	494,055,067
Provision for bad & doubtful debt	20%	(144,116,499)	-	(144,116,499)	(28,823,300)
Impairment of financial asset	20%	(141,707,631)	-	(141,707,631)	(28,341,526)
Provision for gratuity	20%	(23,743,798)	-	(23,743,798)	(4,748,760)
Unrealized gain/(loss) from investment in shares	10%	(39,687,848)	-	(39,687,848)	(3,968,785)
Unused tax loss on sale of shares of listed entities	10%	(9,542,196)	-	(9,542,196)	(954,220)
Unused tax loss on disposal of assets	20%	(73,544,324)	-	(73,544,324)	(14,708,865)
A Closing deferred tax liability as at 30 June 2022					412,509,611
Closing Deferred tax liability as at 30 June 2021					452,800,191
Deferred tax (income)/expenses during the year					(40,290,580)



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Revaluation of Land	4%	3,790,955,298	-	3,790,955,298	151,638,212
Revaluation of Property, Plant and Equipment	20.00%	8,466,233,900	-	8,466,233,900	1,693,246,779
B Closing deferred tax liability as at 30 June 2022					1,844,884,992
Closing Deferred tax liability as at 30 June 2021					2,083,277,128
Transferred to retained earnings during the year- excess depreciation on revaluation reserve					(238,392,137)
				Amount in Taka	
				30 September 2022	30 June 2022
19. Short term loans					
Standard Chartered Bank				190,000,000	190,000,000
Bank Alfalah Ltd.				500,000,000	500,000,000
Prime Bank Ltd. Banani Branch				147,982,887	155,495,827
Prime Bank Ltd. Banani Branch- overdraft				965,837,880	1,026,365,529
Standard Chartered Bank, Gulshan- overdraft				397,047,998	400,634,818
Al Arafah Islami Bank Limited- Bai Muazzal				432,818,607	500,000,000
				2,633,687,372	2,772,496,174
20. Due to operator and its affiliates					
The Westin Dhaka					
License fee				78,030,705	68,440,796
Marketing fee				49,176,965	65,018,756
Incentive fee				83,696,233	93,533,861
Reservation fee/program service fund				17,079,690	23,295,893
				227,983,592	250,289,306
Sheraton Dhaka					
License fee				7,237,939	4,510,514
Marketing fee				6,876,041	4,284,987
Incentive fee				2,467,319	1,475,920
Other reimburseables				6,127,183	6,721,561
				22,708,482	16,992,982
Closing balance				250,692,074	267,282,288
21. Accounts payable					
The Westin Dhaka					
R. M. Enterprise				391,339	391,339
Expolink Resources Ltd.				604,342	945,959
Taj Enterprise				849,476	791,118
Transcom Beverage Ltd.				710,440	1,467,423
Quality Integrated Agro Ltd.				1,402,552	1,089,940
Band Box				-	696,030
Creative Engineering				257,400	2,098,794
Noor Trade House				3,121,260	2,634,767
Sara Trade International				571,013	760,384
Allahar Dan Fish				-	121,770
Bengal Meat Processing Industries Ltd.				5,760,076	4,884,787
Bangladesh Edible Oil				2,116,649	2,147,040
Paramount Trading System Ltd.				578,321	1,677,071
Technopole				2,025,000	2,084,500
Other creditors				57,633,043	37,132,261
				76,020,911	58,923,184
Sheraton Dhaka					
Bengal Meat Processing Industries Ltd.				3,020,507	4,482,997
Noor Trade House				3,253,316	2,937,032
Panna Enterprise				622,663	725,974
Quality Integrated Agro Ltd.				609,100	641,600
Other creditors				21,244,947	18,978,551
				28,750,533	27,766,154
HANSA by UHRL					
Accounts Payable of HANSA by UHRL				3,940,951	2,111,905
Closing balance				108,712,396	88,801,243



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22. Undistributed/unclaimed dividend			
Opening balance	3,170,269	12,841,987	
Add: Dividend declared during the period	-	159,631,528	
Less: Dividend transferred to Capital Market Stabilisation Fund	-	(13,846,209)	
Less: Dividend paid during the period	(102,557)	(155,457,037)	
	3,067,712	3,170,269	
23. Liabilities to intercompanies			
Borak Real Estate Ltd.	1,520,912,197	1,827,360,632	
Unique Eastern (Pvt.) Ltd.	400,137,213	408,137,213	
Borak Travels Pvt Ltd.	292,725,510	292,725,510	
Unique Vocational Training Centre	50,876,289	50,876,289	
Unique Ceramics Industries Ltd.	77,895,416	77,895,416	
	2,342,546,626	2,656,995,061	
24. Other accruals and payables			
Taxes, deposits and other creditors (24.01)	126,051,170	120,829,604	
Accrued expenses (24.02)	283,727,644	291,346,599	
Provision for corporate tax (24.03)	94,979,464	46,907,804	
Provision for Workers' Profit Participation Fund (WPPF) (24.04)	58,710,378	48,382,984	
Liability to directors and shareholders	539,937,579	539,937,579	
Provision for gratuity	25,033,229	23,743,798	
Advance received from Eastern Bank Ltd. for Airport Lounge	72,577,092	87,092,508	
Liability for finance cost	81,115,665	29,429,104	
Other payables	433,536,668	436,190,965	
	1,715,668,888	1,623,860,943	
24.01 Taxes, deposits and other creditors			
The Westin Dhaka			
Security deposits from suppliers	8,570,000	8,490,000	
Security deposits from tenants	4,822,420	4,822,420	
Supplementary duty payable	1,951,521	2,073,527	
Service charge payable	21,266,887	19,808,082	
Breakage fund and others	6,225,672	4,156,126	
VAT payable	16,811,451	23,607,360	
TDS payables- suppliers	1,596,214	-	
Tax payable on management fees	32,279,167	29,370,975	
	93,523,332	92,328,490	
Sheraton Dhaka			
Service charge payable	6,305,241	6,615,608	
Security deposits from suppliers	100,000	-	
VAT payable	6,786,701	7,554,048	
TDS payables- suppliers	807,270	896,850	
Advance received from customers	8,994,720	5,910,387	
	22,993,932	20,976,893	
HANSA by UHRL			
Service charge payable	6,884,412	5,383,485	
VAT payables	2,384,833	1,968,330	
Tax payables	120,464	-	
Supplementary duty payable	144,197	142,317	
Other payables	-	30,089	
	9,533,906	7,524,221	
Closing balance	126,051,170	120,829,604	
24.02 Accrued expenses			
The Westin Dhaka			
Salaries, wages, bonus and other benefits	6,232,241	9,327,327	
Accruals for utility services	2,637,834	3,517,111	
Accrual for Marriott Bonvoy	76,300,582	76,045,160	
Accrual for employee survey and vacation	2,992,262	4,573,774	
Accrual for Starwood GSI/GEI	85,747,880	70,421,584	



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Westin privilidge card and SPP card	75,000	-
Advance received for tower rent and Gym membership	11,515,099	10,736,672
Expatriate benefits	4,054,139	3,628,260
Audit fee payable	5,566,292	5,158,792
Other accruals	29,162,215	30,408,373
	224,283,543	213,817,052
Sheraton Dhaka		
Salaries, wages, bonus and other benefits	5,464,176	2,929,223
Accruals for utility services	8,365,686	9,803,498
Audit fee payable	200,000	100,000
Other accruals	7,120,238	7,421,231
	21,150,100	20,253,952
Others		
Accrued expenses of HANSA by UHRL	7,900,491	7,887,955
Accrued expenses of corporate office	30,393,510	49,387,640
	38,294,000	57,275,595
Closing balance	283,727,644	291,346,599
24.03 Provision for corporate tax		
Opening balance	46,907,804	10,051,535
Add: Income tax expense for the period	48,071,660	44,022,161
Less: Income tax adjusted during the period	-	(7,165,893)
Closing balance	94,979,464	46,907,804
24.04 Provision for Workers' Profit Participation Fund (WPPF)		
Opening balance	48,382,984	15,753,687
Add: Provision made during the period	10,327,395	48,628,121
Add: Adjustment during the period	-	(245,138)
Less: Paid to the Worker's Profit Participation Fund	-	(12,602,949)
Less: Paid to the Government Welfare Fund	-	(1,575,369)
Less: Paid to the WPPF Trustee account	-	(1,575,369)
Closing balance	58,710,378	48,382,984
	Amount in Taka	
	01 July 2022 to	01 July 2021 to
	30 September 2022	30 September 2021
25. Revenue		
Revenue from The Westin Dhaka		
Rooms	236,130,913	57,313,830
Food and beverage	211,980,055	99,828,686
Minor operating department (MOD)	19,349,758	12,442,848
Space rental	11,223,594	1,432,662
Shop rent	3,256,682	2,883,359
	481,941,002	173,901,385
Revenue from Sheraton Dhaka		
Food and beverage	127,088,572	-
Minor operating department (MOD)	2,239,835	-
Space rental	6,098,437	-
	135,426,844	-
Revenue from HANSA by UHRL		
Rooms	26,035,017	13,196,454
Food and beverage	12,863,370	8,412,444
Minor operating department (MOD)	3,013,392	3,050,542
	41,911,779	24,659,440
Total revenue	659,279,625	198,560,825



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26. **Costs of sales (COS)**

Cost of sales of The Westin Dhaka

Particulars	1 July 2022 to 30 September 2022				01 July 2021 to 30 September 2021
	Rooms	Food & beverage	Minor operating dept	Total	
Salary, wages, bonus and benefits	3,316,791	9,374,955	1,532,531	14,224,277	11,640,912
Cost of materials & other related expenses	-	57,426,874	10,609	57,437,483	28,056,878
Operating supplies	3,051,717	3,161,522	88,224	6,301,463	4,846,560
Laundry, dry cleaning and uniforms	768,819	1,611,281	224,266	2,604,366	2,318,911
Complementary guest services	8,680,709	-	162,145	8,842,854	2,872,550
In-house TV , video, movies, music etc.	-	1,318,666	-	1,318,666	-
Travel agents commission	2,032,369	320,687	-	2,353,056	430,309
Traveling and communication	306,855	6,474	-	313,329	55,858
Airport counter charge	227,090	1,907,700	-	2,134,790	337,942
Fees and purchase	54,586	-	-	54,586	34,048
Third party reservation & amenities	1,595,994	10,977	597,676	2,204,647	1,110,197
Decoration & training	89,046	10,000	-	99,046	6,950
Rent, relocation & Loss	-	-	-	-	110,508
Other expenses	1,355	59,500	596	61,451	242,599
Subtotal	20,125,331	75,208,636	2,616,047	97,950,014	52,064,222

Cost of sales of Sheraton Dhaka

Particulars	1 July 2022 to 30 September 2022				01 July 2021 to 30 September 2021
	Rooms	Food & beverage	Minor operating dept	Total	
Salary, wages, bonus and benefits	4,499,037	10,669,181	636,715	15,804,933	-
Cost of materials & other related expenses	-	32,345,745	-	32,345,745	-
Operating supplies	729,238	2,843,957	5,044	3,578,239	-
Laundry, dry cleaning and uniforms	96,627	127,675	9,388	233,690	-
Complementary guest services	1,059	55,412	-	56,471	-
In-house TV , video, movies, music etc.	375,000	1,146,723	-	1,521,723	-
Linen, china, glass etc.	-	1,675	-	1,675	-
Decoration & training	208,158	48,849	-	257,007	-
Other expenses	125,002	711,423	123,026	959,451	-
Subtotal	6,034,121	47,950,640	774,173	54,758,934	-

Cost of sales of HANSA by UHRL

Particulars	1 July 2022 to 30 September 2022				01 July 2021 to 30 September 2021
	Rooms	Food & beverage	Minor operating dept	Total	
Other expenses	3,783,374	5,339,722	580,835	9,703,931	7,334,528
Sub total	3,783,374	5,339,722	580,835	9,703,931	7,334,528

Total cost of sales	29,942,826	128,498,998	3,971,055	162,412,879	59,398,750
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Amount in Taka	
01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021

27. **Administrative and other general expenses**

Administrative and other general expenses of The Westin Dhaka

Operators and its affiliated company fees (27.01)	26,746,643	6,650,030
Administrative and general expenses (27.02)	28,474,315	20,081,566
Repairs and maintenance (27.03)	35,198,780	31,273,173
Advertising, promotion and public relations (27.04)	30,061,122	14,021,118
Information and Telecommunications systems (27.05)	5,244,869	4,129,549
	125,725,729	76,155,436

Administrative and other general expenses of Sheraton Dhaka

Operators and its affiliated company fees	6,309,878	-
Administrative and general expenses	13,623,955	5,800,275
Repairs and maintenance	34,731,312	-
Advertising, promotion and public relations	5,239,688	-
Information and Telecommunications systems	2,871,137	-
	62,775,970	5,800,275



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Administrative and other general expenses of HANSA by UHRL

Administrative and general expenses
Repairs and maintenance
Advertising, promotion and public relations
Information and Telecommunications systems

2,808,341	3,655,855
3,689,483	3,377,703
739,671	637,784
209,467	388,333
7,446,962	8,059,675
195,948,661	90,015,386

Total administrative and other expenses

27.01 Operators and its affiliated company fees

License fee (27.01.01)
Incentive fee (27.01.02)

9,589,911	3,434,296
17,156,732	3,215,734
26,746,643	6,650,030

27.01.01 License fee

Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (now Marriott International)

9,589,911	3,434,296
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27.01.02 Incentive fee

Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (now Marriott International)

Gross operating profit (GOP)
Incentive fee @ 6% on GOP

285,945,533	53,595,567
17,156,732	3,215,734

27.02 Administrative and general expenses

Salaries, wages, bonus and benefits
Operating supplies
Postage
Travel and communication
Entertainment
Security services
Internal audit fee
Legal and professional charges
Uniforms
Subscriptions
Bank charges
Credit card commission
Recruitment and training
Permits and license fee
Other expenses

17,254,537	14,131,240
617,468	267,474
57,771	23,176
176,813	35,641
506,184	492,591
457,103	128,752
407,500	407,500
163,868	7,941
12,810	66,666
38,000	-
59,723	52,479
5,057,391	1,619,184
2,333,317	1,221,328
528,024	499,181
803,806	1,128,413
28,474,315	20,081,566

27.03 Repairs and maintenance

Salaries, wages, bonus and benefits
Electric bulbs
Painting and decorations
Travel and communication
Electricity expenses
Fuel expenses
Repair and maintenance
Laundry equipments
Locks and keys
Operating supplies
Plumbing charge
Propine gas
Waste removal expenses
Water treatment and pest control
Insurance Premium
Uniforms
Other expenses

1,398,579	1,440,671
167,990	206,090
190,449	72,411
19,190	3,586
19,725,776	19,056,897
623,449	633,368
3,801,075	2,371,922
4,810	-
145,273	72,643
632,215	529,782
219,921	61,879
4,024,596	2,617,289
22,271	63,800
2,755,100	1,796,518
715,235	1,594,017
-	2,215
752,851	750,085
35,198,780	31,273,173



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27.04 Advertising, promotion and public relation

Salaries, wages, bonus and benefits	3,380,153	2,761,340
Operating supplies	125,022	131,164
Travel and communication	161,130	133,442
Entertainment	288,398	793,327
Marriott Bonvoy expenses	9,035,917	2,605,221
Institutional marketing fee	11,388,019	4,078,226
Program service fund	3,888,775	2,023,747
Other expenses	45,802	300,128
Digital Marketing fee	828,874	213,674
Signs, events and functions	919,032	-
Food festival & promotion for guests	-	980,849
	30,061,122	14,021,118

27.05 Information and Telecommunications Systems

Salaries, wages, bonus and benefits	540,344	154,898
Operating supplies	316,400	210,325
Data processing and maintenance	3,714,473	3,270,500
Telecom Support	659,755	-
Uniforms	10,637	202
Travel and communication	3,260	1,044
Other expenses	-	492,580
	5,244,869	4,129,549

Amount in Taka

01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
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28. Corporate office expenses

Salary, wages and allowances	9,407,142	7,241,435
Festival allowance	-	1,219,157
Provident fund- employer part	348,149	453,898
Travelling, conveyance and allowances	266,042	127,540
Printing, stationary and papers	261,674	106,444
Computer expenses	-	10,350
Food and entertainment	422,989	55,354
Office repairs and maintenance	862,071	603,158
Telephone, mobile and internet	327,100	181,458
Advertisement and publicity for BSEC compliance	75,000	-
Trade license, renewal fees, duty and taxes	562,155	602,535
Utility expenses	588,425	807,450
AGM expenses	-	450,000
Board meeting fees	476,658	120,000
Insurance premium	3,136,902	3,173,878
Audit fees	172,500	137,500
Car repairs and maintenance	229,121	126,595
Bank charge	26,381	145,763
Depreciation	68,084,834	54,641,064
Consultancy expenses	575,000	413,889
Other expenses	307,495	149,000
Holding tax for the Westin Dhaka	548,196	548,196
VAT expenses	-	1,766,000
Paper, books and periodicals	27,460	6,820
	86,705,294	73,087,484

*Hotel business has been impacted significantly due to the pandemic of COVID-19, considering the overall scenario, our honourable Managing Director himself voluntarily regrets to receive his remuneration till the situation seems positive. As a result, the Company has not accrued for the Managing Director's remuneration since April 2020.



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		Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
29. Other income			
Dividend income		1,705,384	736,346
Tower rent		679,200	664,200
Income from Airport Lounge		46,118,191	-
Hotel service charge		8,970,000	4,245,817
Transport desk income		8,300,617	2,193,501
Electricity income		18,628,456	15,139,241
Income from simulation events of Sheraton Dhaka		3,766,619	6,044,069
Fluctuation gain/ (loss)		132,289	(90,557)
Others		758,985	1,440,569
		89,059,741	30,373,186
30. Other expenses			
Expenses of Airport Lounge		14,227,846	-
Expenses for Transport desk		3,390,729	1,142,794
Expenses relating to electricity income		10,157,549	9,812,219
		27,776,124	10,955,013
31. Gain/(loss) on investment in quoted shares			
Realized gain/(loss) from sale of shares		(422,375)	(2,647,389)
Unrealized gain/(loss) on shares		(8,813,241)	38,041,534
		(9,235,616)	35,394,145

Unrealized gain/ (loss) is recognized due to difference between the cost and the market price of corresponding investment in shares which have not been sold yet.

		Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
32. Interest income/(expense)			
Interest income from FDR and bank deposits		12,940,646	9,275,406
Interest expenses		(57,566,700)	(27,192,543)
		(44,626,054)	(17,917,137)
33. Provision for bad & doubtful debts			
Provision for bad & doubtful debts of The Westin Dhaka		391,509	-
		391,509	-

Provision for bad & doubtful debts is made at the rate of 3% of rolling three months of average receivables in compliance with the policy of Marriott International.

		Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
34. Share of net profit/loss before tax of Sheraton Dhaka			
Revenue (Note no.25)		135,426,844	-
Cost of sales (Note no.26)		(54,758,934)	-
Gross profit		80,667,910	-
Administrative and other general expenses (Note no. 27)		(62,775,970)	(5,800,275)
Operating profit		17,891,940	(5,800,275)
Income from simulation events (Note no. 29)		3,766,619	-
Interest income (Note no. 32)		1,108,333	-
Interest expenses (Note no. 32)		(20,674,976)	-
Depreciation expense on Sheraton fixed assets (Note no. 28)		(14,830,385)	-
Profit/(loss) before tax of Sheraton Dhaka		(12,738,470)	(5,800,275)
50% profit/(loss) before tax of Sheraton Dhaka shared with Borak Real Estate Limited		(6,369,235)	(2,900,137)

UHRL financial statements has been prepared for "Sheraton Dhaka" based on the existing agreement dated December 07, 2010 between UHRL and BREL. Though the hotel operation has been started in a limited form, management is expecting that the business will operate in a normal form very soon. So, Board of Directors has decided to review the existing agreement and UHRL management will notify all stakeholders accordingly.



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		Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
35.	Provision for income tax		
	Current tax expenses	48,071,660	3,726,259
	Deferred tax expenses/(benefit)	2,059,270	4,139,825
		50,130,930	7,866,083
		Amount in Taka	
		30 September 2022	30 June 2022
36	Net Asset Value per share, Earnings per share and Net Operating Cash Flow per share		
36.01	Net Asset Value (NAV) per share		
	Net Asset Value	A 25,105,090,708	24,945,740,188
	Number of ordinary shares	B 294,400,000	294,400,000
	Net Asset Value (NAV) per share	C= (A/B) 85.28	84.73
		Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
36.02	Earnings per share (EPS) on Net Profit after tax before other Comprehensive Income: (Per Value of Tk.10)		
	Earnings attributable to ordinary shareholders	A 153,512,177	145,585
	Number of ordinary shares	B 294,400,000	294,400,000
	Basic and Diluted Earnings Per Share (Restated)	C= (A/B) 0.52	0.00049
	Basic and Diluted Earnings Per Share (Published)	0.52	0.02
	Both Basic EPS and Diluted EPS are same since there was no dilutive potential during the relevant period.		
36.03	Net Operating cash inflow/(outflow) per share		
	Net cash from operating activities	A 306,663,794	166,702,528
	Number of ordinary shares	B 294,400,000	294,400,000
	Net Operating cash inflow/(outflow) per share	C= (A/B) 1.04	0.57
		Amount in Taka	
		01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
36.04	Reconciliation of net operating cash flow with net profit		
	Profit after tax (PAT)	162,786,200	7,233,463
	Income tax expense	50,130,930	7,866,083
	Profit before tax (PBT)	212,917,130	15,099,546
	Adjustment for:		
	Depreciation	68,084,835	54,641,064
	Interest expense	57,566,700	27,192,543
	Unrealized foreign exchange (gain)/loss	72,239	96,312
	Dividend received	(1,705,384)	(736,346)
	Share of net profit/loss before tax of Sheraton Dhaka	(6,369,235)	-
	Provision against FDR	4,367,939	-
	(Gain)/loss from investment in shares	9,235,616	(35,394,145)
		344,169,839	60,898,975
	Changes in:		
	Decrease in inventory	972,940	4,520,857
	Decrease/ (Increase) in accounts and other receivables	(4,755,264)	2,652,918
	Increase in advances, deposits and prepayments	(55,428,227)	(54,468,877)
	Increase in accounts payable	19,911,152	5,178,444
	Increase in accruals and payables	39,082,062	135,031,100
	(Decrease)/Increase in due to operator and its affiliates	(15,596,386)	18,001,683
	Cash generated from operating activities	328,356,117	171,815,100
	Tax paid during the period	(21,692,324)	(5,112,572)
	Net cash generated by operating activities	306,663,793	166,702,528



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37. Risk exposure

The Company is exposed to various risks through its use of financial instruments. The main types of risks are credit risk, interest rate risk, exchange rate risk, industry risk, market risk, operational risk and liquidity risk, which result from both its operating and investing activities. The Company's risk management is coordinated at its head office, in close co-operation with the board of directors and focuses on actively securing the Company's short to medium term cash flows by minimizing the exposure to financial markets. Long term financial investments are managed to generate lasting returns. The board of directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive controlled environment in which all employees understand their roles and obligations. The audit committee oversees how management monitors compliance with the Company's risk management policies and procedures and reviews the adequacy of the risk management framework. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee. The most significant financial risks to which the Company is exposed to are described below:

37.01 Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers. The Company's exposure to credit risk is limited to the carrying amount of financial assets recognized at the balance sheet date.

Management perception:

The Company's exposure to credit risk is influenced mainly by the corporate and individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry and country in which customers operate, has less of an influence on credit risk. The Company has, over the years, conducted business with various corporates, tour operators and individuals located in different jurisdictions and, owing to the spread of the Company's debtor base. The Company has a credit policy in place under which new customers are analyzed individually for creditworthiness before the Company's standard payment and delivery terms and conditions are offered. The Company's review includes external ratings, where available, and in some cases bank or other hotel's references. Customers that fail to meet the Company's benchmark creditworthiness may transact with the Company only on a cash basis. In monitoring customer credit risk, customers are individually assessed. Customers that are graded as "high risk" are placed on a restricted customer list and future sales are only made on a prepayment basis. The Company does not require collateral in respect of trade and other receivables. The Company establishes an allowance for doubtful recoveries that represents its estimate of losses in respect of trade and other receivables @ 3% of rolling three months average receivables in compliance with the policy of the Marriott International.

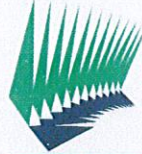
*See note 9 for further information on impairment of financial assets that are past due.

37.02 Interest rate risk

Interest rate risk is the potential for investment losses that can be triggered by a move upward in the prevailing rates for new debt instruments. Changes in the government's monetary policy, along with increased demand for loans/investments tend to increase the interest rates which mostly affect companies having floating rate loans or companies investing in debt securities.

Management perception:

Unique Hotel & Resorts Ltd. (UHRL) had a foreign currency loan that was affixed with a fixed interest rate 4.5% + 3 months LIBOR interest rate as detailed in note 17. LIBOR interest rate was flexible and sometimes varied with the international financial market conditions. Considering the materiality and the cost of fixing the interest rate, the Company rather chose not to go for hedging for the said risk exposure. However, day by day BDT was devaluating against USD and due to the higher exchange rate, there might have a negative impact on the outstanding foreign loan. In the meantime, UHRL received USD 9,699,188.88 from Nebras Power Investment Management BV in consideration of the first closing of Unique Meghnaghat Power Limited (UMPL) where UHRL transferred 8.82% (10,981 shares) to Nebras Power Investment Management BV on February 22, 2022. Considering the future negative impact on aforesaid outstanding foreign loan, UHRL settled the full outstanding of the foreign loan as on March 29, 2022.



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Apart from the above, the interest rate on local currency term loan from Standard Chartered Bank Limited is T-Bill+6.76% until 30th August 2021 which has further been revised to T-Bill+3.68% p.a. with a floor of 6% p.a maximum with effect from September 2021. Moreover, the interest rate of other loans remains 9% as per Banking Regulation & Policy Department Circular No. 03/2020 dated: February 24, 2020 except for the term loan from Dutch Bangla Bank Limited (DBBL). The Bank has reduced the interest rate from 9% to 7.75% with effect from August 2021.

37.03 Exchange rate risk

Exchange rate risk arises due to changes in exchange rates. As the Company imports equipment from abroad and also earns revenue in foreign currency, unfavorable volatility or currency fluctuation may affect the profitability of the Company. When exchange rate is increased against local currency opportunity is created for generating more profit.

Management perception:

Unique Hotel & Resorts Ltd. has well organized plan to always record the up-to-date currency conversion rate whenever it gets paid for services in foreign currencies from overseas guests. The Company changes the price of its products and services to cope with the change in exchange rate to mitigate the effect of unfavorable volatility in exchange rate on the company's earnings.

37.04 Industry risks

Industry risk refers to the risk of increased competition from foreign and domestic sources leading to lower prices, revenues, profit margins, market shares etc. which could have an adverse impact on the business, financial condition and results of operation.

Management perception:

In this highly competitive lodging industry, our hotels compete based on multiple factors, for instance, location, quality of service, standard of accommodation, room rates, facilities etc. Competition is often specific to the individual markets in which our hotels are located and includes competition from existing and new hotels operated under brands primarily in the upper upscale segments. Increased competition could have a material adverse effect on the occupancy rate, average daily room rate and RevPAR of our hotels or may require us to make capital improvements that we otherwise would not have to make, which may result in decreases in our profitability. We believe our hotels enjoy certain competitive advantages as a result of being flagged with globally recognized brands (Marriott International), including access to centralized reservation systems and national advertising, marketing and promotional services, strong hotel management expertise and loyalty programs. Our principal competitors include hotel operating companies, ownership companies (including other hospitality Real Estate Investment Trusts) and national and international hotel brands. We face increased competition from providers of less expensive accommodations, such as select-service hotels or independently managed hotels, during periods of economic downturn when leisure and business travelers become more sensitive to room rates. Increasingly, we also face competition from peer-to-peer inventory sources that allow travelers to stay at homes and apartments booked from owners, thereby providing an alternative to hotel rooms.

Moreover, the hospitality industry is typically seasonal in nature. The period during which our properties experience higher revenues vary from property to property, depending principally upon location and the customer base served. This seasonality can be expected to cause periodic fluctuations in a hotel's rooms revenues, occupancy levels, room rates and operating expenses. Therefore, volatility in our financial performance resulting from the seasonality of the hospitality industry could adversely affect our financial condition and results of operations.

37.05 Market risks

Market risk refers to the risk of adverse market conditions affecting the sales and profitability of the Company. Mostly, the risk arises from falling demand for the product or service which would harm the performance of the company. On the other hand, strong marketing and brand management would help the company increase their customer base.

Management perception:

We are exposed to market risk primarily from changes in interest rates, which may affect our future income, cash flows and fair value, depending on changes to interest rates. In certain situations, we may seek to reduce cash flow volatility associated with changes in interest rates by entering into financial arrangements intended to provide a hedge against a portion of the risks associated with such volatility.



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Moreover, the company's brand "Westin" has a very strong image in the local and international market. Marriott International (former Starwood Asia Pacific Hotels & Resorts Pte. Ltd.) also has the reputation of providing quality hotel management services. Moreover, the demand for five-star hotels in the country is increasing while there are very few five-star hotels to meet the demand. The strong brand management and quality service has enabled the company to capture significant market share in the sector and the company is continuously penetrating into the market and upgrading the quality of their service to minimize the risk. Addition of "Sheraton Dhaka" operations to the portfolio will provide synergies to cater MICE segment business, larger events, accommodate larger group business and improve operational efficiency with resource optimization.

37.06 Operational risks

Non-availabilities of materials/equipment/services may affect the smooth operational activities of the Company. On the other hand, the equipment may face operational and mechanical failures due to natural disasters, terrorist attacks, unforeseen events, lack of supervision and negligence, leading to severe accidents and losses.

Management perception:

We maintain insurance coverage for commercial general liability, property, including business interruption, terrorism, and other risks with respect to our business for all of our hotels. We also maintain workers' compensation insurance including employees' irresponsibility, accidental damage for our employees. Most of our insurance policies are written with self-insured retentions or deductibles that are common in the insurance market for similar risks. These policies provide coverage for claim amounts that exceed our self-insured retentions or deductibles. Our insurance provides coverage related to any claims or losses arising out of terrorism, property and operation of our hotels.

Moreover, the Company is equipped with power backup and 24/7 security surveillance (CCTV) systems, protected with armor guards, incompliance with global safety and security standard, which reduce security risk. Besides, the equipment is under insurance coverage in order to get reasonable compensation for any damages. Apart from these, routine security check and proper maintenance of the equipment also reduce/eliminate the operational risk. Continuous trainings of company associates make them equipped to address the situations due to natural disasters and unforeseen events. Company is associated with multiple domestic and international vendors to ensure smooth functioning of supply chain along with AMC's for key equipment's to ensure consistency in supplies and smooth operations.

37.07 Liquidity risk

Liquidity risk is the risk that a company or individual will not have enough cash to meet its financial obligations (pay its debts) on time.

Management perception:

We seek to maintain sufficient amounts of liquidity with an appropriate balance of cash, debt and equity to provide financial flexibility. As of September 30, 2022, we had total cash and cash equivalents of BDT 28.43 crore. Due to improvement of the effects of COVID-19, all the financial and non-financial parameters including occupancy, ADR and RevPAR at our hotels and cash flows through the first-quarter of FY 2022-23 has been higher than the same period last year.

We have taken several steps to preserve capital and increase liquidity, including drawing BDT 135 crore loan out of total sanction of BDT 500 crore from Al Arafah Islami Bank Ltd. to meet operational and project related payments, taking stimulus loan @4.5% interest rate instead of 9% from Bank Al Falah Limited and Prime Bank Limited amounting to BDT 9 crore and BDT 8 crore respectively. We have also repaid the foreign currency loan in full during the period from the USD receipts on sale of ordinary shares of Unique Meghnaghat Power Limited. With growing business after the upliftment of restrictions due to COVID-19 prospects of opening Sheraton Dhaka and receipts from Nebras Power Investment Management BV for the 2nd, 3rd and 4th closing according to the Share Purchase Agreement, we will have sufficient liquidity to pay our 2022-23 debt maturities and to fund other short-term liquidity obligations.

We have established reserves for capital expenditures ("FF&E reserve") in accordance with our management agreement with Marriott International. Generally, these agreements require that we fund 4% of hotel revenues into an FF&E reserve, unless such amounts have been incurred. As a result of COVID-19, our hotel managers have temporarily delayed contributions to the FF&E reserve accounts and started reserve from April 2022. Our cash management objectives continue to maintain the availability of liquidity, minimize operational costs, make debt payments and fund our capital expenditure programs and future acquisitions. Further, we have an investment policy that is focused on the preservation of capital and maximizing the return on new and existing investments. Moreover, funds are also being arranged as and when required from sister concerns within the group.



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38. Information about reportable segments

Information related to each reportable segment is set out below. Segment profit before tax is used to measure performance because management believes that this information is the most pertinent in evaluating the results of the respective segments relative to other entities that operate in the same industries.

For the year ended 30 September 2022

In Taka	Reportable segments				Total
	Head office	Westin	HANSA	Sheraton	
External revenue	-	481,941,002	41,911,779	135,426,844	659,279,625
Interest income	9,474,743	2,310,871	46,699	1,108,333	12,940,646
Operating expenses	(18,620,460)	(224,067,252)	(17,150,893)	(117,534,904)	(377,373,510)
Depreciation and amortisation	(1,442,661)	(48,184,076)	(3,627,713)	(14,830,385)	(68,084,834)
Interest expenses	(36,891,724)	-	-	(20,674,976)	(57,566,700)
Other income	48,281,382	(4,367,939)	-	3,766,619	47,680,063
Segment profit/(loss) before WPPF and tax	801,280	207,632,607	21,179,872	(12,738,470)	216,875,290
Segment assets as at 30 September 2022	14,599,013,398	15,446,239,631	924,988,986	9,500,516,089	40,470,758,103
Segment liabilities as at 30 September 2022	14,603,133,823	645,145,338	21,375,348	96,012,885	15,365,667,395

For the year ended 30 September 2021

In Taka	Reportable segments				Total
	Head office	Westin	HANSA	Sheraton	
External revenue	-	173,901,385	24,659,440	-	198,560,825
Interest income	8,097,384	1,143,157	34,865	-	9,275,406
Operating expenses	(18,446,420)	(128,219,658)	(15,394,203)	(5,800,275)	(167,860,555)
Depreciation and amortisation	(2,283,597)	(48,686,014)	(3,671,453)	-	(54,641,064)
Interest expenses	(27,192,543)	-	-	-	(27,192,543)
Other income	54,812,318	-	-	-	54,812,318
Segment profit/(loss) before WPPF and tax	14,987,142	(1,861,130)	5,628,649	(5,800,275)	12,954,387
Segment assets as at 30 June 2022	14,178,307,782	15,461,158,534	912,360,027	9,309,925,769	39,861,752,112
Segment liabilities as at 30 June 2022	14,173,396,032	638,691,992	17,524,081	86,399,819	14,916,011,924



UNIQUE HOTEL & RESORTS LIMITED

39. Related party disclosure

39.01 Related party transactions

During the period, Unique Hotel & Resorts Ltd. carried out a number of transactions with related parties on an arm's length basis. Name of those related parties, nature of those transaction and their total value has been shown in below table in accordance with the provisions of IAS-24 "Related Party Disclosure".

Name of the Party	Relationship	Nature of Transaction	Balance as on 30 September 2022			
			Opening balance	Addition	Adjustment/Received	Closing balance
Borak Real Estate Ltd.	Common Director	Balance with current account	(1,827,360,632)	(590,765)	307,039,200	(1,520,912,198)
Unique Vocational Training Centre Ltd.	Common Director	Balance with current account	(50,876,289)	-	-	(50,876,289)
Ms. Salina Ali	Chairperson	Balance with current account	(186,063,742)	-	-	(186,063,742)
Mr. Mohd. Noor Ali	Managing Director	Balance with current account	(109,463,434)	-	-	(109,463,434)
Chartered Life Insurance Company Ltd.	Common Director	Balance with current account	(1,278,195)	-	-	(1,278,195)
		Equity investment	22,500,000	-	-	22,500,000
Unique Meghnaghat Power Ltd.	Joint Venture	Investment in preference shares	2,584,887,660	-	-	2,584,887,660
		Equity investment	671,550	-	-	671,550
Sonargoan Economic Zone Ltd.	Associate	Advance against land	877,212,226	5,430,000	-	882,642,226
		Equity investment	7,217,855	51,522	-	7,269,377
Borak Real Estate Ltd.	Common Director	Advance against land*	2,600,000,000	-	-	2,600,000,000
Unique Property Development Ltd.	Common Director	Advance against land	5,304,880	-	-	5,304,880
Unique Eastern (Pvt.) Ltd.	Common Director	Balance with current account	(408,137,214)	-	8,000,000	(400,137,214)
Unique Ceramics Industries (Pvt.) Ltd.	Common Director	Balance with current account	(77,895,416)	-	-	(77,895,416)
Borak Travels (Pvt.) Ltd.	Common Director	Balance with current account	(292,725,510)	-	-	(292,725,510)
	Total		3,143,993,739	4,890,756	315,039,200	3,463,923,695

*The advance against land of Tk. 2,600,000,000 was given to Borak Real Estate Limited for the purchase of 23,9375 katha of land at Gulshan Avenue, Gulshan-2, Dhaka-1213 to be used by the Company as Seven Star International Chain Hotel as per shareholders approval in 12th AGM, dated 24 June 2013. The advance shall be accounted for land as soon as the registration is completed.



UNIQUE HOTEL & RESORTS LIMITED

39.02 Transactions with key management personnel

Key management personnel includes Board of Directors who have the authority and responsibility for planning, directing and controlling the activities of the entity whether directly or indirectly. The transactions with key management personnel are disclosed below:

During the year, no loan was given to the directors of the Company.

The Company's key management personnel compensation in total and for each of the following categories are stated below:

a) **Short Term Employee Benefits** - Employee benefits (other than termination benefits) which fall due wholly within twelve months during the year in which the employees render service. Such as -

Salaries and bonuses (if payable within twelve months of the end of the year):

Amount in Taka	
01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
-	-
476,658	120,000
476,658	13,831,750

Salary and other allowances

Honorarium for attending meetings

Total

Hotel business has been impacted significantly due to the pandemic of COVID-19, considering the overall scenario, the Company's honorable Managing Director himself voluntarily regrets to receive his remuneration till the situation seems positive.

b) **Post Employment Benefits** - Employee benefits such as Gratuity, provident fund and leave encashment.

Amount in Taka	
01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
-	-
-	-

Post employment benefits

The Company's managing director does not avail any post employment benefits.

c) **Other Long Term Employee Benefits**

Employee benefits that is not due to be paid wholly within twelve months after the end of the year in which the employees render the related service. Such as - long service benefits or sabbatical leave, jubilee or other long service benefits, long term disability benefits.

No such benefits are available in the Company hence, it is not applicable.

d) **Termination Benefits**

Employee benefits payable as a result of either: (i) an entity's decision to terminate an employee's employment before normal retirement date; or (ii) an entity's decision to accept voluntary redundancy in exchange for those benefits.

Amount in Taka	
01 July 2022 to 30 September 2022	01 July 2021 to 30 September 2021
-	-
-	-

Termination benefits

e) **Share based payments**

No such benefits are available in the Company hence, it is not applicable.



UNIQUE HOTEL & RESORTS LIMITED

Disclosures in compliance with the Companies Act, 1994 regarding transactions with key management personnel:

No.	Particulars	Value in Tk.
(a)	Managerial remuneration paid or payable during the period from 01 July 2022 to 30 September 2022 to the directors, including managing directors, a managing agent or manager	Nil
(b)	Expenses reimbursed to the managing agent.	Nil
(c)	Commission or other remuneration payable separately to a managing agent or his associate	Nil
(d)	Commission received or receivable by the managing agent or his associate as selling or buying agent of other concerns in respect of concerns entered into by such concerns with the company	Nil
(e)	The money value of the contracts for the sale or purchase of goods and materials or supply of services, entered into by the company with the managing agent or his associate during the financial year.	Nil
(f)	Any other perquisite or benefits in cash or in kind stating, approximate money value where applicable.	Nil
(g)	Other allowances and commission including guarantee commission	Nil
(h)	Pensions etc.	Nil
	(i) Pensions	Nil
	(ii) Gratuities	Nil
	(iii) Payments from provident funds, in excess of own subscription and interest thereon	Nil
	(iv) Compensation for loss of office	Nil
	(v) Consideration in connection with retirement from office	Nil
(i)	Share based payments	Nil



UNIQUE HOTEL & RESORTS LIMITED

40. Contingent liability disclosure

- 40.01** Large Tax Payer Unit (LTU), VAT Authority raised a demand U/S 55 of the VAT Act, 1991 Tk. 71,295,948 for Supplementary Duty (SD) and VAT on SD for the period from July 2007 to January 2009 through letter no. 4/LTU(Mushak)25/The Westin Dhaka/Demand/Cricle-3/09/2111, dated 20 April 2009.

Subsequently, The Westin Dhaka submitted a writ petition through writ petition no. 3910/2009 and the Honorable High Court Division of the Supreme Court discharged the previous issued rule on 10/10/2015.

The Westin Dhaka submitted application to the Customs, Exercise and VAT Appellate Tribunal through nothi no. CEVT/Case/(VAT)-16/2018 dated 28/05/2019. Based on our application and ground of appeal the Honorable Appellate Tribunal reduce the demand from Tk. 71,295,948 to Tk. 11,420,622 on 05/09/2019 for SD and VAT on SD.

Since, hotel was exempted from SD through SRO, as a result, under no circumstances the aforesaid demand will be applicable for the Westin Dhaka. Hence, we submitted further VAT Revision to the Honorable High Court Division of the Supreme Court of Bangladesh through VAT Revision no. 29/2019 which is under subjudice.

It is primarily established that VAT Appellate Tribunal reduced the original demand of LTU and the said Tribunal was pleased to pay UHRL Tk. 1,14,20,622 as SD vide memo dated 05/09/2019 and against that order and new demand, UHRL filed VAT Revision No. 29 of 2019 before the High Court Division. But after 2 years, NBR authority filed VAT Revision before the High Court Division in 2021 against the order of Tribunal for reducing the said amount. Now, both of the VAT Revisions filed by UHRL and NBR will be heard by High Court Division. During Pandemic situation, it is not possible to get hearing and/or the result of the hearing. So, outcome of the final verdict of High Court and if needs Appellate Division will be final for any of the parties.

- 40.02** Large Tax Payer Unit (LTU), VAT raised a demand of Tk. 5,353,916 u/s 73(2) of the VAT and SD Act 2012, through letter no. 08.01.0000.006.01.028.19/102 dated 3 February 2020 due to non-submission of Input-output co-efficient (Mushak 4.3) for the period from July 2019 to August 2019. Subsequently we applied to the Customs, Exercise and VAT Appellate Tribunal for fair judgement after depositing 10% of the said demand amount on August 31, 2020. The Learned Tribunal rejected the Appeal by its order dated September 19, 2021 and we have submitted the copy of the Order to our Advocate for filing an Appeal before the Honorable High Court Division. Moreover, the Learned Advocate informed us that we have some strong grounds and he has been preparing for filing the Appeal before the Honorable High Court Division.

It is worthy to mention that, the NBR issued an SRO 117-Aian/2020/100 Mushak date 14/05/2020 and revise the Input-output co-efficient form and exempted service industries to provide any input output co-efficient. Subsequently, the VAT Act and Rules Department clarify the matter and issued a further explanation through letter no. 08/Mushok/2020 Dated 14/10/20 that service industry need not to submit any Input output co-efficient. In the prevailing circumstances we strongly believe that the Customs Exercise and VAT Appellate Tribunal will consider the fact and provide the fair judgement towards Unique Hotel and Resorts Ltd.



UNIQUE HOTEL & RESORTS LIMITED

	Amount in Taka	
	30 September 2022	30 June 2022
40.03 Letters of guarantee		
Bank guarantee		
Southeast Bank Limited	13,298,371	13,298,371
City Bank Limited	42,621,374	42,621,374
Premier Bank Limited	1,304,925	1,304,925
Prime Bank Limited	53,388,597	53,388,597
	110,613,268	110,613,268

Customs authority imposed customs duties and taxes without considering concessionary rate of duty at 5% on imported capital machinery for setting up "the Westin Dhaka" during the years from 2004 to 2007. Unique Hotel & Resorts Ltd. made writ petitions in the Honorable High Court Division of the Supreme Court of Bangladesh. The Court discharged the order directing the release of imported capital machineries on payment of duty, tax and other charges to be assessed on the basis of concessionary rate in terms of SRO No. 114/2006 dated 08.06.2006 subject to furnishing bank guarantee for the remaining customs duty. As directed by the Court, Unique Hotel & Resorts Ltd. made the payments and Bank Guarantees for a total of Tk. 69,903,883 were issued by Southeast Bank Limited, City Bank Limited, Prime Bank Limited and Premier Bank Limited on behalf of Unique Hotel & Resorts Ltd. However, according to the legal opinion, there is remote possibility of any outflow in settlement of these bank guarantees as the cases are under subjudice now.

Furthermore, another bank guarantee of Tk. 8,872,185 was issued by Prime Bank Limited on behalf of Unique Hotel & Resorts Ltd. in 2017 on recommendation of Customs authority for the customs duties to be paid on the import of capital machinery for the Sheraton Dhaka, imposing condition to submit certificate by the Bangladesh University of Engineering and Technology (BUET) within six (06) months of receiving the final consignment of the machinery for releasing the bank guarantee. The BUET team visited our premises and submitted a complete report to Commissioner of Customs, Customs House, Chittagong on January 07, 2019. However, Customs House, Chittagong has not made any reply yet with regard to the application, which is delaying the release of our bank guarantee.

According to Gas Distribution guidelines for commercial use of gas which was issued on August 05, 2014; security deposit equivalent to three months bill is required to be given to Titas Gas Transmission and Distribution Company Limited. Two third of the aforementioned security deposit is required to be given by issuing bank guarantee by any scheduled bank for five years. Therefore, seven bank guarantees had been issued in favor of Titas Gas Transmission & Distribution Company Limited by The City Bank Limited and Prime Bank Limited on behalf of Unique Hotel & Resorts Ltd. The City Bank issued total bank guarantee amounting to a total of Tk.5,455,700 for The Westin Dhaka and Prime Bank Limited issued bank guarantee amounting to a total of Tk. 2,631,500 for Shahjapur Power Plant and Sheraton Dhaka.



UNIQUE HOTEL & RESORTS LIMITED

41. Events after reporting period

In compliance with the requirements of IAS 10: Events After the Reporting Period, adjusting events that provide additional information about the Company's position at the end of the reporting period are reflected in the financial statements and events after the reporting period that are not adjusting events are disclosed in the notes when material. The Company have no adjusting or non adjusting events after reporting period.

42. Directors responsibility statements

The Board of Directors takes the responsibility for the preparation and presentation of these financial statements as per the provision of "The Framework for the Preparation and Presentation of financial statements".

43. General

43.01 Employee details:

Total number of employees having annual salary and allowances of Tk. 96,000 or above each at the reporting date was as follows:

Particulars	30 September 2022	30 September 2021
Number of employees of Unique Hotel & Resorts Ltd.	618	721
None of the employees were in receipt of remuneration which in aggregate was less than Tk. 8,000 per month		

43.02 Remittance of dividend

No dividend has been remitted during the period.

43.03 Rounding off

Amounts appearing in these financial statements have been rounded off to the nearest Taka and wherever considered necessary.

43.04 Rearrangement of previous period figures

To facilitate comparison, certain relevant balances pertaining to the previous period have been rearranged or reclassified whenever considered necessary to conform to current period presentation.


Chief Financial Officer


Company Secretary


Director


Independent Director


Managing Director


Chairperson

Dated, Dhaka;
14 November 2022

Annexure-A

Unique Hotel & Resorts Ltd.
Schedule of Property, Plant and Equipment
As at 30 September 2022

Property, plant and equipment (cost/ revaluation less accumulated depreciation)

Sl. No.	Assets	Cost/Revaluation				Rate (%)	Depreciation				Written down value as on 30 September 2022
		Balance as at 01 July 2022	Addition during the period	Disposal during the period	Balance as at 30 September 2022		Balance as at 01 July 2022	Charged during the period	Accumulated depreciation for disposal	Balance as at 30 September 2022	
1	Land and land developments	6,393,054,767	89,763	-	6,393,144,530	-	-	-	-	-	6,393,144,530
2	Building and other Civil constructions	12,928,665,601	806,783	-	12,929,472,384	1.25%	35,203,513	-	-	1,699,514,097	11,229,958,287
3	Office furniture and equipments	91,653,103	1,250,000	-	92,903,103	5%	965,712	-	-	15,485,136	77,417,967
4	Hotel furniture	638,723,757	85,000	-	638,808,757	5%	5,553,689	-	-	199,987,022	438,821,735
5	Motor vehicles	174,182,359	4,045,104	-	178,227,463	5%	1,440,858	-	-	61,674,546	116,552,917
6	Hotel equipments	3,015,741,053	2,469,927	-	3,018,210,980	5%	24,921,062	-	-	1,048,688,399	1,969,522,582
	Total as at 30 September 2022	23,242,020,640	8,746,576	-	23,250,767,217	-	68,084,835	-	-	3,025,349,200	20,225,418,017
	Total as at 30 June 2022	21,298,942,599	1,999,659,250	56,581,208	23,242,020,640	-	242,584,263	23,416,828	-	2,957,264,365	20,284,756,275

S. F. Ahmed & Co. Chartered Accountants, have revalued all property, plant and equipment of the company as of 30 June 2009 (When Ata Khan & Co. Chartered Accountants was the auditor) following Current cost method, showing total current cost at Tk.8,325,239,643, resulting in a revaluation surplus at Tk. 4,689,598,221. Thereafter Ata Khan & Co. (When S.F. Ahmed & Co. Chartered Accountants were the auditor), have revalued the land of the company as of 30 June 2010 following "Current cost method" showing current cost thereof at Tk. 1,687,000,000, resulting in a further revaluation surplus at Tk. 843,500,000.

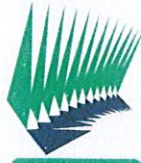
Ata Khan & Co. Chartered Accountants, have further revalued Land & land development and building as of 30 September 2011 following "Current cost method" showing total current cost Tk. 5,664,596,600 and Tk. 11,420,259,375 resulting in a revaluation surplus of Tk. 2,276,299,688 and Tk.6,004,430,154 respectively.

Unique Hotel & Resorts Limited (UHRL) has recorded the construction cost of a five star hotel namely "Sheraton Dhaka" in note-6: Construction Work in Progress for an amount of Tk. 9,364,760,237 as on 30 September 2022. According to the Management Agreement agreed between UHRL and Marriott International, the aforesaid hotel will be operated following the operational standards of internationally recognised hotel chain, Marriott International. However, Marriott International has not yet permitted UHRL to operate the said hotel in full fledged without obtaining hotel license to comply with the regulatory requirements applicable in Bangladesh. As a result, the aforesaid hotel "Sheraton Dhaka" is not capable of operating in the manner as intended by management (IAS 16: Para 62).

Furthermore, UHRL has transferred Tk.194,614,327 from Construction Work in Progress to Property, plant & equipment for the restaurants and banquet hall operated under "Sheraton Dhaka" during the year ended 30 June 2022. The restaurants and banquet hall have been operating through obtaining Restaurant License from District Commissioner Office, Dhaka under Bangladesh Hotel & Restaurants Act, 2014. The licenses were obtained on February 03, 2022. As a result, UHRL has depreciated the restaurant cost from when the restaurants are available for use, i.e. February 2022. Total area of Sheraton Dhaka is 497,121.25 sqft of which total area for the abovementioned restaurants and banquet hall is 86,047.72 sqft upon which depreciation has been charged.



UNIQUE HOTEL & RESORTS LIMITED

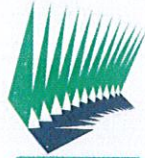


UNIQUE HOTEL & RESORTS LIMITED

Annexure-B

Unique Hotel & Resorts Ltd.
Calculation of Current Tax Provision
For the period from 01 July 2022 to 30 September 2022

	Notes	Amount <u>Taka</u>	Amount <u>Taka</u>
Net Profit before tax (as per statement of profit of loss and other comprehensive income)			212,917,130
Less: Non-business income for separate consideration:			
Dividend income	29	1,705,384	
Tower rent	29	679,200	
Interest Income	32	12,940,646	
Realized capital gain/(loss) from sale of shares of listed companies	31.02	(422,375)	
Unrealized gain on investment in share	31.02	(8,813,241)	
			<u>6,089,614</u>
			<u>206,827,515</u>
Add: Inadmissible expenses (for separate consideration)			
Accounting depreciation	28	68,084,834	
Entertainment expenses	27.02, 27.04 & 28	1,217,571	
Provision for bad debts	33	391,509	
Provision for gratuity	24	1,289,431	
Impairment of financial asset	12	4,367,939	
Provision for WPPF	24.04	10,327,395	
			<u>85,678,678</u>
			<u>292,506,194</u>
Less: Admissible expenses:			
Tax depreciation (3rd schedule para 2 & 3)			66,255,553
Payment for WPPF	24.04		-
			<u>226,250,641</u>
Income/(loss) from business or profession (before entertainment expenses)			<u>1,217,571</u>
Less: Entertainment expenses (as per section 30 and rule 65 of ITO 1984)			<u>225,033,070</u>
Taxable income from business and profession			
Add: Capital loss on sale of share of listed companies (Not eligible for set off U/S 37 but to be carried forward u/s 40)		(422,375)	
Add: Capital loss on sale of share of listed companies carried forward for AY-2022-23		(9,542,196)	
Add: Capital loss on sale of assets carried forward for AY-2022-23		(73,544,324)	
Add: Income from other sources			
Dividend income	29	1,705,384	
Tower rent	29	679,200	
Interest income	32	12,940,646	
			<u>15,325,230</u>
Total taxable income			<u><u>156,849,405</u></u>
Computation of tax liability:			
(1) Business income	225,033,070	@ 20%	45,006,614
(2) Dividend income	1,705,384	@ 20%	341,077
(3) Tower rent	679,200	@ 20%	135,840
(4) Interest income	12,940,646	@ 20%	2,588,129
Tax liability for the income period from 01 July 2022 to 30 September 2022			<u><u>48,071,660</u></u>



UNIQUE HOTEL & RESORTS LIMITED

Annexure-C

**Unique Hotel & Resorts Ltd.
Calculation of Average Effective Tax Rate
For the period from 01 July 2022 to 30 September 2022**

	<u>Amount in Taka</u>
Components of tax expense	
Current tax expense (Note -35)	48,071,660
Deferred tax expense (Note -35)	2,059,270
Total income tax expense	<u>50,130,930</u>
Explanation of the relationship between tax expense & profit before tax	
(i) a numerical reconciliation between tax expense & the profit before tax	
Profit before tax	212,917,130
Current tax expense	
Business income - applicable tax rate @20%	45,006,614
Dividend Income u/s 33 (Note 29) - applicable tax rate @20%	341,077
Tower rent (Note 29) - applicable tax rate @20%	135,840
Interest income (Note 32) - applicable tax rate @20%	2,588,129
Total current tax expense (A)	<u>48,071,660</u>
Total deferred tax expense (B)	<u>2,059,270</u>
Total income tax expense (A+B)	<u>50,130,930</u>
(ii) a numerical reconciliation between the average effective tax rate & applicable tax rate	
Tax effect on business income	21.14%
Tax effect on dividend income	0.16%
Tax effect on tower rent income	0.06%
Tax effect on interest income	1.22%
Tax effect on deferred tax	0.97%
Average effective tax rate	<u>4.71%</u>