

UNIQUE
UNIQUE HOTEL & RESORTS PLC

Unique Hotel & Resorts PLC
Statement of Financial Position
As at 31 December 2025

Notes	Amount in Taka	
	31 December 2025	'30 June 2025
ASSETS		
Non-current Assets		
Property, plant and equipment, net	5	37,533,301,516
Intangible asset, net	6	20,133,073,997
Construction work in progress	7	10,516,416
Fixed deposit receipts	13	8,777,479,831
Investment in Joint Venture	9.02	46,199,998
Investment in unquoted shares	9.03	8,475,462,873
Investment in Associate	9.04	87,786,000
		2,782,401
		36,890,592,219
		20,235,745,333
		11,097,916
		8,720,587,570
		46,199,998
		7,785,867,917
		87,786,000
		3,307,485
Current Assets		
Inventories	8	7,171,396,406
Investment in quoted share	9.01	107,453,518
Accounts receivable	10	246,418,478
Other receivables	11	330,553,058
Advances, deposits and prepayments	12	1,128,971,184
Fixed deposit receipts	13	3,239,206,386
Cash and cash equivalents	14	1,731,245,833
		387,547,947
		7,689,121,047
		133,793,711
		244,635,937
		205,632,235
		1,362,281,591
		3,762,455,691
		1,837,055,423
		143,266,460
TOTAL ASSETS		44,704,697,921
		44,579,713,266
EQUITY AND LIABILITIES		
Shareholders' Equity		
Share capital	15	27,799,079,892
Share premium	16	2,944,000,000
Revaluation reserve	17	6,181,931,836
Hedging reserve	18	9,686,534,333
Retained earnings		(344,082,257)
		9,330,695,980
Non-current Liabilities		9,260,466,070
Term loan- non-current portion	19	5,978,278,895
Deferred tax liability	20	3,282,187,175
		9,434,798,807
Current Liabilities		7,645,151,959
Term loan- current portion	19	1,334,658,177
Short term loans	21	1,854,200,079
Due to operator and its affiliates	22	198,382,784
Accounts payable	23	136,653,289
Undistributed/unclaimed dividend	24	202,352,103
Liabilities to intercompanies	25	772,627,482
Other accruals and payables	26	3,146,278,046
		7,498,275,418
		1,334,658,177
		1,782,253,965
		189,038,480
		111,438,002
		4,331,425
		733,758,815
		3,342,796,554
TOTAL EQUITY AND LIABILITIES		44,704,697,921
Net Asset Value (NAV) per share (Published)	41.01	44,579,713,266
		94.43
		93.91

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



Chief Financial Officer



Company Secretary



Chief Executive Officer



Director



Independent Director



Chairperson

Signed in terms of our report of even date annexed.

Dated, Dhaka:
26 January 2026

Corporate Office: Borak Mehnur, 51/B, Kemal Ataturk Avenue, Banani, Dhaka-1213
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Unique Hotel & Resorts PLC
Statement of Profit or Loss and Other Comprehensive Income
For the period from 01 July 2025 to 31 December 2025

Notes	Amount in Taka		Amount in Taka	
	01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024	01 October 2025 to 31 December 2025	01 October 2024 to 31 December 2024
Revenue	27	1,516,699,799	1,197,300,946	783,757,805
Cost of sales	28	(473,241,606)	(363,773,367)	(240,471,736)
Gross profit		1,043,458,193	833,527,579	543,286,069
Administrative and other general expenses	29	(463,064,753)	(398,697,228)	(221,408,129)
Operating profit		580,393,440	434,830,351	321,877,941
Corporate office expenses	30	(191,410,777)	(207,066,333)	(80,103,761)
Other income	31	155,330,252	144,940,742	60,814,808
Other expenses	32	(45,231,976)	(41,968,977)	(31,192,041)
Gain on investment in quoted shares	33.02	5,673,608	(18,022,506)	(31,113,920)
Interest income	34	128,520,919	149,144,805	51,221,589
Interest expenses	34	(589,130,346)	(664,212,090)	(293,609,765)
Provision for bad & doubtful debts	35	(5,298,485)	105,839	(3,884,832)
Profit/(Loss) before WPPF, Sheraton profit share and tax		38,846,634	(202,248,169)	(5,989,980)
Provision for WPPF	36	(1,579,668)	-	(1,196,378)
Profit before Sheraton profit share and tax		37,266,966	(202,248,169)	(7,186,358)
Share of net profit before tax of Sheraton Dhaka	37	46,100,594	105,676,078	15,887,419
Profit before tax of UHRL		83,367,560	(96,572,091)	8,701,061
Current tax	38	(45,901,515)	(45,278,224)	(20,058,677)
Deferred tax	38	41,412,124	(18,123,927)	2,164,920
Net profit/(loss) after tax of UHRL		78,878,169	(159,974,243)	(9,192,695)
Share of net profit after tax of Joint Venture entity, net off deferred tax	39	600,135,939	620,745,191	286,423,099
Share of net loss after tax of Associate company	9.04.02	(525,084)	(397,817)	(424,389)
Total net profit after tax for the period		678,489,024	460,373,132	276,806,014
Other comprehensive income				
Share of other comprehensive income of Joint Venture entity, net off deferred tax	40	(60,574,967)	(82,283,291)	30,837,038
Total comprehensive income(loss) for the period		617,914,057	378,089,841	307,643,052
Basic and Diluted Earnings Per Share (EPS) (Published)	41.02	2.30	1.56	0.94
				1.12

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



Chief Financial Officer



Company Secretary



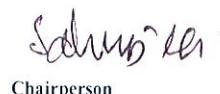
Chief Executive Officer



Director



Independent Director



Chairperson

Signed in terms of our report of even date annexed.

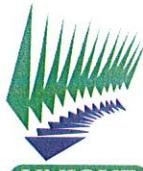
Dated, Dhaka:
26 January 2026



Unique Hotel & Resorts PLC
 Statement of Changes in Equity
 For the period from 01 July 2025 to 31 December 2025

Particulars	Ordinary Share Capital	Share Premium	Revaluation Reserve	Hedging Reserve Restated	Unrealized foreign exchange loss Restated	Retained Earnings	Total
For 2024-2025:							
Balance as on 1st July 2024	2,944,000,000	6,181,931,836	9,797,745,049	(20,270,776)	(853,719,552)	8,078,522,847	26,128,209,404
Net profit/(loss) during the period	-	-	-	(229,843,110)	-	460,373,132	460,373,132
Other comprehensive income during the year	-	-	-	-	-	(229,843,110)	(229,843,110)
Cash dividend (@ 16% for 2023-24)	-	-	-	-	(471,040,000)	(471,040,000)	(471,040,000)
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	(22,067,631)	-	-	27,584,539	5,516,908
Balance as on 31 December 2024	2,944,000,000	6,181,931,836	9,775,677,418	(250,113,886)	(853,719,552)	8,095,440,517	25,893,216,334
For 2025-2026:							
Balance as on 1st July 2025	2,944,000,000	6,181,931,836	9,708,801,512	(283,507,290)	-	9,095,412,982	27,646,639,041
Net profit/(loss) during the period	-	-	-	-	-	678,489,024	678,489,024
Other comprehensive income during the period	-	-	-	(60,574,967)	-	(60,574,967)	(60,574,967)
Cash dividend (@ 16% for 2024-25)	-	-	-	-	(471,040,000)	(471,040,000)	(471,040,000)
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	(22,267,179)	-	-	27,833,974	5,566,795
Balance as on 31 December 2025	2,944,000,000	6,181,931,836	9,686,534,333	(344,082,257)	-	9,330,695,980	27,799,079,892

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Md. Salimullah
 Chairperson

Md. Md. Sharif
 Independent Director

Md. Md. Sharif
 Director
 Chief Financial Officer

Signed in terms of our report of even date annexed.

Dated, Dhaka:
 26 January 2026



Unique Hotel & Resorts PLC
Statement of Cash Flows
For the period from 01 July 2025 to 31 December 2025

Cash flows from operating activities

	Notes	Amount in Taka	
		01 July 2025 to 31 Dec 2025	01 July 2024 to 31 Dec 2024
Collections from turnover and other sources		1,661,857,684	1,422,312,237
Payment for operating costs and other expenses		(1,352,702,830)	(304,283,753)
Income tax paid during the period		(37,852,940)	(36,572,870)
Net cash from operating activities (A)	41.04	271,301,913	1,081,455,614

Cash flows from investing activities

Purchase of property, plant and equipment	(8,702,144)	(11,952,256)
Purchase of software	-	-
Payments for construction work	(18,328,839)	32,514,481
Payments for hotel and service apartment and other investments	(47,450,807)	(5,490,512)
Receipts from Borak Real Estate Limited for Advance refund	677,191,000	1,170,898,712
Receipts from SFL Unique Nebras Meghnaghat Power PLC	296,965,249	(1,094,606,380)
Change in interest receivable balance – UMPL	(51,297,630)	
Gain on investment in shares	-	(1,350)
Dividend received during the period	1,415,250	3,625,801
Increase/(Decrease) in fixed deposit receipts	105,809,590	298,773,011
Net cash used in investing activities (B)	955,601,669	393,761,509

Cash flows from financing activities

Increase/(Decrease) in term loan	(277,387,802)	(259,066,870)
Decrease in short term financing	156,915,376	(471,392,145)
Interest paid during the period	(589,130,346)	(664,212,090)
Dividend paid during the period	(273,019,322)	(880)
Net Cash provided by/(used in) financing activities (C)	(982,622,095)	(1,394,671,985)

Net cash inflow/(outflow) for the period (A+B+C)

Add: Cash and cash equivalents at the beginning of the period	244,281,488	80,545,138
Cash and cash equivalents at the end of the period	387,547,947	299,389,552

Operating cash inflow/(outflow) per share

41.03 **0.922** **3.67**

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Chief Financial Officer



Company Secretary



Chief Executive Officer



Director



Independent Director



Chairperson

Signed in terms of our report of even date annexed.

Dated, Dhaka;
26 January 2026

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Unique Hotel & Resorts PLC
Notes to the Financial Statements
For the period from 01 July 2025 to 31 December 2025

1. Legal status of the Company

1.01 Reporting entity

Unique Hotel & Resorts PLC ("the Company or UHRL") is a Public Limited Company in Bangladesh. The Company was incorporated on 28 November 2000 having registration no. C-41920(1279)/2000 in the name of Unique Hotel & Resorts Ltd. under the Companies Act, 1994. Subsequently, to comply with the provision of the Companies Act, 1994 (2nd Amendment 2020), the Company adopted the change of Registered name from "Unique Hotel & Resorts Ltd." to "Unique Hotel & Resorts PLC". The Company at first took approval of shareholders in the 20th Annual General Meeting on 27th December 2021 for changes in relevant clauses in the Memorandum of Association (MoA) and Articles of Association (AoA) of the Company as per section 13 of the Companies Act, 1994; made relevant changes in the MoA and AoA. Accordingly the Certificate of Incorporation, MoA and AoA have been duly approved and certified by Registrar of Joint Stock Companies & Firms on 3rd July 2022.

The Company is listed with both Dhaka Stock Exchange PLC and Chittagong Stock Exchange PLC.

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 PLC 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 PLC ("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" which has started its operation from July 2018.

Considering the emerging business opportunity in this arena, Unique Hotel & Resorts PLC 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 PLC and Chittagong Stock Exchange PLC;
 The Income Tax Act, 2023;
 The Value Added Tax and Supplementary Duty Act, 2012;
 The Value Added Tax and Supplementary Duty Rules, 2016;
 The Customs Act, 2023;
 Dhaka Stock Exchange (Listing) Regulations, 2015;
 Bangladesh Labour Act, 2006 (Amendment in 2013, 2018 and 2022);
 Bangladesh Labour Rules, 2015; and
 Financial Reporting Act, 2015.

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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 PLC 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 PLC 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 PLC 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 PLC 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 the Companies Act, 1994 for "Power Generation".

The principal activity of Unique Meghnaghat Power Limited. (hereinafter referred to as "Joint Venture entity") 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. UMPL has already successfully completed the Reliability Run Test (RRT) on 19 January 2024 and Commercial Operation date of the project is 20 January 2024. 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 Meghnaghat Power limited issued ordinary share capital of Tk.12,45,000 as of 30 June 2024. Out of which Unique Hotel & Resorts PLC holds 51.49% of the ordinary shares. However, The total project cost is approximately USD 612 million. The project cost is expected to be increased due to delay in the project period. The project has been 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 PLC, Strategic Finance Limited and Nebras Power Investment Management B.V., according to Shareholders Agreement.

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

3.04.02 Sonargaon Economic Zone Limited

Unique Hotel & Resorts PLC 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 & Economics, 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 and fair value of investment in quoted shares as specified in note 9.01. 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:

Note - 3.04, 9.02 & 9.04	Basis for using Equity Method
Note - 4.01 & 5	Depreciation
Note - 4.12 & 6	Amortisation
Note - 4.11, 20 & 38	Deferred tax asset/liability
Note - 4.06, 4.08, 10 & 35	Provision for doubtful debt
Note - 4.11, 24.03 & 38	Provision for corporate tax
Note - 4.10 & 26.05	Provision for gratuity
Note - 46	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.

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3.08 Going concern without material uncertainties

As per IAS 1 paragraph 25, a company is required to make assessment at the end of each year to assess its capability to continue as a going concern. Management of the Company makes such assessment each year. The company has adequate resources to continue in operation for the foreseeable future and has wide coverage against its liabilities. For this reason, the directors continue to adopt the going concern assumption while preparing the financial statements.

3.09 Accrual Basis

Unique Hotel & Resorts PLC 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 year.

3.11 Reporting period

The financial statements of the Company cover the financial period of three months from 01 July 2025 to 31 December 2025 with comparative figures for the period from 01 July 2024 to 31 December 2024.

3.12 Authorization date for issuing financial statements

The financial statements of the Company were authorized by the Board of Directors on January 26, 2025 for issue after completion of review.

3.13 Comparative information

Comparative information has been disclosed in respect of 01 July 2024 to 31 December 2024 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 period 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 period's figure has been rearranged wherever considered necessary to ensure comparability with the current year.

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.

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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 PLC 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 and equipment except land and land developments of Unique Hotel & Resorts PLC on reducing balance method.

Category of Assets	Rate of depreciation
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.

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 PLC 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, so no revaluation has been made during the year ended 31 March 2025.

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.

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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.

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 twelve 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 PLC is not entitled to get any dividend income for investment in preference shares for the time being.

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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.

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.

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.

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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.

(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-46.

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.

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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 Act, 2023. 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 PLC provides 5% of its profit before tax after charging contribution to WPPF in accordance with the Bangladesh Labour Act, 2006 (as amended in 2023). A Board of Trustees of WPPF has been formed and the required fund has been disbursed for the year up to 30 June 2023 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 Act, 2023. 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 PLC as a publicly traded company for the reporting period is 20% according to the Finance Act 2024.

(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.

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.

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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 Intangible assets

Intangible assets that are acquired by the Company which have finite useful lives are measured at cost less accumulated amortization and accumulated impairment loss, if any. Intangible assets are recognized when all the conditions for recognition as per IAS 38 Intangible Assets are met. The cost of an intangible asset comprises its purchase price, import duties and non-refundable taxes and any directly attributable cost of preparing the asset for its intended use. Subsequent costs are capitalized only when they increase the future economic benefits embodied in the specific assets to which they relate. All other costs are recognized in profit or loss as incurred.

Internally generated intangible assets including goodwill are not capitalised. Internally generated goodwill is not recognised as an asset because it is not an identifiable resource (ie it is not separable nor does it arise from contractual or other legal rights) controlled by the Company that can be measured reliably at cost.

Amortisation

Amortisation is calculated to write-off the cost of intangible assets less their estimated residual values using the straight line method over their estimated useful lives, and is generally recognised in profit or loss. The rates at which intangible assets are amortised are given below:

Category of Assets	Rate of amortisation
SAP S4 HANA software	10%

4.13 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 PLC 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.

4.14 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 other comprehensive income.

4.15 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 Board of Directors to make decisions about resources allocated to the segments and assess its performance.

Information about operating segment has been presented in Note-43.

4.16 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.

4.17 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 44).

4.18 Prior year adjustment and retrospective restatement

In accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors, the Company corrected a prior-period error arising from the determination of the functional currency of its joint venture, Unique Meghnaghat Power Limited (UMPL). UMPL previously prepared its financial statements in Bangladesh Taka (BDT); however, upon reassessment in line with IAS 21 The Effects of Changes in Foreign Exchange Rates, its management determined that the functional currency is the United States Dollar (USD), as most revenues, costs, and financing are denominated in USD. The change has been applied retrospectively by UMPL.

Accordingly, Unique Hotel & Resorts PLC (UHRL)—which accounts for its investment in UMPL using the equity method—has restated its comparative figures to reflect the impact of this correction. The restatement affected the Company's Investment in Joint Venture, Retained Earnings, and Hedging Reserve balances.

The correction has been applied retrospectively in accordance with IAS 8. As required by IAS 1 Presentation of Financial Statements, UHRL has presented (a) the current period as at 30 June 2025, (b) restated comparative information as at 30 June 2024, and (c) a third statement of financial position as at 1 July 2023.

The restatement had no impact on total equity as at 30 June 2025 but resulted in adjustments to opening retained earnings and The summary of adjustments is presented below:

i. Statement of Financial Position

30 June 2024

Impact of prior year adjustment			
Particulars	As previously reported	Adjustments	As Restated
Investment in Joint Venture	4,702,493,029	895,043,945	5,597,536,974
Hedging Reserve	20,270,776	38,377,009	58,647,785
Unrealized Foreign Exchange Loss on Foreign Loan	853,719,552	(853,719,552)	-
Retained Earnings	(8,078,522,847)	148,661,356	(7,929,861,491)
Deferred Tax	(2,682,303,729)	(228,362,759)	(2,910,666,488)
Net Asset Value Per Share	88.75	2.27	91.02

ii. Statement of Profit and Loss and Other Comprehensive Income

30 June 2024

Impact of prior year adjustment			
Particulars	As previously reported	Adjustments	As Restated
Share of net profit/ (Loss) after tax of Joint Venture Entity, net off deferred tax	1,154,330,238	(79,018,673)	1,075,311,565
Total net profit/ (loss) after tax for the year	1,512,014,116	(79,018,673)	1,432,995,443
Basic and Diluted Earnings Per Share (EPS)	5.14	(0.27)	4.87



4.19 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.

4.20 Compliance with Financial Reporting Standards as applicable in Bangladesh

According to Para-12 of Securities & Exchange Rule 1987, Unique Hotel & Resorts PLC 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 Assistance	Not applicable
10	IAS- 21	The Effects of Changes in Foreign Exchange Rates	Complied
11	IAS- 23	Borrowing Costs	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



	Amount in Taka	
	31 December 2025	30 June 2025
5. Property, plant & equipment, net		
Cost/Revaluation		
Opening balance	24,034,824,323	23,990,275,619
Add: Addition during the period	8,702,144	44,548,704
Closing balance	24,043,526,467	24,034,824,323
Accumulated depreciation		
Opening balance	3,799,078,990	3,526,540,363
Add: Charged during the period	111,373,480	272,538,627
Closing balance	3,910,452,470	3,799,078,990
Closing balance of written down value (WDV)	20,133,073,997	20,235,745,333
Details of property, plant and equipment have been shown in Annexure- A.		
6. Intangible asset, net		
Cost/Revaluation		
Opening balance	13,872,395	13,872,395
Add: Addition during the period	-	-
Closing balance	13,872,395	13,872,395
Accumulated amortisation		
Opening balance	2,774,479	1,387,240
Add: Charged during the period	581,500	1,387,240
Closing balance	3,355,979	2,774,479
Closing balance of written down value (WDV)	10,516,416	11,097,916
7. Construction work in progress		
Sheraton Dhaka (note-7.01)	7,500,275,816	7,455,801,501
Seven Star International Chain Hotel (note-7.02)	1,277,204,016	1,264,786,069
	8,777,479,831	8,720,587,570
7.01 Sheraton Dhaka		
Opening balance	7,455,801,501	7,439,178,383
Add: Addition during the period	44,474,315	16,623,118
Closing balance	7,500,275,816	7,455,801,501

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 a building on the aforesaid 60 kathas of land (vacant and existing three storied building). For floors upto level-14, was agreed 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 it's portion of share at its own.

Subsequently, an Agreement was made between Unique Hotel & Resorts PLC and Borak Real Estate Limited (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 Unique Hotel & Resorts PLC. According to that agreement, profit or loss from hotel operation shall be shared between the parties at the following ratio:

a) Unique Hotel & Resorts PLC 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 Unique Hotel & Resorts PLC 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.

Moreover, DNCC renegotiated with BREL for the floor space of level 15 to 28 at the following ratio:

a) Borak Real Estate Limited 60% and
b) Dhaka City Corporation 40% .

and according to the agreed ratio for level 15-28, DNCC share of 35,640 sft for level 15-28 has been given from BREL space of level-6 & level-9 of the same building. The ratio was approved in the 18th Corporation Board Meeting of DNCC dated November 07, 2022 and 19th Corporation Board Meeting of DNCC dated January 07, 2023. Subsequently, DNCC had requested for approval from Local Government Rural Development (LGRD) vide letter ref. no. 46.207.007.09.26.686.2004 dated March 02, 2023 for the space allocation for level 15-28 at 60:40 ratio between BREL and DNCC.

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Furthermore, Board of Directors of Unique Hotel and Resorts PLC has reviewed the existing agreement between BREL and UHRL for Sheraton Dhaka and have decided to continue the 50:50 profit sharing ratio with BREL at its 165th meeting dated June 26, 2023. In the meantime, a writ petition being No. 7415/2023 is pending before High Court Division wherein High Court Division vide order dated 09.10.2023 directed DNCC and BREL to execute the agreement by sharing spaces up-to 20 floors and accordingly both the parties had executed an agreement on 13.11.2023. However, the parties will execute a further agreement up-to 28th floor upon final verdict of the Court.

In these circumstances, UHRL and BREL have executed a Joint Venture (Profit Sharing) Agreement on 30 June 2024 which is effective from June 26, 2023 with revised terms and conditions.

		Amount in Taka	
		31 December 2025	30 June 2025
7.02	Seven Star International Chain Hotel (Southpark project)		
	Opening balance	1,264,786,069	1,252,353,363
	Add: Addition during the period	12,417,947	12,432,706
	Closing balance	<u>1,277,204,016</u>	<u>1,264,786,069</u>
8.	Inventories		
	Inventories -The Westin Dhaka (note- 8.01)	73,247,351	94,239,956
	Inventories- Sheraton Dhaka	20,009,957	24,768,597
	Inventories - HANSA - A Premium Residence	12,757,359	12,908,456
	Inventories- Airport Lounge	140,028	158,361
	Inventories- Other	1,298,823	1,718,341
	Closing balance	<u>107,453,518</u>	<u>133,793,711</u>
8.01	Inventories -The Westin Dhaka		
	Food	12,410,041	20,339,388
	Beverage	44,793,488	57,856,744
	Operating supplies	16,043,823	16,043,823
		<u>73,247,351</u>	<u>94,239,956</u>
9.	Investments		
	Investment in quoted shares (note-9.01)	246,418,478	244,635,937
	Investment in Joint Venture (note-9.02)	8,475,462,873	7,785,867,917
	Investment in unquoted shares (note-9.03)	87,786,000	87,786,000
	Investment in Associate (note-9.04)	2,782,401	3,307,485
		<u>8,812,449,753</u>	<u>8,121,597,339</u>
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.			
9.01	Investment in quoted shares	Book value 31.12.2025	Fair value 31.12.2025
	The ACME Laboratories Limited	262,040,397	246,418,478
	Aftab Automobiles Limited	11,394,300	6,735,500
	Bangladesh Building Systems Ltd.	4,916,870	2,451,203
	Berger Paints Bangladesh Ltd.	4,393,730	1,274,000
	Beximco Pharmaceuticals Ltd.	423,048	415,380
	BAT Bangladesh	12,882,143	7,147,000
	The City Bank PLC	42,392,986	21,973,754
	Chartered Life Insurance Company Limited	6,975,395	5,013,688
	Dhaka Electric Supply Co. Ltd.	22,500,310	125,101,724
	Dutch Bangla Bank Ltd.	955,620	451,000
	Export Import (Exim) Bank of Bangladesh Limited	970,608	706,090
	First Security Islami Bank PLC	10,350,524	2,100,000
	Global Islami Bank PLC	9,395,050	1,612,958
	Grameenphone Limited	10,000	1,785
	IDLC Finance Ltd.	5,838,052	3,357,342
	IT Consultants Limited	14,419,632	7,871,850
	Islami Commercial Insurance Company Limited	9,772,646	8,671,296
	JMI Hospital Requisite Manufacturing Limited	420	937
	Keya Cosmetics Ltd.	1,020	2,137
	LafargeHolcim Bangladesh Limited	308,308	180,000
		5,434,400	1,868,000
			1,900,000

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Mercantile Bank PLC
MJL Bangladesh PLC
National Bank Ltd.
National Credit and Commerce Bank Ltd.
One Bank Limited
Power Grid Company of Bangladesh Limited
Pharma Aids Limited
Premier Bank Limited
Sena Kalyan Insurance Company Limited
Sonali Life Insurance Company Limited
Square Pharmaceuticals PLC
SouthBangla Agriculture & Commerce Bank Limited
Union Insurance Company Limited
Best Holdings Limited
Asiatic Laboratories Ltd.

Book value 31.12.2025	Fair value 31.12.2025	Fair value 30.06.2025
4,976,472	2,409,750	2,506,140
8,349,681	7,017,551	7,273,440
17,451,259	3,200,000	3,500,000
4,799,279	2,685,074	2,178,871
2,759,468	1,597,519	1,597,519
14,976,080	4,392,150	5,346,250
23,001,585	12,102,500	13,387,500
3,021,659	946,000	1,608,200
190	1,003	830
170	1,034	825
19,265,597	15,095,785	15,878,698
600	378	415
290	1,064	809
101,285	28,941	32,640
1,720	4,085	3,337
Amount in Taka		
31 December 2025		
30 June 2025		

9.02 Investment in Joint Venture

Unique Meghnaghat Power Limited

Ordinary share capital
Preference share
Share of net profit of Joint Venture entity (note-9.02.01)
Share of other comprehensive income of Joint Venture entity (note-9.02.02)
Closing balance

641,050	641,050
5,344,024,340	5,344,024,340
3,474,879,740	2,724,709,816
(344,082,257)	(283,507,290)
8,475,462,873	7,785,867,917

Unique Meghnaghat Power Limited. ("Joint Venture entity") was initiated among Strategic Finance Ltd. (SFL), Unique Hotel & Resorts PLC and GE Capital Energy Investments B.V. (GE). Unique Hotel & Resorts PLC (the company) has subscribed for 62.76% of ordinary shares of Joint Venture entity 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 Unique Hotel and Resorts PLC, 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., Unique Hotel & Resorts PLC, Strategic Finance Limited (SFL) and Nebras Power Investment Management BV. Based on the abovementioned agreement, Unique Hotel & Resorts PLC 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 Unique Hotel & Resorts PLC 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 Unique Hotel and Resorts PLC 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 PLC. The Company has completed 2nd and 3rd closing of the aforesaid SPA and further transferred 3,050 (2.45%) shares to Nebras for a consideration of USD 10,911,587 including stamp duty. According to the Share Sale and Purchase Agreement with Nebras Power Investment Management B.V (NPIM) signed on April 15, 2021; Unique Hotel & Resorts PLC. has sold .49%, i.e. 610 no.s of ordinary shares of Unique Meghnaghat Power Ltd. for net consideration of USD 35,42,145 (Tk. 425,807,641). The cost of the shares @Tk.10 is Tk.6,100 (USD 50). The capital gain on sale of share amounts to USD 35,42,095 (Tk. 425,801,541) After 4th closing, the total ordinary shareholding of Unique Hotel & Resorts PLC came down to 51%.

As per Shareholders Agreement (SHA) signed between Unique Hotel & Resorts PLC, Strategic Finance Limited, Nebras Power Investment Management B.V., GE Capital Global Energy Investments B.V., Individual shareholders and Unique Meghnaghat Power Limited; SFL, Unique Hotel & Resorts PLC 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.

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. Unique Hotel & Resorts PLC, SFL and Nebras take all the relevant decisions of the Joint Venture entity jointly. Hence, Unique Hotel & Resorts PLC, SFL and Nebras have joint control over UMPL and have right over net assets of the Joint Venture entity in proportion to their ordinary shares and preference shares on fully dilution basis. Under these circumstances, Unique Hotel & Resorts PLC has accounted for investment in Unique Meghnaghat Power Limited 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 Unique Meghnaghat Power Limited (Joint Venture entity) was recognised at cost on initial recognition and the carrying amount is increased or decreased to recognise the Unique Hotel & Resorts PLC's share of the profit or loss of and other comprehensive income of the Joint Venture entity after the date of acquisition. Moreover, according to the AOA of Unique Meghnaghat Power Limited and terms and conditions of the Shareholders Agreement and Subscription Agreement, the ordinary shareholders shall not receive any dividend and only lead parties, namely Unique Hotel & Resorts PLC, 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, Unique Hotel & Resorts PLC will get only 37.24% of the dividend to be distributed. As a result, Unique Hotel & Resorts PLC has accounted for 37.24% of the net assets of Unique Meghnaghat Power Limited for calculation of carrying amount of the investment in the joint venture entity in equity method.

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9.02.01 Share of net profit/(loss) of Joint Venture entity

Opening balance
Add: Share of profit of Joint Venture entity during the period (note-9.02.03)
Closing balance

Amount in Taka	
31 December 2025	30 June 2025
2,724,709,816	1,186,409,748
750,169,924	1,538,300,069
3,474,879,740	2,724,709,816

9.02.02 Share of other comprehensive income of Joint Venture entity

Opening balance
Add: Share of other comprehensive income (OCI)-changes in fair value on cash flow hedging of Joint Venture entity during the period (note-9.02.03)
Closing balance

(283,507,290)	(58,647,785)
(60,574,967)	(224,859,505)
(344,082,257)	(283,507,290)

9.02.03 Total Comprehensive income of Joint Venture entity

Revenue	7,958,135,269	6,513,594,473
Cost of sales	(3,879,929,336)	(2,505,528,269)
Gross profit	4,078,205,933	4,008,066,204
General and administrative expenses	(120,161,499)	(91,832,495)
Operating profit	3,958,044,434	3,916,233,709
Other income	24,811,935	2,736,588
Finance expense	(1,961,613,313)	(1,835,373,388)
Net profit before tax	2,021,243,056	2,083,596,909
Income tax expense	(6,823,282)	-
Net profit after tax	2,014,419,774	2,083,596,909
Other comprehensive income		
Cash flow hedging Reserve- change in fair value	(162,661,029)	(220,954,058)
Total comprehensive income	1,851,758,745	1,862,642,851

Share of total comprehensive income of Joint Venture entity during the period (37.24%)

Share of net profit during the period (37.24%)
Share of OCI-changes in fair value on cash flow hedging during the period (37.24%)
Share of Total comprehensive income of Joint Venture entity during the period (37.24%)

750,169,924	775,931,489
(60,574,967)	(82,283,291)
689,594,956	693,648,198

9.02.04 Asset and Liability position of Joint Venture entity

According to IFRS 12, the following is summarised financial information for Unique Meghnaghata Power Limited based on its financial statements prepared in accordance with IFRS:

Current assets

Non current assets

Current liabilities

Non current liabilities

Net assets

No dividend has been received from Unique Meghnaghata Power Limited during the period from 01 July 2025 to 31 December 2025.

Amount in Taka	
31 December 2025	30 June 2025
23,539,181,281	22,226,802,607
61,057,902,421	63,667,007,409
11,205,267,718	11,447,487,859
46,652,158,836	49,224,819,062
26,739,657,147	25,221,503,094

9.03 Investment in unquoted shares

Eastern Industries Bangladesh Limited
Dacea Steel Works Ltd. (9.03.01)
Sun Service Limited

185,000	185,000
87,552,000	87,552,000
49,000	49,000
87,786,000	87,786,000

Unique Hotel and Resorts PLC has investment in 58,368 no. of shares at Dacea Steel Works Limited which comprises 23.47% of the total shareholding of the Company. UHRL has representation in the Board of Directors of Dacea Steel Works Limited accordingly. Still, the Board of Directors of Dacea Steel have no control or significant influence in the decision making of operation of the company. In these circumstances, the Management of Unique Hotel and Resorts PLC does not exert significant influence over decision making of Dacea Steel Works Limited, consequently the company does not account for its investment at Dacea Steel Works Limited in equity method as per IAS 28: Investment in Associates and Joint Ventures.

Unique Hotel and Resorts PLC has invested in the shares of Dacea Steel Works Limited. In this regard, a writ petition being No. 7269 of 2021 was filed by the Managing Director of Dacea Steel Works Ltd. on September 05, 2021 against Secretary, Ministry of Industry of Bangladesh and others. The High Court Division of the Supreme Court issued Rule Nisi upon the respondents to know as to why a direction shall not be passed to handover the possession of the property (immovable and movable assets) in favour of the management and the rule is still pending for hearing.

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9.04 **Investment in Associate**

Sonargaon Economic Zone Limited

Ordinary share capital

Add: Share of loss of SEZL during the period (note-9.04.01)

Amount in Taka	
31 December 2025	30 June 2025
10,500,000	10,500,000
(7,717,599)	(7,192,515)
2,782,401	3,307,485

Unique Hotel & Resorts PLC ("the Company") holds a 35% equity interest in Sonargaon Economic Zone Limited (SEZL), amounting to Tk. 10,500,000, which qualifies as an investment in an associate in accordance with IAS 28 – Investments in Associates and Joint Ventures. In addition, the Company has provided an advance of Tk. 883,032,390 to SEZL.

The Government of Bangladesh, through the Bangladesh Economic Zones Authority (BEZA) (Reference No. 03.07.0000.023.49.055.16.4076) and the Bangladesh Investment Development Authority (BIDA), cancelled the license of SEZL along with nine other economic zones by notification dated 13 April 2025. This event represents an indicator of impairment under IAS 36 – Impairment of Assets, requiring the Company to assess whether the carrying amount of its investment and related advances exceeds their recoverable amount.

Management has carried out an impairment assessment as at 26 October 2025 (subsequent to the reporting date). Based on the assessment, the recoverable amount of the investment is Tk. 1,127,552,859 and which is Tk. 241,212,983 higher than the aggregate amount of investment in subsidiary is Tk. 886,339,875 (Value of equity investment in associate Tk. 3,307,485 and Advance to SEZL 883,032,390).

As the recoverable amount exceeds the carrying amount, no impairment loss has been recognized in respect of the Company's investment and related advances in SEZL, notwithstanding the cancellation of the economic zone license.

9.04.01 **Net Profit/(loss) and Other Comprehensive income of Sonargaon Economic Zone Limited**

Opening balance

Add: Share of loss of SEZL during the period (note-9.04.02)

Closing balance

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
(7,192,515)	(6,386,107)
(525,084)	(806,408)
(7,717,599)	(7,192,515)

9.04.02 **Profit/(loss) of Sonargaon Economic Zone Limited**

Revenue

General and Other Administrative expenses

Depreciation and amortisation expense

Finance expense

Loss after tax

Other comprehensive income

Total comprehensive income

Share of loss of SEZL during the period (35%)

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
(1,237,915)	(873,919)
(261,141)	(261,031)
(1,185)	(1,668)
(1,500,241)	(1,136,619)
-	-
(1,500,241)	(1,136,619)
(525,084)	(397,817)

9.04.03 **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:

Amount in Taka	
31 December 2025	30 June 2025
Current assets	21,944,948
Non current assets	1,260,740,192
Current liabilities	1,274,735,423
Non current liabilities	1,265,622,320
Net assets	-
No dividend has been received from Sonargaon Economic Zone Limited during the period from 01 July 2024 to 31 December 2025.	7,949,718
	9,449,958

10. **Accounts receivable**

Receivable of The Westin Dhaka

Receivable of HANSA - A Premium Residence

Receivable of Sheraton Dhaka

Receivable of Airport Lounge

Less: Provision for bad & doubtful debts

Provision for bad & doubtful debt of The Westin Dhaka

Provision for bad & doubtful debt of Sheraton Dhaka

Closing balance

Amount in Taka	
31 December 2025	30 June 2025
281,051,956	250,695,247
6,139,399	8,876,607
70,362,691	59,181,310
124,313,385	33,058,219
481,867,431	351,811,382
(145,581,028)	(144,586,684)
(5,733,344)	(1,592,464)
(151,314,373)	(146,179,147)
330,553,058	205,632,235

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Provision for bad debts is made at the rate of 3% of rolling twelve months of average receivables in compliance with the policy of Marriott International. Moreover, total accounts receivable of The Westin Dhaka is Tk. 250,695,247 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 PLC 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 PLC made specific provision for the aforesaid receivable balance of Tk. 141,579,465 during the period 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 (Sessions Case no. 9820/2021 arising out of CR 281/21); June 16, 2021 (Sessions Case No. 14939/2021 arising out of CR 866/21) and September 13, 2021 (Sessions Case No. 2386/2022 arising out of CR 2386/21) for the abovementioned cheques against Karim Associates which is under subjudice now. Updates of the cases are as follows:

- Sessions Case no. 9820/2021 arising out of CR 281/21** : Charge framed against the accused, Karim Associates and the case is pending for giving deposition of complainant witness. Next date is 31.08.2025 for cross-examination of complainant witness.
- Sessions Case No. 14939/2021 arising out of CR 866/21** : Charge framed against the accused, Karim Associates on May 12, 2024. The court has scheduled a revised date for giving deposition of complainant witness on October 28, 2025;
- Sessions Case No. 6214 of 2022 arising out of CR- 2386/2021** : Charge framed against the accused, Karim Associates on July 10, 2024. The court has scheduled a revised date for giving deposition of complainant witness on September 09, 2025.

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	
		31 December 2025	30 June 2025
I	Accounts receivable considered good in respect of which the company is fully secured	330,553,058	205,632,235
II	Accounts receivable considered doubtful or bad	151,314,373	146,179,147
	Total	481,867,431	351,811,383

11. Other receivables

	Particulars	Amount in Taka	
		31 December 2025	30 June 2025
	Accrued interest on FDR	41,661,258	46,383,404
	Sponsor Support loan receivable from Unique Meghnaghat Power Limited (note- 11.01)	264,219,863	538,658,718
	Receivable from Nebras Power Investment Management B.V	-	-
	Borak Real Estate Ltd.	823,076,730	776,976,136
	Car rent receivable	13,333	263,333
	Total	1,128,971,184	1,362,281,591

11.01 Sponsor Support loan receivable from Unique Meghnaghat Power Limited

	Particulars	Amount in Taka	
		31 December 2025	30 June 2025
	Sponsor support loan	219,716,000	465,383,619
	Interest receivable on Sponsor Support loan	44,503,863	73,275,099
	Total	264,219,863	538,658,718

Unique Meghnaghat Power Limited successfully completed the Reliability Run Test (RRT) on 19 January 2024 and the Commercial Operation date of the project was 20 January 2024, but the official COD letter was issued by the Bangladesh Power Development Board (BPDB) on March 03, 2024. However, COD has been delayed and BPDB has also been delayed in settling the invoice in the recent time. Moreover, USD 360 million foreign loan (partial disbursement out of USD 463 million) has also been disbursed to Unique Meghnaghat Power Limited on December 18, 2023. As a Sponsor of the project, we need to provide a Sponsor Support loan to the Joint Venture entity to meet their 1st repayment of the aforesaid foreign loan which was scheduled on March 15, 2024.

Unique Meghnaghat Power Limited will repay the sponsors' loan once they have received the invoiced money from BPDB.

Moreover, based on the Agreement between Unique Hotel & Resorts PLC and Unique Meghnaghat Power Limited for the Sponsor's support loan; interest has been accrued at cut off yield of 182 days Bangladesh Government Treasury Bill (BGTB) published by Bangladesh Bank in its website plus 2% margin per annum, calculated on a semi annually basis.

12. Advances, deposits and prepayments

	Particulars	Amount in Taka	
		31 December 2025	30 June 2025
	Advances (note-12.01)	3,189,840,021	3,715,713,947
	Deposits (note-12.02)	41,293,004	39,337,692
	Prepayments (note-12.03)	8,073,361	7,404,051
	Total	3,239,206,386	3,762,455,691

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12.01 Advances

Advance income tax (note-12.01.01)
 Advance to Govt.
 Advance to vendors
 Advance to employees
 Advance to suppliers- The Westin Dhaka and Sheraton Dhaka
 Advance for renovation work of The Westin Dhaka
 Prepaid expenses- The Westin Dhaka and Sheraton Dhaka
 Advances for HANSA-A Premium Residence
 Prepaid commission for bank guarantee for Joint Venture entity
 Advance against salary
 Advance for Unique Convention centre
 Advance against land
 Advance against land of Southpark project (note-12.01.02)
 Advance for hotel and service apartment (note-12.01.03)
 Advance against land of Sonargaon Economic Zone
 Sonargaon Economic Zone Limited
 Other advances (note 12.01.04)

Amount in Taka	
31 December 2025	30 June 2025
120,892,765	75,552,475
175,500,000	175,500,000
60,248,567	8,906,693
4,619,256	1,102,970
120,508,191	30,957,262
12,876,850	12,876,850
5,148,257	3,515,387
1,355,410	933,301
966,641	12,448,526
79,625	125,125
1,505,000	1,505,000
49,376,309	49,376,309
1,029,696,178	1,446,255,833
-	260,631,345
668,074,274	668,074,274
883,032,390	883,032,390
55,960,309	84,920,209
3,189,840,021	3,715,713,947

12.01.01 Advance income tax

Opening balance
 Add: Advance tax paid during the period for IY 2024-25
 Add: Advance tax paid during the year for IY 2024-25
 Closing balance

75,552,475	132,729,174
45,340,290	75,552,475
(132,729,174)	
120,892,765	75,552,475

12.01.02 Advance against land of Southpark project (Receivable from Borak Real Estate Ltd.)

Opening balance
 Less: Advance refund received from Borak Real Estate Ltd. during the period
 Closing balance

1,446,255,833	1,446,255,833
(416,559,655)	-
1,029,696,178	1,446,255,833

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 (BREL) to be used by the Company as proposed Seven Star International Chain Hotel. However, amidst the post covid economic crisis, the Board of Directors reviewed the existing investment projects of Unique Hotel and Resorts PLC. After extensive review, to complete the on-going project development work smoothly, the Board of Directors has decided to appoint a third party valuer namely Howladar Yumus & Co., Chartered Accountants to assess the fair value. On the basis of valuation, the Board of Directors has decided to develop the proposed Seven Star International Chain Hotel jointly with Borak Real Estate Ltd. (BREL). Therefore, UHRL would get back the aforesaid advance from Borak Real Estate Ltd. and on board the company as a joint venture (profit sharing) partner of the project as per the land ratio 53.34 (BREL) : 46.66 (UHRL). This decision was duly approved by the shareholders on 22nd Annual General Meeting dated 12th December 2023.

In the meantime, Borak Real Estate Limited has started returning the advance money to UHRL and till June 30, 2024 BREL already refunded BDT 1,153,744,167

12.01.03 Advance for hotel service apartment (Receivable from Borak Real Estate Ltd.)

Opening balance
 Add: Addition during the period
 Less: Advance refund received from Borak Real Estate Ltd. during the period
 Closing balance

Amount in Taka	
31 December 2025	30 June 2025
260,631,345	2,270,920,057
-	-
(260,631,345)	(2,010,288,712)
-	260,631,345

The advance has been given to Borak Real Estate Limited for the purchase of 1,85,575.03 sft. floor space along with proportionate car parking and common spaces of the Commercial Complex namely "Acropolis" situated at Plot # 34A, 35A, 36A, 37A, 38B and 38C, Road# 35 & 45, Gulshan (North) Commercial Area, Dhaka. Total advance payment against purchase of the space amounts to BDT 3,919,375,000 as of 30 June 2024. Moreover, loan from Al Arafah Islami Bank Ltd. and Standard Chartered Bank has been taken to purchase the aforesaid floor space at 50:50 debt:equity ratio and to finance the development of the project. Borrowing costs arising from the aforesaid loan has been capitalised which amounts to BDT 310,897,758 as of 22nd Annual General Meeting dated 12th December 2023. Details of the said loan has been disclosed in note-19.

However, amidst the post covid economic crisis situation, the Board of Directors reviewed the existing investment projects of Unique Hotel and Resorts PLC. After extensive review and series of discussion, the Board of Directors decided to appoint a third party valuer to assess the fair value of the project. Accordingly, a valuation work had been carried out by a renowned Chartered Accountancy Firm namely, MABS & J Partners, Chartered Accountants. On the basis of the valuation report BREL agreed to pay full advance amount of Tk. BDT 3,919,375,000 along with the fair value gain of 413,245,057, the Board of Directors decided to get back the advance money from Borak Real Estate Ltd. This decision was duly approved by the shareholders on 22nd Annual General Meeting dated 12th December 2023. Accordingly Borak Real Estate Ltd. has refunded advance money worth BDT 2,061,700,000 to Unique Hotel and Resorts PLC during the year ended 30 June 2024 and BDT 2,010,288,712 during the year ended 30 June 2025.

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12.01.04 Other Advance

Unique Hotel and Resorts PLC paid BDT 88,054,859 to Civil Aviation Authority of Bangladesh (CAAB) to continue business activities of its revenue stream in the Airport (Sky Lounge) situated at 3rd floor of the Hazrat Shahjalal International Airport (Sky Lounge) in 2021. The aforesaid payment is the accumulated due balance from Karim Associates to CAAB, which was supposed to be adjusted with our future lease payments for the Sky Lounge. Subsequently, CAAB has recovered partially the due balance from Karim Associates and BDT 19,331,674 was duly adjusted with our yearly lease payment for the FY 2022-23. In these circumstances, considering a conservative approach, the management of Unique Hotel and Resorts PLC has decided to recognise full impairment allowance for the remaining due of BDT 68,723,185 as of 30 June 2024. However, if any amount is recovered in the future that will be adjusted with our future lease payment for Sky Lounge.

12.02 Deposits

Bank margin
Security deposit

Amount in Taka	
31 December 2025	30 June 2025
3,788,820	3,788,820
37,504,183	35,548,872
41,293,004	39,337,692

12.03 Prepayments

Insurance- The Westin Dhaka (Property Damage & Business Interruption)
Insurance- The Westin Dhaka (Commercial General Liabilities)
Insurance- The Westin Dhaka (Terrorism insurance coverage)
Insurance- Sheraton Dhaka (Terrorism insurance coverage)
Insurance- Sheraton Dhaka (Property insurance coverage)
Insurance- Sheraton Dhaka (Commercial General Liabilities)
Insurance- HANSA (Property insurance and Commercial General Liability)
Insurance- Health coverage for HO associates

1,798,940	1,027,966
2,846,940	2,301,971
408,917	233,667
315,388	-
-	2,803,351
2,098,559	762,217
453,617	195,036
151,000	79,843
8,073,361	7,404,051

13. Fixed deposit receipts

Fixed deposit receipts of The Westin Dhaka

People's Leasing and Financial Services Ltd.
International Leasing and Financial Services Ltd.
The City Bank PLC
Brac Bank PLC
Prime Bank

43,679,385	43,679,385
231,000,000	231,000,000
306,071,986	294,214,972
373,705,819	383,890,153
-	60,902,417
954,457,190	1,013,686,926

Fixed deposit receipts of Sheraton Dhaka

Brac Bank PLC

The City Bank PLC

76,889,966	66,490,244
(15,031,177)	30,235,520
61,858,788	96,725,764

Fixed deposit receipts of Head office

Southeast Bank PLC
One Bank PLC
United Commercial Bank PLC

22,617,976	21,903,627
132,111,641	127,685,061
834,879,623	824,028,760
989,609,240	973,617,448

Fixed deposit receipts of HANSA - A Premium Residence

Eastern Bank PLC
Brac Bank PLC

-	20,800,000
0	6,904,670
0	27,704,670
2,005,925,218	2,111,734,808

Current and non-current classification

Non-current asset

Less: Impairment of financial asset in People's Leasing and Financial Services Ltd.
Less: Impairment of financial asset in International Leasing and Financial Services Ltd.

274,679,385	274,679,385
(43,679,387)	(43,679,387)
(184,800,000)	(184,800,000)
46,199,998	46,199,998
1,731,245,833	1,837,055,423
1,777,445,831	1,883,255,421

Current asset

Closing balance

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 Unique Hotel & Resorts PLC as a depositor from demanding repayment from PLFSL has been extended four times, lastly until January 2024. Unique Hotel & Resorts PLC 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 PLC has also sought legal opinion from renowned legal advisor in this matter. However, considering the abovementioned facts, Unique Hotel & Resorts PLC has considered its investment in PLFSL to be a credit impaired financial asset in terms of IFRS 9 on a conservative approach and has made loss allowance against the principal receivable from PLFSL. Unique Hotel & Resorts PLC made 100% loss allowance as of 30 June 2025. However, such allowance represents a prudent measure of accounting on its part. it does not represent a waiver of any claim against PLFSL.

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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. In these circumstances, notwithstanding the pious intent expressed in ILFSL's latest plan of rebuilding, Unique Hotel & Resorts PLC has made 80% loss allowance against principal receivable from ILFSL on a conservative approach as of 30 June 2024. However, such allowance represents a prudent measure of accounting on its part, it does not represent a waiver of any claim against ILFSL.

However, ILFSL has also shared their rebuilding plan on September 12, 2024 and according to their plan, the depositor companies have been given opportunity to convert their deposits (principal amount) at ILFSL into equity in the form of ordinary shares (25%) and non-cumulative irredeemable preference shares (75%). The final scheme will be submitted before all the depositors and lenders for their approval within June 2025.

	Amount in Taka	
	31 December 2025	30 June 2025
14. Cash and cash equivalents		
a. Cash in hand		
Cash in hand- Corporate office	92,034	49,957
Cash in hand- Airport Lounge	35,910	28,765
Cash with brokerage house	10,420,094	10,419,643
10,548,038	10,498,365	
Cash at bank		
United Commercial Bank Ltd.-Banani Branch	5,859	191,439
Bank Alfalah Ltd., Gulshan Branch	456,478	4,186,875
Eastern Bank Ltd.-Gulshan Branch	2,794,423	1,312,584
Eastern Bank Ltd., HPA- Banani	187,783	187,783
Eastern Bank Ltd.-Dividend 2020-21	567,872	567,872
Eastern Bank Ltd.- Dividend 2021-22	725,886	725,886
Eastern Bank Ltd - Dividend 2022-23	1,424,650	1,424,650
Eastern Bank Ltd.- Dividend 2023-24	1,534,643	1,534,643
Eastern Bank Ltd - Dividend 2024-25	198,239,182	-
Prime Bank Ltd - Banani Branch, (Unit-2)	24,853	24,853
Prime Bank Limited-Banani Branch	9,055,224	1,036,080
Al Arafah Islami Bank Ltd., Motijheel- CD	124,469	4,204
Janata Bank Ltd.-Corporate Branch	23,269	23,269
Shahjalal Islami Bank Ltd.-Banani Branch	1,130	1,130
The City Bank Ltd.-Kawran Bazaar Branch	374,845	374,845
One Bank Ltd.	39,116	39,806
Sonali Bank Ltd, Gulshan. Branch, Dhaka	15,977	15,977
Sonali Bank Ltd., Dhaka Reg. Complex Branch	12,472	12,472
Sonali Bank Ltd., Gulshan Branch	50,000	50,000
Prime Bank Ltd. - Banani Branch- CD	5,259	5,259
Dutch Bangla Bank Ltd.	36,195,375	5,055
Agrani Bank Ltd.	575	457,194
Southeast bank Ltd.	3,452	3,452
IFIC Bank Ltd.	11,661	11,661
Commercial Bank of Ceylon	34,895	34,895
Subtotal	251,909,346	12,231,882
	262,457,384	22,730,247
b. The Westin Dhaka		
Cash in hand		
Cash at bank		
Standard Chartered Bank	925,000	925,000
Standard Chartered Bank CD	2,620,993	2,603,313
Prime Bank Limited- C/A	30,272,650	22,172,256
Prime Bank Limited- STD	592,509	882,727
Prime Bank Limited (replacement reserve account)	65,297	615,550
The City Bank Limited- Gulshan Branch	13,968,790	5,017,313
Brac Bank Ltd.	32,989	4,306,275
Dutch Bangla Bank Ltd.	1,606,112	2,596,838
Subtotal	49,383,053	38,418,673
	50,308,053	39,343,673
c. HANSA - A Premium Residence		
Cash in hand		
Cash at bank		
United Commercial Bank Ltd.	288,166	912,593
Prime Bank Limited	17,576,157	26,902,251
Standard Chartered Bank	3,891,164	3,144,159
Subtotal	232,133	232,667
	21,699,455	30,279,077
	21,987,621	31,191,669

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		Amount in Taka	
		31 December 2025	30 June 2025
d.	Sheraton Dhaka		
	Cash in hand	1,109,541	863,532
	Cash at bank		
	Standard Chartered Bank	22,313,297	10,118,429
	Brac Bank Ltd.	117,936	170,385
	Brac Bank Ltd. CD	29,217,735	23,618,690
	Standard Chartered Bank (replacement reserve account)	36,381	15,229,835
	Subtotal	51,685,349	49,137,338
	Total : (a+b+c+d)	52,794,890	50,000,870
		387,547,947	143,266,460

15.	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	31 December 2025	30 June 2025
	Sponsor/Director	52.45%	154,406,704	1,544,067,040	1,544,067,040
	Companies and financial Institutions	29.40%	86,546,268	865,462,680	854,875,490
	Foreign Individual & Companies	0.20%	591,463	5,914,630	7,446,400
	General Public	17.95%	52,855,565	528,555,650	537,611,070
		100.00%	294,400,000	2,944,000,000	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	10,854	1,547,596	0.53%
501 to 5,000 shares	4,548	8,684,375	2.95%
5,001 to 10,000 shares	771	5,808,367	1.97%
10,001 to 20,000 shares	367	5,258,431	1.79%
20,001 to 30,000 shares	134	3,288,899	1.12%
30,001 to 40,000 shares	77	2,753,474	0.94%
40,001 to 50,000 shares	56	2,598,367	0.88%
50,001 to 1,00,000 shares	82	5,676,160	1.93%
1,00,001 to 1,000,000 shares	84	20,091,252	6.82%
over 1,000,000	29	238,693,079	81.08%
	17,002	294,400,000	100.00%

	Amount in Taka	
	31 December 2025	30 June 2025
16.	Share premium	6,181,931,836
17.	Revaluation reserve	6,181,931,836
	Opening balance	
	Realized through excess depreciation on revaluation of assets and changes in tax rates	
	Closing balance	9,708,801,512
		(22,267,179)
		9,686,534,333
		9,708,801,512

18.	Hedging reserve	
	Opening balance	
	Share of Changes in fair value of cash flow hedging reserve of Joint Venture entity (note-9.02.02)	
	Closing balance	(283,507,290)
		(60,574,967)
		(344,082,257)
		(283,507,290)

Unique Meghnaghat Power Limited has foreign currency loan with the term of Secured Overnight Financing Rate (SOFR) plus fixed margin interest rate where SOFR is a variable rate. It has entered into an Interest Rate Cap (IRC) hedge arrangement to hedge the variable interest rate linked SOFR for 70% of outstanding loan as per Common Terms Agreement.

The company has taken drawdown of USD 360 million from the Senior lenders on 18 December 2023. The interest rate for the loan is SOFR plus 4.18% for Development Financial Institutes (DFIs) lenders and SOFR plus 1.58% for ECA lender. The variable interest portion (SOFR) has been hedged with the IRC at 4%. The upfront premium of USD 15.24 million [BDT 1,676 million] has been paid to Hedge Counterparty, Standard Chartered Bank. The upfront premium of hedge at the start of hedge agreement has been recognized as Hedge Instrument-Cap which will be gradually amortized in full over the period of hedge.

As a result, a Hedging reserve has been reported in Joint Venture entity's (Unique Meghnaghat Power Limited) financial statements to account for the changes in fair value of cash flow hedging reserve according to IFRS 9. Unique Hotel & Resorts PLC ("the Company") has accounted for its respective share (37.24%) for the same on its other comprehensive income.

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		Amount in Taka	
		31 December 2025	30 June 2025
19.	Long term loan		
	Standard Chartered Bank- 150 crore (note-19.01)	98,102,032	98,102,032
	Dutch Bangla Bank Limited (note-19.02)	713,051,656	744,830,369
	United Commercial Bank PLC (note-19.03)	516,899,165	617,501,942
	Agrani Bank PLC (note-19.04)	826,289,269	919,483,068
	Al Arafah Islami Bank Limited (note-19.05)	2,226,094,951	2,277,907,463
	Standard Chartered Bank -300 crore (note-19.06)	2,932,500,000	2,932,500,000
		7,312,937,072	7,590,324,874
	Current and non-current classification		
	Non-current portion	5,978,278,895	6,255,666,697
	Current portion	1,334,658,177	1,334,658,177
		7,312,937,072	7,590,324,874
19.01	Standard Chartered Bank Limited - Foreign currency loan		
	Name of lender	:	Standard Chartered Bank, Singapore
	Security agent	:	Standard Chartered Bank, Dhaka
	Name of facility	:	Term loan facility
	Facility limit	:	USD 35 million
	Rate of interest	:	LIBOR+4.50% per annum
	Purpose of loan	:	Financing capital expenditure
	Repayment	:	5 years including 12 months grace period for principal amount that will be paid through 16 equal quarterly installments after the grace period. (For 3rd Tranche- \$ 10 million, 24 equal installments in 7 years including 1 year moratorium period).
	Security	:	i) Registered mortgage on 24 storied five star hotel building (The Westin Dhaka) including 1 bigha and 4.25 katha of land on which the building is situated along with fittings and fixtures and boundary wall etc.; ii) Personal guarantee of Mr. Mohd. Noor Ali, Managing Director; iii) Exclusive charge on receivables of the Company.
			The Company had translated the foreign currency loan from USD to BDT at the rate prevailing on the closing date until the loan was fully repaid. Recognising of foreign currency difference in profit or loss, would result significant fictitious impact on its financial performance which would also be misleading to the fair presentation. Accordingly, the Company recognized foreign currency difference in translation of USD denominated loans to capital work in progress of the underlying property taking under cognizance the substance of the above matter
			However, Unique Hotel & Resorts Ltd. has proposed to Bangladesh Investment Development Authority (BIDA) through a letter dated March 15, 2022 for the early settlement of the foreign loan of USD 35 million via Standard Chartered Bank (London/Mauritius/Singapore) through Standard Chartered Bank Limited Dhaka, Bangladesh. Subsequently with approval from BIDA through their letter dated March 24, 2022, Unique Hotel & Resorts Ltd. has settled the full amount of abovementioned foreign loan on March 29, 2022.
19.02	Standard Chartered Bank		
	Name of lender	:	Standard Chartered Bank, Dhaka
	Name of facility	:	Term loan facility
	Facility limit	:	150.00 crore
	Rate of interest	:	12.00% 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 PLC; 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 Mrs. Salina Ali.
19.03	Dutch Bangla Bank Limited		
	Name of lender	:	Dutch Bangla Bank Limited
	Name of facility	:	Term loan
	Facility limit	:	100.00 crore
	Rate of interest	:	13% 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 and Resorts PLC valued at BDT 896.38 million as per valuation report by <i>Standard International Co. Ltd. Dated 20/10/2018</i> ii) Registration of mortgage charge with RJSC&F; iii) Personal guarantee of Chairperson and Managing Director

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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.

19.04 United Commercial Bank PLC

Name of lender	:	United Commercial Bank PLC
Name of facility	:	Term loan
Facility limit	:	100.00 crore
Rate of interest	:	14% 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 alone with 3 khata 6 Chatak 1 sft. at Dilkusha, Motiheel, Dhaka. ii) 90,00,000 nos. shares of Unique Hotel and Resorts PLC 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 Chairperson and Managing Director; v) Undated security cheque covering the entire facilities.

19.05 Agrani Bank PLC

Name of lender	:	Agrani Bank PLC
Name of facility	:	Term loan
Facility limit	:	100.00 crore
Rate of interest	:	12.90% 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 nos. shares of Unique Hotel & Resorts PLC to be pledged which hold by it's sister concern against the approved facility; ii) Corporate guarantee from Borak Real Estate Limited; iii) Personal guarantee of directors.

19.06 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	:	13.50% per annum
Purpose of loan	:	Taka 315 crore to purchase 1,85,575.03 sft floor space and proportionate car parking of "Borak Acropolis" a project of Borak Real Estate Ltd. and to complete the civil, electromechanical and finishing work for the purchased floor space and car parking.
Repayment	:	Pay off the principal term loan liability of Standard Chartered Bank Ltd.
Security	:	i) Mortgage of 39.7 decimal land with 3,02,581 sft building thereon. ii) Personal guarantee of Chairperson and Managing Director iii) Personal guarantee of owners of mortgaged property

19.07 Standard Chartered Bank

Name of lender	:	Standard Chartered Bank, Dhaka
Name of facility	:	Term loan facility
Facility limit	:	300.00 crore
Rate of interest	:	12.00% per annum
Purpose of loan	:	Financing construction, acquisition of floor space, furnishing, upholstery and other construction related expenses for Acropolis project.
Repayment	:	7 years including 1 years moratorium period
Security	:	i) Demand Promissory Note and a Letter of continuation for BDT 4,595,020,060 of Unique Hotel & Resorts PLC; ii) Registered mortgage over land and building of Westin-1 Hotel situated at Plot 01, Road 45, Gulshan-2, Dhaka covering the facility amount. Initial mortgage held for BDT 3,604,500,000. A second mortgage held for BDT 1500 million covering the additional facility over this Land and Building; iii) Personal guarantee of Mr. Mohd. Noor Ali and Mrs. Salina Ali to held for BDT 3,764.5 million. Additional Personal Guarantee for BDT 1500 million to be taken from Mr. Mohd. Noor Ali and Mrs. Salina Ali.

20. Deferred tax liability

Opening balance

Deferred tax obligation/(benefit) during the period

Transferred to retained earnings- excess depreciation on revaluation reserve

Deferred tax obligation during the period on undistributed profit from investment in Joint Venture entity

Amount in Taka	
31 December 2025	30 June 2025
3,179,132,110	2,910,666,488
(41,412,124)	24,720,060
(5,566,795)	(22,235,884)
150,033,985	265,981,446
3,282,187,175	3,179,132,110

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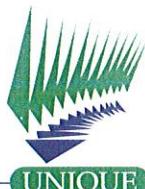


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THE WESTIN
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SHERATON
Dhaka





UNIQUE HOTEL & RESORTS PLC

<u>As at 31 December 2025</u>		<u>Carrying amount</u>	<u>Tax Base</u>	<u>Temp. difference</u>	<u>Deferred tax (asset)/liability</u>
Property, Plant and Equipment	20%	8,267,691,026	5,748,274,259	2,519,416,767	503,883,353
Provision for bad & doubtful debt	20%	(151,314,373)	-	(151,314,373)	(30,262,875)
Impairment of financial asset	20%	(228,479,387)	-	(228,479,387)	(45,695,877)
Provision for gratuity	20%	(65,459,946)	-	(65,459,946)	(13,091,989)
Unrealized gain/(loss) from investment in shares	15%	(15,621,919)	-	(15,621,919)	(2,343,288)
Unused tax loss on sale of shares of listed entities	15%	(7,927,918)	-	(7,927,918)	(1,189,188)
Unused tax loss on disposal of assets	20%	(43,938,928)	-	(43,938,928)	(8,787,786)
A Closing deferred tax liability as at 31 Dec 2025					402,512,351
Closing deferred tax liability as at 30 June 2025					<u>443,924,476</u>
Deferred tax (income)/expenses during the year					(41,412,124)
Revaluation of Land	15%	3,790,955,298	-	3,790,955,298	568,643,295
Revaluation of Property, Plant and Equipment	20%	8,080,277,910	-	8,080,277,910	1,616,055,582
B Closing deferred tax liability as at 31 Dec 2025					2,184,698,877
Closing deferred tax liability as at 30 June 2025					<u>2,190,265,672</u>
Changes in deferred tax during the year					(5,566,795)
Undistributed profit from investment in Joint Venture entity	20%	3,474,879,740	-	3,474,879,740	694,975,948
C Closing deferred tax liability as at 31 Dec 2025					694,975,948
Closing deferred tax liability as at 30 June 2025					<u>544,941,963</u>
Deferred tax (income)/expenses during the year					150,033,985
<u>As at 30 June 2025</u>		<u>Carrying amount</u>	<u>Tax Base</u>	<u>Temp. difference</u>	<u>Deferred tax (asset)/liability</u>
Property, Plant and Equipment	20%	8,336,683,086	5,626,612,859	2,710,070,227	542,014,045
Provision for bad & doubtful debt	20%	(146,179,147)	-	(146,179,147)	(29,235,829)
Impairment of financial asset	20%	(228,479,387)	-	(228,479,387)	(45,695,877)
Provision for gratuity	20%	(52,975,974)	-	(52,975,974)	(10,595,195)
Unrealized gain/(loss) from investment in shares	15%	(17,237,958)	-	(17,237,958)	(2,585,694)
Unused tax loss on sale of shares of listed entities	15%	(7,927,918)	-	(7,927,918)	(1,189,188)
Unused tax loss on disposal of assets	20%	(43,938,928)	-	(43,938,928)	(8,787,786)
A Closing Deferred tax liability as at 30 June 2025					443,924,476
Closing Deferred tax liability as at 30 June 2024					<u>419,204,416</u>
Deferred tax (income)/expenses during the year					24,720,060
Revaluation of Land	15%	3,790,955,298	-	3,790,955,298	568,643,295
Revaluation of Property, Plant and Equipment	20%	8,108,111,885	-	8,108,111,885	1,621,622,377
B Closing Deferred tax liability as at 30 June 2025					2,190,265,672
Closing Deferred tax liability as at 30 June 2024					<u>2,212,501,556</u>
Changes in Deferred tax during the year					(22,235,884)
Undistributed profit from investment in Joint Venture entity	20%	2,724,709,817	-	2,724,709,817	544,941,963
C Closing deferred tax liability as at 30 June 2025					544,941,963
Closing Deferred tax liability as at 30 June 2024					<u>278,960,517</u>
Deferred tax (income)/expenses during the year					265,981,446

	Amount in Taka	
	31 December 2025	30 June 2025
21. Short term loans		
Standard Chartered Bank-revolving loan	190,000,000	190,000,000
Bank Alfalah Ltd.	225,000,000	250,000,000
Prime Bank Ltd. Banani Branch- overdraft	636,127,118	584,556,350
Standard Chartered Bank, Gulshan- overdraft	303,172,961	257,797,615
Al Arafah Islami Bank Limited- Bai Muazzal	499,900,000	499,900,000
	1,854,200,079	1,782,253,965
22. Due to operator and its affiliates		
The Westin Dhaka		
License fee	56,763,256	18,413,178
Marketing fee	62,230,880	53,623,881
Incentive fee	12,477,980	46,432,575
Program service fund	1,770,879	1,751,510
	133,242,994	120,221,144
Sheraton Dhaka		
License fee	15,667,461	16,579,531
Incentive fee	10,949,130	20,416,301
Other reimbursable	38,523,199	31,821,504
	65,139,790	68,817,336
Closing balance	198,382,784	189,038,480

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Amount in Taka	
31 December 2025	30 June 2025

23. Accounts payable

The Westin Dhaka

Agri Care Bangladesh
Bandbox Limited
Bengal Meat Processing INDUST.
Expolink Resources LTD
Nakshikatha
Noor Trade House
Paragon Agro Limited
Quality Integrated Agro Limited
R.N.Enterprise
Other creditors

47,324	327,460
386,007	1,700,833
2,440,485	4,301,713
-	402,885
-	2,000,000
3,357,373	4,027,342
1,765,181	3,143,889
1,669,565	945,229
324,560	326,765
73,315,287	62,494,257
83,305,782	79,670,369

Sheraton Dhaka

A & A Enterprise
ACI Foods Limited
Ahsan Motina Food
AKIJ Dairy LTD.
Allahr Dan Fish
Artland
Bengal Meat Processing IND.LTD
City Edible Oil LTD
Flagship International (PVT) Ltd
Hanay Foodspro LTD
Other creditors

26,612	632,859
103,500	138,000
1,404,399	1,559,283
672,270	76,800
-	48,450
-	865,217
3,991,514	1,776,706
-	320,000
-	235,091
8,140	4,590
40,342,081	20,825,318
46,548,515	26,482,315

HANSA - A Premium Residence

Accounts Payable of HANSA - A Premium Residence
Closing balance

6,798,992	5,285,317
136,653,289	111,438,002

24. Undistributed/unclaimed dividend

Opening balance
Add: Dividend declared during the period
Less: Dividend transferred to Capital Market Stabilisation Fund
Less: Dividend paid during the period
Closing balance

Amount in Taka	
31 December 2025	30 June 2025
4,331,425	2,813,601
471,040,000	471,040,000
(273,019,322)	(469,522,176)
202,352,103	4,331,425

25. Liabilities to intercompanies

Borak Travels Pvt Ltd.
Unique Vocational Training Centre
Purnima Constructions Ltd.
HANSA Management Ltd.
Unique Ceramics Industries Ltd.

31 December 2025	30 June 2025
347,758,010	329,725,510
124,045,981	119,023,814
201,285,998	186,095,998
9,824,177	9,824,177
89,713,316	89,089,316
772,627,482	733,758,815

26. Other accruals and payables

Taxes, deposits and other creditors (note-26.01)
Accrued expenses (note-26.02)
Provision for corporate tax (note-26.03)
Provision for Workers' Profit Participation Fund (WPPF) (note-26.04)
Liability to directors and shareholders
Provision for gratuity (note-26.05)
Liability for finance cost
Payable to Unique Eastern (Pvt.) Ltd.
Other payables

31 December 2025	30 June 2025
131,527,076	117,322,762
385,480,532	396,672,981
169,793,304	116,404,439
4,112,407	2,532,736
791,019,579	720,592,579
65,459,946	52,975,974
851,178,756	816,279,113
729,849,713	649,174,713
17,856,733	470,841,258
3,146,278,046	3,342,796,554

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26.01 Taxes, deposits and other creditors

The Westin Dhaka

Security deposits from suppliers
Security deposits from tenants
Service charge payable
Breakage fund and others
VAT payable
Tax payable on management fees

Amount in Taka	
31 December 2025	30 June 2025

8,410,000	10,460,000
3,242,420	2,242,420
18,824,634	14,923,210
5,153,353	4,710,306
9,155,155	23,484,155
19,188,930	13,204,544
63,974,494	69,024,636

Sheraton Dhaka

Service charge payable
Security deposits from suppliers
VAT payable
Supplementary duty payable
Advance received from customers

11,158,510	5,485,550
2,250,000	2,250,000
13,202,488	3,657,948
11,025	55,715
12,516,888	10,701,717
39,959,669	22,150,929

HANSA - A Premium Residence

Service charge payable
Security deposits from suppliers
VAT payables
TDS payables- suppliers
Supplementary duty payable
City tax payable

25,617,967	24,217,253
30,000	30,000
1,736,708	1,701,740
78,130	80,346
59,926	44,100
70,181	73,757
27,592,913	26,147,197
131,527,076	117,322,762

Closing balance

26.02 Accrued expenses

The Westin Dhaka

Salaries, wages, bonus and other benefits
Accruals for utility services
Accrual for Marriott Bonvoy
Accrual for employee survey and vacation
Accrual for Marriott Reimbursables-OFB Inv
Advance received for tower rent and Gym membership
Audit fee payable
Other accruals

Amount in Taka	
31 December 2025	30 June 2025
11,439,074	2,757,965
9,167,715	7,273,116
91,350,947	129,299,007
4,612,891	4,106,752
175,405,288	154,137,753
11,780,333	12,614,983
960,001	480,001
1,021,387	4,727,180
305,737,635	315,426,755

Sheraton Dhaka

Salaries, wages, bonus and other benefits
Accruals for utility services
Advance received from tower rent and workout
Audit fee payable
Other accruals

4,172,852	4,925,925
8,597,320	11,204,095
3,500,333	3,915,352
807,900	1,086,350
12,563,943	14,129,030
30,101,630	35,260,751

Others

Accrued expenses of HANSA - A Premium Residence
Holding tax payable
Accrued expenses of corporate office

10,920,570	9,910,750
21,022,981	19,022,981
17,697,716	17,051,744
49,641,267	45,985,474
385,480,532	396,672,980

Closing balance

26.03 Provision for corporate tax

Opening balance

Add: Income tax expense for the period (Annexure-B)

Add: Underprovision for tax payable for IY 2022-23 (AY: 2023-24)

Less: Income tax adjusted during the period for IY 2023-24 (AY: 2024-25)

Closing balance

116,404,439	168,157,453
45,901,515	73,488,810
7,487,350	7,487,350
-	(132,729,174)
169,793,304	116,404,439

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26.04 Provision for Workers' Profit Participation Fund (WPPF)

Opening balance
Add: Provision made during the period (note-36)
Add: Received during the period
Less: Paid to the Worker's Profit Participation Fund
Closing balance

Amount in Taka	
31 December 2025	30 June 2025
2,532,739	31,659,159
1,579,668	-
-	-
-	(29,126,423)
4,112,407	2,532,739

According to a legal opinion from renowned lawyer, in light of section 119 (3) of the Companies Act, 1994 (with amendments) and section 233 (Cha) of the Bangladesh Labor Act, 2006 (with amendments): Unique Hotel and Resorts PLC has considered profits arising from business operations in calculation of profit distributable to WPPF fund. Detailed calculation for profit distributable to WPPF fund has been disclosed in Note- 36.

26.05 Provision for gratuity

Opening balance
Add: Provision made during the period
Less: Adjustment for overaccrual during the period
Less: Payment made during the period
Closing balance

56,268,869	50,242,177
11,460,416	7,212,410
(243,623)	(688,950)
(2,025,716)	(496,768)
65,459,946	56,268,869

27. Revenue

Revenue from The Westin Dhaka

Rooms
Food and beverage
Minor operating department (MOD)
Space rental
Shop rent

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
399,200,720	323,961,563
514,707,319	420,407,813
38,285,903	34,488,331
16,725,701	16,695,070
4,587,900	7,260,480
973,507,543	802,813,256

Revenue from Sheraton Dhaka

Food and beverage
Minor operating department (MOD)
Space rental
Income from simulation events

406,806,321	282,087,819
5,246,892	6,255,198
30,439,581	12,200,229
15,563,196	13,441,372
458,055,990	313,984,617

Revenue from HANSA - A Premium Residence

Rooms
Food and beverage
Minor operating department (MOD)

60,921,929	55,049,131
18,380,856	19,127,534
5,833,482	6,326,408
85,136,266	80,503,073

Total revenue

1,516,699,799	1,197,300,946
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28. Costs of sales (COS)

Cost of sales of The Westin Dhaka

Particulars	01 July 2025 to 31 December 2025			01 July 2024 to 31 December 2024
	Rooms	Food & beverage	Minor operating dept	
Salary, wages, bonus and benefits	8,388,873	35,558,012	4,574,683	48,521,568
Cost of materials & other related	-	152,713,357	158,262	152,871,619
Operating supplies	2,429,277	8,720,913	881,502	12,031,692
Laundry, dry cleaning and uniforms	3,423,974	3,231,676	384,688	7,040,338
Complementary guest services	17,160,994	-	273,656	17,434,650
Linen, china, glass etc.	-	2,644,580	304,720	2,949,300
Travel agents commission	6,482,270	375,887	-	6,858,157
Traveling and communication	-	1,255,781	125,857	1,381,638
Airport counter charge	470,410	51,825	-	522,235
Fees and purchase	78,464	29,390	-	107,854
Room amenities (Guest supplies)	7,687,450	895,860	368,825	8,952,135
Decoration & training	78,488	706,937	-	785,425
Entertainment	557,672	370,281	-	927,953
Other expenses	2,942,282	1,727,579	309,136	4,978,997
Subtotal	49,700,154	208,282,078	7,381,330	265,363,562
				206,221,832

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Cost of sales of Sheraton Dhaka

Particulars	01 July 2025 to 31 December 2025				01 July 2024 to 31 December 2024
	Rooms	Food & beverage	Minor operating dept	Total	
Salary, wages, bonus and benefits	4,504,304	37,824,639	720,417	43,049,360	35,787,484
Cost of materials & other related	-	126,421,612	-	126,421,612	85,648,354
Operating supplies	2,167,570	8,893,838	223,159	11,284,567	8,279,401
Laundry, dry cleaning and uniforms	333,576	986,011	6,829	1,326,417	817,871
Complementary guest services	3,249	85,789	-	89,038	127,784
Traveling and communication	-	133,355	-	133,355	120,550
In-house TV, video, movies, music etc.	731,250	992,500	-	1,723,750	1,266,750
Linen, china, glass etc.	-	164,367	-	164,367	89,551
Decoration	480,808	1,457,098	-	1,937,905	1,230,129
Simulation expenses			2,349,662	2,349,662	5,545,559
Other expenses	140,441	821,179	168,314	1,129,933	721,113
Subtotal	8,361,198	177,780,388	3,468,380	189,609,966	139,733,441

Cost of sales of HANSA by UHRL

Particulars	01 July 2025 to 31 December 2025				01 July 2024 to 31 December 2024
	Rooms	Food & beverage	Minor operating dept	Total	
Salary, wages, bonus and benefits	2,829,482	3,499,701	526,825	6,856,008	6,647,628
Operating expenses	4,014,409	6,979,880	417,781	11,412,071	11,170,466
Sub total	6,843,891	10,479,581	944,606	18,268,078	17,818,094
Total cost of sales	64,905,243	396,542,046	11,794,316	473,241,606	363,773,367

29. Administrative and other general expenses

Administrative and other general expenses of The Westin Dhaka

Operators and its affiliated company fees (note-29.01)	48,387,887	39,100,555
Administrative and general expenses (note-29.02)	63,569,914	53,996,486
Repairs and maintenance (note-29.03)	91,342,778	86,504,042
Advertising, promotion and public relations (note-29.04)	68,264,835	58,019,865
Information and Telecommunications systems (note-29.05)	10,721,995	12,391,181
	282,287,409	250,012,129

Administrative and other general expenses of Sheraton Dhaka

Salary, wages, bonus & benefits	11,820,331	12,732,596
Operators and its affiliated company fees	15,768,915	8,714,454
Administrative and general expenses	21,640,137	18,951,787
Repairs and maintenance	70,378,349	64,977,788
Advertising, promotion and public relations	35,092,312	18,083,148
Information and Telecommunications systems	7,427,063	7,995,784
	162,127,106	131,455,557

Administrative and other general expenses of HANSA - A Premium Residence

Salary, wages, bonus & benefits	5,323,183	5,670,978
Administrative and general expenses	3,846,668	3,222,463
Repairs and maintenance	8,557,019	7,529,002
Advertising, promotion and public relations	634,038	745,830
Information and Telecommunications systems	289,330	61,270
	18,650,238	17,229,542

Total administrative and other expenses

29.01 Operators and its affiliated company fees (The Westin Dhaka)

License fee (note-29.01.01)	19,483,358	15,928,052
Incentive fee (note-29.01.02)	28,904,528	23,172,503
	48,387,887	39,100,555

29.01.01 License fee

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

Amount in Taka

01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
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Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024

29.01.02 Incentive fee

Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (now Marriott International)
Gross operating profit (GOP)
Incentive fee @ 6% on GOP

481,742,136	386,208,380
28,904,528	23,172,503

29.02 Administrative and general expenses (The Westin Dhaka)

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

32,846,836	24,174,481
1,387,676	1,663,897
296,112	56,681
1,483,608	203,837
1,325,969	1,098,685
10,422,975	11,328,612
480,000	435,000
279,281	3,145,407
161,366	69,983
8,982,247	7,035,877
2,607,687	1,652,185
1,141,048	679,069
75,597	243,589
1,795,343	2,199,123
284,168	10,058
63,569,914	53,996,486

29.03 Repairs and maintenance (The Westin Dhaka)

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

5,611,286	4,089,871
685,152	729,212
363,735	155,361
75,606	20,584
62,549,109	53,647,955
671,900	502,447
201,445	114,851
7,582,328	8,023,413
25,000	508,950
168,082	87,000
1,196,109	490,331
151,857	357,909
3,088,233	10,449,167
32,858	165,308
6,552,984	6,044,095
31,044	8,307
2,376,050	1,109,280
91,342,778	86,504,042

29.04 Advertising, promotion and public relation (The Westin Dhaka)

Salaries, wages, bonus and benefits
Operating supplies
Travel and communication
Entertainment
Marriott Bonvoy expenses
Institutional marketing fee
Program service fund
Other expenses
Digital Marketing fee
Signs, events and function

8,497,182	7,460,048
215,944	80,445
546,072	280,604
1,181,818	1,292,134
6,626,530	11,446,784
23,136,488	18,914,562
6,785,443	6,927,559
390,939	(195,103)
1,814,417	1,568,780
19,070,001	10,109,720
68,264,835	58,019,865

29.05 Information and Telecommunications Systems (The Westin Dhaka)

Salaries, wages, bonus and benefits
Operating supplies
Data processing and maintenance
Telecom Support
Entertainment
Uniforms
Travel and communication
Dues & Subscription

1,344,671	1,215,301
515,250	709,025
7,751,830	9,365,828
935,404	1,083,752
141,190	974
-	15,000
4,896	1,300
28,754	
10,721,995	12,391,181

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30. **Corporate office expenses**

- Salary, wages and allowances
- Managing Director's remuneration
- Provident fund- employer part
- Travelling, conveyance and allowances
- Printing, stationary and papers
- Food and entertainment
- Office repairs and maintenance
- Telephone, mobile and internet
- Software maintenance expense
- Advertisement and publicity for BSEC compliance
- Trade license, renewal fees, duty and taxes
- Utility expenses
- Board meeting fees
- Insurance premium
- Audit fees
- Car repairs and maintenance
- Bank charge
- Depreciation
- Amortisation
- Consultancy expenses
- Other expenses
- Bank guarantee commission and other charges
- Donation and subscriptions
- Holding tax for the Westin Dhaka
- Credit rating fees
- Office Rent
- Paper, books and periodicals

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
30,134,480	30,580,522
4,851,613	4,800,000
877,979	817,074
385,467	321,958
760,035	895,378
464,356	430,074
608,286	1,309,702
128,382	118,397
75,000	92,500
313,700	267,575
370,313	393,614
743,318	1,582,533
779,449	391,104
4,332,765	1,431,297
537,499	345,833
71,378	181,782
712,942	1,356,790
111,373,480	136,996,622
581,500	699,321
4,843,260	412,444
2,729,266	1,135,015
16,096,352	19,972,226
50,000	-
2,000,000	1,096,392
150,000	150,000
7,303,853	-
-	1,760
191,410,777	207,066,333

31. **Other income**

- Dividend income
- Tower rent from mobile phone operators
- Income from Airport Lounge
- Hotel service charge
- Transport desk income
- Electricity income
- Fluctuation gain/ (loss)
- Insurance claim received
- Income from Borak Real Estate Limited for space advance refund
- Others

1,415,250	3,625,801
1,396,400	1,448,240
103,481,320	93,182,787
16,107,500	17,434,775
14,214,979	12,168,979
13,525,704	14,194,494
(3,056,103)	125,192
-	2,297,272
-	5,056
8,245,201	458,147
155,330,252	144,940,742

32. **Other expenses**

- Expenses of Airport Lounge
- Expenses for Transport desk
- Expenses relating to electricity income

30,150,287	29,724,848
3,487,170	1,191,042
11,594,520	11,053,087
45,231,976	41,968,977

33. **Gain/(loss) on investment in shares**

- Gain on sale of share of Unique Meghnaghat Power Limited (note- 33.01)
- Loss on investment in quoted shares (note- 33.02)

5,673,608	(18,022,506)
5,673,608	(18,022,506)

33.01 **Gain/(loss) on investment in quoted shares**

- Realized gain from sale of shares
- Unrealized gain on shares

-	(1,350)
5,673,608	(18,021,156)
5,673,608	(18,022,506)

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.

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		Amount in Taka	
		01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
34. Interest income/(expense)			
Interest income from FDR and bank deposits		84,017,055	107,467,698
Interest income from - Unique Meghnaghat Power Limited- (Note 11.01)		44,503,863	41,677,107
Interest expenses		(589,130,346)	(664,212,090)
		<u>(460,609,427)</u>	<u>(515,067,285)</u>
35. Provision for bad & doubtful debts			
Provision for bad & doubtful debts of The Westin Dhaka		(994,345)	(84,462)
Provision for bad & doubtful debts of HANSA-A Premium Residence		-	-
Provision for bad & doubtful debts of Sheraton Dhaka		(4,304,141)	(21,377)
		<u>(5,298,485)</u>	<u>(105,839)</u>
Provision for bad & doubtful debts is made at the rate of 3% of rolling twelve months of average receivables in compliance with the policy of Marriott International.			
36. Provision for WPPF expense			
Net profit for WPPF distribution (note-36.01)		33,173,026	(184,225,662)
Provision for WPPF expense		<u>(1,579,668)</u>	<u>-</u>
36.01 Net profit for WPPF distribution			
Profit before WPPF, Sheraton profit share and tax		38,846,634	(202,248,169)
Less: Gain on sale of share in Unique Meghnaghat Power Limited (note-33.01)		-	-
Less: Realised gain on investment in quoted shares (note-33.02)		-	1,350
Add: Unrealised loss on investment in quoted shares (note-33.02)		(5,673,608)	18,021,156
Net profit for WPPF distribution		<u>33,173,026</u>	<u>(184,225,662)</u>
37. Share of net profit/(loss) before tax of Sheraton Dhaka			
Revenue (note-27)		458,055,990	313,984,617
Cost of sales (note-28)		(189,609,966)	(139,733,441)
Gross profit		<u>268,446,024</u>	<u>174,251,177</u>
Administrative and other general expenses (note-29)		(162,127,106)	(131,455,557)
Operating profit		<u>106,318,918</u>	<u>42,795,619</u>
Provision for bad & doubtful debts of Sheraton Dhaka (note-35)		(4,304,141)	(21,377)
Interest income		6,661,377	5,698,032
Interest expenses		(174,098,360)	(226,523,963)
Depreciation expense on fixed assets of Sheraton Dhaka		(26,778,982)	(33,300,467)
Net loss before tax of Sheraton Dhaka		<u>(92,201,188)</u>	<u>(211,352,156)</u>
50% loss before tax of Sheraton Dhaka shared with Borak Real Estate Limited		<u>(46,100,594)</u>	<u>(105,676,078)</u>
According to the Joint Venture (Profit Sharing) Agreement dated June 30, 2024 between Unique Hotel & Resorts PLC and Borak Real Estate Limited, which is effective from June 26, 2023; UHRL has shared net profit/(loss) before tax of Sheraton Dhaka with BREL at 50:50 ratio. Details are given in note-7.01.			
38. Provision for income tax			
Current tax expenses (Annexure-B)		45,901,515	45,278,224
Deferred tax expenses/(benefit) (note-20)		<u>(41,412,124)</u>	<u>18,123,927</u>
		<u>4,489,391</u>	<u>63,402,152</u>
39. Share of net profit/(loss) after tax of Joint Venture entity, net off deferred tax			
Share of net profit after tax of Joint Venture entity (note-9.02.01)		750,169,924	775,931,489
Less: Deferred tax expenses on share of loss after tax during the period (note-20)		<u>(150,033,985)</u>	<u>(155,186,298)</u>
		<u>600,135,939</u>	<u>620,745,191</u>
40. Share of other comprehensive income of Joint Venture entity, net off deferred tax			
Share of cash flow hedging reserve (note-9.02.02)		<u>(60,574,967)</u>	<u>(82,283,291)</u>
		<u>(60,574,967)</u>	<u>(82,283,291)</u>
		Amount in Taka	
		31 December 2025	30 June 2025
41. Net Asset Value per share, Earnings per share and Net Operating Cash Flow per share			
41.01 Net Asset Value (NAV) per share			
Net Asset Value	A	27,799,079,892	27,646,639,041
Number of ordinary shares	B	294,400,000	294,400,000
Net Asset Value (NAV) per share (Published)	C = (A/B)	<u>94.43</u>	<u>93.91</u>

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41.02 Earnings per share (EPS) on Net Profit after tax before other Comprehensive Income: (Per Value of Tk.10)

		Amount in Taka	
		01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
Earnings attributable to ordinary shareholders	A	678,489,024	460,373,132
Number of ordinary shares	B	294,400,000	294,400,000
Basic and Diluted Earnings Per Share (Published)	C=(A/B)	2.30	1.56

Both Basic EPS and Diluted EPS are same since there was no dilutive potential during the relevant period.

EPS of Unique Hotel & Resorts PLC stood at Tk. 2.30 per share for the six-month period ended 31 December 2025, compared to Tk. 1.56 per share in the same period of the previous year, reflecting a substantial increase of 47%.

The impact of EPS from the Company's core operations (operational performance) was positive at Tk. 0.25 for the six-month period, compared with a negative impact of Tk. (0.48) in prior year for same period. This improvement in operational performance was supported by better cost management and gradual recovery in hospitality demand. Non-operational items had a favorable effect on EPS of Tk. 0.02, mainly due to gains on investment in quoted shares, compared with a impact of negative Tk. 0.06 in the prior year same period. Additionally, income from the joint venture entity — Unique Meghnaghata Power Limited and Associate company - SEZL contributed approximately Tk. 59.9 crore (equivalent to Tk. 2.04 EPS), continuing to play a significant role in overall profitability growth for the Company.

A reconciliation has been presented below, showing reconciliation of operational and non operational EPS for reporting period along with comparative period:

Particulars	01 July 2024 to 31 December 2025	01 July 2023 to 31 December 2024	Variance (in %)
Net profit/(loss) after tax for the period	678,489,024	460,373,132	47%
Add: Gain on investment in quoted shares	(5,673,608)	18,022,506	-131%
Less: Share of profit of Joint Venture and Associate entities of UHRL	(599,610,855)	(620,347,375)	-3%
Net profit after tax for the period (Operational)	73,204,561	(141,951,736)	-152%
 Earnings Per Share (EPS) of Unique Hotel & Resorts PLC	 2.30	 1.56	 47%
Impact of EPS on operational performance of UHRL	0.25	(0.48)	-152%
Impact of EPS on non operational performance of UHRL	0.02	(0.06)	-131%
Impact of EPS on performance of Joint Venture and Associate investments	2.04	2.11	-3%

41.03 Net Operating cash inflow/(outflow) per share

	01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
Net cash from operating activities	A	271,301,913
Number of ordinary shares	B	294,400,000
Net Operating cash inflow/(outflow) per share	C=(A/B)	0.922
		3.67

The net operating cash outflow per share of Tk. 0.92 reflects strategic investments in working capital and operational commitments to support the company's ongoing activities

41.04 Reconciliation of net operating cash flow with net profit

Profit after tax (PAT)	78,878,169	(159,974,243)
Income tax expense	4,489,391	63,402,152
Profit before tax (PBT)	83,367,560	(96,572,091)
Adjustment for:		
Depreciation	111,954,980	137,695,943
Interest expense	589,130,346	664,212,090
Unrealized foreign exchange (gain) loss	-	
Dividend received	(1,415,250)	(3,625,801)
Interest income from - Unique Meghnaghata Power Limited- (Note 11.01)	(44,503,863)	(41,677,107)
Share of net loss before tax of Sheraton Dhaka	(46,100,594)	(105,676,078)
Provision against FDR	-	-
Gain on sale of share in Joint Venture entity	-	-
Loss from investment in shares	(5,673,608)	18,022,506
Changes in:		
Increase in inventory	26,340,193	689,747
(Increase)/decrease in accounts and other receivables	(92,774,172)	(23,766,293)
(Increase)/decrease in advances, deposits and prepayments	(57,259,531)	(37,742,076)
Increase in accounts payable	25,215,287	26,430,546
Increase in accruals and payables	(288,470,797)	616,552,739
Increase/(decrease) in due to operator and its affiliates	9,344,304	(36,510,586)
Cash generated from operating activities	309,154,853	1,118,028,483
Tax paid during the period	(37,852,940)	(36,572,870)
Net cash generated by operating activities	271,301,913	1,081,455,614

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42. Risk exposure

The Company is exposed to various risks through its use of financial instruments. The events and consequences discussed in these risk factors could, in circumstances, we may or may not be able to accurately predict, recognize, or control, have a material adverse effect on our business, liquidity, financial condition, and results of operations. In addition, these risks could cause results to differ materially from those we express in forward-looking statements contained in this report or in other Company communications. These risk factors do not identify all risks that we face; our operations could also be affected by factors, events, or uncertainties that are not presently known to us or that we currently do not consider to present significant risks to our operations.

However, 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, audit committee, and investment committee, 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 has 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 investment committee has taken all investment decisions of the company after meticulous and detailed discussion among the committee members and finally approved by the Board of Directors as a result risk related to investment can be reduced. The most significant financial risks to which the Company is exposed to are described below:

42.01 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, have 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 references. Customers who 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 who 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 twelve months average receivables in compliance with the policy of Marriott International.

*See note 10 for further information on impairment of financial assets that are past due.

42.02 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:

Recent changes in the market and economic condition in Bangladesh indicate an upliftment of the cap imposed by the central bank of Bangladesh thus an increase in interest rate. As per the recent circular of the Bangladesh Bank, all Term loan rates will be Six months moving Average Treasury Bill Rate (SMART) + 3% which comes to average 12.38% which significantly impacted on interest expenses during the year. However, we are continuously following up with all banks to reduce the rate as low as possible.

42.03 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 the exchange rate is increased against local currency opportunity is created for generating more profit.

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Management perception:

Unique Hotel & Resorts PLC 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 the exchange rate to mitigate the effect of unfavorable volatility in the exchange rate on the company's earnings.

42.04 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:

Risks Relating to Our Industry:

Our industry is highly competitive, which may impact our ability to compete successfully for guests. We operate in markets that contain many competitors. Our hotel offerings generally compete with major hotel chains, independent hotels, and home-sharing and rental services. Our ability to remain competitive and attract and retain business, group, and leisure travelers depends on our success in distinguishing and driving preference for our lodging products and services, including the Marriott Loyalty Program, direct booking channels, consumer-facing technology platforms and services, and other offerings. If we cannot compete successfully in these areas, our operating margins could contract, our market share could decrease, and our earnings could decline. Further, the new lodging supply at Dhaka markets could have a negative impact on the hotel industry and hamper our ability to maintain or increase room rates or occupancy. Economic downturns and other global, national, and regional conditions and events could further impact our business, financial results, and growth.

Because we conduct our business on a global scale, we are affected by changes in global, national, or regional economies, governmental policies (including in areas such as trade, travel, immigration, healthcare, and related issues), and geopolitical, public health, social and other conditions and events. Our business, financial results, and growth are impacted by weak or volatile economic conditions, pandemics and other outbreaks of disease, natural and man-made disasters, changes in energy prices and currency values, political instability, geopolitical conflict, actual or threatened war, terrorist activity and other acts of violence, heightened travel security measures, travel advisories, disruptions in air travel, and concerns over the foregoing. These conditions and events have in the past materially negatively impacted, and could in the future materially negatively impact, our business, operations, and financial results in many ways, including, but not limited to, as follows:

- reducing revenues at our hotels, potentially impacting our ability to meet expenses, including payment of amounts owed to us;
- causing hotel construction and opening delays;
- requiring us to borrow or otherwise raise a significant amount of cash in order to preserve financial flexibility, repay maturing debt, and manage debt maturities;
- causing the terms of our borrowing to be more expensive or more restrictive; and
- adversely affecting associate hiring and retention.

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 room 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.

42.05 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.

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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.

Moreover, the company's brand "Westin" has a very strong image in the local and international markets. Marriott International (former Starwood Asia Pacific Hotels & Resorts Pte. Ltd.) also has a 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 have 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 its service to minimize the risk. The addition of "Sheraton Dhaka" operations to the portfolio will provide synergies to cater to MICE segment business, and larger events, accommodate larger group business, and improve operational efficiency with resource optimization.

42.06 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, and 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, and 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, and incompliance with global safety and security standards, 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 checks and proper maintenance of the equipment also reduce/eliminate the operational risk. Continuous training of company associates makes them equipped to address the situations due to natural disasters and unforeseen events. The company is associated with multiple domestic and international vendors to ensure the smooth functioning of the supply chain along with AMC's for key equipment to ensure consistency in supplies and smooth operations.

42.07 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 have also encashed USD 3,542,095 which has been realised from selling .49% ordinary shares of UMPL to Nebras Power Investment Management B.V. to meet operational and project related payments. Furthermore, with growing business prospects from opening of Sheraton Dhaka and receipts from Nebras Power Investment Management BV from 4th closing according to the Share Purchase Agreement, we will have sufficient liquidity to pay our 2024-25 debt maturities, to meet project related expenditures and to fund other short-term 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 a FF&E reserve unless such amounts have been incurred. 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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43. 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 period from 01 July 2025 to 31 December 2025

In Taka	Reportable segments				Total
	Head office	Westin	HANSA	Sheraton	
External revenue	-	973,507,543	85,136,266	458,055,990	732,941,994
Interest income	87,970,675	33,684,134	204,732	6,661,377	77,299,330
Operating expenses	(124,654,718)	(548,645,315)	(36,918,316)	(356,041,213)	(518,457,034)
Depreciation and amortisation	(216,772,049)	(72,965,363)	(5,654,224)	(26,778,982)	(66,756,059)
Interest expenses	(415,031,986)	-	-	(174,098,360)	(295,520,581)
Other income	115,771,883	2,616,061	-	-	117,263,036
Segment profit/(loss) before WPPF and tax	(552,716,194)	388,197,059	42,768,458	(92,201,188)	46,770,686
Segment assets as at 31 December 2025	19,000,486,273	14,769,870,792	870,250,799	10,064,090,057	44,704,697,921
Segment liabilities as at 31 December 2025	16,055,319,114	614,636,621	45,312,475	190,349,819	16,905,618,030

For the period from 01 July 2024 to 30 December 2024

In Taka	Reportable segments				Total
	Head office	Westin	HANSA	Sheraton	
External revenue	-	802,813,256	80,503,073	313,984,617	1,197,300,946
Interest income	103,982,759	39,286,429	177,585	5,698,032	149,144,805
Operating expenses	(70,069,711)	(456,149,499)	(35,047,636)	(271,210,375)	(832,477,221)
Depreciation and amortisation	(7,422,188)	(89,225,015)	(7,048,951)	(33,300,467)	(136,996,622)
Interest expenses	(437,688,127)	-	-	(226,523,963)	(664,212,090)
Other income	83,087,354	1,861,905	-	-	84,949,259
Segment profit/(loss) before WPPF and tax	(328,109,913)	298,587,075	38,584,071	(211,352,156)	(202,290,923)
Segment assets as at 31 December 2024	17,750,928,863	14,805,163,785	906,042,172	10,149,137,064	43,611,271,884
Segment liabilities as at 31 December 2024	16,666,080,484	644,811,451	37,781,593	215,912,231	17,564,585,759

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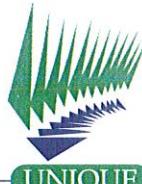
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44. Related party disclosure
44.01 Related party transaction

During the year, Unique Hotel value has been shown in below

During the year, Unique Hotel & Resorts PLC 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 31 December 2025			
			Opening balance	Addition	Adjustment/ Received	Closing balance
Borak Real Estate Ltd.	Common Director	Balance with current account	776,976,136	-	46,100,594	823,076,730
Unique Vocational Training Centre Ltd.	Common Director	Balance with current account	(119,023,814)	-	(119,023,814)	
Mrs. Salina Ali	Chairperson	Balance with current account	(242,063,742)	-	(242,063,742)	
Mr. Mohd. Noor Ali	Managing Director	Balance with current account	(114,118,434)	-	(114,118,434)	
Chartered Life Insurance Company Ltd.	Common Director	Balance with current account	(1,278,195)	-	(1,278,195)	
Unique Meghnaghata Power Ltd.	Joint Venture	Equity investment	22,500,310	-	22,500,310	
Sonargao Economic Zone Ltd.	Associate	Investment in preference shares	5,344,024,340	-	-	5,344,024,340
Borak Real Estate Ltd.	Common Director	Equity investment	641,050	-	-	641,050
Borak Real Estate Ltd.	Common Director	Advance for share	-	-	-	-
Unique Property Development Ltd.	Common Director	Sponsor support loan	465,383,619	-	(223,690,150)	241,693,469
Unique Eastern (Pvt.) Ltd.	Common Director	Advance against land	885,802,226	-	-	885,802,226
Unique Ceramics Industries (Pvt.) Ltd.	Common Director	Equity investment	3,307,485	(525,084)	-	2,782,401
Purnima Construction Ltd.	Common Director	Advance against land*	1,446,258,833	-	(416,559,655)	1,029,696,178
HANSA Management Ltd.	Common Director	Advance against space**	260,631,345	-	(260,631,345)	-
Borak Travels (Pvt.) Ltd.	Common Director	Advance against land	5,304,880	-	-	5,304,880
		Balance with current account	(649,174,713)	-	-	(649,174,713)
		Balance with current account	(19,089,316)	-	-	(19,089,316)
		Balance with current account	(186,095,998)	-	-	(186,095,998)
		Balance with current account	(9,824,177)	-	-	(9,824,177)
		Balance with current account	(329,725,510)	-	-	(329,725,510)
			7,510,432,225	(257,470,000)	-	6,253,000

*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. However, amidst the post covid economic crisis, the Board of Directors reviewed the existing investment projects of Unique Hotel and Resorts PLC. After extensive review, to complete the on-going project development work smoothly, the Board of Directors to develop the proposed Seven Star International Chain Hotel jointly with Borak Real Estate Ltd. (BREL). Therefore, UHRL would get back the aforesaid advance from Borak Real Estate Ltd. and on board the company as a joint venture (profit sharing) partner of the project as per the land ratio 53.34 (BREL) : 46.66 (UHRL). This decision was duly approved by the shareholders on 22nd Annual General Meeting dated 12th December 2023. In the meantime, Borak Real Estate Limited has started returning the advance money to UHRL and till June 30, 2025 BREL already refunded Tk 11,153,744.67. Please see the note 12.01.02 for detailed disclosure.

**The advance has been given to Borak Real Estate Limited for the purchase of 1,85,575.03 sft. floor space along with proportionate car parking and common spaces of the Commercial Complex namely "Acropolis" situated at Plot # 34A, 35A, 36A, 37A, 38B and 38C, Road# 35 & 45, Gulshan (North) Commercial Area, Dhaka as per shareholders approval in 15th AGM of Unique Hotel & Resorts PLC. However, amidst the post covid economic crisis situation, the Board of Directors reviewed the existing investment projects of Unique Hotel and Resorts PLC. After extensive review and series of discussion, the Board of Directors decided to get back the advance money from Borak Real Estate Ltd. This decision was duly approved by the shareholders on 22nd Annual General Meeting dated 12th December, 2023. Accordingly, Borak Real Estate Ltd has refunded advance money worth BDT 2,010,288,712 to Unique Hotel and Resorts PLC during the year ended 30 June 2025. Please see the note 12.01.03 for detailed disclosure.

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The logo for Sheraton, featuring the word "SHERATON" in a bold, serif font, with a small circular emblem containing a stylized "I" positioned above the letter "S".



45. 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:

The Company's key management personnel includes the Company's directors.

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):

Salary and other allowances
Honorarium for attending meetings
Total

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
4,851,613	4,800,000
779,449	391,104
5,631,062	5,191,104

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

Post employment benefits

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
-	-
-	-
-	-

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.

Termination benefits

Amount in Taka	
01 July 2025 to 31 December 2025	01 July 2024 to 31 December 2024
-	-
-	-
-	-

e) Share based payments

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

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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 2025 to 31 December 2025 to the directors, including managing directors, a managing agent or manager	4,851,613
(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

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46. Contingent liability disclosure

46.01 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, Unique Hotel & Resorts PLC (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.

Unique Hotel & Resorts PLC (The Westin Dhaka) submitted application to the Customs, Excise 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.

It is primarily established that VAT Appellate Tribunal reduced the original demand of LTU and the said Tribunal was pleased to demand from Unique Hotel & Resorts PLC (The Westin Dhaka) Tk. 1,14,20,622 as SD and VAT on SD vide memo dated 05/09/2019 and against that order. Based on the new demand, Unique Hotel & Resorts PLC (The Westin Dhaka) filed VAT Revision No. 29 of 2019 before the High Court Division and subsequently the said VAT revision has been withdrawn on November 08, 2022 and Unique Hotel & Resorts PLC (The Westin Dhaka) had already paid the aforesaid demand of Tk. 11,420,622 on June 08, 2023 to the LTU VAT authority.

However, NBR authority also filed VAT Revision before the High Court Division in 2021 against the order of Tribunal for reducing the aforesaid demand and the remaining amount of Tk. 59,875,326 (Tk. 71,295,948 -Tk. 11,420,622) would be unsettled until and unless hearing and disposal of the VAT Revision which is pending at present in the Hon'ble High Court Division and its a matter of subjudicite.

46.02 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, Excise 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.

Moreover, we have received further demand letter from LTU, VAT Authority for payment of Tk. 5,353,916 on June 02, 2024, vide letter ref. no. 08.01.0000.006.01.015.19/58 dated June 02, 2024. However, we have discussed with our legal advisor in this regard and the learned legal advisor has informed us that we have some strong grounds to succeed in Appeal. Accordingly, we have filed an Appeal before the Honorable High Court Division of the Supreme Court of Bangladesh vide Writ Petition No. 86/2024 after depositing 10% of the aforesaid demand amount of Tk. 535,392 as on May 02, 2024. Moreover, the Honorable High court division has passed a decision affirming the order dated June 23, 2024 to be stayed for a period of one year from 11 June 2024.

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 honorable High Court will consider the fact and provide the fair judgement towards Unique Hotel and Resorts PLC.

46.03 Unique Hotel and Resorts PLC has a pending Writ Petition No. 2589 of 2017 with the Honorable High Court Division of the Supreme Court of Bangladesh regarding holding tax of The Westin Dhaka. The Company had paid BDT 2,192,785 for FY 2016-17 as per the directive of the Honorable High Court Division of the Supreme Court of Bangladesh on 5th October 2017. However, the Dhaka North City Corporation (DNCC) imposed BDT 8,604,552 per year as holding tax for the Westin Dhaka.

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As the High Court Division has granted a stay order on its directive for one year which has been extended upto 14th August 2024, considering the subjudice matter, the Company has not paid for the period from FY 2016-17 to FY 2023-24. However, the Company has duly accrued the holding tax expenses for BDT 2,192,785 on a yearly basis for the aforementioned fiscal years. The writ petition is pending before High Court Division for disposal and there is also representations on behalf of The Westin Dhaka for not to proceed with the demand of BDT 8,604,552.

There has further been reassessment of Annual value of Holding tax as well as increase in the holding tax rate by DNCC which they had communicated to us for hearing on 2nd February 2023. After the said hearing, DNCC has not forwarded any further demand with new assessed value considering the fact that it is a tagged matter with the writ petition no. 2589 of 2017 directly as the DNCC has increased the rate in the new assessment.

In these circumstances, the Company has taken legal opinion from a renowned lawyer and also taken an expert opinion from ACNABIN, Chartered Accountants who is of the opined that all the things depend on the disposal of the said writ petition through the final judgement. As a result, the Company has made provision for BDT 2,192,785 on a yearly basis for FY 2016-17 to FY 2023-24 under the prevailing facts and circumstances.

Amount in Taka	
31 December 2025	30 June 2025

46.04 Letters of guarantee

Bank guarantee

Southeast Bank PLC	13,298,371	13,298,371
Premier Bank PLC	1,304,925	1,304,925
Prime Bank PLC	57,801,080	57,801,080
The City Bank PLC	969,191,476	969,191,476
One Bank PLC	1,800,000,000	1,800,000,000
	2,841,595,853	2,841,595,853

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 PLC 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 PLC made the payments and Bank Guarantees for a total of Tk. 69,909,970 were issued by Southeast Bank PLC, The City Bank PLC, Prime Bank PLC and Premier Bank PLC on behalf of Unique Hotel & Resorts PLC. However, according to the legal opinion of legal advisor, there is remote possibility of any outflow in settlement of these bank guarantees as the cases are under subjudice now.

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, nine (09) bank guarantees had been issued in favor of Titas Gas Transmission & Distribution Company Limited by The City Bank PLC and Prime Bank PLC on behalf of Unique Hotel & Resorts PLC. The City Bank PLC issued total bank guarantee amounting to a total of Tk.12,141,700 for The Westin Dhaka and Prime Bank PLC issued bank guarantee amounting to a total of Tk. 29,748,000 for Shahjadpur Power Plant and Sheraton Dhaka.

The City Bank PLC has issued a bank guarantee of USD 14,007,559.79 @110.25 which is equivalent to BDT 1,544,333,466.85 in favor of Standard Chartered Bank to secure the Sponsor's obligation to the Senior Lenders of SFL Unique Nebras Meghnaghat Power PLC under the Sponsor Support and Share Retention Deed executed on 28th February 2023. The bank guarantee has been issued on 4th December 2023 which will be expired within 12 months from issue date or 3rd December 2028, whichever is earlier. However, the above bank guarantee already reduced to USD 7,665,700.85 as on August 28, 2024.

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47. 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 has no adjusting or non-adjusting events after reporting period.

48. 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".

49. General

49.01 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	31 December 2025	31 December 2024
Number of employees of Unique Hotel & Resorts PLC	812	763
None of the employees were in receipt of remuneration which in aggregate was less than Tk. 8,000 per month		

49.02 Remittance of dividend

No dividend has been remitted during the year.

49.03 Rounding off

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

49.04 Rearrangement of previous year figures

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



Chief Financial Officer



Company Secretary



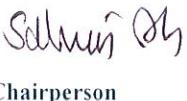
Chief Executive Officer



Director



Independent Director



Chairperson

Dated. Dhaka:
26 January 2026



Annexure- A

Unique Hotel & Resorts PLC
Schedule of Property, Plant and Equipment
As at 31 December 2025

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

Sl. No.	Assets	Cost/Revaluation			Rate (%)	Balance as at 01 July 2025	Charged during the period	Depreciation	Balance as at 30 September 2025	Written down value as on 30 September 2025
		Balance as at 01 July 2025	Addition during the period	Disposal during the period						
1	Land and land developments	6,395,114,320	-	-	6,395,114,320	-	-	-	-	6,395,114,320
2	Building and constructions	13,478,199,946	-	-	13,478,199,946	1.25%	2,104,466,319	59,605,704	-	11,314,127,923
3	Office furniture and equipments	100,671,760	4,628,740	-	105,300,500	5%	26,334,103	1,574,467	-	27,908,570
4	Hotel furniture	649,751,098	2,572,969	-	652,324,067	5%	258,841,964	8,193,017	-	267,034,981
5	Motor vehicles	193,227,463	-	-	193,227,463	5%	78,604,965	2,402,362	-	81,007,327
6	Hotel equipments	3,217,839,735	1,500,435	-	3,219,360,170	5%	1,330,831,639	39,597,929	-	1,370,429,568
	Total as at 31 December 2025	24,034,824,323	8,702,144	-	24,043,526,467	-	3,799,078,990	111,373,480	-	3,910,452,470
	Total as at 30 June 2025	23,990,275,619	44,548,704	-	24,034,824,323	-	3,526,540,363	272,538,627	-	3,799,078,990

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 PLC has recorded the construction cost of a five star hotel namely "Sheraton Dhaka" in note-7. Construction Work in Progress for an amount of BDT 10,049,139,759 as on 30 June 2025, According to the Management Agreement agreed between Unique Hotel & Resorts PLC and Marriott International, the aforesaid hotel will be operated following the operational standards of internationally recognised hotel chain, Marriott International. However, Marriot International has not yet permitted Unique Hotel & Resorts PLC to operate the said hotel in full fledge 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, Unique Hotel & Resorts PLC has transferred BDT 2,593,538,258 from Construction Work in Progress to Property, plant & equipment for the restaurants and banquet hall operated under "Sheraton Dhaka" as of 30 June 2024. 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, Unique Hotel & Resorts PLC has depreciated the restaurant cost from when the restaurants are available for use, i.e. February 2022.

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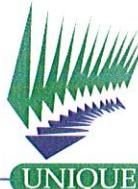
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UNIQUE HOTEL & RESORTS PLC

Unique Hotel & Resorts PLC
Calculation of Current Tax Provision
For the period from 01 July 2025 to 31 December 2025

Net Profit before tax (as per statement of profit or loss and other comprehensive income)

Less: Non-business income for separate consideration:

	Notes	Amount Taka	Amount Taka
Cash Dividend income	31	1,415,250	83,367,560
Tower rent income from mobile phone operators	31	1,396,400	
Shop rent income	27	4,587,900	
Bank Interest Income	34	84,017,055	
Unrealized loss on investment in share	33	5,673,608	
			97,090,214
			(13,722,654)

Add: Inadmissible expenses (for separate consideration)

	Notes	Amount Taka	Amount Taka
Accounting depreciation	30	111,373,480	
Accounting amortisation	30	581,500	
Entertainment expenses	28, 29.02, 29.04, 29.05 & 30	4,041,286	
Accrued interest expense	34	515,855,247	
Provision for bad debts	35	5,298,485	
Provision for gratuity	26.05	11,460,416	
			648,610,416
			634,887,762

Less: Admissible expenses:

Tax depreciation (3rd schedule, Part-1, Para 4)		113,829,470
Tax amortisation (3rd schedule, Part-2, Para 4)		624,258
Allowance for Gratuity	26.05	2,025,716
Interest paid during the year		584,910,742

Income from business (before entertainment expenses)

Less: Entertainment expenses (as per section 55 of Income Tax Act, 2023)

Total income from business

Taxable income from business

Add: Capital loss on sale of share of listed companies carried forward from AY 2022-23 (Not eligible for set off U/S 37 but to be carried forward u/s 40)

Add: Capital loss on sale of assets carried forward from AY 2022-23 (Not eligible for set off U/S 37 but to be carried forward u/s 40)

Add: Income from rent

Shop rent	27	4,587,900
Tower rent income from mobile phone operators	31	1,396,400
Total income from rent		5,984,300
Less: Repair and maintenance expense (as per section 38 of Income Tax Act, 2023)		(1,795,290)

Add: Income from financial assets

Cash dividend income	31	1,415,250
Bank interest income	34	84,017,055

Total taxable income

Computation of tax liability:

(1) Business loss

Minimum tax U/S 163 of ITA, 2023 (whichever is higher)

(i) Gross Receipt (Revenue TK. 1,516,699,799 @ 1%)	15,166,998
(ii) Tax deducted at source (U/S-110)	25,424,790

(2) Income from rent

4,189,010 @ 20%

(3) Income from financial assets

Minimum tax U/S 163 of ITA, 2023 (whichever is higher)

(i) Income as per corporate rate (TK. 85,432,305,799 @ 20%)	17,086,461
(ii) Tax deducted at source (U/S-102 & 117)	19,638,923

Tax liability for the period from 01 July 2025 to 31 December 2025

4,189,010

Total tax expense for the period from 01 July 2025 to 31 December 2025

45,901,515

Corporate Office

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Annexure-C

Unique Hotel & Resorts PLC
Calculation of Average Effective Tax Rate
For the period from 01 July 2025 to 31 December 2025

	<u>Amount in Taka</u>
Components of tax expense	
Current tax expense	(Annexure-B)
Deferred tax expense	(Note -38)
Total income tax expense	<u>87,313,640</u>
Explanation of the relationship between tax expense & profit before tax	
(i) a numerical reconciliation between tax expense & profit before tax	
Profit before tax	83,367,560
Current tax expense	
Business income - applicable tax rate @20%	25,424,790
Income from rent - applicable tax rate @20%	837,802
Income from financial assets - applicable tax rate @20%	19,638,923
Income from special business - applicable tax rate @20%	-
Total current tax expense (A)	<u>45,901,515</u>
Total deferred tax expense (B)	<u>41,412,124</u>
Total income tax expense (A+B)	<u>87,313,640</u>
(ii) a numerical reconciliation between the average effective tax rate & applicable tax rate	
Tax effect on business income	30.50%
Tax effect on income from rent	1.00%
Tax effect on income from financial assets	23.56%
Tax effect on income from special business	0.00%
Tax effect on deferred tax	49.67%
Average effective tax rate	<u>104.73%</u>

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