Unique Hotel & Resorts Limited

Financial Statements

As at 31 December 2017

AMAR STOCK

Unique Hotel & Resorts Limited
Statement of Financial Position
As at 31 December 2017

	Notes	Amount in Taka	
		31 December 2017	30 June 2017
ASSETS			
Non-current Assets		**23,227,039,547**	**22,921,157,955**
Property, plant and equipment, net	6	18,238,344,819	18,312,065,901
Construction work in progress	7	4,988,694,728	4,609,092,054
Current Assets		**9,619,669,200**	**9,234,558,192**
Inventories	8	83,923,646	79,894,004
Investments	9	365,610,608	353,624,673
Accounts receivable	10	238,226,182	188,109,455
Other receivables	11	7,401,645	7,403,946
Advances, deposits and prepayments	12	7,544,720,268	7,380,683,449
Fixed deposit receipts	13	1,084,324,355	1,042,008,629
Cash and cash equivalents	14	295,462,496	182,834,036
TOTAL ASSETS		**32,846,708,747**	**32,155,716,148**
EQUITY AND LIABILITIES			
Shareholders' Equity		**25,914,720,332**	**26,148,376,352**
Share capital	15	2,944,000,000	2,944,000,000
Share premium	16	6,181,931,836	6,181,931,836
Tax holiday reserve	17	944,219,701	944,219,701
Revaluation reserve		12,809,279,428	12,873,111,822
Retained earnings		3,035,289,367	3,205,112,993
Non-current Liabilities		**2,391,004,648**	**1,749,753,865**
Term loan-non-current portion	18	2,035,228,125	1,385,312,500
Deferred tax liability	19	355,776,523	364,441,365
Current Liabilities		**4,540,983,767**	**4,257,585,932**
Term loan-current portion	18	403,000,000	403,000,000
Short term loans	20	1,077,067,848	1,594,881,514
Due to operator and its affiliates	21	13,934,730	70,093,723
Accounts payable	22	216,148,762	63,116,419
Unclaimed dividend	23	597,198,405	8,502,281
Other accruals and payables	24	2,233,634,022	2,117,991,995
TOTAL EQUITY AND LIABILITIES		**32,846,708,747**	**32,155,716,148**
Net Asset Value Per Share (NAVPS)		**88.03**	**88.82**

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

sd/-	sd/-	sd/-	sd/-	sd/-
Chief Financial Officer	**Company Secretary**	**Director**	**Managing Director**	**Chairperson**

Signed in terms of our separate report of even date annexed.

Dated, 29 January 2018
Dhaka

Unique Hotel & Resorts Limited
Statement of Profit or Loss and Other Comprehensive Income
For the period from 01 July '17 to 31 December '17

	Notes	Half year Amount in Taka		2nd Quarter Amount in Taka	
		01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016	01 October 2017 to 31 December 2017	01 October 2016 to 31 December 2016
Revenue	25	1,109,816,938	848,564,046	595,804,119	522,154,499
Cost of sales	26	(236,307,451)	(197,833,368)	(129,257,143)	(114,027,667)
Gross profit		**873,509,487**	**650,730,678**	**466,546,976**	**408,126,832**
Administrative and other expenses	27	(255,710,471)	(222,661,901)	(128,691,251)	(123,888,040)
Operating profit		**617,799,016**	**428,068,777**	**337,855,725**	**284,238,792**
Corporate office expenses	28	(138,473,693)	(129,255,345)	(66,296,696)	(67,082,471)
Interest income/(expenses)	29	(20,997,804)	35,731,839	(6,779,025)	18,844,861
Gain/(loss) on investment in shares	30	2,827,144	11,202,007	(8,334,386)	6,580,239
Other income/(expenses)	31	908,458	311,979	(1)	39,529
Workers' profit participation fund (WPPF)		(23,103,156)	-	(12,822,281)	-
Profit before tax		**438,959,965**	**346,059,257**	**256,445,617**	**242,620,950**
Provision for income tax	32	(84,085,911)	(65,207,594)	(35,365,662)	(36,905,912)
Net profit after tax		**354,874,054**	**280,851,663**	**221,079,955**	**205,715,038**
Other comprehensive income		-	-	-	-
Total comprehensive income for the period		**354,874,054**	**280,851,663**	**221,079,955**	**205,715,038**
Basic and diluted earnings per share (EPS)	33	**1.21**	**0.95**	**0.71**	**0.69**

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

sd/-	sd/-	sd/-	sd/-	sd/-
Chief Financial Officer	**Company Secretary**	**Director**	**Managing Director**	**Chairperson**

Signed in terms of our separate report of even date annexed.

Dated, 29 January 2018
Dhaka

Unique Hotel & Resorts Limited
Statement of Changes in Equity
For the period from 01 July 2017 to 31 December 2017

Amount in Taka

Particulars	Ordinary Share Capital	Share Premium	Tax Holiday Reserve	Retained Earnings	Revaluation Reserve	Total
Balance at 1st July 2016	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,199,863,172**	**13,003,146,123**	**26,273,160,832**
Net Profit during the period	-	-	-	280,851,663	-	280,851,663
Previous periods replacement reserve	-	-	-	(6,036,111)	-	(6,036,111)
Depreciation on Revaluation Surplus transferred to Retained Earnings	-	-	-	65,017,151	(65,017,151)	-
Balance at 31 December 2016	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,539,695,875**	**12,938,128,972**	**26,547,976,384**
Balance at 1st July 2017	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,205,112,993**	**12,873,111,822**	**26,148,376,352**
Net profit during the period	-	-	-	354,874,054	-	354,874,054
Cash dividend @ 20% (for Jul'16 - Jun '17) on ordinary shares	-	-	-	(588,800,000)	-	(588,800,000)
Adjustment for reserve fund	-	-	-	269,926	-	269,926
Depreciation on revaluation reserve transferred to retained earnings	-	-	-	63,832,394	(63,832,394)	-
Balance at 31 December 2017	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,035,289,367**	**12,809,279,428**	**25,914,720,332**

sd/-	sd/-	sd/-	sd/-	sd/-
Chief Financial Officer	**Company Secretary**	**Director**	**Managing Director**	**Chairperson**

Dated, 29 January 2018
Dhaka

Unique Hotel & Resorts Limited
Statement of Cash Flows
For the six month period ended 31 December 2017

	Amount in Taka	
	01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016
Cash flows from operating activities		
Collections from turnover and other sources	1,081,568,577	817,748,947
Payment for operating costs and other expenses	(429,108,113)	(394,063,309)
Decrease/ (Increase) in other receivables	2,301	(820,749)
Income tax paid	(9,415,116)	(108,810,447)
Net cash from operating activities (A)	**643,047,650**	**314,054,442**
Cash flows from investing activities		
Purchase of property, plant and equipment	(34,760,667)	(24,986,261)
Increase in investment	(12,260,493)	(252,928,090)
Gain on investment in shares	2,827,144	-
Dividend received during the period	908,458	311,979
Increase in construction work in progress	(379,602,674)	(304,946,081)
Increase in advance against land	(154,347,145)	(423,949,314)
(Increase)/decrease in fixed deposit receipts	(42,315,725)	(45,000,000)
Net cash used in investing activities (B)	**(619,551,103)**	**(1,051,497,767)**
Cash flows from financing activities		
(Decrease)/ increase in short term financing	(517,813,666)	81,782,232
12% redeemable preference share redeemed	-	706,625,000
Increase in term loan	649,915,625	-
Interest paid during the period	(42,866,170)	-
Dividend paid during the period	(103,876)	(47,141)
Net Cash provided by/(used in) financing activities (C)	**89,131,913**	**788,360,090**
Net cash inflow/(outflow) for the period (A+B+C)	112,628,460	50,916,765
Add: Cash and cash equivalents at the beginning of the period	182,834,036	1,866,107,672
Cash and cash equivalents at the end of the period	**295,462,496**	**1,917,024,437**
Operating cash inflow/(outflow) per share	**2.18**	**1.07**

sd/-	**sd/-**	**sd/-**	**sd/-**	**sd/-**
Chief Financial Officer	**Company Secretary**	**Director**	**Managing Director**	**Chairperson**

Dated, 29 January 2018
Dhaka

Unique Hotel & Resorts Limited
Notes to the Financial Statements
For the period ended 31 December 2017

1. Legal status of the Company

1.1 Reporting entity

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

1.2 Registered office

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

1.3 Corporate office

Corporate office of the Company is located at 45 Kemal Ataturk Avenue, Banani, Dhaka-1213.

1.4 Company's associate and subsidiary Company

The company has no subsidiary. However, Borak Real Estate Limited holds 19.37% share of Unique Hotel & Resorts Limited.

2. Nature of business activities

Unique Hotel & Resorts Limited (the owner of "The Westin Dhaka") a Five Star Hotel in Bangladesh, started it's commercial operation in 1st July 2007. The principal activities of the Company throughout the period were carrying out hotel business. The business activities connected with the hotel business is carried out through a Management Contract dated 20 December 1999 (renewed on 9 April 2015) executed between Unique Hotel & Resorts Ltd ("the Owner") and Westin Asia Management Co. ("the operator"), a wholly-owned subsidiary of Starwood Hotels & Resorts Worldwide, Inc. 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, reservation 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 office base fee and office incentive fee from the Owner on account of office space rented out in the hotel premises.

3 Basis of preparation

3.1 Statement of compliance

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

3.2 Other regulatory compliances

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

The Securities & Exchange Rules 1987;
The Securities & Exchange Ordinance 1969;
The Regulations of Dhaka Stock Exchange Limited and Chittagong Stock Exchange Limited;
The Income Tax Ordinance 1984;
The Income Tax Rules 1984;
The Value Added Tax Act 1991;
The Value Added Tax Rules 1991;
The Customs Act 1969.

3.3 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 BAS 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 comprising a summary of significant accounting policies and other explanatory information to the financial statements.

3.4 Basis of measurement of elements of financial statements

The financial statements have been prepared on the 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 6. The accounting policies, unless otherwise stated, have been consistently applied by the Company and are consistent with those of the previous period.

3.5 Functional and presentation currency

These financial statements are presented in Bangladesh Taka (BDT/Taka/Tk) which is both functional and presentation currency.

3.6 Risk and uncertainty for use of estimates and judgment

The preparation of financial statements in conformity with Bangladesh 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 BAS 8: "Accounting Policies, Changes in Accounting Estimates and Errors".

3.7 Going concern

As per BAS-1 para 25, a company is required to make assessment at the end of each period to assess its capability to continue as a going concern. Management of the Company makes such assessment each period. 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.

3.8 Accrual basis

The financial statements have been prepared, except cash flow information, using the accrual basis of accounting.

3.9 Reporting period

The financial statements of the company covers a period from 1 July 2017 to 31 December 2017. To comply with the Income Tax Ordinance 1984 and other regulatory guideline, the company has changed it's financial statements reporting period to 'July to June' from 'January to December' that prevailed upto 31 December 2015.

4 Significant accounting policies

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

4.1 Foreign currency transaction and translation

At the end of each reporting period in compliance with the provision of BAS 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 profit or loss in the period in which they arise.

4.2 Property, plant and equipment

Initial recognition and measurement

Property, plant and equipment are capitalized at cost of acquisition and subsequently stated at cost or valuation less accumulated depreciation in compliance with the requirements of BAS 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 inclusive of inward freight, duties, non-refundable taxes and un-allocated expenditures etc. On 30 September 2011, the land & land development and building have been revalued by an independent valuer to reflect fair value (prevailing market price) thereof following “current cost method”. As the fair value of the assets do not differ significantly from its carrying amount as of 31 December 2017, so no revaluation has been made during the period ended 31 December 2017.

Subsequent costs

The cost of replacing part of an item of property, plant and equipments is recognized in the carrying amount of an item if 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 the day-to-day servicing of property, plant and equipment are recognized in the profit and loss account as repair and maintenance when it is incurred.

Depreciation on fixed assets

Depreciation is provided to amortize the cost or valuation of the assets after commissioning, over the period of their expected useful lives, in accordance with the provisions of BAS 16: Property, plant and equipment. Full period depreciation is charged regardless of the date of acquisition. No depreciation is charged in the period of disposal regardless of the date of disposal. Depreciation of assets begins when it is available for use. Depreciation is charged on all fixed assets except land and land developments on reducing balance method.

Particular 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%

The gain or losses on disposal or retirement of assets are included in profit or loss when the item is disposed off/derecognized.

Revaluation of fixed assets

The company made revaluation of company's land and land developments in conformity with paragraphs 31 and 34 of BAS 16: Property, plant and equipment and to reflect fair value of the property in terms of the prevailing market price of the properties under current cost method details of which are as follows:

Particulars of the assets	Name of the valuer	Qualification of the valuer	Date of revaluation	The carrying amount of assets 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	Ata Khan & Co.	Chartered Accountants	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**

The increase in the carrying amount of revalued assets is recognized in the separate component of equity under the head 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 each period in line with para 41 of BAS 16: Property, plant and equipment' as the asset is used by the company. The amount of the revaluation surplus transferred would be the differences 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.

Other fixed assets were kept outside the scope of the revaluation works. These are expected to be realizable at written down value (WDV) as mentioned in the balance sheet of the company. As the fair value of the assets do not differ significantly from its carrying amount as of 31 December 2017, so no revaluation has been made on 31 December 2017.

4.3 Capital works in-progress

Property, plant and equipment under construction are accounted for as capital works in progress until completion of construction are measured at cost. In conformity with BAS 16: Property, plant and equipment no depreciation is charged on capital work in progress as it is not ready for use.

4.4 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.

4.5 Cash and cash equivalents

Cash and cash equivalents consists of cash in hand and with banks on current and deposit accounts and short-term investments and 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.

4.6 Accounts and other receivable

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.

4.7 Earnings per share (EPS)

Basic earnings per share:

Earnings per share is calculated in accordance with BAS 33 "Earnings per share" by dividing the profit or loss attributable to ordinary shareholders of the Company by the number of ordinary shares outstanding during the period.

Diluted earnings per share:

Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and weighted average number of shares outstanding, for the effect of all dilutive potential of ordianary shares. However, dilution of EPS is not applicable for these financial statemnents as there was no dilutive potential during the relevant periods.

4.8 Revenue

Revenue (room rent, sales proceeds of beverage, income from laundry and shop rental) is 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 clients as well as rebate and discount allowed to customers in compliance with the requirements of BAS 18: "Revenue".

4.9 Employee's benefits

According to the existing policy, the employees of the company working at The Westin 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.

4.10 Impairment of assets

All assets except inventory, assets arising from construction contracts and financial assets are assessed at the end of each reporting period to determine whether there is any indication that an asset may be impaired. If any such indication exists the company assesses the recoverable amount. If, and only if, the recoverable amount of an asset is less than its carrying amount, the carrying amount of the assets is reduced to its recoverable amount. The reduction is an impairment loss as per BAS 36: Impairment of Assets.

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. No such assets have been impaired during the period and for this reason no provision has been made for impairment of assets.

4.11 Borrowing cost

Borrowing costs are interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets are recognized as a part of the qualifying assets. Other borrowing costs are recognized as an expense in the period in which it incurs in accordance with BAS-23 "Borrowing Costs".

4.12 Authorization date for issuing financial statements

The financial statements were authorized by the Board of Directors on 29 January 2018 for issue after completion of review.

4.13 Provisions, accrued expenses and other payables

Provisions and accrued expenses are recognized in the financial statements in line with the Bangladesh Accounting Standard (BAS) 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.

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

4.14 Financial instruments

Non-derivative financial instruments comprise accounts and other receivables, cash and cash equivalents, fixed deposit receipts, borrowings and other payables are shown at transaction cost.

Initial recognition

An entity recognizes a financial assets or liabilities in its statement of financial position when, and only when, the entity becomes a party to the contractual provision of the instrument.

Subsequent measurement

Financial assets and the gain or loss thereof from changes in the fair value after initial recognition is treated as follows:

Asset Category	Description	Measurement after	Gains and losses
Financial assets at fair value through profit or loss A/C: Investment in shares	Financial asset which is held for the purpose of selling in the short term held for trading or in limited circumstances, is designated under the heading.	Fair Value	In profit or loss
Loans and receivables: 1.Accounts receivable 2.Unquoted shares 3.Other receivable	Non-derivative financial assets with fixed or determinable payments that are: * Not quoted in an active market * Not designated as at fair value through profit or loss * Not held for trading or designated as available for sale (i.e. loans and receivables are none of the above)	Amortized cost	In profit or loss
Held-to-maturity investments: 1. Fixed deposit receipts	Non-derivative financial assets with fixed or determinable payments and fixed maturity that an entity has the positive intention and ability to hold the maturity and are not designated or classified under any of the other headings.	Amortized cost	In profit or loss

4.15 Operating segments reporting

Operating segments reporting is not applicable for the Company as required by BFRS 8: "Operating Segments ", as the company operates in a single industry segment.

4.16 Statement of cash flows

The statement of cash flows has been prepared in accordance with requirements of BAS 7: Statement of cash flows. The cash generated from operating activities has been prepared using the "Direct Method" as prescribed by Securities and Exchange Rules and the benchmark treatments of BAS 7.

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 BAS 24: "Related party disclosures" has been disclosed in a separate notes to the financial statements (Note 34).

4.18 Taxation:

Current tax liability :

Current tax is the expected tax payable on the taxable income for the period, using the tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous periods. As per section 46 A (3) of the Income Tax Ordinance 1984, the Company has enjoyed Tax holiday for 4 (four) periods from 1 July 2007 to 30 June 2011 vide NBR Order No. 11/(73) Anu-1/2007 dated 24th January 2008. The Provision for current tax on the profit for the period from 1 July 2017 to 31 December 2017 has been made in the financial statements (Note-32).

Deferred tax liability:

Deferred tax liabilities is the amount of income taxes payable in future period in respect of 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)

Deferred tax 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.

4.19 Contingent assets and liabilities

A contingent asset is disclosed when it is a possible asset that arises from the 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 entity.

A contingent liability is disclosed when it is a possible obligation that arises from the 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 entity.

The company has no contingent assets or liabilities which require disclosure under BAS 37. Contingent assets and contingent liabilities are not recognized in the financial statements.

A contingent assets is disclosed in accordance with BAS 37, where an inflow of or economic benefits is probable. A contingent liability is disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

4.20 Events after the reporting period

The amount of proposed dividend has not been accounted for but disclosed in the notes to the accounts along with dividend on share in accordance with the requirements of the para 125 of BAS 1: Presentation of financial statements. Also, the proposed dividend has not been considered as liability in accordance with the requirements of the para 12 & 13 of BAS 10: Events after the reporting period, because no obligation exists at the time approval of accounts and recommendation of dividend by the Board of Directors.

4.21 Comparative information

Relevant comparative information has been presented in the financial statements. Previous period's figures have been rearranged/reclassified and wherever possible and considered necessary to confirm to current period's presentation.

5. Risk exposure

5.1 Interest rate risk

Interest rate risk is that which the company faces due to unfavorable movements of the interest rates. Changes in the government's monetary policy, along with increased demand for loans/investments tend to increase the interest rates. Such rises in interest rates mostly affect companies having floating rate loans or companies investing in debt securities.

Management perception:

Since the Unique Hotel & Resorts Limited has not borrowed funds at flexible interest rate, hence, not involved in the interest rate risk. The company has been repaying borrowed funds on a continuous basis.

5.2 Exchange rate risk

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

Management perception:

Unique Hotel & Resorts Limited management changes the price of their services to cope with the change in exchange rate to mitigate the affect of unfavorable volatility in exchange rate on the company's earnings.

5.3 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:

The Company continuously carries out research and development (R&D) to keep pace with the customer choices and fashions.

5.4 Market risks

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

Management perception:

The company's brand "Westin" has a very strong image in the local and international market. Westin Asia Management Co. (a fully-owned subsidiary of Starwood Hotel and Resorts Worldwide Inc.) also has the reputation of providing quality hotel management services. Moreover, the demand for five star hotels in the country is increasing while there are very few five star hotels to meet the demand. Strong brand management and quality service has enabled the company to capture significant market share in the sector and the company is continuously penetrating into the market and upgrading the quality of their service to minimize the risk.

5.5 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:

The Company is equipped with power backup and security (CCTV) systems, which reduce operational risk. Besides, the equipment is under insurance coverage in order to get reasonable compensation for any damages. Apart from these, routine security check and proper maintenance of the equipment also reduce/eliminate the operational risk.

Unique Hotel & Resorts Limited
Fixed Assets Schedule
As at 31 December 2017

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

Amount in Taka

Sl. No.	Assets	Cost				Rate (%)	Depreciation				Written down value as on 31 December 2017
		Balance as at 1 July 2017	Additions during the period	Disposal during the period	Balance as at 31 December 2017		Balance as at 1 July 2017	Charged during the period	Accumulated depreciation for disposal	Balance as at 31 December 2017	
1	Land and land developments	6,035,272,881	232,893	-	6,035,505,774	-	-	-	-	-	6,035,505,774
2	Building and other Civil Constructions	11,626,208,982	-	-	11,626,208,982	1.25%	996,807,866	66,433,757	-	1,063,241,623	10,562,967,359
3	Office furniture and equipments	32,216,147	232,000	-	32,448,147	5%	9,047,430	585,018	-	9,632,448	22,815,699
4	Hotel furniture	331,374,952	6,993,688	-	338,368,640	5%	126,057,387	5,307,781	-	131,365,168	207,003,472
5	Motor vehicles	135,937,432	20,500,000	-	156,437,432	5%	28,910,074	3,188,184	-	32,098,258	124,339,174
6	Hotel equipments	1,987,025,126	6,802,086	-	1,993,827,212	5%	675,146,862	32,967,009	-	708,113,871	1,285,713,341
Total as at 31 December 2017		**20,148,035,520**	**34,760,667**	**-**	**20,182,796,187**	**-**	**1,835,969,619**	**108,481,749**	**-**	**1,944,451,368**	**18,238,344,819**
Total as at 30 June 2017		**20,087,783,437**	**60,252,083**	**-**	**20,148,035,520**	**-**	**1,614,715,401**	**221,254,218**	**-**	**1,835,969,619**	**18,312,065,901**

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.

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. Fixed assets to the extent of Tk.657,868,395 have been kept as mortgage against the short-term bank loan.

	Amount in Taka	
	As at 31 December 2017	As at 30 June 2017
7. Construction work in progress		
A proposed five star international reputed chain hotel (7.1)	3,484,509,540	3,195,755,565
HANSA by Unique, a premium residence (7.2)	504,604,637	419,321,479
Multipurpose commercial complex (7.3)	71,705,552	66,140,010
Hotel and service apartment	927,875,000	927,875,000
	4,988,694,728	**4,609,092,054**
7.1 A proposed five star international reputed chain hotel		
Opening balance	3,195,755,565	2,777,506,203
Add: Addition during the period	288,753,975	418,249,362
Less: Transferred to PPE during the period	-	-
Closing balance	**3,484,509,540**	**3,195,755,565**
7.2 HANSA by Unique, a premium residence		
Opening balance	419,321,479	172,735,602
Add: Addition during the period	85,283,158	246,585,877
Less: Transferred to PPE during the period	-	-
Closing balance	**504,604,637**	**419,321,479**
7.3 Multipurpose commercial complex		
Opening balance	66,140,010	44,692,533
Add: Addition during the period	5,565,542	21,447,477
Less: Transferred to PPE during the period	-	-
Closing balance	**71,705,552**	**66,140,010**
8. Inventories		
General	**4,313,157**	**4,313,157**
Marble	2,772,180	2,772,180
Construction materials	932,471	932,471
Hardware materials	239,334	239,334
Sanitary materials	369,172	369,172
The Westin, Dhaka	**79,610,489**	**75,580,847**
Food	26,195,811	15,043,500
Beverage	21,866,519	18,995,667
Guest amenities	9,507,859	13,347,496
Linen & china	6,757,152	11,428,061
Store- general	-	869,632
Utensils	13,507,300	14,123,393
Others	1,775,848	1,773,098
	83,923,646	**79,894,004**

	Amount in Taka	
	As at 31 December 2017	As at 30 June 2017
9. Investments		
Investment in quoted shares (9.1)	296,425,608	284,439,673
Investment in unquoted shares (9.2)	69,185,000	69,185,000
	365,610,608	**353,624,673**

9.1 Investment in shares

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. Gain or loss arising from a change in the fair value of the investments is recognized in the profit or loss.

	Book value 31.12.2017 Taka	Fair value 31.12.2017 Taka	Fair value 30.06.2017 Taka
Investment in quoted shares:	**345,705,475**	**296,425,608**	**284,439,673**
Ratanpur Steel Re-Rolling Mills Limited	23,681,378	22,248,000	-
Mobil Jamuna Ltd.	3,979,140	3,600,300	-
Shahjibazar Power Co. Ltd.	11,334,684	10,125,081	-
Fast Finance	446,574	423,757	-
Exim Bank	4,617,129	4,389,354	-
Jamuna Bank	4,588,725	4,400,000	-
BGIC	2,170,771	2220000	-
Continental Insurance Ltd.	3,947,555	3568000	-
Rupali insurance Ltd.	2,213,630	2040000	-
IFIC	2,856,042	2700000	-
IDLC	8,671,620	8530000	-
Southeast Bank Ltd.	17,417,163	17761243	-
ACI Ltd.	344,824	298870	-
Aftab Automobiles	14,912,481	12846227	-
Saiham Cotton Mills	25,700,086	20280000	-
Salvo Chemical	11,937,617	10659600	-
Pubali Bank Ltd.	16,189,498	15200000	-
Beximco Pharma	49,846,892	44,376,233	28,250,000
GPH Ispat	12,844,996	12,092,020	8,860,000
City Bank Ltd.	6,770,384	6,384,000	19,119,815
Acme Lab	13,796,458	13,129,266	11,801,400
Dutch Bangla Bank Ltd.	14,958,065	14,659,325	9,766,500
Eastern Bank Ltd.	8,165,086	10,643,772	7,290,255
EBL NRB Mutual Fund	10,000,225	9,309,095	9,269,774
Lafarge Surma Cement Ltd.	5,434,400	2,796,000	2,516,000
Lanka Bangla Finance	9,758,984	7,673,955	44,560,000
National Bank Ltd.	38,715,828	21,980,010	17,872,932
NCC Bank Ltd.	5,429,160	3,504,600	2,653,200
Power Grid Bangladesh Limited	14,976,080	8,586,900	8,570,450

	Book value 31.12.2017 Taka	Fair value 31.12.2017 Taka	Fair value 30.06.2017 Taka
Bangladesh Building Society	-	-	4,820,865
Singer BD	-	-	5,724,000
Social Investment Bank Ltd.	-	-	8,128,305
SPCL	-	-	14,430,000
One Bank Ltd.	-	-	10,500,000
Tung Hai Knitting & Dyeing	-	-	4,650,000
United Power Generating	-	-	5,550,000
First Security Bank Ltd.	-	-	4,968,810
ECABLES	-	-	282,000
Islami Bank	-	-	1,998,525
UNITEDFIN	-	-	556,400
Active Fine Chemicals	-	-	10,140,000
Confidence Cements	-	-	4,105,300
Al-Arafah Islami Bank Ltd.	-	-	6,312,653
BARAKA Power	-	-	2,927,900
British American Tobacco Bangladesh Ltd.	-	-	2,829,300
IDCL Ltd.	-	-	14,655,600
PHP First Mutual Fund	-	-	9,811,689
Titas Gas Transmission & Distribution Co. Ltd.	-	-	1,518,000
9.2 Investment in unquoted shares:	**69,185,000**	**69,185,000**	**69,185,000**
Eastern Industries Bangladesh Limited	185,000	185,000	185,000
Chartered Life Insurance Co. Ltd.	18,000,000	18,000,000	18,000,000
Dacca Steel Works Ltd.	51,000,000	51,000,000	51,000,000
	414,890,475	**365,610,608**	**353,624,673**

	Amount in Taka	
	As at 31 December 2017	As at 30 June 2017
10. Accounts receivable		
Accounts receivable (10.1)	243,064,761	191,948,425
Less: Provision for bad debt	(4,838,579)	(3,838,970)
	238,226,182	**188,109,455**
10.1 Accounts receivable- ageing summary		
0- 30 days	79,542,462	80,668,598
31-60 days	48,666,621	24,012,538
61-90 days	12,323,188	22,330,810
91-120 days	21,181,789	17,342,413
121- 150 days	6,084,302	17,924,743
151 days and over	75,266,399	29,669,323
	243,064,761	**191,948,425**

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.	Particulars	Amount in Taka	Amount in Taka
I	Accounts receivable considered good in respect of which the company is fully secured	238,226,182	188,109,455
II	Accounts receivable considered good in respect of which the company holds no security other than the debtor personal security	-	-
III	Accounts receivable considered doubtful or bad	-	-
IV	Accounts receivable due by any director or other officer of the company	-	-
V	Accounts receivable due by common management	-	-
VI	The maximum amount of receivable due by any director or other officer of the company	-	-
Total		**238,226,182**	**188,109,455**

		Amount in Taka	
		As at 31 December 2017	As at 30 June 2017
11.	**Other receivables**		
	Accrued interest on fixed deposit receipts	7,096,859	6,778,726
	Insurance receivable	304,786	625,220
		7,401,645	**7,403,946**
12.	**Advances, deposits and prepayments**		
	Advances (12.1)	7,516,370,731	7,350,575,933
	Deposits (12.2)	20,036,765	19,496,250
	Prepayments (12.3)	8,312,772	10,611,266
		7,544,720,268	**7,380,683,449**
12.1	**Advances:**		
	Advance income tax (12.1.1)	727,687,053	718,271,937
	Advance to Govt.	175,500,000	175,500,000
	Rent (security)	2,400,000	2,400,000
	Purchases	8,179,964	5,976,660
	Parties/ suppliers	1,668,730,490	1,231,224,728
	Advance to employees	1,290,929	1,290,929
	Advance against salary	390,000	-
	Advance for Unique Convention centre	1,505,070	-
	Advance to employees- The Westin Dhaka	929,100	1,024,703
	Advance to suppliers- The Westin Dhaka	1,517,500	23,387,851
	Advance against land*	3,313,274,237	3,312,356,737
	Sonargoan Economic Zone Ltd.	576,844,996	423,415,351
	Borak Real Estate Ltd.	250,950,963	758,503,938
	Purnima Constructions (Pvt.) Ltd.	657,012,547	657,012,547
	Chartered Life Insurance Co. Ltd.	3,553,287	3,553,287
	Others- The Westin Dhaka	26,827,026	1,998,608
	Others	99,777,569	34,658,657
		7,516,370,731	**7,350,575,933**

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

ii) Advances to Borak Real Estate Ltd., Chartered Life Insurance Ltd., Purnima Constructions (Pvt.) Ltd. and Anannya Development (Pvt.) Ltd. have been categorized as advance against construction works from it's previous category interest bearing investment vide reference to the policy note 4.21.

		Amount in Taka	
		As at 31 December 2017	As at 30 June 2017
12.1.1	**Advance income tax**		
	Opening	718,271,937	353,948,165
	Add: Income tax during the year	9,415,116	364,323,772
	Less: Income tax adjusted during the year	-	-
		727,687,053	**718,271,937**
12.2	**Deposits:**		
	Bank guarantee margin	5,983,690	5,983,690
	Security deposit	13,448,776	12,908,261
	Security deposit- The Westin Dhaka	604,299	604,299
		20,036,765	**19,496,250**
12.3	**Prepayments:**		
	Insurance premium	4,332,295	376,824
	Prepaid expenses- The Westin Dhaka	3,980,477	10,234,442
		8,312,772	**10,611,266**
13.	**Fixed deposit receipts**		
	Fixed deposit receipts of The Westin Dhaka		
	BD Finance Company Ltd.	10,000,000	10,000,000
	Midland Bank Ltd.	-	11,064,494
	International Leasing and Financial Services Ltd.	295,000,000	275,000,000
	Fareast Finance and Investment Ltd.	90,000,000	90,000,000
	People Leasing and Financial Services Ltd.	55,000,000	35,000,000
		450,000,000	**421,064,494**
	Fixed deposit receipts of Head office		
	Southeast Bank Ltd.- Gulshan Branch	14,581,735	14,239,135
	United Commercial Bank Ltd- Banani Branch	619,742,620	606,705,000
		634,324,355	**620,944,135**
		1,084,324,355	**1,042,008,629**

		Amount in Taka	
		As at	As at
		31 December 2017	30 June 2017
14.	**Cash and cash equivalents**		
A.	**With corporate office:**		
	Cash in hand	264,036	185,552
	Cash at brokerage house	21,337,820	10,492,856
		21,601,856	**10,678,408**
	Cash at bank		
	Eastern Bank Ltd.-Gulshan Branch, Dhaka	1,222,816	1,220,399
	The City Bank Ltd.-Kawran Bazaar Branch, Dhaka.	352,420	10,784
	Southeast Bank Ltd.-Gulshan Branch, Dhaka.	-	573
	Mercantile Bank Ltd.-Banani Branch, Dhaka.	44,460	44,460
	Prime Bank Limited.-Banani Branch, Dhaka.	(3,803,983)	7,499,825
	Prime Bank Ltd., Banani Branch, [Unit-2]	61,892	57,522
	United Commercial Bank Ltd.-Banani Branch, Dhaka	1,295,674	1,805,418
	Shahjalal Islami Bank Ltd.-Banani Branch, Dhaka	7,570	7,570
	BRAC Bank Ltd., Gulshan Branch, SND Account	6,518,186	6,459,335
	BRAC Bank Ltd., Gulshan Branch, FC Dollar Account	405,979	405,979
	BRAC Bank Ltd., Gulshan Branch, FC Pound Account	3,382,834	3,382,834
	BRAC Bank Ltd., Gulshan Branch, FC Euro Account	2,115,249	2,115,249
	Eastern Bank Ltd.-Banani Branch, HPA Account	296,052	292,597
	Eastern Bank Ltd.-Banani Branch, Dividend Account	784,696	781,811
	Eastern Bank Ltd.-Banani Branch, Dividend Account	6,178,592	6,112,003
	Eastern Bank Ltd.-Banani Branch, Dividend Account	3,230,083	3,193,894
	Eastern Bank Ltd.-Banani Branch, Dividend Account	2,285,312	2,279,412
	Sonali Bank Ltd, Gulshan. Branch, Dhaka	17,012	17,012
	Sonali Bank Ltd., Dhaka Reg. Complex Branch	12,083	12,083
	Janata Bank Ltd.-Corporate Branch, Dhaka.	23,269	23,269
	Premier Bank Ltd. Banani Branch	3,675	3,675
	Eastern Bank Ltd.-Banani Branch, Dividend Account	2,138,378	2,328,816
	Bank Alfalah Ltd., Gulshan Branch	1,242,669	62,915
		27,814,918	**38,117,434**
		49,416,774	**48,795,842**
B.	**With The Westin Dhaka**		
	Cash in hand	**1,055,000**	**1,055,000**
	Cash at bank	**244,990,722**	**132,983,194**
	Prime Bank Limited	(129,842,502)	(65,273,152)
	Prime Bank Limited- deposit account	135,225,342	106,616,897
	The City Bank Limited- Gulshan Branch	8,293,009	13,188,564
	Eastern Bank Ltd.-Gulshan Branch Dhaka	1,886,477	1,886,477
	Prime Bank Limited, Banani Branch-replacement reserve	9,713,134	8,950,367
	Dutch Bangla Bank Limited	242,803	242,803
	Standard Chartered Bank	179,609,190	54,627,732
	Standard Chartered Bank CD	39,863,269	12,743,506
		246,045,722	**134,038,194**
	Total : (A+B)	**295,462,496**	**182,834,036**

		Amount in Taka	
		As at 31 December 2017	As at 30 June 2017
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

	Percentage	No. of shares		
Sponsors/Directors	52.17%	153,587,528	1,535,875,280	1,534,875,280
Companies and financial institutions	29.42%	86,622,383	866,223,830	891,581,350
Foreign individual & companies	1.61%	4,739,617	47,396,170	51,424,140
General public	16.80%	49,450,472	494,504,720	466,119,230
	100.00%	**294,400,000**	**2,944,000,000**	**2,944,000,000**

16.	**Share premium**	**6,181,931,836**	**6,181,931,836**
17.	**Tax holiday reserve**	**944,219,701**	**944,219,701**

Tax holiday period has been ended on 30 June 2011. So, no provision has been made thereafter.

18.	**Total long term loan**	**2,438,228,125**	**1,788,312,500**
	Current and non-current distinction		
	Non-current portion	2,035,228,125	1,385,312,500
	Current portion	403,000,000	403,000,000
		2,438,228,125	**1,788,312,500**

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.
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.

	Amount in Taka	
	As at 31 December 2017	As at 30 June 2017

19. Deferred tax liability

Opening balance	364,441,365	354,462,638
Deferred tax obligation/(benefit) during the period	(8,664,842)	9,978,727
	355,776,523	**364,441,365**

20. Short term loans

Standard Chartered Bank	-	180,000,000
Bank Alfalah Ltd.	500,000,000	500,000,000
Prime Bank Ltd. Banani Branch, overdraft	386,142,975	609,909,447
Standard Chartered Bank, Gulshan Branch, overdraft	190,924,873	304,972,067
	1,077,067,848	**1,594,881,514**

The loans are secured against mortgage and charge on the fixed assets, personal properties and guarantee of the Directors.

21. Due to operator and its affiliates

License fee	3,739,823	18,194,406
Incentive fee	6,009,666	31,036,163
Institutional marketing fee	3,552,832	17,284,691
Reservation fee	610,709	3,443,288
Office base fee	21,700	135,175
	13,934,730	**70,093,723**

22. Accounts payable

Bashundhara Tissue Industries	-	279,480
Blue Bird International	-	586,507
Expolink Resources Ltd.	-	1,059,100
IG Food Ltd.	-	1,622,160
Bengal Meat Processing Ind. Ltd.	458,967	2,652,903
R. M. Enterprise	2,169,510	2,940,623
Unity Services Ltd.	415,038	-
J. B. Trading	513,030	-
Taj Enterprise	1,558,242	-
Tama Corporation	2,076,870	-
Noor Trade House	6,330,081	-
Other creditors	202,627,024	53,975,646
	216,148,762	**63,116,419**

23. Unclaimed dividend

Opening balance	8,502,281	7,736,729
Add: Dividend declared during the period	588,800,000	647,680,000
Less: Dividend paid during the period	(103,876)	(646,914,448)
	597,198,405	**8,502,281**

		Amount in Taka	
		As at 31 December 2017	As at 30 June 2017
24.	**Other accruals and payables**		
	Taxes, deposits and other creditors- The Westin Dhaka (24.1)	66,879,376	59,377,241
	Provision for gratuity	15,587,356	13,203,876
	Accrued expenses (24.2)	134,886,572	127,485,751
	Provision for corporate tax (24.3)	951,435,234	858,684,481
	Liability to directors and shareholders	250,076,165	261,076,165
	Workers' profit participation fund (24.4)	61,199,440	38,096,284
	Other payables	753,569,879	760,068,196
		2,233,634,022	**2,117,991,995**
24.1	**Taxes, deposits and other creditors**		
	Security deposits from suppliers	6,660,000	6,060,000
	Security deposits from tenants	4,560,220	4,560,220
	Tips payable and employee fund	2,763,181	12,101,498
	Others	1,489,394	3,923,369
	VAT and supplementary duty	1,390,174	615,547
	Service charge	17,727,167	11,867,902
	VAT plus	31,562,554	19,687,263
	TDS- suppliers	159,189	322,814
	VDS- suppliers	204,069	238,628
	Travel agents' commission	363,428	-
		66,879,376	**59,377,241**
24.2	**Accrued expenses**		
	Salaries, wages, bonus and other benefits	6,558,951	3,078,627
	Accruals for utility services	1,771,265	3,343,088
	Legal fees	-	296,500
	Audit fee	65,000	2,419,804
	Income tax payable for expatriate salaries	1,365,059	1,992,303
	Expatriate benefits	(3,703)	1,790,760
	Accrual for Starwood preferred guest programme	74,217,292	73,238,901
	Accrual for employee survey and vacation	689,493	673,226
	Accrual for Starwood-third party reservation	1,825,075	1,750,075
	Accrual for Starwood GSI/GEI	636,351	2,296,677
	Westin privilege card and SPP card selling	272,584	240,542
	Advance received tower rent and workout	12,222,710	9,919,044
	Accrual for data processing	844,709	247,480
	Other payables- TheWestin Dhaka	23,966,010	16,164,436
	Accrued expenses- corporate office	10,455,776	10,034,288
		134,886,572	**127,485,751**
24.3	**Provision for corporate tax**		
	Opening balance	858,684,481	675,588,679
	Add: Income tax during the year	92,750,753	183,095,802
	Less: Income tax adjusted during the year	-	-
	Closing balance	**951,435,234**	**858,684,481**

	Amount in Taka	
	As at 31 December 2017	As at 30 June 2017

24.4 Provision for workers' profit participation fund (WPPF)

Opening balance	38,096,284	-
Add: Provision made during the period	23,103,156	38,096,284
Less: Paid during the period	-	-
Closing balance	**61,199,440**	**38,096,284**

The Company has established workers' profit participation fund (WPPF) in the current year in compliance with the section 234 of Bangladesh Labor (Amendments) Act, 2013.

	Amount in Taka	
	01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016

25. Revenues

Rooms	460,229,048	332,998,371
Food and beverage	517,627,123	397,689,035
Minor operating department (MOD)	40,107,282	37,893,657
Space rental and shop rent	21,472,183	24,802,063
Other revenues	70,381,302	55,180,920
	1,109,816,938	**848,564,046**

AMARSTOCK

26. Costs of sales

Particulars	1 July 2017 to 31 December 2017				01 July 2016 to 31 December 2016
	Rooms	Food & beverage	Minor operating dept. (MOD)	Total	Total
	Taka	Taka	Taka	Taka	Taka
Salary, wages, bonus and benefits	8,450,521	34,116,600	3,362,998	45,930,119	38,941,913
Cost of materials & other related expenses		132,359,860	190,457	132,550,317	105,991,886
Operating supplies	4,462,854	12,956,990	1,144,179	18,564,023	15,789,806
Laundry, dry cleaning and uniforms	4,931,269	3,449,285	1,795,290	10,175,844	9,092,061
Complementary guest services	12,656,945	81,456	121,650	12,860,051	11,661,307
Linen, china, glass & silver	3,124,774	377,127	44,873	3,546,774	2,525,240
In-house TV , video, movies, music etc.	771,974	4,375,278	-	5,147,252	2,613,999
Travel agents commission	3,423,229	612,174	-	4,035,403	2,732,479
Traveling and communication	-	179,602	-	179,602	95,248
Airport counter	373,214		-	373,214	263,543
Fees and purchase	17,897	23,204	-	41,101	70,698
Third party reservation &	5,368,582		-	5,368,582	5,197,647
Decoration & training	118,956	165,530	-	284,486	341,009
Pest control			-	-	430,000
Postage	431,911		-	431,911	30,191
Promotion & others	-	356,571	-	356,571	-
Entertainment	-	44,847	-	44,847	29,766
Others	(2,567,301)	(1,011,345)	(4,000)	(3,582,646)	2,026,576
Total	**41,564,825**	**188,087,179**	**6,655,447**	**236,307,451**	**197,833,368**

	Amount in Taka	
	01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016
27. Administrative and other expenses		
Operators and its affiliated company fees (27.1)	55,749,608	39,546,599
Administrative and general expenses (27.2)	45,723,045	45,680,160
Repairs and maintenance (27.3)	91,401,465	88,793,006
Advertising, promotion and public relations (27.4)	53,094,390	42,941,148
Information and Telecommunications systems (27.5)	9,741,963	5,700,988
	255,710,471	**222,661,901**

		Amount in Taka	
		01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016
27.1	**Operators and its affiliated company fees**		
	License fee (27.1.1)	20,677,069	15,420,436
	Incentive fee (27.1.2)	35,072,539	24,126,163
		55,749,608	**39,546,599**
27.1.1	**License fee**		
	Payable to Westin Asia Management Co.	**20,677,069**	**15,420,436**
27.1.2	**Incentive fee**		
	Payable to Westin Asia Management Co:		
	Adjusted gross operating profit	608,098,688	420,181,794
	Less:		
	Marketing fee	19,643,215	14,974,955
	Reservation fee	3,913,156	3,104,123
		23,556,371	18,079,078
	Gross operating profit for the purpose of incentive fee	**584,542,317**	**402,102,716**
	Incentive fee @ 6% on GOP	**35,072,539**	**24,126,163**
27.2	**Administrative and general expenses**		
	Salaries, wages, bonus and benefits	15,568,743	20,112,198
	Operating supplies	1,357,647	731,526
	Postage	39,139	70,200
	Travel and communication	1,029,192	550,151
	Entertainment	788,170	1,118,934
	Security services	10,582,944	9,365,149
	Internal audit fee	(1,031,454)	1,045,000
	Legal and professional charges	212,800	6,000
	Fee and purchased services	167,185	157,620
	Uniforms	21,789	179,637
	Subscriptions	70,000	20,000
	Bank charges	231,347	123,462
	Credit card commission	12,480,873	9,212,001
	Recruitment and training	1,741,559	1,956,969
	Expense against provision	999,609	-
	Permits and license fee	1,127,481	971,733
	Other expenses	336,021	59,580
		45,723,045	**45,680,160**

	Amount in Taka	
	01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016
27.3 Repairs and maintenance		
Salaries, wages, bonus and benefits	4,649,075	4,370,658
Electric bulbs	960,408	1,002,192
Painting and decorations	450,205	950,835
Travel and communication	161,396	-
Laundry equipments	89,394	-
Pest control	462,000	-
Electricity expenses	59,557,983	57,520,313
Fuel	83,306	29,200
Repair and maintenance	8,937,773	8,244,183
Locks and keys	583,484	194,467
Operating supplies	1,706,316	2,895,692
Plumbing charge	843,715	390,453
Propine gas	7,852,084	7,483,000
Radio, television and signage	-	122,850
Waste removal expenses	(102,330)	579,000
Water treatment and pest control	4,510,557	4,213,158
Uniforms	167,530	250,812
Other expenses	488,569	546,194
	91,401,465	**88,793,006**
27.4 Advertising, promotion and public relation		
Salaries, wages, bonus and benefits	4,769,506	4,680,922
Operating supplies	213,879	391,544
Postage	600	12,237
Travel and communication	415,979	437,533
Entertainment	1,638,553	1,160,401
Advertising	103,395	2,553,887
Signs, events and functions	1,876,902	3,750
SPG expenses	19,837,733	15,293,513
Institutional marketing fee	19,643,215	14,974,955
Reservation fee	3,913,156	3,104,123
Uniforms	184,742	112,445
Complementary guest services	-	61,301
Other expenses	496,730	154,537
	53,094,390	**42,941,148**
27.5 Information and Telecommunications Systems		
Salaries, wages, bonus and benefits	555,891	780,182
Uniforms	18,021	-
Operating supplies	22,150	59,162
Travel and communication	2,504,248	1,735,732
Data processing and maintenance	6,599,060	3,080,829
Laundry, dry cleaning and uniforms	-	13,143
Other expenses	42,593	31,940
	9,741,963	**5,700,988**

		Amount in Taka	
		01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016
28.	**Corporate office expenses**		
	Managing Director's remuneration	3,000,000	-
	Salary, allowance and wages	7,472,941	5,867,643
	Festival allowance	705,180	429,573
	Traveling, conveyance and allowances	244,550	998,570
	Printing, stationary and papers	286,533	78,036
	Computer expenses	2,300	65,600
	Food and entertainment	576,834	610,533
	Office repairs and maintenance	43,485	55,658
	Telephone, mobile and internet	165,894	177,645
	Advertisement and publicity for BSEC compliance	212,331	205,184
	Donation and subscriptions	700,000	600,000
	Trade license, renewal fees, duty and taxes	115,790	1,386,142
	Postage and courier	-	1,122
	Office rent, utility and electrical	-	32,506
	City corporation tax	-	3,872,048
	Paper, books and periodicals	4,300	-
	Consultancy fees	505,000	-
	VAT expense	10,264,185	-
	AGM expenses	60,500	-
	Meeting fees	224,000	206,000
	Insurance premium	3,476,824	2,183,695
	Audit fees	37,500	610,000
	Car repairs and maintenance	165,120	20,010
	Bank charge	62,684	425,583
	Regulatory fees	106,000	214,000
	Depreciation	108,481,749	110,359,297
	Other expenses	1,559,993	856,500
		138,473,693	**129,255,345**
29.	**Interest income/(expense)**		
	Interest income from fixed deposit receipts and bank deposits	21,868,366	48,423,630
	Interest paid on loan	(42,866,170)	(12,691,791)
		(20,997,804)	**35,731,839**
30.	**Gain/(loss) on investment in shares**		
	Realized gain/ (loss) from sale of shares	9,403,914	332,594
	Unrealized gain/(loss) for difference between cost and market price	(6,576,770)	10,869,413
		2,827,144	**11,202,007**

Unrealized gain refers to the reversal of prior period's loss recognized due the difference between the cost and market price of corresponding investment in shares.

31.	**Other income/(expenses)**		
	Dividend income	908,458	311,979
		908,458	**311,979**

	Amount in Taka	
	01 July 2017 to 31 December 2017	01 July 2016 to 31 December 2016

32. Provision for income tax

Current tax expenses	92,750,753	62,002,254
Deferred tax expenses/(benefit)	(8,664,842)	3,205,340
	84,085,911	**65,207,594**

33. Basic Earnings per share (EPS) on Net Profit after tax before Other Comprehensive Income: (Par Value of Tk.10)

		1.21	**0.95**
Earnings attributable to ordinary shares:	**A**		
Net Profit after tax as per Statement of Comprehensive Income		**354,874,054**	**280,851,663**
Number of shares:	**B**	**294,400,000**	**294,400,000**
		Earnings attributable to ordinary shareholders	Earnings attributable to ordinary shareholders
	=	**354,874,054**	**280,851,663**
		294,400,000	**294,400,000**
Basic and diluted earnings per share C=(A/B) (Par Value of Tk.10)	=	**1.21**	**0.95**

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

34. Related party disclosure

During the period the Company 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 BAS-24- "Related Party Disclosure".

Amount in Taka

Name of the Party	Relationship	Nature of Transaction	Balance as on 31 December 2017			
			Opening balance	Addition	Adjustment/ (Received)	Closing balance
Borak Real Estate Ltd.	Common Director	Advance against constructions	758,503,938	10,337,790	517,890,765	250,950,963
Anannya Development (Pvt.) Ltd.	Common Director	Balance with current account	(20,000,000)	-	-	(20,000,000)
Purnima Construction Ltd.	Common Director	Advance against constructions	657,012,548	-	-	657,012,548
Chartered Life Insurance Company Ltd.	Common Director	Advance payment	3,553,287	-	-	3,553,287
Unique Vocational Training Centre Ltd.	Common Director	Balance with current account	116,152	-	-	116,152
Ms. Salina Ali	Chairperson	Balance with current account	(45,094,907)	3,000,000	-	(42,094,907)
Mr. Mohd. Noor Ali	Managing Director	Balance with current account	(26,065,560)	2,000,000	-	(24,065,560)
Ms. Nabila Ali	Director	Balance with current account	(77,519,684)	2,000,000	-	(75,519,684)
Ms. Nadiha Ali	Director	Balance with current account	(55,905,295)	2,000,000	-	(53,905,295)
Ms. Nadila Ali	Shareholder	Balance with current account	(56,490,719)	2,000,000	-	(54,490,719)
Unique Group of Companies Ltd.	Common Director	Balance with current account	5,156,668	2,582,391	-	7,739,059
Unique Ceramics Industries (Pvt.)Ltd.	Common Director	Balance with current account	(205,082,567)	-	-	(205,082,567)
Star Infrastructure Development Consortium Ltd.	Common Director	Advance payment	1,085,000	-	-	1,085,000
Borak Real Estate Ltd.	Common Director	Advance against land	2,600,000,000	-	-	2,600,000,000
Unique Property Development Ltd.	Common Director	Advance against land	3,800,000	-	-	3,800,000
Sonargoan Economic Zone Ltd.	Common Director	Advance against land	423,415,351	153,429,645	-	576,844,996
Unique Ceramics Industries (Pvt.)Ltd.	Common Director	Advance against brick purchase	150,000,000	-	-	150,000,000
Borak Travels (Pvt.) Ltd.	Common Director	Balance with current account	(74,875,000)	-	-	(74,875,000)
Unique Eastern (Pvt.) Ltd.	Common Director	Balance with current account	(174,833,864)	-	11,039,500	(185,873,364)
Total			**3,866,775,349**	**177,349,826**	**528,930,265**	**3,515,194,910**

Transaction with key management personnel of the entity:

No.	Particulars	Value in Tk.
(a)	Managerial remuneration paid or payable during the year from 1 July 2017 to 31 December 2017 to the directors, including managing director, a managing agent or manager	3,000,000
(b)	Net cash inflow/(outflow) for the period	(3,000,000)
(c)	Commission or remuneration payable separately to a managing agent or his associate	Nil
(d)	Cash and cash equivalents at the end of the period	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 a provident funds, in excess of own subscription and interest thereon	Nil
(i)	Share based payments	Nil

35. Events after reporting period

In compliance with the requirements of BAS 10 : "Events after reporting period", post balance sheet adjusting events that provide additional information about the Company's position at the balance sheet date are reflected in the financial statements and events after the balance sheet date that are not adjusting events are disclosed in the notes when material. The Company have no adjusting or non adjusting events after reporting period.

36. Directors responsibility statements

The Board of Directors takes the responsibility for the preparation and presentation of these financial statements.

37. General

37.1 Employee details:

Total number of employees having annual salary and allowances of Tk. 36,000 or above each at the reporting date was as follows:

Particulars	31 December '17	30 June '17
Number of employees	850	759

None of the employees were in receipt of remuneration which in aggregate was less than Tk. 3,000 per month.

37.2 Rounding off

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

37.3 Rearrangement of last 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.

sd/-	**sd/-**	**sd/-**	**sd/-**	**sd/-**
Chief Financial Officer	**Company Secretary**	**Director**	**Managing Director**	**Chairperson**

Dated, 29 January 2018
Dhaka