Unique Hotel & Resorts Limited

Audited Financial Statements

As at 30 June 2018

AMARSTOCK

Unique Hotel & Resorts Limited
Statement of Financial Position
As at 30 June 2018

	Notes	Amount in Taka	
		30 June 2018	30 June 2017
ASSETS			
Non-current Assets		**22,751,562,317**	**21,993,282,955**
Property, plant and equipment, net	6	18,490,761,585	18,312,065,901
Construction work in progress	7	4,260,800,732	3,681,217,054
Current Assets		**9,407,342,107**	**10,162,433,192**
Inventories	8	57,763,560	79,894,004
Investments	9	327,405,611	353,624,673
Accounts receivable	10	226,334,306	188,109,455
Other receivables	11	26,199,164	7,403,946
Advances, deposits and prepayments	12	7,342,492,277	8,308,558,449
Fixed deposit receipts	13	1,167,851,468	1,042,008,629
Cash and cash equivalents	14	259,295,721	182,834,036
TOTAL ASSETS		**32,158,904,424**	**32,155,716,147**
EQUITY AND LIABILITIES			
Shareholders' Equity		**26,147,514,216**	**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		12,745,447,035	12,873,111,822
Retained earnings		3,331,915,644	3,205,112,993
Non-current Liabilities		**2,110,573,761**	**1,749,753,865**
Term loan- non-current portion	18	1,613,932,180	1,385,312,500
Deferred tax liability	19	496,641,581	364,441,365
Current Liabilities		**3,900,816,447**	**4,257,585,930**
Term loan- current portion	18	663,020,945	403,000,000
Short term loan	20	1,551,085,730	1,594,881,514
Due to operator and its affiliates	21	164,260,902	70,093,723
Accounts payable	22	56,687,455	63,116,419
Undistributed/unclaimed dividend	23	9,604,226	8,502,281
Other accruals and payables	24	1,456,157,189	2,117,991,994
TOTAL EQUITY AND LIABILITIES		**32,158,904,424**	**32,155,716,147**
Net Asset Value Per Share (NAVPS)	33.1	**88.82**	**88.82**

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

Chief Financial Officer **Company Secretary** **Director** **Independent Director** **Managing Director** **Chairperson**

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

Dated, Dhaka;
23 October 2018

S. F. Ahmed & Co.
Chartered Accountants

Unique Hotel & Resorts Limited
Statement of Profit or Loss and Other Comprehensive Income
For the year ended 30 June 2018

	Notes	Amount in Taka	
		01 July 2017 to 30 June 2018	01 July 2016 to 30 June 2017
Revenue	25	2,036,049,611	1,677,431,005
Cost of sales	26	(491,201,228)	(407,748,259)
Gross profit		**1,544,848,383**	**1,269,682,746**
Administrative and other expenses	27	(534,096,850)	(448,107,129)
Operating profit		**1,010,751,533**	**821,575,617**
Corporate office expenses	28	(270,433,386)	(278,249,552)
Other income	29	162,200,615	151,211,742
Gain/(loss) on investment in shares	30	(40,453,257)	20,263,754
Interest income, net	31	15,418,187	47,124,124
Workers' profit participation fund (WPPF)	24.4	(41,784,938)	(38,096,284)
Profit before tax		**835,698,754**	**723,829,400**
Provision for income tax	32	(242,764,959)	(193,074,529)
Net profit after tax		**592,933,796**	**530,754,872**
Other comprehensive income		-	-
Total comprehensive income for the period		**592,933,796**	**530,754,872**
Basic Earnings Per Share (Basic EPS)	33.2	**2.01**	**1.80**
Diluted Earnings Per Share (Diluted EPS)		**2.01**	**1.80**

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

Chief Financial Officer **Company Secretary** **Director** **Independent Director** **Managing Director** **Chairperson**

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

Dated, Dhaka;
23 October 2018

S. F. Ahmed & Co.
Chartered Accountants

Unique Hotel & Resorts Limited
Statement of Changes in Equity
For the year ended 30 June 2018

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	-	-	-	530,754,872	-	530,754,872
Cash dividend @ 22% (for Jan'15 - Jun'16) on ordinary shares	-	-	-	(647,680,000)	-	(647,680,000)
Adjustment for reserve fund	-	-	-	(7,859,352)	-	(7,859,352)
Depreciation on revaluation reserve transferred to retained earnings	-	-	-	130,034,301	(130,034,301)	-
Balance at 30 June 2017	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,205,112,993**	**12,873,111,822**	**26,148,376,352**
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	-	-	-	592,933,796	-	592,933,796
Cash dividend @ 20% for 2016-17	-	-	-	(588,800,000)	-	(588,800,000)
Adjustment made during the year for tax and others	-	-	-	(4,995,931)	-	(4,995,931)
Depreciation on revaluation reserve transferred to retained earnings	-	-	-	127,664,787	(127,664,787)	-
Balance at 30 June 2018	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,331,915,644**	**12,745,447,035**	**26,147,514,216**

Chief Financial Officer | **Company Secretary** | **Director** | **Independent Director** | **Managing Director** | **Chairperson**

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

S. F. Ahmed & Co.
Chartered Accountants

Dated, Dhaka;
23 October 2018

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Unique Hotel & Resorts Limited
Statement of Cash Flows
For the year ended 30 June 2018

	Notes	Amount in Taka	
		30 June 2018	30 June 2017
Cash flows from operating activities			
Collections from turnover and other sources		2,238,076,179	1,844,412,589
Payment for operating costs and other expenses		(487,557,835)	(277,674,226)
(Increase)/decrease in other receivables		(18,795,218)	14,616,742
Income tax paid		(228,506,775)	(364,323,772)
Net cash from operating activities (A)	33.4	**1,503,216,351**	**1,217,031,333**
Cash flows from investing activities			
Purchase of property, plant and equipment		(44,623,442)	(60,252,083)
Increase in construction work in progress		(831,683,818)	(1,614,157,716)
Increase in investment		(84,532,752)	(864,235,876)
Gain/ (loss) on investment in shares		2,284,701	20,263,754
Dividend received during the period		5,872,315	2,326,329
Advance refund		479,977,155	-
Increase in advance against Power Plant		(211,570,394)	(1,117,700)
Increase in advance against land		(305,864,945)	(690,185,899)
(Increase)/decrease in fixed deposit receipts		(125,842,839)	892,032,045
Net cash used in investing activities (B)		**(1,115,984,019)**	**(2,315,327,145)**
Cash flows from financing activities			
Increase/(decrease) in short term loan		216,225,161	1,466,234,301
Increase/(decrease) in term loan		129,207,180	357,332,500
Interest during the period		(68,032,712)	(57,589,502)
Dividend paid during the period		(587,698,056)	(646,914,449)
Net Cash provided by/(used in) financing activities (C)		**(310,298,426)**	**1,119,062,851**
Net cash inflow/(outflow) for the period (A+B+C)		76,933,906	20,767,038
Add: Cash and cash equivalents at the beginning of the year		182,834,036	162,066,998
Foreign currency translation difference		(472,221)	-
Cash and cash equivalents at the end of the year		**259,295,721**	**182,834,036**
Net Operating cash inflow/(outflow) per share	33.3	**5.11**	**4.13**

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

Chief Financial Officer **Company Secretary** **Director** **Independent Director** **Managing Director** **Chairperson**

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

Dated, Dhaka;
23 October 2018

S. F. Ahmed & Co.
Chartered Accountants

Unique Hotel & Resorts Limited
Notes to the Financial Statements
For the year ended 30 June 2018

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 on 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 Starwood Asia Pacific Hotels & Resorts Pte. Ltd. ("the operator"), now Marriot 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, 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 centralized service fees for developing, promoting, operating, maintaining and upgrading the centralized services and associated starwood technology.

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 year.

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 (BAS) 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 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.

3.8 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 cover the financial year from 01 July 2017 to 30 June 2018 with comparative figures for the year from 01 July 2016 to 30 June 2017.

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 revaluation 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 30 June 2018, so no revaluation has been made during the year ended 30 June 2018.

Subsequent costs

The cost of replacing part of an item of property, plant and equipment 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 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 BAS 16: Property, plant and equipment. Full year depreciation is charged regardless of the date of acquisition. No depreciation is charged in the year 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.

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%

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 property, plant and equipment

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 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 each year 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 statement of financial position of the company. As the fair value of the assets do not differ significantly from its carrying amount as of 30 June 2018, so no revaluation has been made on 30 June 2018.

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 ordinary shares. However, dilution of EPS is not applicable for these financial statements 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 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 year 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 23 October 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) years 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 30 June 2018 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 year's figures have been rearranged/reclassified and wherever possible and considered necessary to confirm to current year'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. Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (the operator) 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.

5.6 Compliance with Financial Reporting Standards as applicable in Bangladesh

The Company as per Para-12 of Securities & Exchange Rule-1987, with the following Bangladesh Accounting Standards (BASs) and Bangladesh Financial Reporting Standards (BFRSs) as adopted by The Institute of Chartered Accountants of Bangladesh (ICAB) in preparing the financial statements.

Sl. No.	BAS No.	BAS Title	Compliance
1	1	Presentation of Financial Statements	Complied
2	2	Inventories	Complied
3	7	Statement of Cash Flows	Complied
4	8	Accounting Policies, Changes in Accounting Estimates and Errors	Complied
5	10	Events after the Reporting Period	Complied
6	11	Construction Contracts	Not Applicable
7	12	Income Taxes	Complied
8	16	Property, Plant & Equipment	Complied
9	17	Leases	Not Applicable
10	18	Revenues	Complied
11	19	Employee Benefits	Complied
12	20	Accounting for Government Grants and Disclosure of Government	Not Applicable
13	21	The Effects of Changes in Foreign Exchange Rates	Complied
14	23	Borrowing Cost	Complied
15	24	Related Party Disclosures	Complied
16	26	Accounting and Reporting by Retirement Benefit Plans	Not Applicable
17	27	Separate Financial Statements	Not Applicable
18	28	Investments in Associates and joint ventures	Complied
19	29	Financial Reporting in Hyperinflationary Economics	Not Applicable
20	31	Interest in Joint Ventures	Not Applicable
21	32	Financial Instruments: Presentation	Complied
22	33	Earnings per Share	Complied
23	34	Interim Financial Reporting	Complied
24	36	Impairment of Assets	Complied
25	37	Provisions, Contingent Liabilities and Contingent Assets	Complied
26	38	Intangible Assets	Complied
27	39	Financial Instruments: Recognition and Measurement	Complied
28	40	Investment Property	Not Applicable
29	41	Agriculture	Not Applicable
Sl. No.	**BFRS No.**	**BFRS Title**	**Compliance**
1	1	First-time adoption of International Financial Reporting Standards	Not Applicable
2	2	Share-based Payment	Not Applicable
3	3	Business Combinations	Not Applicable
4	4	Insurance Contracts	Not Applicable
5	5	Non-current Assets Held for Sale and Discontinued Operations	Not Applicable
6	6	Exploration for and Evaluation of Mineral Resources	Not Applicable
7	7	Financial Instruments: Disclosures	Complied
8	8	Operating Segments	Complied
9	10	Consolidated Financial Statements	Not Applicable
10	11	Joint Arrangements	Not Applicable
11	12	Disclosure of Interests in other Entities	Complied
12	13	Fair Value Measurement	Complied

	Amount in Taka	
	30 June 2018	30 June 2017
6. Property, plant and equipment		
Cost/Revaluation		
Opening balance	20,148,035,520	20,087,783,437
Addition during the year	396,136,082	60,252,083
Closing balance	**20,544,171,602**	**20,148,035,520**
Accumulated Depreciation		
Opening balance	1,835,969,619	1,614,715,401
Charged during the year	217,440,398	221,254,218
Closing balance	**2,053,410,017**	**1,835,969,619**
Closing balance of written Down Value (WDV)	**18,490,761,585**	**18,312,065,901**

Details of property, plant and equipment have been shown in Annexure - A.

7. Construction work in progress		
Hotel Sheraton Banani, Dhaka (7.1)	3,900,612,490	3,195,755,565
HANSA by UHRL, a premium residence at Uttara (7.2)	283,957,428	419,321,479
Multipurpose commercial complex(South Park Project) at Gulshan-02 (7.3)	76,230,814	66,140,010
	4,260,800,732	**3,681,217,054**
7.1 Hotel Sheraton Banani, Dhaka		
Opening balance	3,195,755,565	2,777,506,203
Add: Addition during the period	704,856,925	418,249,362
Less: Transferred to PPE during the period	-	-
Closing balance	**3,900,612,490**	**3,195,755,565**
7.2 HANSA by UHRL, a premium residence at Uttara		
Opening balance	419,321,479	172,735,602
Add: Addition during the period	216,148,589	246,585,877
Less: Transferred to PPE during the period	(351,512,640)	-
Closing balance	**283,957,428**	**419,321,479**
7.3 Multipurpose commercial complex(South Park Project) at Gulshan-02		
Opening balance	66,140,010	44,692,533
Add: Addition during the period	10,090,804	21,447,477
Less: Transferred to PPE during the period	-	-
Closing balance	**76,230,814**	**66,140,010**
8. Inventories		
Food	17,198,964	15,043,500
Beverage	15,407,890	18,995,667
Guest amenities	9,720,310	13,347,496
Linen & china	4,323,746	11,428,061
Utensils	9,373,835	14,123,393
Others	1,738,815	1,773,098
Store- general	-	869,632
Constructions materials	-	4,313,157
	57,763,560	**79,894,004**

	Amount in Taka	
	30 June 2018	30 June 2017
9. Investments		
Investment in quoted shares (9.1)	258,220,611	284,439,673
Investment in unquoted shares (9.2)	69,185,000	69,185,000
	327,405,611	353,624,673

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 30.06.2018 Taka	Fair value 30.06.2018 Taka	Fair value 30.06.2017 Taka
9.1 Investment in quoted shares:	**343,661,666**	**258,220,611**	**284,439,673**
Beximco Pharma Ltd.	50,830,910	43,760,217	28,250,000
Lafarge Surma Cement Ltd.	5,434,400	2,256,000	2,516,000
Power Grid Bangladesh Limited	14,976,080	7,764,400	8,570,450
Lanka Bangla Finance	21,828,055	15,672,265	44,560,000
GPH Ispat Ltd.	12,844,997	11,437,555	8,860,000
City Bank Ltd.	8,802,092	6,109,253	19,119,815
Acme Laboratories Ltd.	11,394,300	9,490,500	11,801,400
Singer BD Ltd.	724,415	753,458	5,724,000
Shahjibazar Power Co. Ltd.	1,324,004	837,371	14,430,000
IDLC Finance Ltd.	10,567,234	8,392,188	14,655,600
EBL NRB Mutual Fund	10,000,225	8,321,767	9,269,774
Dutch Bangla Bank Ltd.	14,958,065	11,624,050	9,766,500
Eastern Bank Ltd.	8,165,086	7,040,303	7,290,255
National Bank Ltd.	38,714,128	18,557,888	17,872,932
NCC Bank Ltd.	5,429,160	2,910,600	2,653,200
Beximco Ltd.	17,682,777	13,755,000	-
Grameen Phone Limited	5,022,444	4,141,785	-
Mobil Jamuna Ltd.	7,868,592	7,040,067	-
IPDC BD. LTD	768,995	680,915	-
RAK Ceramics (BD) Ltd	1,061,921	979,884	-
Square Pharmaceuticals Ltd.	16,132,376	14,830,274	-
FAS Finance & Investment Ltd.	446,569	238,428	-
Exim Bank Ltd.	4,617,129	3,036,821	-
Jamuna Bank Ltd.	4,589,640	3,757,600	-
Paramount Textile Ltd.	5,318,343	5,310,000	-
Bangladesh General Insurance Co. Ltd.	2,170,771	1,980,000	-
Continental Insurance Ltd.	3,948,000	2,486,400	-
Rupali Insurance Ltd.	2,213,400	1,680,000	-
IFIC Bank Ltd.	3,662,568	2,773,680	-
Southeast Bank Ltd.	17,416,812	14,445,005	-
Aftab Automobiles Ltd.	4,916,870	3,476,883	-
Saiham Cotton Mills Ltd.	10,444,965	7,413,055	-
Fortune Shoes Limited	3,196,844	3,139,500	-
Pubali Bank Ltd.	16,189,498	12,127,500	-
One Bank Ltd.	-	-	10,500,000
Bangladesh Building Society	-	-	4,820,865
Social Investment Bank Ltd.	-	-	8,128,305
Tung Hai Knitting & Dyeing	-	-	4,650,000
United Power Generating	-	-	5,550,000
First Security Bank Ltd.	-	-	4,968,810
Eastern Cables Ltd.	-	-	282,000
United Finance Ltd.	-	-	

		Amount in Taka		
		30 June 2018		30 June 2017
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
		412,846,666	**327,405,611**	**353,624,673**

10.	**Accounts receivable**		
	Accounts receivable (10.1)	230,953,373	191,948,425
	Less: Provision for bad debt	(4,619,067)	(3,838,970)
		226,334,306	**188,109,455**

10.1	**Accounts receivable- ageing summary**		
	0- 30 days	54,903,740	80,668,598
	31-60 days	15,287,485	24,012,538
	61-90 days	25,097,865	22,330,810
	91-120 days	22,524,350	17,342,413
	121- 150 days	27,277,316	17,924,743
	151 days and over	85,862,618	29,669,323
		230,953,373	**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	226,334,306	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	**226,334,306**	**188,109,455**

11.	**Other receivables**		
	Accrued interest on fixed deposit receipts	25,640,219	6,778,726
	Insurance receivable	558,945	625,220
		26,199,164	**7,403,946**

12.	**Advances, deposits and prepayments**		
	Advances (12.1)	7,319,801,005	8,278,450,933
	Deposits (12.2)	20,624,821	19,496,250
	Prepayments (12.3)	2,066,451	10,611,266
		7,342,492,277	**8,308,558,449**

	Amount in Taka	
	30 June 2018	30 June 2017
12.1 Advances:		
Advance income tax (12.1.1)	385,177,533	718,271,937
Advance to Govt.	175,500,000	175,500,000
Advance against rent (security)	2,400,000	2,400,000
Advance against purchases	18,229,849	5,976,660
Advance to parties/ suppliers	819,261,429	1,231,224,728
Advance to employees- The Westin Dhaka	508,600	1,024,703
Advance to suppliers- The Westin Dhaka	15,382,004	23,387,851
Others- The Westin Dhaka	8,591,184	1,998,608
Advance for Limousine Service	212,408	122,908
Advance for HANSA by UHRL	48,901,372	2,792,971
Advance for LC Margin	843,025	699,100
Advance for hotel and service apartment	927,875,000	927,875,000
Advance against land*	3,313,274,237	3,312,356,737
Advance against salary	332,000	-
Advance for Unique Convention centre	1,505,070	-
Advance for Southpark project	564,500	2,600,000
Advance to Unique Meghnaghat Power Company	212,688,094	1,117,700
Sonargoan Economic Zone Ltd.	728,362,796	423,415,351
Borak Real Estate Ltd.	2,426,093	758,503,938
Purnima Constructions (Pvt.) Ltd.	638,112,547	657,012,547
Chartered Life Insurance Co. Ltd.	1,553,287	3,553,287
Other advances	18,099,977	28,616,907
	7,319,801,005	**8,278,450,933**

* 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 Seven Star International Chain Hotel as per shareholders approval in 12th AGM, dated 24 June 2013. The advance shall be accounted for as land as soon as the registration is completed.

12.1.1 Advance income tax		
Opening balance	718,271,937	353,948,165
Add: Income tax during the year	188,584,514	364,323,772
Less: Income tax adjusted during the year	(521,678,918)	-
	385,177,533	**718,271,937**

12.2 Deposits:		
Bank margin	5,999,192	5,983,690
Security deposit	13,984,541	12,908,261
Security deposit- The Westin Dhaka	641,088	604,299
	20,624,821	**19,496,250**

12.3 Prepayments:		
Insurance premium	283,375	376,824
Prepaid expenses- The Westin Dhaka	1,783,076	10,234,442
	2,066,451	**10,611,266**

	Amount in Taka	
	30 June 2018	30 June 2017
13. Fixed deposit receipts		
Fixed deposit receipts of The Westin Dhaka		
Midland Bank Ltd.	-	11,064,494
BD Finance Company Ltd.	-	10,000,000
Fareast Finance and Investment Ltd.	55,000,000	90,000,000
People Leasing and Financial Services Ltd.	56,833,000	35,000,000
International Leasing and Financial Services Ltd.	244,388,500	275,000,000
Standard Chartered Bank Ltd.	45,000,000	-
Eastern Bank Ltd.	70,000,000	-
	471,221,500	**421,064,494**
Fixed deposit receipts of Head office		
Southeast Bank Ltd.- Gulshan	14,978,099	14,239,135
United Commercial Bank Ltd- Banani	631,651,869	606,705,000
Dutch Bangla Bank Ltd.	50,000,000	-
	696,629,968	**620,944,135**
	1,167,851,468	**1,042,008,629**
14. Cash and cash equivalents		
A. With corporate office:		
Cash in hand	123,919	185,552
Cash at brokerage house	17,065,127	10,492,856
	17,189,046	**10,678,408**
Cash at bank		
United Commercial Bank Ltd.-Banani Branch	1,487,704	1,805,418
Bank Alfalah Ltd., Gulshan Branch	647,397	62,915
Eastern Bank Ltd.-Dividend 2011	794,672	781,811
Eastern Bank Ltd.-Dividend 2012	6,250,889	6,112,003
Eastern Bank Ltd.-Dividend 2013	3,265,991	3,193,894
Eastern Bank Ltd.-Dividend 2014	2,315,425	2,279,412
Eastern Bank Ltd.-Dividend 2015-16	2,161,650	2,328,816
Eastern Bank Ltd.-Dividend 2016-17	1,302,828	-
Eastern Bank Ltd.-Gulshan Branch	148,666	1,220,399
Eastern Bank Ltd., HPA- Banani	299,704	292,597
Prime Bank Ltd.- Banani Branch, (Unit-2)	10,468	57,522
Prime Bank Limited.-Banani Branch	(16,833,478)	7,499,825
BRAC Bank Ltd., Gulshan- SND	6,574,078	6,459,335
BRAC Bank Ltd., Gulshan- FC Dollar	416,081	405,979
BRAC Bank Ltd., Gulshan- FC Pound	2,911,017	3,382,834
BRAC Bank Ltd., Gulshan- FC Euro	1,956,231	2,115,249
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	23,269	23,269
Shahjalal Islami Bank Ltd.-Banani Branch	7,570	7,570
The City Bank Ltd.-Kawran Bazaar Branch	356,370	10,784
Southeast Bank Ltd.-Gulshan Branch	-	573.26
Mercantile Bank Ltd.-Banani Branch	44,460	44,460
Premier Bank Ltd. Banani Branch	3,100	3,675
Dutch Bangla Bank Ltd.	10,000	-
One Bank Ltd.	8,505	-
	14,191,692	**38,117,434**
	31,380,738	**48,795,842**

SMARSTOCK

		Amount in Taka	
		30 June 2018	30 June 2017
B.	**With The Westin Dhaka**		
	Cash in hand	**925,000**	**1,055,000**
	Cash at bank		
	Standard Chartered Bank	112,126,996	54,627,732
	Standard Chartered Bank CD	7,106,592	12,743,506
	Prime Bank Limited- C/A	5,414,784	(65,273,152)
	Prime Bank Limited- STD	49,349,284	106,616,897
	Prime Bank Limited- replacement reserve	40,740,188	8,950,367
	The City Bank Limited- Gulshan Branch	9,985,947	13,188,564
	Eastern Bank Ltd.-Gulshan Branch	2,034,989	1,886,477
	Dutch Bangla Bank Ltd.	231,203	242,803
		226,989,983	**132,983,194**
		227,914,983	**134,038,194**
	Total : (A+B)	**259,295,721**	**182,834,036**
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	45.67%	134,451,528	1,344,515,280	1,534,875,280
	Companies and financial institutions	28.92%	85,141,006	851,410,060	891,581,350
	Foreign individual & companies	1.56%	4,601,008	46,010,080	51,424,140
	General public	23.85%	70,206,458	702,064,580	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**	**2,276,953,125**	**1,788,312,500**
	Current and non-current distinction		
	Non-current portion	1,613,932,180	1,385,312,500
	Current portion	663,020,945	403,000,000
		2,276,953,125	**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 ($ 35 million disbursed)
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 has taken the above foreign currency loan which are denominated in USD. The loan shall be repaid over a period of 5 years from the revenue of the Company during the relevant period from hotel operation which are also invoiced and collected in USD. The foreign currency loan was sanctioned solely for the purpose of a capital project termed as "purchase and installation of interiors and furnishing materials of Unique Hotel and Resorts Limited (unit 02), Hotel Sheraton Dhaka, an international five star hotel". The said project is ongoing and the underlying property is yet to be ready for available for use.

The Company has translated the foreign currency loan from USD to BDT at the rate prevailing on June 30, 2018. Recognizing of foreign currency difference in profit or loss, will result significant fictitious impact on its financial performance which will also be misleading to the fair presentation. Accordingly, the Company has 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.

	Amount in Taka	
	30 June 2018	30 June 2017
19. Deferred tax liability		
Opening balance	364,441,365	354,462,638
Deferred tax obligation/(benefit) during the period	132,200,216	9,978,727
	496,641,581	**364,441,365**
20. Short term loan		
Standard Chartered Bank	130,000,000	180,000,000
Bank Alfalah Ltd.	500,000,000	500,000,000
Prime Bank Ltd. Banani Branch, overdraft	616,071,212	609,909,447
Standard Chartered Bank, Gulshan Branch, overdraft	305,014,518	304,972,067
	1,551,085,730	**1,594,881,514**
21. Due to operator and its affiliates		
License fee	50,205,909	18,194,406
Incentive fee	66,906,223	31,036,163
Institutional marketing fee	36,385,319	17,284,691
Reservation fee	7,154,654	3,443,288
Office base fee	3,608,797	135,175
	164,260,902	**70,093,723**
22. Accounts payable		
IG Food Ltd.	-	1,622,160
Igloo Food Ltd.	107,027	161,066
Bashundhara Tissue Industries Ltd.	179,520	279,480
Bengal Meat Processing Ind. Ltd.	3,359,525	2,652,903
Expolink Resources Ltd.	1,003,718	1,059,100
Paragon Poultry Ltd.	312,129	79,066
Blue Bird International	32,400	586,507
Ahsan Motina Food	1,159,425	901,382
R. M. Enterprise	2,863,555	2,940,623
Northern Hatcheries Ltd.	1,417,860	1,086,835
Other creditors	46,252,296	51,747,297
	56,687,455	**63,116,419**
23. Undistributed/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	(587,698,055)	(646,914,448)
	9,604,226	**8,502,281**

	Amount in Taka	
	30 June 2018	30 June 2017
24. Other accruals and payables		
Taxes, deposits and other creditors- The Westin Dhaka (24.1)	42,074,750	59,377,241
Accrued expenses (24.2)	121,863,660	127,485,751
Provision for corporate tax (24.3)	405,393,974	858,684,481
Workers' profit participation fund (24.4)	60,604,794	38,096,284
Liability to directors and shareholders	269,876,165	261,076,165
Provision for gratuity	18,293,447	13,203,876
Liability for finance cost	54,325,007	29,493,277
Other payables	483,725,392	730,574,919
	1,456,157,189	**2,117,991,994**
24.1 Taxes, deposits and other creditors		
Security deposits from suppliers	7,560,000	6,060,000
Security deposits from tenants	4,560,220	4,560,220
Supplementary duty	1,306,298	615,547
Service charge	13,259,068	11,867,902
Payables to employee fund	(3,217,370)	12,101,498
Breakage fund and others	(8,697,812)	3,923,369
TDS payables- suppliers	29,457	322,814
VAT payables	22,305,906	19,925,891
Tax payable on management fees	3,790,159	-
Travel agents' commission	1,178,824	-
	42,074,750	**59,377,241**
24.2 Accrued expenses		
Salaries, wages, bonus and other benefits	2,177,257	3,078,627
Accruals for utility services	3,188,358	3,343,088
Income tax payable for expatriate salaries	2,689,842	1,992,303
Accrual for Starwood preferred guest programme	66,047,971	73,238,901
Accrual for employee survey and vacation	502,700	673,226
Accrual for Starwood-third party reservation	788,856	1,750,075
Accrual for Starwood GSI/GEI	2,377,000	2,296,677
Westin privilege card and SPP card selling	230,167	240,542
Advance received tower rent and workout	9,779,008	9,919,044
Expatriate benefits	1,256,653	1,790,760
Audit fee	669,750	2,419,804
Legal fees	-	296,500
Accrual for data processing	-	247,480
Other payables- The Westin Dhaka	20,676,091	16,164,436
Accrued expenses- corporate office	11,480,007	10,034,288
	121,863,660	**127,485,751**
24.3 Provision for corporate tax		
Opening balance	858,684,481	675,588,679
Add: Income tax during the year	222,298,172	183,095,802
Less: Income tax adjusted during the year	(675,588,679)	-
Closing balance	**405,393,974**	**858,684,481**
24.4 Provision for workers' profit participation fund (WPPF)		
Opening balance	38,096,284	-
Add: Provision made during the period	41,784,938	38,096,284
Less: Paid during the period	(19,276,428)	-
Closing balance	**60,604,794**	**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 30 June 2018	01 July 2016 to 30 June 2017

25. Revenues

Rooms	882,013,259	717,427,101
Food and beverage	1,042,046,162	841,402,105
Minor operating department (MOD)	75,993,739	74,700,456
Space rental	23,912,526	31,591,353
Shop rent	12,083,925	12,309,990
	2,036,049,611	**1,677,431,005**

26. Costs of sales

Particulars	1 July 2017 to 30 June 2018				01 July 2016 to 30 June 2017
	Rooms	Food & beverage	Minor operating dept	Total	
Salary, wages, bonus and benefits	16,515,324	66,129,537	6,758,758	89,403,619	76,872,420
Cost of materials & other related expenses	-	285,444,417	228,138	285,672,555	221,991,578
Operating supplies	8,879,258	27,296,108	2,544,597	38,719,963	31,476,049
Laundry, dry cleaning and uniforms	8,824,111	7,719,267	2,935,538	19,478,916	17,988,458
Complementary guest services	20,569,578	123,129	143,502	20,836,209	22,485,038
Linen, china, glass & silver	5,525,287	652,664	344,873	6,522,824	3,650,930
In-house TV, video, movies, music etc.	1,495,718	8,490,574	-	9,986,292	7,720,208
Travel agents commission	6,282,667	1,267,349	-	7,550,016	6,043,308
Traveling and communication	-	238,058	133,955	372,013	163,399
Airport counter charge	754,793	3,000	-	757,793	645,755
Fees and purchase	21,097	25,754	-	46,851	98,844
Third party reservation & amenities	9,800,333	-	-	9,800,333	10,728,789
Decoration & training	322,505	341,147	-	663,652	822,145
Pest control	-	-	-	-	430,000
Postage	461,911	37,000	-	498,911	62,191
Promotion & others	1,300	403,173		404,473	1,639,875
Entertainment	-	156,652	-	156,652	80,249
Others	247,245	82,911	-	330,156	4,849,023
Total	**79,701,127**	**398,410,740**	**13,089,361**	**491,201,228**	**407,748,259**

	Amount in Taka	
	01 July 2017 to 30 June 2018	01 July 2016 to 30 June 2017
27. Administrative and other expenses		
Operators and its affiliated company fees (27.1)	107,994,370	86,434,804
Administrative and general expenses (27.2)	102,150,211	83,636,805
Repairs and maintenance (27.3)	186,520,316	175,170,784
Advertising, promotion and public relations (27.4)	120,609,833	89,243,826
Information and Telecommunications systems (27.5)	16,822,120	13,620,910
	534,096,850	**448,107,129**
27.1 Operators and its affiliated company fees		
License fee (27.1.1)	40,490,120	32,987,770
Incentive fee (27.1.2)	67,504,250	53,447,034
	107,994,370	**86,434,804**
27.1.1 License fee		
Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd.	**40,490,120**	**32,987,770**
27.1.2 Incentive fee		
Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd.		
Adjusted gross operating profit	1,171,157,510	928,992,014
Less:		
Marketing fee	38,465,613	31,663,923
Reservation fee	7,621,064	6,544,193
	46,086,677	38,208,116
Gross operating profit for the purpose of incentive fee	**1,125,070,833**	**890,783,898**
Incentive fee @ 6% on GOP	**67,504,250**	**53,447,034**
27.2 Administrative and general expenses		
Salaries, wages, bonus and benefits	42,528,978	28,648,472
Operating supplies	1,959,695	1,259,431
Postage	106,528	117,973
Travel and communication	1,200,430	1,008,637
Entertainment	4,457,327	2,107,931
Security services	9,146,490	20,320,904
Internal audit fee	1,009,750	1,570,000
Legal and professional charges	212,800	9,000
Fee and purchased services	252,618	312,315
Uniforms	211,399	562,088
Subscriptions	90,000	40,000
Bank charges	674,564	430,445
Credit card commission	24,177,840	19,912,941
Recruitment and training	3,311,099	4,502,761
Expense against provision	780,097	585,699
Value added tax expense	9,359,077	-
Permits and license fee	2,250,898	2,070,554
Other expenses	420,621	177,654
	102,150,211	**83,636,805**

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	Amount in Taka	
	01 July 2017 to 30 June 2018	01 July 2016 to 30 June 2017
27.3 Repairs and maintenance		
Salaries, wages, bonus and benefits	9,745,917	8,411,560
Electric bulbs	1,966,134	1,729,665
Painting and decorations	1,487,194	1,537,620
Travel and communication	266,801	38,910
Electricity expenses	119,214,812	114,201,498
Fuel expense	349,921	38,600
Repair and maintenance	22,629,091	16,145,613
Laundry equipments	153,925	8,127
Locks and keys	982,393	513,393
Operating supplies	3,114,391	4,794,944
Plumbing charge	1,172,391	1,130,072
Propine gas	13,292,659	13,824,603
Radio, television and signage	-	122,850
Waste removal expenses	202,080	1,015,960
Water treatment and pest control	10,699,600	9,753,698
Uniforms	279,436	426,551
Other expenses	963,571	1,477,120
	186,520,316	**175,170,784**
27.4 Advertising, promotion and public relation		
Salaries, wages, bonus and benefits	11,127,209	8,976,716
Operating supplies	952,272	688,030
Postage	600	12,237
Travel and communication	950,154	1,401,793
Entertainment	4,979,401	1,936,867
Advertising	164,569	2,834,680
Food festival & promotion for guests	5,051,768	2,703,906
SPG expenses	48,429,449	31,769,177
Institutional marketing fee	39,917,572	31,663,923
Reservation fee	7,987,683	6,544,193
Uniforms	274,100	214,186
Digital marketing	229,411	-
Complementary guest services	-	80,301
Other expenses	545,645	417,817
	120,609,833	**89,243,826**
27.5 Information and Telecommunications Systems		
Salaries, wages, bonus and benefits	1,181,766	1,572,936
Travel and communication	3,178,001	3,771,837
Data processing and maintenance	12,147,481	8,057,925
Operating supplies	202,150	145,662
Uniforms	28,115	-
Laundry, dry cleaning and uniforms	-	29,420
Other expenses	84,607	43,130
	16,822,120	**13,620,910**

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	Amount in Taka	
	01 July 2017 to 30 June 2018	01 July 2016 to 30 June 2017
28. Corporate office expenses		
Director's remuneration	6,000,000	3,000,000
Salary, allowance and wages	17,820,447	12,169,158
Festival allowance	1,926,252	1,264,926
Traveling, conveyance and allowances	506,735	543,348
Stationary and papers	516,421	245,680
Computer expenses	117,215	127,320
Food and entertainment	1,638,743	1,096,388
Office repairs and maintenance	91,481	362,901
Telephone, mobile and internet	327,630	357,453
Advertisement and publicity for BSEC compliance	355,333	439,041
Donation & subscription	1,050,000	2,815,029
Trade license, renewal fees, duty and taxes	951,157	1,425,992
Paper, books and periodicals	4,562	1,300
Meeting fees	412,400	550,000
Utility and electrical	13,314	54,918
Insurance premium	3,508,353	4,595,677
Audit fees	537,500	940,000
Car repairs and maintenance	729,864	36,486
Bank charge	143,195	1,131,465
Regulatory fees	1,372,806	1,487,820
Documentation expenses	225,000	1,000,000
Rating fee	172,500	150,000
Legal expenses	25,000	626,667
AGM expenses	2,527,278	3,178,525
Depreciation	217,440,398	221,254,218
Value added tax expense	10,264,185	-
Medical expenses	304,800	-
Uniform	318,562	-
Donation to Prime Minister's Education Assistance Fund	-	10,000,000
Postage and courier	-	29,792
Consultancy fees	-	16,000
Training expense	-	106,250
City corporation tax	-	3,872,048
Other expenses	1,132,255	5,371,150
	270,433,386	**278,249,552**

29. Other income		
Dividend income	5,872,315	2,326,329
Tower rent	4,734,151	3,346,458
Hotel service charge	45,693,283	52,780,546
Receipts from Westin for limousine service	22,918,091	8,038,790
Receipts from Westin for Security service	5,784,553	3,948,797
Receipts from Westin for electricity	75,301,288	76,835,272
Fluctuation gain/(loss)	1,532,921	908,553
Others	364,013	3,026,997
	162,200,615	**151,211,742**

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		Amount in Taka	
		01 July 2017 to 30 June 2018	01 July 2016 to 30 June 2017
30. Gain/(loss) on investment in shares			
Realized gain/(loss) from sale of shares		2,284,701	4,799,187
Unrealized gain/(loss) for difference between cost and market price		(42,737,958)	15,464,567
		(40,453,257)	**20,263,754**

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.

31. Interest income/(expense)			
Interest income from fixed deposit receipts and bank deposits		83,450,898	104,713,625
Interest paid on loan		(68,032,711)	(57,589,501)
		15,418,187	**47,124,124**
32. Provision for income tax			
Current tax expenses		219,892,449	183,095,802
Deferred tax expenses/(benefit)		22,872,510	9,978,727
		242,764,959	**193,074,529**
33.1 Net Asset Value Per Share (NAVPS)			
Net Asset Value	**A**	26,147,514,216	26,148,376,352
Number of ordinary shares	**B**	294,400,000	294,400,000
Net Asset Value Per Share (NAVPS)	**C= (A/B)**	**88.82**	**88.82**
33.2 Earnings per share (EPS) on Net Profit after tax before Other Comprehensive Income (Par Value of Tk.10)			
Earnings attributable to ordinary shares	**A**	592,933,796	530,754,872
Number of ordinary shares	**B**	294,400,000	294,400,000
Basic Earnings Per Share	**C= (A/B)**	**2.01**	**1.80**
Diluted Earnings Per Share		**2.01**	**1.80**

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

33.3 Net Operating cash inflow/(outflow) per share			
Net cash from operating activities	**A**	1,503,216,351	1,217,031,333
Number of ordinary shares	**B**	294,400,000	294,400,000
Net Operating cash inflow/(outflow) per share	**C= (A/B)**	**5.11**	**4.13**
33.4 Reconciliation of net profit with cash flows from operating activities			
Profit before tax (PBT)		835,698,754	723,829,400
Add: Depreciation		217,440,398	221,254,218
Interest Expense		68,032,711	57,589,501
Unrealised foreign exchange loss		472,221	-
Less: Dividend received		(5,872,315)	(2,326,329)
Tax paid during the year		(228,506,775)	(364,323,772)
(Gain)/loss from investment in shares		40,453,257	(20,263,754)
Decrease in inventory		22,130,444	20,299,630
Increase in accounts receivables		(38,224,851)	(86,617,454)
Decrease in advances, deposits and prepayments		731,193,808	139,504,486
(Increase)/decrease in other receivables		(18,795,218)	14,616,742
Increase/(decrease) in accounts payable		(6,428,964)	29,214,885
Increase/(decrease) in accruals and payables		(208,544,298)	424,288,185
Increase in due to operator and its affiliates		94,167,179	59,965,594
		1,503,216,351	**1,217,031,333**

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 30 June 2018			
			Opening balance	Addition	Adjustment/ (Received)	Closing balance
Borak Real Estate Ltd.	Common Director	Advance against constructions	758,503,938	231,367,901	987,445,747	2,426,093
Anannya Development (Pvt.) Ltd.	Common Director	Balance with current account	(20,000,000)	41,100,000	21,100,000	-
Chartered Life Insurance Company Ltd.	Common Director	Advance payment	3,553,287	-	2,000,000	1,553,287
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	19,800,000	(43,865,560)
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	3,379,806	3,057,415	5,479,059
Purnima Construction Ltd.	Common Director	Advance against constructions	657,012,548	-	18,900,000	638,112,548
Star Infrastructure Development Consortium Ltd.	Common Director	Advance payment	1,085,000	15,000	-	1,100,000
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	4,880	-	3,804,880
Sonargoan Economic Zone Ltd.	Common Director	Advance against land	423,415,351	319,947,445	15,000,000	728,362,796
Unique Ceramics Industries (Pvt.)Ltd.	Common Director	Balance with current account	(55,082,567)	55,200,000	-	117,433
Borak Travels (Pvt.) Ltd.	Common Director	Balance with current account	(74,875,000)	-	22,500,000	(97,375,000)
Unique Eastern (Pvt.) Ltd.	Common Director	Balance with current account	(174,833,864)	-	89,339,500	(264,173,364)
Total			**3,866,775,347**	**662,015,032**	**1,179,142,662**	**3,349,647,718**

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 30 June 2018 to the directors, including managing directors, a managing agent or manager	6,000,000
(b)	Net cash inflow/(outflow) for the period	(6,000,000)
(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

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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. The Board of Directors at its meeting no. 122nd held on 23.10.2018 recommended to the shareholders 22% cash dividend for the year ended 30th June, 2018 which will be considered for approval by the shareholders at the 17th Annual General Meeting.

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	30 June 2018	30 June 2017
Number of employees	940	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.

Chief Financial Officer **Company Secretary** **Director** **Independent Director** **Managing Director** **Chairperson**

Dated, Dhaka;
23 October 2018

Annexure A

Unique Hotel & Resorts Limited
Property, Plant and Equipments Schedule
As at 30 June 2018

Amount in Taka

Sl. No.	Particulars	Cost/Revaluation				Rate (%)	Depreciation				Written down value as on 30 June 2018
		Balance as at 1 July 2017	Additions during the year	Disposal during the year	Balance as at 30 June 2018		Balance as at 01 July 2017	Charged during the year	Accumulated depreciation for disposal	Balance as at 30 June 2018	
1	Land and land developments	6,035,272,881	352,070,304	-	6,387,343,185	-	-	-	-	-	6,387,343,185
2	Building and other Civil constructions	11,626,208,982	-	-	11,626,208,982	1.25%	996,807,866	132,867,514	-	1,129,675,380	10,496,533,602
3	Office furniture and equipments	32,216,147	427,544	-	32,643,691	5%	9,047,430	1,179,813	-	10,227,243	22,416,448
4	Hotel furniture	331,374,952	11,965,297	-	343,340,249	5%	126,057,387	10,864,143	-	136,921,530	206,418,719
5	Motor vehicles	135,937,432	22,713,252	-	158,650,684	5%	28,910,074	6,487,031	-	35,397,104	123,253,580
6	Hotel equipments	1,987,025,126	8,959,685	-	1,995,984,811	5%	675,146,862	66,041,897	-	741,188,759	1,254,796,052
Total as at 30 June 2018		**20,148,035,520**	**396,136,082**	-	**20,544,171,602**	-	**1,835,969,619**	**217,440,398**	-	**2,053,410,017**	**18,490,761,585**
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.