Auditors' Report
on the Financial Statement
of
Unique Hotel & Resorts Limited
for the year ended 30 June 2017

AMAR STOCK

Unique Hotel & Resorts Limited
Statement of Financial Position
As at 30 June 2017

	Notes	Amount in Taka	
		30 June 2017	30 June 2016
ASSETS			
Non-current Assets		**22,921,157,955**	**21,468,002,374**
Property, plant and equipment, net	6	18,312,065,901	18,473,068,036
Construction work in progress	7	4,609,092,054	2,994,934,338
Current Assets		**9,234,558,192**	**8,281,622,708**
Inventories	8	79,894,004	100,193,634
Investments	9	353,624,673	143,686,172
Accounts receivable	10	188,109,455	101,492,001
Other receivables	11	7,403,946	22,020,688
Advances, deposits and prepayments	12	7,380,683,449	5,818,122,541
Fixed deposit receipts	13	1,042,008,629	1,934,040,674
Cash and cash equivalents	14	182,834,036	162,066,998
TOTAL ASSETS		**32,155,716,147**	**29,749,625,081**
EQUITY AND LIABILITIES			
Shareholders' Equity		**26,148,376,352**	**26,273,160,832**
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		12,873,111,822	13,003,146,123
Retained earnings		3,205,112,993	3,199,863,172
Non-current Liabilities		**1,749,753,865**	**1,382,442,638**
Term loan-non-current portion	18	1,385,312,500	1,027,980,000
Deferred tax liability	19	364,441,365	354,462,638
Current Liabilities		**4,257,585,930**	**2,094,021,612**
Term loan-current portion	18	403,000,000	134,520,000
Short term loans	20	1,594,881,514	397,127,213
Due to operator and its affiliates	21	70,093,723	10,128,129
Accounts payable	22	63,116,419	33,901,534
Unclaimed dividend	23	8,502,281	7,736,729
Other accruals and payables	24	2,117,991,994	1,510,608,007
TOTAL EQUITY AND LIABILITIES		**32,155,716,147**	**29,749,625,081**
Net Asset Value Per Share (NAVPS)		**88.82**	**89.24**

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

Company Secretary **Director** **Independent Director** **Managing Director** **Chairperson**

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

Dated, 26 October 2017
Dhaka

Chartered Accountants

Unique Hotel & Resorts Limited
Statement of Profit or Loss and Other Comprehensive Income
For the year ended 30 June 2017

	Notes	Amount in Taka	
		01 July 2016 to 30 June 2017	01 July 2015 to 30 June 2016
Revenue	25	1,826,316,418	2,083,515,954
Cost of sales	26	(407,748,259)	(445,596,600)
Gross profit		**1,418,568,159**	**1,637,919,354**
Administrative and other expenses	27	(448,107,129)	(498,824,574)
Operating profit		**970,461,030**	**1,139,094,780**
Corporate office expenses	28	(278,249,552)	(285,877,621)
Interest income/(expenses)	29	47,124,124	(1,891,570)
Gain/(loss) on investment in shares	30	20,263,754	4,448,646
Other income/(expenses)	31	2,326,329	5,682,000
Workers' profit participation fund (WPPF)		(38,096,284)	-
Profit before tax		**723,829,400**	**861,456,235**
Provision for income tax	32	(193,074,529)	(230,856,631)
Net profit after tax		**530,754,872**	**630,599,604**
Other comprehensive income		-	-
Total comprehensive income for the period		**530,754,872**	**630,599,604**
Basic and diluted earnings per share (EPS)	33	**1.80**	**2.14**

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

Company Secretary **Director** **Independent Director** **Managing Director** **Chairperson**

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

Dated, 26 October 2017
Dhaka

Chartered Accountants

Unique Hotel & Resorts Limited
Statement of Changes in Equity
For the year ended 30 June 2017

Amount in Taka

Particulars	Ordinary Share Capital	Share Premium	Tax Holiday Reserve	Retained Earnings	Revaluation Reserve	Total
Balance at 1st July 2015	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,057,478,439**	**13,134,449,663**	**26,262,079,639**
Net profit during the period	-	-	-	630,599,604	-	630,599,604
Cash dividend @ 20% for 2014 on ordinary shares	-	-	-	(588,800,000)	-	(588,800,000)
Income tax paid for the previous years and others	-	-	-	(30,718,411)	-	(30,718,411)
Prior years adjustment to investment in share	-	-	-	-	-	-
Depreciation on revaluation reserve transferred to retained earnings	-	-	-	131,303,540	(131,303,540)	-
Balance at 30 June 2016	**2,944,000,000**	**6,181,931,836**	**944,219,701**	**3,199,863,172**	**13,003,146,123**	**26,273,160,832**
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**

Company Secretary **Director** **Independent Director** **Managing Director** **Chairperson**

Dated, 26 October 2017
Dhaka

Unique Hotel & Resorts Limited
Statement of Cash Flows
For the year ended 30 June 2017

	Amount in Taka	
	As at 30 June 2017	As at 30 June 2016
Cash flows from operating activities		
Collection from turnover and other receipts	1,844,412,589	1,078,001,452
Payment for operating costs and other expenses	(278,791,926)	(364,477,204)
(Increase)/decrease in other receivables	14,616,742	(1,818,488)
Income tax paid	(364,323,772)	(123,067,043)
Net cash from operating activities (A)	**1,215,913,633**	**588,638,717**
Cash flows from investing activities		
Purchase of property, plant and equipment	(60,252,083)	(225,371,709)
Increase in investment	(864,235,876)	(37,010)
Gain/ (loss) on investment in shares	20,263,754	-
Dividend received during the period	2,326,329	1,762,016
Increase in construction work in progress	(1,614,157,716)	(257,168,368)
Increase in advance against land	(690,185,899)	(124,004,717)
(Increase)/decrease in fixed deposit receipts	892,032,045	(1,934,040,674)
Net cash used in investing activities (B)	**(2,314,209,445)**	**(2,538,860,462)**
Cash flows from financing activities		
Increase/(decrease) in short term financing	1,466,234,301	(4,132,995)
12% redeemable preference share redeemed	-	(50,550,000)
Increase/(decrease) in term loan	357,332,500	-
Interest paid during the period	(57,589,502)	-
Dividend paid during the period	(646,914,449)	(27,218,757)
Net Cash provided by/(used in) financing activities (C)	**1,119,062,851**	**(81,901,752)**
Net cash inflow/(outflow) for the period (A+B+C)	20,767,038	(2,032,123,497)
Add: Cash and cash equivalents at the beginning of the year	162,066,998	2,194,190,495
Cash and cash equivalents at the end of the year	**182,834,036**	**162,066,998**
Operating cash inflow/(outflow) per share	**4.13**	**2.00**

Company Secretary **Director** **Independent Director** **Managing Director** **Chairperson**

Dated, 26 October 2017
Dhaka

Unique Hotel & Resorts Limited

Notes to the Financial Statements
For the year ended 30 June 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 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 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 covers one year from 1 July 2016 to 30 June 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 30 June 2017, so no revaluation has been made during the year ended 30 June 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 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.

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 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 balance sheet of the company. As the fair value of the assets do not differ significantly from its carrying amount as of 30 June 2017, so no revaluation has been made on 30 June 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 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 26 October 2017 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 2016 to 30 June 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 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. 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 30 June 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 30 June 2017
		Balance as at 1 July 2016	Additions during the period	Disposal during the period	Balance as at 30 June 2107		Balance as at 1 July 2016	Charged during the period	Accumulated depreciation for disposal	Balance as at 30 June 2107	
1	Land and land developments	5,990,949,112	44,323,769	-	6,035,272,881	-	-	-	-	-	6,035,272,881
2	Building and other Civil constructions	11,623,696,482	2,512,500	-	11,626,208,982	1.25%	862,258,485	134,549,381	-	996,807,866	10,629,401,116
3	Office furniture and equipments	32,111,076	105,071	-	32,216,147	5%	7,828,024	1,219,406	-	9,047,430	23,168,717
4	Hotel furniture	331,374,952	-	-	331,374,952	5%	115,251,199	10,806,188	-	126,057,387	205,317,565
5	Motor vehicles	126,207,350	9,730,082	-	135,937,432	5%	23,277,055	5,633,019	-	28,910,074	107,027,358
6	Hotel equipments	1,983,444,465	3,580,661	-	1,987,025,126	5%	606,100,638	69,046,224	-	675,146,862	1,311,878,264
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**
Total as at 30 June 2016		**19,706,788,209**	**387,847,228**	**6,852,000**	**20,087,783,437**	**-**	**1,386,753,191**	**230,029,202**	**2,066,992**	**1,614,715,401**	**18,473,068,036**

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 30 June 2017	As at 30 June 2016
7. Construction work in progress		
A proposed five star international reputed chain hotel (7.1)	3,195,755,565	2,777,506,203
Multipurpose commercial complex (7.2)	66,140,010	44,692,533
A proposed international reputed chain hotel, Uttara (7.3)	419,321,479	172,735,602
Hotel and service apartment	927,875,000	-
	4,609,092,054	**2,994,934,338**
7.1 A proposed five star international reputed chain hotel		
Opening balance	2,777,506,203	2,198,243,961
Add: Addition during the period	418,249,362	579,262,242
Less: Transferred to PPE during the period	-	-
Closing balance	**3,195,755,565**	**2,777,506,203**
7.2 Multipurpose commercial complex		
Opening balance	44,692,533	19,099,437
Add: Addition during the period	21,447,477	25,593,096
Less: Transferred to PPE during the period	-	-
Closing balance	**66,140,010**	**44,692,533**
7.3 A proposed international reputed chain hotel, Uttara		
Opening balance	172,735,602	121,155,600
Add: Addition during the period	246,585,877	51,580,002
Less: Transferred to PPE during the period	-	-
Closing balance	**419,321,479**	**172,735,602**
8. Inventories		
General	**4,313,157**	**4,448,157**
Marble	2,772,180	2,847,180
Construction materials	932,471	932,471
Hardware materials	239,334	239,334
Sanitary materials	369,172	429,172
The Westin, Dhaka	**75,580,847**	**95,745,477**
Food	15,043,500	17,257,007
Beverage	18,995,667	38,234,317
Guest amenities	13,347,496	11,401,988
Linen & china	11,428,061	13,252,981
Store- general	869,632	714,338
Utensils	14,123,393	13,954,571
Others	1,773,098	930,275
	79,894,004	**100,193,634**
9. Investments		
Investment in quoted shares (9.1)	284,439,673	74,501,172
Investment in unquoted shares (9.2)	69,185,000	69,185,000
	353,624,673	**143,686,172**

AMAR STOCK

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 30.06.2017 Taka	Fair value 30.06.2017 Taka	Fair value 30.06.2016 Taka
Investment in quoted shares:	**327,142,771**	**284,439,673**	**74,501,172**
Beximco Pharma	28,181,770	28,250,000	-
SPCL	14,816,850	14,430,000	-
GPH Ispat	9,000,892	8,860,000	-
One Bank Ltd.	11,293,782	10,500,000	-
Bangladesh Building Society	4,826,964	4,820,865	-
City Bank Ltd.	18,787,807	19,119,815	-
Singer BD	5,684,559	5,724,000	-
Social Investment Bank Ltd.	8,138,528	8,128,305	-
Tung Hai Knitting & Dyeing	5,713,860	4,650,000	-
United Power Generating	5,557,810	5,550,000	-
First Security Bank Ltd.	5,224,779	4,968,810	-
ECABLES	351,663	282,000	-
Islami Bank	2,209,820	1,998,525	-
UNITEDFIN	619,970	556,400	-
Acme Lab	11,741,845	11,801,400	-
Active Fine Chemicals	10,141,680	10,140,000	-
Confidence Cements	4,266,503	4,105,300	-
Al-Arafah Islami Bank Ltd.	6,785,257	6,312,653	4,455,990
BARAKA Power	3,019,592	2,927,900	2,011,295
British American Tobacco Bangladesh Ltd.	3,012,000	2,829,300	2,700,000
Dutch Bangla Bank Ltd.	14,958,065	9,766,500	10,044,175
Eastern Bank Ltd.	8,165,086	7,290,255	5,792,550
EBL NRB Mutual Fund	10,002,824	9,269,774	5,688,000
IDCL Ltd.	15,138,991	14,655,600	2,935,000
Lafarge Surma Cement Ltd.	5,434,400	2,516,000	3,164,000
Lanka Bangla Finance	45,626,066	44,560,000	44,105
National Bank Ltd.	36,516,249	17,872,932	10,271,800
NCC Bank Ltd.	5,429,160	2,653,200	1,722,600
PHP First Mutual Fund	10,006,119	9,811,689	5,251,676
Power Grid Bangladesh Limited	14,976,080	8,570,450	9,847,950
Titas Gas Transmission & Distribution Co. Ltd.	1,513,800	1,518,000	1,449,000
Ratanpur Steel Re-Rolling Mills Limited	-	-	868,000
NPOLYMAR	-	-	166,600
IFAD Autos Ltd.	-	-	925,100
GBB Power Ltd.	-	-	288,000
BSRM Steel	-	-	5,632,331
BD Finance	-	-	1,243,000
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
	396,327,771	**353,624,673**	**143,686,172**

		Amount in Taka	
		As at 30 June 2017	As at 30 June 2016
10.	**Accounts receivable**		
	Accounts receivable (10.1)	191,948,425	104,745,272
	Less: Provision for bad debt	(3,838,970)	(3,253,271)
		188,109,455	**101,492,001**

10.1	**Accounts receivable- ageing summary**		
	0- 30 days	80,668,598	73,854,210
	31-60 days	24,012,538	27,464,321
	61-90 days	22,330,810	346,941
	91-120 days	17,342,413	1,665,287
	121- 150 days	17,924,743	591,237
	151 days and over	29,669,323	823,276
		191,948,425	**104,745,272**

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	188,109,455	101,492,001
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		**188,109,455**	**101,492,001**

11.	**Other receivables**		
	Accrued interest on fixed deposit receipts	6,778,726	21,544,283
	Insurance receivable	625,220	476,405
		7,403,946	**22,020,688**

12.	**Advances, deposits and prepayments**		
	Advances (12.1)	7,350,575,933	5,788,610,303
	Deposits (12.2)	19,496,250	19,618,370
	Prepayments (12.3)	10,611,266	9,893,868
		7,380,683,449	**5,818,122,541**

		Amount in Taka	
		As at 30 June 2017	As at 30 June 2016
12.1	**Advances:**		
	Advance income tax (12.1.1)	718,271,937	353,948,165
	Advance to Govt.	175,500,000	175,500,000
	Rent (security)	2,400,000	2,400,000
	Purchases	5,976,660	1,862,010
	Parties/ suppliers	1,231,224,728	576,927,353
	Advance to employees	1,290,929	1,290,929
	Advance to employees- The Westin Dhaka	1,024,703	375,418
	Advance to suppliers- The Westin Dhaka	23,387,851	432,800
	Advance against land*	3,312,356,737	3,045,362,415
	Sonargoan Economic Zone Ltd.	423,415,351	223,774
	Borak Real Estate Ltd.	758,503,938	921,763,263
	Purnima Constructions (Pvt.) Ltd.	657,012,547	681,412,547
	Chartered Life Insurance Co. Ltd.	3,553,287	3,553,287
	Anannya Development (Pvt.) Ltd.	-	11,720,350
	Advance against salary	-	743,500
	Others- The Westin Dhaka	1,998,608	327,393
	Others	34,658,657	10,767,099
		7,350,575,933	**5,788,610,303**

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.

12.1.1	**Advance income tax**		
	Opening	353,948,165	391,078,388
	Add: Income tax during the year	364,323,772	124,058,135
	Less: Income tax adjusted during the year	-	(161,188,358)
		718,271,937	**353,948,165**

12.2	**Deposits:**		
	Bank guarantee margin	5,983,690	6,105,810
	Security deposit	12,908,261	12,908,261
	Security deposit- The Westin Dhaka	604,299	604,299
		19,496,250	**19,618,370**

12.3	**Prepayments:**		
	Insurance premium	376,824	299,570
	Prepaid expenses- The Westin Dhaka	10,234,442	9,594,298
		10,611,266	**9,893,868**

	Amount in Taka	
	As at 30 June 2017	As at 30 June 2016
13. Fixed deposit receipts		
Fixed deposit receipts of The Westin Dhaka		
BD Finance Company Ltd.	10,000,000	-
Midland Bank Ltd.	11,064,494	-
International Leasing and Financial Services Ltd.	275,000,000	80,000,000
Fareast Finance and Investment Ltd.	90,000,000	70,000,000
People Leasing and Financial Services Ltd.	35,000,000	70,000,000
NRB Bank Ltd.	-	10,000,000
Midland Bank Ltd- Hemayetpur Branch	-	31,454,532
Southeast Bank Ltd.	-	20,000,000
IDLC Finance Ltd.	-	70,000,000
	421,064,494	**351,454,532**
Fixed deposit receipts of Head office		
Southeast Bank Ltd.- Gulshan Branch	14,239,135	13,532,801
United Commercial Bank Ltd- Banani Branch	606,705,000	1,569,053,341
	620,944,135	**1,582,586,142**
	1,042,008,629	**1,934,040,674**
14. Cash and cash equivalents		
A. With corporate office:		
Cash in hand	185,552	259,282
Cash at brokerage house	10,492,856	1,170,968
	10,678,408	**1,430,250**
Cash at bank		
Eastern Bank Ltd.-Gulshan Branch, Dhaka	1,220,399	1,212,125
The City Bank Ltd.-Kawran Bazaar Branch, Dhaka.	10,784	12,249
Southeast Bank Ltd.-Gulshan Branch, Dhaka.	573	1,523
Mercantile Bank Ltd.-Banani Branch, Dhaka.	44,460	45,990
Prime Bank Limited.-Banani Branch, Dhaka.	7,499,825	186,397
Prime Bank Ltd., Banani Branch, [Unit-2]	57,522	58,707
United Commercial Bank Ltd.-Banani Branch, Dhaka	1,805,418	15,034,702
Shahjalal Islami Bank Ltd.-Banani Branch, Dhaka	7,570	8,720
BRAC Bank Ltd., Gulshan Branch, SND Account	6,459,335	6,293,338
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	292,597	286,024
Eastern Bank Ltd.-Banani Branch, Dividend Account	781,811	763,278
Eastern Bank Ltd.-Banani Branch, Dividend Account	6,112,003	6,050,518
Eastern Bank Ltd.-Banani Branch, Dividend Account	3,193,894	3,143,294
Eastern Bank Ltd.-Banani Branch, Dividend Account	2,279,412	3,807,184
Sonali Bank Ltd, Gulshan. Branch, Dhaka	17,012	17,012
Sonali Bank Ltd., Dhaka Reg. Complex Branch	12,083	12,265
Janata Bank Ltd.-Corporate Branch, Dhaka.	23,269	24,569
Premier Bank Ltd. Banani Branch	3,675	4,825
Eastern Bank Ltd.-Banani Branch, Dividend Account	2,328,816	-
Bank Alfalah Ltd., Gulshan Branch	62,915	-
	38,117,434	**42,866,783**
	48,795,842	**44,297,033**

			Amount in Taka	
			As at 30 June 2017	As at 30 June 2016
B.	**With The Westin Dhaka**			
	Cash in hand		**1,055,000**	**992,055**
	Cash at bank		**132,983,194**	**116,777,910**
	Prime Bank Limited		(65,273,152)	(13,107,156)
	Deposit account with Prime Bank Limited		106,616,897	55,477,928
	The City Bank Limited- Gulshan Branch		13,188,564	36,809,364
	Eastern Bank Ltd.-Gulshan Branch Dhaka, FC Account		1,886,477	1,886,477
	Prime Bank Limited, Banani Branch-replacement reserve		8,950,367	18,118,912
	Dutch Bangla Bank Limited		242,803	242,803
	Standard Chartered Bank		54,627,732	17,349,582
	Standard Chartered Bank CD		12,743,506	-
			134,038,194	**117,769,965**
	Total : (A+B)		**182,834,036**	**162,066,998**
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	52.14%	153,487,528	1,534,875,280	1,391,038,860
	Companies and financial institutions	30.28%	89,158,135	891,581,350	873,574,750
	Foreign individual & companies	1.75%	5,142,414	51,424,140	41,156,820
	General public	15.83%	46,611,923	466,119,230	638,229,570
		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. As such no provision has been made thereafter.

	Amount in Taka	
	As at 30 June 2017	As at 30 June 2016
18. Total long term loan	**1,788,312,500**	**1,162,500,000**
Current and non-current distinction		
Non-current portion	1,385,312,500	1,027,980,000
Current portion	403,000,000	134,520,000
	1,788,312,500	**1,162,500,000**

Name of lender	:	Standard Chartered Bank, Singapore
Security agent	:	Standard Chartered Bank, Dhaka
Name of facility	:	Term loan facility
Facility limit	:	USD 35 million ($ 25 million disbursed upto 30 June 2017)
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.

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 2), a five star or superior 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, 2017. 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.

19. Deferred tax liability

Opening balance	354,462,638	349,369,575
Deferred tax obligation/(benefit) during the period	9,978,727	5,093,063
	364,441,365	**354,462,638**

20. Short term loans

Standard Chartered Bank	180,000,000	-
Bank Alfalah Ltd.	500,000,000	-
Prime Bank Ltd. Banani Branch, overdraft	609,909,447	(6,869)
Standard Chartered Bank, Gulshan Branch, overdraft	304,972,067	397,134,082
	1,594,881,514	**397,127,213**

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

		Amount in Taka	
		As at 30 June 2017	As at 30 June 2016
21.	**Due to operator and its affiliates**		
	License fee	18,194,406	2,778,260
	Incentive fee	31,036,163	4,137,220
	Institutional marketing fee	17,284,691	2,639,347
	Reservation fee	3,443,288	548,882
	Office base fee	135,175	24,420
		70,093,723	**10,128,129**
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.	2,652,903	3,359,386
	R. M. Enterprise	2,940,623	1,801,795
	Dada-Bhai Enterprise	-	451,477
	J. B. Trading	-	649,505
	BRAC	-	831,337
	Noor Trade House	-	3,539,050
	Unity Services Ltd.	-	275,690
	Bandbox Ltd.	-	1,747,885
	Other creditors	53,975,646	21,245,409
		63,116,419	**33,901,534**
23.	**Unclaimed dividend**		
	Opening balance	7,736,729	34,955,486
	Add: Dividend declared during the period	647,680,000	588,800,000
	Less: Dividend paid during the period	(646,914,448)	(616,018,757)
		8,502,281	**7,736,729**
24.	**Other accruals and payables**		
	Taxes, deposits and other creditors- The Westin Dhaka (24.1)	59,377,241	69,358,861
	Provision for gratuity	13,203,876	12,745,462
	Accrued expenses (24.2)	127,485,751	89,186,410
	Provision for corporate tax (24.3)	858,684,480	675,588,678
	Liability to directors and shareholders	261,076,165	236,026,165
	Workers' profit participation fund (24.4)	38,096,284	-
	Other payables	760,068,196	427,702,431
		2,117,991,994	**1,510,608,007**
24.1	**Taxes, deposits and other creditors**		
	Security deposits from suppliers	6,060,000	4,700,000
	Security deposits from tenants	4,560,220	4,560,220
	Tips payable and employee fund	12,101,498	32,091,523
	Others	3,923,369	28,911,257
	VAT and supplementary duty	615,547	-
	Service charge	11,867,902	-
	VAT plus	19,687,263	-
	TDS- suppliers	322,814	-
	VDS- suppliers	238,628	-
	Travel agents' commission	-	(904,139)
		59,377,241	**69,358,861**

		Amount in Taka	
		As at 30 June 2017	As at 30 June 2016
24.2	**Accrued expenses**		
	Salaries, wages, bonus and other benefits	3,078,627	1,169,509
	Accruals for utility services	3,343,088	3,550,335
	Legal fees	296,500	287,500
	Audit fee	2,419,804	1,594,804
	Income tax payable for expatriate salaries	1,992,303	70,833
	Expatriate benefits	1,790,760	640,000
	Accrual for Starwood preferred guest programme	73,238,901	43,119,491
	Accrual for employee survey and vacation	673,226	2,500,122
	Accrual for Starwood-third party reservation	1,750,075	1,130,075
	Accrual for Starwood GSI/GEI	2,296,677	2,636,677
	Westin privilege card and SPP card selling	240,542	331,417
	Advance received tower rent and workout	9,919,044	12,206,104
	Accrual for data processing	247,480	3,087,073
	Other payables- TheWestin Dhaka	16,164,436	12,335,659
	Accrued expenses- corporate office	10,034,288	4,526,811
		127,485,751	**89,186,410**
24.3	**Provision for corporate tax**		
	Opening balance	675,588,679	711,877,840
	Add: Income tax during the year	183,095,802	124,899,197
	Less: Income tax adjusted during the year	-	(161,188,358)
	Closing balance	**858,684,480**	**675,588,679**
24.4	**Provision for workers' profit participation fund (WPPF)**		
	Opening balance	-	-
	Add: Provision made during the period	38,096,284	-
	Less: Paid during the period	-	-
	Closing balance	**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 2016 to 30 June 2017	01 July 2015 to 30 June 2016
25. Revenues		
Rooms	717,427,101	963,496,109
Food and beverage	841,402,105	844,639,276
Minor operating department (MOD)	74,700,456	78,174,528
Space rental and shop rent	43,901,343	55,626,223
Other revenues	148,885,413	141,579,818
	1,826,316,418	**2,083,515,954**

26. Costs of sales

Particulars	1 July 2016 to 30 June 2017				01 July 2015 to 30 June 2016
	Rooms Taka	Food & beverage Taka	Minor operating dept. (MOD) Taka	Total Taka	Total Taka
Salary, wages, bonus and benefits	18,995,230	50,680,947	7,196,243	76,872,420	77,286,107
Cost of materials & other related expenses	-	220,960,628	1,030,950	221,991,578	230,112,926
Operating supplies	6,728,400	23,506,674	1,240,975	31,476,049	43,683,290
Laundry, dry cleaning and uniforms	8,325,887	6,400,181	3,262,390	17,988,458	20,621,730
Complementary guest services	21,793,306	224,067	467,665	22,485,038	27,130,000
Linen, china, glass & silver	394,000	2,659,815	597,115	3,650,930	3,975,172
In-house TV , video, movies, music etc.	1,543,949	6,176,259	-	7,720,208	12,519,845
Travel agents commission	6,043,308	-	-	6,043,308	2,083,420
Traveling and communication	4,316	153,755	5,328	163,399	189,805
Airport counter charge	645,755	-	-	645,755	564,571
Fees and purchase	73,059	25,035	750	98,844	5,000
Third party reservation & amenities	10,728,789	-	-	10,728,789	14,268,825
Decoration & training	464,271	357,874	-	822,145	828,603
Rent, relocation, lost, damage etc.	-	-	-	-	3,530
Pest control	265,000	165,000	-	430,000	1,130,000
Postage	52,191	10,000	-	62,191	74,376
Promotion & others	-	1,639,875		1,639,875	-
Entertainment	10,210	70,039	-	80,249	342,827
Others	2,673,583	2,067,234	108,206	4,849,023	10,776,573
Total	**78,741,254**	**315,097,383**	**13,909,622**	**407,748,259**	**445,596,600**

		Amount in Taka	
		01 July 2016 to 30 June 2017	01 July 2015 to 30 June 2016
27.	**Administrative and other expenses**		
	Operators and its affiliated company fees (27.1)	86,434,804	103,836,981
	Administrative and general expenses (27.2)	83,636,805	96,150,070
	Repairs and maintenance (27.3)	175,170,784	184,144,497
	Advertising, promotion and public relations (27.4)	89,243,826	99,483,219
	Information and Telecommunications systems (27.5)	13,620,910	15,209,806
		448,107,129	**498,824,574**
27.1	**Operators and its affiliated company fees**		
	License fee (27.1.1)	32,987,770	38,582,816
	Incentive fee (27.1.2)	53,447,034	65,254,165
		86,434,804	**103,836,981**
27.1.1	**License fee**		
	Payable to Westin Asia Management Co.	**32,987,770**	**38,582,816**
27.1.2	**Incentive fee**		
	Payable to Westin Asia Management Co:		
	Adjusted gross operating profit	928,992,014	1,132,209,828
	Less:		
	Marketing fee	31,663,923	36,653,673
	Reservation fee	6,544,193	7,986,738
		38,208,116	44,640,411
	Gross operating profit for the purpose of incentive fee	**890,783,898**	**1,087,569,417**
	Incentive fee @ 6% on GOP	**53,447,034**	**65,254,165**
27.2	**Administrative and general expenses**		
	Data processing expenses	-	22,236
	Salaries, wages, bonus and benefits	28,648,472	34,265,303
	Operating supplies	1,259,431	3,285,005
	Postage	117,973	70,606
	Travel and communication	1,008,637	1,078,647
	Entertainment	2,107,931	2,161,723
	Security services	20,320,904	17,720,546
	Internal audit fee	1,570,000	2,292,000
	Legal and professional charges	9,000	12,000
	Fee and purchased services	312,315	350,124
	Uniforms	562,088	732,077
	Subscriptions	40,000	77,500
	Bank charges	430,445	590,381
	Credit card commission	19,912,941	25,983,556
	Recruitment and training	4,502,761	4,847,238
	Expense against provision	585,699	-
	Permits and license fee	2,070,554	2,466,667
	Other expenses	177,654	194,461
		83,636,805	**96,150,070**

AMAR STOCK

	Amount in Taka	
	01 July 2016 to 30 June 2017	01 July 2015 to 30 June 2016
27.3 Repairs and maintenance		
Salaries, wages, bonus and benefits	8,411,560	8,263,942
Electric bulbs	1,729,665	2,400,104
Painting and decorations	1,537,620	1,967,186
Travel and communication	38,910	68,408
Electricity expenses	114,201,498	118,677,789
Fuel	38,600	130,370
Repair and maintenance	16,145,613	20,019,558
Laundry equipments	8,127	-
Locks and keys	513,393	565,603
Operating supplies	4,794,944	5,013,847
Plumbing charge	1,130,072	2,010,686
Propine gas	13,824,603	14,365,016
Radio, television and signage	122,850	257,000
Waste removal expenses	1,015,960	859,500
Water treatment and pest control	9,753,698	8,053,617
Uniforms	426,551	635,585
Other expenses	1,477,120	856,286
	175,170,784	**184,144,497**
27.4 Advertising, promotion and public relation		
Salaries, wages, bonus and benefits	8,976,716	12,951,634
Operating supplies	688,030	1,214,334
Postage	12,237	40,498
Travel and communication	1,401,793	1,157,291
Entertainment	1,936,867	1,104,750
Advertising	2,834,680	1,607,420
Signs, events and functions	2,703,906	3,136,908
SPG expenses	31,769,177	32,939,425
Institutional marketing fee	31,663,923	36,653,673
Reservation fee	6,544,193	7,986,738
Uniforms	214,186	150,128
Complementary guest services	80,301	38,313
Other expenses	417,817	502,107
	89,243,826	**99,483,219**
27.5 Information and Telecommunications Systems		
Postage	-	17,726
Fees and purchased services	-	15,030
Salaries, wages, bonus and benefits	1,572,936	1,926,300
Operating supplies	145,662	761,044
Travel and communication	3,771,837	3,218,478
Data processing and maintenance	8,057,925	9,034,986
Laundry, dry cleaning and uniforms	29,420	28,885
Other expenses	43,130	207,357
	13,620,910	**15,209,806**

AMAR STOCK

		Amount in Taka	
		01 July 2016 to 30 June 2017	01 July 2015 to 30 June 2016
28.	**Corporate office expenses**		
	Director's remuneration	3,000,000	-
	Salary, allowance and wages	12,169,158	8,287,850
	Festival allowance	1,264,926	794,099
	Traveling, conveyance and allowances	543,348	616,004
	Printing, stationary and papers	245,680	209,108
	Computer expenses	127,320	79,950
	Food and entertainment	1,096,388	3,542,387
	Office repairs and maintenance	362,901	274,797
	Telephone, mobile and internet	357,453	454,821
	Advertisement and publicity for BSEC compliance	439,041	2,813,851
	Donation to Prime Minister's Education Assistant Fund	10,000,000	-
	Other donations	2,815,029	4,383,000
	Trade license, renewal fees, duty and taxes	1,425,992	741,325
	Postage and courier	29,792	105,855
	Paper, books and periodicals	1,300	-
	Meeting fees	550,000	483,000
	Office rent, utility and electrical	54,918	637,157
	Insurance premium	4,595,677	6,067,497
	Audit fees	940,000	726,400
	Car repairs and maintenance	36,486	116,622
	Bank charge	1,131,465	1,656,124
	Consultancy fees	16,000	645,000
	Regulatory fees	1,487,820	1,370,755
	Training expense	106,250	-
	Documentation expenses	1,000,000	-
	Rating fee	150,000	150,000
	City corporation tax	3,872,048	11,616,144
	Legal expenses	626,667	1,383,200
	AGM expenses	3,178,525	2,449,727
	Depreciation	221,254,218	230,029,203
	Other expenses	5,371,150	6,243,745
		278,249,552	**285,877,621**
29.	**Interest income/(expense)**		
	Interest income/(expense) from interest bearing investment	-	(75,257,140)
	Interest income from fixed deposit receipts and bank deposits	104,713,625	108,184,607
	Interest paid on loan	(57,589,501)	(34,819,037)
		47,124,124	**(1,891,570)**
30.	**Gain/(loss) on investment in shares**		
	Realized gain/ (loss) from sale of shares	4,799,187	595,115
	Unrealized gain/(loss) for difference between cost and market price	15,464,567	3,853,531
		20,263,754	**4,448,646**

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	2,326,329	5,682,000
		2,326,329	**5,682,000**

		Amount in Taka	
		01 July 2016 to 30 June 2017	01 July 2015 to 30 June 2016
32.	**Provision for income tax**		
	Current tax expenses	183,095,802	218,613,064
	Deferred tax expenses/(benefit)	9,978,727	12,243,568
		193,074,529	**230,856,631**
33.	**Basic Earnings per share (EPS) on Net Profit after tax before Other Comprehensive Income: (Par Value of Tk.10)**		
		1.80	**2.14**
	Earnings attributable to ordinary shares:	**A**	
	Net Profit after tax as per Statement of Comprehensive Income	**530,754,872**	**630,599,604**
	Number of shares:	**B**	**294,400,000**	**294,400,000**
			Earnings attributable to ordinary shareholders	Earnings attributable to ordinary shareholders
		=	**530,754,872**	**630,599,604**
			294,400,000	**294,400,000**
	Basic and diluted earnings per share C=(A/B) (Par Value of Tk.10)	=	**1.80**	**2.14**

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 30 June 2017			
			Opening balance	Addition	Adjustment/ (Received)	Closing balance
Borak Real Estate Ltd.	Common Director	Advance against constructions	921,763,262	212,978,345	376,237,669	758,503,938
Anannya Development (Pvt.) Ltd.	Common Director	Advance against constructions	11,720,350	-	11,720,350	-
Anannya Development (Pvt.) Ltd.	Common Director	Balance with current account	-	-	20,000,000	(20,000,000)
Purnima Construction Ltd.	Common Director	Advance against constructions	681,412,548	-	24,400,000	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	(53,094,907)	38,000,000	30,000,000	(45,094,907)
Mr. Mohd. Noor Ali	Managing Director	Balance with current account	(7,665,560)	14,300,000	32,700,000	(26,065,560)
Ms. Nabila Ali	Director	Balance with current account	(62,869,684)	-	14,650,000	(77,519,684)
Ms. Nadiha Ali	Director	Balance with current account	(55,905,295)	-	-	(55,905,295)
Ms. Nadila Ali	Shareholder	Balance with current account	(56,490,719)	-	-	(56,490,719)
Unique Group of Companies Ltd.	Common Director	Balance with current account	3,133,245	2,283,966	260,543	5,156,668
Unique Ceramics Industries (Pvt.)Ltd.	Common Director	Balance with current account	(200,000,000)	144,917,433	150,000,000	(205,082,567)
Star Infrastructure Development Consortium Ltd.	Common Director	Advance payment	85,000	1,000,000	-	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	3,100,000	700,000	-	3,800,000
Sonargoan Economic Zone Ltd.	Common Director	Advance against land	223,774	426,391,577	3,200,000	423,415,351
Unique Ceramics Industries (Pvt.)Ltd.	Common Director	Advance against brick purchase	144,800,000	150,000,000	144,800,000	150,000,000
Borak Travels (Pvt.) Ltd.	Common Director	Balance with current account	(50,175,000)	-	24,700,000	(74,875,000)
Unique Eastern (Pvt.) Ltd.	Common Director	Balance with current account	(132,950,016)	2,116,152	44,000,000	(174,833,864)
Eastern Bank Ltd	Common Director	Trade Receivables	-	306,624	-	306,624
Unique Eastern Pvt. Ltd.	Common Director	Trade Receivables	-	1,806,768	-	1,806,768
Unique Group of Companies Ltd.	Common Director	Trade Receivables	-	142,507	-	142,507
Total			**3,750,640,286**	**995,059,524**	**876,668,562**	**3,869,031,248**

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 2016 to 3o June 2017 to the directors, including managing directors, 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	30 June 2017	30 June 2016
Number of employees	759	727

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.

Company Secretary **Director** **Independent Director** **Managing Director** **Chairperson**

Dated, 26 October 2017
Dhaka