

Financial Statements

For the year ended
31 December 2015

INDEPENDENT AUDITORS' REPORT
To
The Shareholders of Unique Hotel & Resorts Limited

We have audited the accompanying Financial Statements of Unique Hotel & Resorts Limited, which comprise the statement of financial position as at December 31, 2015, and statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statement

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Bangladesh Accounting Standards (BASs) and Bangladesh Financial Reporting Standards (BFRSs), The Companies Act 1994 and other applicable laws and regulations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Bangladesh Standards on Auditing (BSAs). Those standards require that we comply with relevant ethical requirement and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amount and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of **Unique Hotel & Resorts Limited** as at December 31, 2015 and its financial performance and cash flows for the year then ended in accordance with Bangladesh Financial Reporting Standards (BFRSs) and complies with the Companies Act 1994, and other applicable laws, rules and regulations.

We also report that

- a) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit and made due verification thereof;
- b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appeared from our examination of those books;
- c) the Company's Statement of Financial Position, Income Statement dealt with notes by the report are in agreement with the books of accounts and returns; and
- d) the expenditure was incurred for the purposes of the Company's business.

Place: Dhaka
Date: 19 October 2016


G. KIBRIA & CO.
Chartered Accountants.

Unique Hotel & Resorts Limited
Statement of Financial Position
As at 31 December 2015

	Notes	Amount in Taka	
		31 December 2015	31 December 2014
ASSETS			
Non-Current Assets		21,197,325,784	20,754,467,131
Property, Plant and Equipment (Cost/ Revaluation less Accumulated Depreciation)	6	18,363,256,801	18,413,927,576
Construction Work in Progress	7	2,834,068,983	2,340,539,555
Current Assets		8,318,410,504	7,382,773,335
Inventories	8	69,542,375	80,344,740
Investments	9	1,762,098,609	1,549,028,618
Accounts Receivable	10	91,561,252	63,901,429
Other Receivables	11	19,725,795	23,686,243
Advances, Deposits and Prepayments	12	4,181,291,979	3,702,436,783
Fixed Deposit Receipts	13	-	47,221,801
Cash and Cash Equivalents	14	2,194,190,495	1,916,153,721
TOTAL ASSETS		29,515,736,287	28,137,240,466
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' Equity		25,917,164,341	25,830,865,873
Ordinary Share Capital	15	2,944,000,000	2,944,000,000
Share Premium Account	16	6,181,931,836	6,181,931,836
Tax Holiday Reserve	17	944,219,701	944,219,701
Revaluation Surplus		13,068,764,178	13,202,475,004
Retained Earnings		2,778,248,626	2,558,239,332
Non-Current Liabilities		1,407,349,575	416,932,110
Non-current portion of secured term loan	18	1,027,980,000	32,918,381
12% Redeemable Preference Share Capital	19	30,000,000	45,000,000
Deferred Tax Liability	20	349,369,575	339,013,729
Current Liabilities		2,191,222,372	1,889,442,483
Current portion of secured Term Loan	18	134,520,000	134,520,000
Current Portion of 12% Redeemable Preference Share Capital	19	15,000,000	15,000,000
Short term loan	21	637,286,373	424,255,980
Due to Operator and its Affiliates	22	20,269,829	30,640,960
Accounts Payable	23	28,520,287	43,778,612
Unclaimed Dividend	24	34,955,486	29,497,313
Other Accruals and Payables	25	1,320,670,397	1,211,749,618
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		29,515,736,287	28,137,240,466
Net Asset Value Per Share (NAVPS)		88.03	87.74

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


Salina Ali
Chairperson


Mohd. Noor Ali
Managing Director


Rtn. Ghulam Mustafa
Independent Director

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

Dated, Dhaka
19 October 2016


G. Kibria & Co.
Chartered Accountants

Unique Hotel & Resorts Limited
Statement of Profit or Loss and Other Comprehensive Income
For the year ended 31 December 2015

	Notes	Amount in Taka	
		January 2015 to December 2015	January 2014 to December 2014
Operating revenue	26	2,109,863,265	2,237,050,202
Costs of sales	27	(445,006,013)	(430,598,024)
Gross profit		1,664,857,251	1,806,452,178
Administrative and other expenses	28	(498,033,952)	(531,343,858)
Operating profit		1,166,823,299	1,275,108,320
Head office expenses	29	(273,577,809)	(286,551,484)
Interest income/(expenses)	30	66,415,798	356,927,761
Gain/(Loss) on disposal of shares		(7,946,075)	-
Other income/(expenses)	31	4,051,544	3,470,030
Profit before tax		955,766,757	1,348,954,626
Provision for income tax	32	(249,949,878)	(386,157,738)
Net profit after tax		705,816,879	962,796,889
Add: Other comprehensive income			
Revaluation surplus on fixed assets		-	-
Total Income		705,816,879	962,796,889
Basic earnings per share (EPS)	33	2.40	3.27

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


Salina Ali
Chairperson


Mohd. Noor Ali
Managing Director


Rtn. Ghulam Mustafa
Independent Director

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

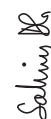
Dated, Dhaka
19 October 2016


G. Kibria & Co.
Chartered Accountants

Unique Hotel & Resorts Limited

Statement of Changes in Equity
For the year ended 31 December 2015

Particulars	Amount in Taka					Total
	Ordinary Share Capital	Share Premium	Tax Holiday Reserve	Retained Earnings	Revaluation Surplus	
For 2014:						
Balance at 1st January 2014	2,944,000,000	6,181,931,836	944,219,701	2,322,070,833	13,338,734,689	25,730,957,059
Net Profit during the period	-	-	-	962,796,889	-	962,796,889
Cash Dividend @ 25% for 2013 on Ordinary Shares	-	-	-	(736,000,000)	-	(736,000,000)
Income Tax paid for the previous years	-	-	-	(156,299,057)	-	(156,299,057)
Asset replacement reserve Fund previous period	-	-	-	29,410,982	-	29,410,982
Depreciation on Revaluation Surplus transferred to Retained Earnings	-	-	-	136,259,685	(136,259,685)	-
Balance at 31 December 2014	2,944,000,000	6,181,931,836	944,219,701	2,558,239,332	13,202,475,004	25,830,865,873
For 2015:						
Balance at 1st January 2015	2,944,000,000	6,181,931,836	944,219,701	2,558,239,332	13,202,475,004	25,830,865,873
Net Profit during the period	-	-	-	705,816,879	-	705,816,879
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)
Depreciation on Revaluation Surplus transferred to Retained Earnings	-	-	-	133,710,826	(133,710,826)	-
Balance at 31 December 2015	2,944,000,000	6,181,931,836	944,219,701	2,778,248,626	13,068,764,178	25,917,164,341


Salina Ali
Chairperson


Mohd. Noor Ali
Managing Director


Rtn. Ghulam Mustafa
Independent Director

Dated, Dhaka
19 October 2016

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


G. Kibria & Co.
Chartered Accountants

Unique Hotel & Resorts Limited
Statement of Cash Flows
For the year ended 31 December 2015

	Amount in Taka	
	As at 31 December 2015	As at 31 December 2014
Cash Flow from Operating Activities:		
Collection from turnover & other receipts	2,142,274,579	2,640,472,823
Payment for operating costs & other expenses	(1,369,702,157)	(1,830,282,025)
(Increase)/Decrease in Other Receivable	3,960,448	5,764,093
Income tax paid	(177,145,770)	(224,508,752)
Total Cash Flow from Operating Activities (A)	599,387,100	591,446,139
Cash Flow from Investing Activities		
Purchase of Property, Plant and Equipment	(182,695,291)	(70,718,927)
(Increase)/Decrease in Investment	(213,069,990)	778,440,086
Dividend received	4,051,544	3,426,005
(Increase)/Decrease in Construction Work in progress	(452,463,029)	(232,396,351)
(Increase)/Decrease in Advance against land & others	(90,548,748)	(67,046,038)
(Increase)/Decrease in Fixed Deposit Receipts	-	(2,184,568)
Sales proceed from sale of fixed assets	3,625,000	-
Total Cash used in Investing Activities (B)	(931,100,514)	409,520,208
Cash Flow from Financing Activities		
Increase/(Decrease) in short term financing	213,030,393	213,238,490
12% Redeemable Preference Share redeemed	(15,000,000)	(15,000,000)
Increase/(Decrease) in Secured Term Loans-Non current portion	995,061,619	(118,553,745)
Dividend paid	(583,341,827)	(724,883,332)
Total Cash used in Financing Activities (C)	609,750,185	(645,198,586)
Net cash inflow/(outflow) for the period (A + B + C)	278,036,772	355,767,761
Add: Cash and Cash Equivalents at the beginning of the year	1,916,153,721	1,560,385,961
Cash and Cash Equivalents at the end of the period	2,194,190,495	1,916,153,721
Operating cash inflow/(outflow) per share	2.04	2.01


Salina Ali
Chairperson


Mohd. Noor Ali
Managing Director


Rtn. Ghulam Mustafa
Independent Director

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

Dated, Dhaka
19 October 2016


G. Kibria & Co.
Chartered Accountants

Unique Hotel & Resorts Limited

Notes to the Financial Statements
For the year ended 31 December 2015

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

Chartered AccountantsChartered AccountantsThe 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 in 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 its commercial operation from 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 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 on 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 regulations in addition to the Companies Act 1994:
The Securities & Exchange Rules 1987,
The Securities & Exchange Ordinance 1969,
The Regulation 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 as at 31 December 2015,
- ii) Statement of Profit or Loss and Other Comprehensive Income for the year ended 31 December 2015,
- iii) Statement of Changes in Equity for the year ended 31 December 2015,
- iv) Statement of Cash Flows for the year ended 31 December 2015,
- v) Notes comprising a summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 December 2015.

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 lands, buildings & machinery 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. A sizeable amount have however been received in foreign currency.

3.6 Risk and uncertainty for use of estimates and judgments

The preparation of financial statements in conformity with Bangladesh Accounting Standards requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses and for contingent assets and liabilities that require disclosure, during and at the date of the financial statements.

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 estimate is revised and in any future periods affected 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 of 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 January 2015 to 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 transactions

Foreign currency transactions are recorded, on initial recognition in the functional currency at the spot exchange rate ruling at the transaction date.

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 and land developments & Building have been revalued by an independent valuer to reflect fair value (prevailing market price) thereof following "Current Cost Method". As the fair value of the assets do not differ significantly from its carrying amount as of 31 December 2015, so no revaluation has been made on 31 December 2015.

Subsequent costs

The cost of replacing part of an item of property, plant and equipment's 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 & 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 & 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 & 34 of BAS 16: Property, Plant & 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 BAS16: Property, Plant and Equipment' as the asset is used by the company. The amount of the revaluation surplus transferred would be the differences between the depreciation based on the revalued carrying amount of the asset and the depreciation based on the asset's original cost. Transfer from revaluation surplus to retained earnings is not made through profit or loss.

Other Fixed Assets were kept outside the scope of the revaluation works. These are expected to be realizable at written down value (WDV) as mentioned in the balance sheet of the company. As the fair value of the assets do not differ significantly from its carrying amount as of 31 December 2015, so no revaluation has been made on 31 December 2015.

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 & 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 costs of inventories consist 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 recognised.

4.7 Earnings per share (EPS)

Basic earnings:

Earnings per share (EPS) is calculated in accordance with Bangladesh Accounting Standard BAS-33 "Earnings per Share" by dividing the profit or loss attributable to ordinary equity holder of the entity by the number of ordinary shares outstanding during the period. For the purpose of basic earnings per share, the amount attributable to the ordinary equity holders of the entity in respect of profit or loss from continuing operations attributable to the entity is adjusted for the after tax amount of preference dividend.

Diluted earnings per share:

For the purpose of calculating diluted earnings per shares, an entity adjust profit or loss attributable to each ordinary equity holders of the entity, and weighted average number of shares outstanding, for the effects of all dilutive potential ordinary shares. As the company has no dilutive potential ordinary shares, so diluted earnings per shares was not calculated.

Retrospective adjustment in earnings per Share:

The basic and diluted earnings per share for all periods presented is adjusted retrospectively for any increase in the number of ordinary or potential ordinary shares outstanding as a result of capitalization, bonus issues or share split. The per share calculations for those and any prior period financial statements presented is based on the new number of shares.

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.a Workers Profit Participation Fund (WPPF)

The Management has decided to establish the Workers Profit Participation Fund (WPPF) immediately through Trusty Board by executing a trusty deed as per the Labour Act. 2010.

4.9.b Employee's benefits

Confirmed employee's of the company working at The Westin Dhaka premises who have completed the required length of services is paid gratuity which is calculated on the last basic salary of the outgoing employees, according to the existing policy.

4.10 Impairment of assets

All assets except inventory, assets arising from construction contracts and financial assets is assessed at the end of each reporting period to determine whether there is any indication that an assets 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 IAS-23 "Borrowing Cost".

4.12 Authorization date for issuing financial statements

The financial statements were authorized by the Board of Directors on 19 October 2016 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 with bank, borrowings and other payables and 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, in 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. FDR	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 Segment Reporting

No segment reporting is applicable for the Company as required by BFRS 8: "Segment reporting", as the Company operates in a single industry segment.

4.16 Statement of Cash Flow

The statements 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 Disclosure" has been disclosed in a separate notes to the financial statements (Note 34).

4.18 Taxation:

Current Tax Liability :

Current Tax is the amount of income taxes payable (recoverable) in respect of the taxable profit (tax loss) for a period. As per section 46 A (3) of the Income Tax Ordinance 1984, the Company has been 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 January 2015 to 31 December 2015 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 as per 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 balance sheet date

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 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 share etc which could have an adverse impact on the business, financial condition and results of operation.

Management Perception:

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

5.4 Market Risks

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

Management Perception:

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

5.5 Operational Risks

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

Management Perception:

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

Unique Hotel & Resorts Limited

Fixed Assets Schedule
As at 31 December 2015

6. Property, Plant and Equipment (Cost/ Revaluation less Accumulated Depreciation)

Sl. No.	Assets	Cost				Dep. Rate (%)	Depreciation				Written Down Value as on 31.12.2015
		Balance as at 01.01.2015	Additions during the period	Disposal during the period	Balance as at 31.12.2015		Balance as on 01.01.2015	Charged during the period	Accumulated Depreciation for Disposal	Balance as on 31.12.2015	
1	Land and Land Developments	5,692,860,707	100,744,646	-	5,793,605,353	-	-	-	-	-	5,793,605,353
2	Building and Other Civil Constructions	11,622,559,882	1,000,000	-	11,623,559,882	1.25%	137,075,739	-	794,576,485	-	10,828,983,397
3	Office Furniture and Equipments	25,370,437	6,651,848	-	32,022,285	5%	1,306,153	-	7,205,382	-	24,816,903
4	Hotel Furniture's	331,374,952	-	-	331,374,952	5%	11,666,599	-	109,709,564	-	221,665,388
5	Motor Vehicles	86,909,350	46,150,000	6,852,000	126,207,350	5%	5,447,502	2,066,992	20,637,816	-	105,569,534
6	Hotel Equipment's	1,931,251,559	28,148,797	-	1,959,400,356	5%	73,085,065	-	570,784,130	-	1,388,616,226
	Total as at 31 December 2015	19,690,326,887	182,695,291	6,852,000	19,866,170,178	-	228,581,058	2,066,992	1,502,913,378	1,276,399,312	18,363,256,801
	Total as at 31 December 2014	19,624,957,960	70,718,927	5,350,000	19,690,326,887	-	222,747,436	1,800,700	1,276,399,312	1,055,452,576	18,413,927,576

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

S. F. Ahmed & Co, Chartered Accountants, have revalued all property, plant and equipment of the company as of 30 June 2009 (When Ata Khan & Co, Chartered Accountants was the auditor) following Current Cost Method, showing Total Current Cost at Tk.8,325,239,643, resulting in a Revaluation Surplus at Tk. 4,689,598,221. Thereafter Ata Khan & Co, (When S.F. Ahmed & Co, Chartered Accountants were the auditor), have revalued the land of the company as of 30 June 2010 following "Current Cost Method" Showing Current Cost thereof at Tk. 1,687,000,000, resulting in a further Revaluation Surplus at Tk. 843,500,000. Fixed Assets to the extent of Tk.657,868,395 have been kept as mortgage against the short-term bank loan.



Amount in Taka	
As at 31 December 2015	As at 31 December 2014

7. Construction Work in Progress

A Proposed Five Star International reputed Chain hotel (Note-7.1)	2,672,952,609	2,186,238,453
Multipurpose Commercial Complex	39,960,774	18,183,140
International reputed Chain hotel	-	136,117,962
A Proposed three Star International reputed Chain hotel, Uttara	121,155,600	-
Total	2,834,068,983	2,340,539,555

7.1 A Proposed Five Star International reputed Chain hotel

Construction Work in Progress represents structural costs of Hotel Projects ' A Five Star International reputed Chain hotel ' at 44 Kemal Ataturk Avenue, Banani, Dhaka-1213. The building is being constructed by Borak Real Estate Limited. As per certification of the engineers total costs of structural works details of which are noted below:

Floor	Usage	Area In Sqft	Costs of Structural Work in Progress as at 31.12.2015	Costs of Structural Work in Progress as at 31.12.2014
Basement-03	Electro mechanical floor	7501	80,695,680	80,695,680
Basement-01	Service for Hotel	1964	16,350,404	16,350,404
Level-01	Hotel service	4131	35,423,544	35,423,544
Level-02	Hotel service	3062	27,481,613	27,481,613
Level-06	Food Court Area For Hotel	21473	197,015,915	197,015,915
Level-07	Hotel Parking	43026	356,042,435	356,042,435
Level-08	Hotel Parking	43026	362,496,335	362,496,335
Level-10 (Part)	Hotel Maintenance	25815	203,458,856	203,458,856
Level-11	Main Lobby	43026	307,009,235	307,009,235
Level-12	Main Lobby	43026	386,671,847	386,671,847
Level-13 (Part)	Main Lobby	16580	125,587,381	125,587,381
Interior and Overhead			574,719,364	88,005,208
Total			2,672,952,609	2,186,238,453

8. Inventories

These consist of the following :

General	4,448,157	4,448,157
Marble	2,847,180	2,847,180
Construction Materials	932,471	932,471
Hardware Materials	239,334	239,334
Sanitary Materials	429,172	429,172
The WESTIN, Dhaka	65,094,218	75,896,583
Food	14,167,285	17,857,036
Beverage	25,961,005	32,480,017
Guest Amenities	5,873,487	8,388,266
Linen & China	4,365,778	5,473,436
Store General	806,928	1,124,156
Utensils	13,445,671	9,690,640
Others	474,065	883,032
Total	69,542,375	80,344,740

	Amount in Taka	
	As at 31 December 2015	As at 31 December 2014
9. Investments		
Investment in Shares (Note-9.1)	140,539,706	180,146,657
Charge Bearing Investment (Note-9.2)	1,621,558,903	1,368,881,962
Total	1,762,098,609	1,549,028,618

9.1 Investment in Shares

Investments in equity shares in different companies are classified as a financial assets 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 losses arising from a change in the fair value of the investments is recognized in the profit or loss.

	Fair Value 31.12.2015 Taka	Book Value 31.12.2015 Taka	Fair Value 31.12.2014 Taka
Investment with quoted price:	71,354,706	132,497,429	111,961,657
Al-Arafah Islami Bank Ltd.	4,726,050	6,786,153	4,788,309
Apex Tannery	1,289	1,308	-
BD Finance	1,160,000	1,010,179	-
Beximco Pharma	580,000	596,376	-
Dutch Bangla Bank Ltd.	10,302,700	14,958,295	11,955,400
Eastern Bank Ltd.	4,933,500	8,164,201	4,681,800
EBL NRB Mutual Fund	4,858,500	10,002,824	5,803,658
IDCL Ltd.	3,180,000	3,178,089	-
IFAD Autos Ltd.	1,014,200	1,075,585	-
Keya Detergent Ltd.	-	-	292,275
Khulna Power Company Limited	631,033	633,557	3,774,000
Lafarge Surma Cement Ltd.	2,984,000	5,434,400	4,920,000
Lanka Bangla Finance	5,545,931	6,383,583	-
Mutual Trust Bank Ltd.	-	-	25,874,640
National Bank Ltd.	10,495,100	36,520,753	11,566,269
NCC Bank Ltd.	1,801,800	5,429,370	1,997,834
One Bank Ltd.	-	-	483,288
Orion Pharma	-	-	464,000
PHP First Mutual Fund	4,784,860	10,006,119	5,140,484
Power Grid Bangladesh Limited	7,550,550	14,976,636	6,643,780
Prime Bank Ltd.	-	-	368,480
Prime Finance & Investment Ltd.	-	-	926,200
Ratanpur Steel Re-Rolling Mills Limited	960,000	1,035,626	240,000
Social Islami Bank Ltd.	-	-	19,208,640
Sumit Power	4,426,193	4,399,170	2,455,200
Tallu Spinning	708,000	1,128,411	377,400
Titas Gas Transmission & Distribution Co. Ltd.	711,000	776,795	-
Investment with Unquoted price:	69,185,000	69,185,000	68,185,000
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	50,000,000
	140,539,706	201,682,429	180,146,657

		Amount in Taka	
		As at 31 December 2015	As at 31 December 2014
9.2	Charge Bearing Investment		
	Borak Real Estate (Pvt.) Ltd.	920,872,631	478,512,048
	Anannya Development Pvt. Ltd.	11,720,350	48,336,400
	Purnima Construction Ltd.	681,412,635	752,035,686
	Unique Refineries Ltd.	-	21,926,865
	Unique Vocational Training Centre	-	7,053,799
	Chartered Life Insurance Co. Ltd.	7,553,287	7,553,287
	Borak Shipping Ltd.	-	49,213,308
	Unique Share Management Ltd.	-	4,250,569
	Sub-Total	1,621,558,903	1,368,881,962
10.	Accounts Receivable		
	Accounts receivable - trade net	91,561,252	63,901,429
	Total	91,561,252	63,901,429

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	Amount in
I	Accounts Receivable considered good in respect of which the company is fully secured	91,561,252	63,901,429
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	91,561,252	63,901,429

11.	Other Receivables		
	Accrued Interest on Fixed Deposits	19,725,795	23,686,243
	Total	19,725,795	23,686,243
12.	Advances, Deposits and Prepayments		
	Advances (Note-12.1)	4,157,604,814	3,663,101,108
	Deposits (Note-12.2)	19,540,118	34,806,599
	Prepayments (Note-12.3)	4,147,047	4,529,076
	Total	4,181,291,979	3,702,436,783

		Amount in Taka	
		As at 31 December 2015	As at 31 December 2014
12.1 Advances:			
Advance Income Tax (12.1.1)		391,078,388	537,505,747
Advance to Govt.		175,500,000	175,500,000
Rent (Security)		2,400,000	2,400,000
Purchases		475,017	4,328,000
Parties/ suppliers		564,118,155	7,432,958
Salary		60,000	110,000
Advance to Employees		1,290,929	1,290,929
Employees -Westin		-	2,197,000
Supplier WESTIN		9,200,000	1,881,835
Advance against land*		3,003,588,450	2,918,306,078
Advance city corporation tax		3,872,048	3,872,048
Art Gallery Project		-	6,111,508
Others-Westin		183,947	283,665
Others		5,837,880	1,881,340
	Sub-Total	4,157,604,814	3,663,101,108
12.1.1 Advance Income Tax			
Opening		537,505,747	469,296,052
Add: Income tax during the year		187,110,376	371,281,468
Less: Income tax paid/adjustment during the year		(333,537,735)	(303,071,773)
		391,078,388	537,505,747
* This amount including as 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.			
12.2 Deposits:			
Bank guarantee margin (BG)		6,105,810	21,894,110
Security Deposit- (UHRL)		12,778,009	12,327,489
Security Deposit - (The Westin Dhaka)		656,299	585,000
	Sub-Total	19,540,118	34,806,599
12.3 Prepayments:			
Insurance Premium		2,095,370	1,976,890
Prepaid Expenses WESTIN		2,051,677	2,552,185
	Sub-Total	4,147,047	4,529,076
13. Fixed Deposit Receipts			
Prime Bank Ltd., Banani Branch		-	47,221,801
	Total	-	47,221,801

Fixed Deposit with maturity period more than three months are presented as Fixed Deposit Receipts and Fixed Deposit with maturity period upto three months are included in cash & cash equivalent.

14. **Cash & Cash Equivalents**
This consists of as follows:

A. **GENERAL**

Cash in hand

Cash at Brokerage House

With Banks-

Eastern Bank Ltd.-Gulshan Branch, Dhaka
The City Bank Ltd.-Kawran Bazaar Branch, Dhaka.
Janata Bank Ltd.-Corporate Branch, Dhaka.
Southeast Bank Ltd.-Gulshan Branch, Dhaka.
Dutch Bangla Bank Ltd.-Gulshan Branch, Dhaka.
Mercantile Bank Ltd.-Banani Branch, Dhaka.
Prime Bank Limited.-Banani Branch, Dhaka.
Prime Bank Ltd., Banani Branch, Dividend Account
Prime Bank Ltd., Banani Branch, [Unit-2]
Sonal Bank Ltd, Gulshan. Branch, Dhaka
Sonal Bank Ltd., Dhaka Reg. Complex Branch
United Commercial Bank Ltd.-Banani Branch, Dhaka
National Bank Ltd.-Gulshan Branch, Dhaka
Shahjalal Islami Bank Ltd.-Banani Branch, Dhaka
BRAC Bank Ltd., Gulshan Branch, SND Account
BRAC Bank Ltd., Gulshan Branch, FC Dollar Account
BRAC Bank Ltd., Gulshan Branch, FC Pound Account
BRAC Bank Ltd., Gulshan Branch, FC Euro Account
Standard Chartered Bank Ltd., Gulshan Branch, CD Account
Eastern Bank Ltd.-Banani Branch, HPA Account
Eastern Bank Ltd.-Banani Branch, Dividend Account
Eastern Bank Ltd.-Banani Branch, Dividend Account
Eastern Bank Ltd.-Banani Branch, Dividend Account
Eastern Bank Ltd.-Banani Branch, Dividend Account
Premier Bank Ltd. Banani Branch

B. **The WESTIN, Dhaka**

Cash in hand:

Local currency

Cash at bank:

Prime Bank Limited
Deposit account (interest bearing) with: Prime
The City Bank Limited- Gulshan Branch
Prime Bank Limited, Banani Branch-Replacement Reserve
Dutch Bank Limited.
Eastern Bank Ltd.-Gulshan Branch Dhaka, FC Account

C. **Fixed Deposit Receipts**

Southeast Bank Ltd.-Gulshan Branch
United Commercial Bank Ltd- Banani Branch
Midland Bank Ltd- Hemayetpur Branch
One Bank Limited
Prime Bank Ltd.-Banani Branch

Total : (A + B + C)

Amount in Taka	
As at 31 December 2015	As at 31 December 2014
144,720	254,314
434,912	565,023
579,632	819,337
1,205,737	1,129,485
45,545	45,831
25,144	27,019
103,885	344,533
-	-
46,680	48,353
582,760	54,761,604
1	1
59,432	61,162
17,012	18,656
12,611	13,194
376,991,344	25,874,603
-	635
9,295	10,444
6,210,658	6,046,503
405,979	405,979
3,382,834	3,382,834
2,115,249	2,115,249
-	46,545
282,199	270,079
6,256,251	5,971,417
15,505,151	14,813,667
3,705,854	3,707,274
6,114,872	-
5,400	-
423,083,893	119,095,066
423,663,525	119,914,403
1,055,000	1,055,000
198,532,917	291,431,631
587,332	2,742,216
154,395,433	167,836,725
28,809,596	59,401,215
12,611,276	41,330,217
242,803	18,234,781
1,886,477	1,886,477
199,587,917	292,486,631
13,152,807	12,212,630
1,200,000,000	1,259,742,653
32,054,839	10,235,250
30,000,000	-
295,731,407	221,562,155
1,570,939,053	1,503,752,688
2,194,190,495	1,916,153,721

			Amount in Taka	
			As at 31 December 2015	As at 31 December 2014
15. Ordinary Share Capital				
A. Authorized Share Capital				
1,000,000,000 Ordinary Shares of Tk. 10 each			10,000,000,000	10,000,000,000
			<u>10,000,000,000</u>	<u>10,000,000,000</u>
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
			<u>2,944,000,000</u>	<u>2,944,000,000</u>
C. Shareholding position	Percentage	No. of shares		
Sponsor/Director	46.57%	137,103,886	1,388,096,000	1,388,096,000
Companies and financial Institutions	32.21%	94,822,905	857,881,600	857,881,600
Foreign Individual & Companies	0.47%	1,372,983	4,710,400	4,710,400
General Public	20.75%	61,100,226	693,312,000	693,312,000
	<u>100.00%</u>	<u>294,400,000</u>	<u>2,944,000,000</u>	<u>2,944,000,000</u>
16. Share Premium Account				
Opening			6,181,931,836	6,181,931,836
Add: during the year			-	-
Less: Bonus share issuing cost			-	-
		Total	<u>6,181,931,836</u>	<u>6,181,931,836</u>
17. Tax Holiday Reserve				
Opening Balance			944,219,701	944,219,701
Add: Addition during the period			-	-
		Total	<u>944,219,701</u>	<u>944,219,701</u>

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

	Amount in Taka	
	As at 31 December 2015	As at 31 December 2014
18. Non-current portion of secured term loan	1,027,980,000	32,918,381

The loan was taken from following banks. The fixed assets of the Company has been pledged as security along with Directors personal guarantee.

Total Long term loan:

Prime Bank Ltd. Banani Branch, Dhaka-A/c No.-282	-	124,546,819
Prime Bank Ltd, Banani Branch, Dhaka-A/c No.-286	-	42,891,562
Standard Chartered Bank Ltd., Gulshan Branch, CD Account	1,162,500,000	-
	1,162,500,000	167,438,381
Current and non current distinction		
Non Current Liabilities	1,027,980,000	32,918,381
Current Liabilities	134,520,000	134,520,000
Total	1,162,500,000	167,438,381

19. 12% Redeemable Preference Share Capital

450,000 (600,000: 2014) Preference Shares of Tk. 100 each
The City Bank Ltd, Head office, Gulshan-2, Dhaka-1212.

	45,000,000	60,000,000
Current and non current distinction		
Non Current Liabilities	30,000,000	45,000,000
Current Liabilities	15,000,000	15,000,000
Total	45,000,000	60,000,000

The Company issued redeemable preference share amounting BDT 15.00 crore to The City Bank Limited (CBL) on May 25, 2006. The terms and conditions of the preference shares are as follows:

"Nature of the debt Securities: 12% Redeemable Preference Share Total No. of Securities: 15,00,000 Par Value: BDT 100.00 each Rate of Interest: 12% per annum Convertibility Option: None Maturity Period: Redeemable in 12 Years inclusive of 2 years grace period Date of Redemption: 27th March, 2018 Prepayment Option: In case of prepayment i.e. earlier redemption the preference share will be redeemable at face value or book value or market value, whichever is higher. "

20. Deferred Tax Liability

Opening Balance	339,013,729	328,088,028
Deferred tax benefit during the period	10,355,845	10,925,701
Total	349,369,575	339,013,729

21. Short term Loan

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

Short term

Prime Bank Ltd. Banani Branch.(CCH Account)	-	441,417
Prime Bank Ltd. Banani Branch, SOD Account	623,520	165,017,563
Standard Chartered Bank Ltd., Gulshan Branch, CD Account	329,279,160	-
Directors & Shareholders	307,383,693	258,797,000
Total	637,286,373	424,255,980

		Amount in Taka	
		As at 31 December 2015	As at 31 December 2014
22. Due to Operator and its affiliates			
	The amount is payable to operator and arrived at as follows :		
	Management fees:		
	License fee	5,149,380	7,603,296
	Incentive fee	4,891,911	14,610,137
	Institutional marketing fee	1,024,656	6,582,738
	Reservation fee	108,310	1,757,850
	Office base fee	9,095,572	86,939
	Total	20,269,829	30,640,960
23. Accounts Payable			
	BRAC	-	804,951
	Bengal Meat Processing Ind. Ltd.	1,559,160	1,207,842
	Dada-Bhai Enterprise	418,303	1,227,745
	J. B. Trading	510,834	759,016
	Tanro Limited	-	101,435
	R. M. Enterprise	1,076,151	2,460,214
	Noor Trade House	3,573,072	7,373,851
	Unity Services Ltd.	556,813	426,820
	Bandbox Ltd.	2,045,265	1,987,586
	Bhai Bhai Traders	174,770	257,388
	Other creditors	18,605,920	27,171,764
	Total	28,520,287	43,778,612
24. Unclaimed Dividend			
	Opening balance	29,497,313	18,268,238
	Add: Dividend during the period	588,800,000	736,000,000
	Less: Dividend paid during the period	(583,341,827)	(724,770,925)
	Total	34,955,486	29,497,313
25. Other Accruals and Payables			
	Taxes, deposits and other creditors- The Westin Dhaka (25.1)	81,300,283	91,828,740
	Provision for Gratuity	12,348,106	13,027,908
	Provision for corporate tax (25.2)	711,877,839	805,821,541
	Accrued Expenses (25.3)	118,863,129	107,269,008
	Others Payables	396,281,039	193,802,420
	Total	1,320,670,397	1,211,749,618

		Amount in Taka	
		As at 31 December 2015	As at 31 December 2014
25.1	Taxes, deposits and other creditors		
	Security deposits from suppliers	5,956,400	5,076,400
	Security deposits from tenants	6,168,220	12,968,220
	Service Charge	15,492,723	18,346,285
	Tips payable and Employee fund	21,345,612	26,495,864
	Travel agents' commission	861,553	525,903
	Others	31,475,775	28,416,068
	Sub-Total	81,300,283	91,828,740
25.2	Provision for corporate tax		
	Opening balance	805,821,541	682,961,278
	Add: Income tax during the year	239,594,033	375,232,037
	Less: Income tax paid/adjustment during the year	(333,537,735)	(252,371,773)
	Closing balance	711,877,839	805,821,541
25.3	Accrued Expenses		
	Salaries, wages, bonus and other benefits	8,348,251	8,422,698
	Accruals for utility services	23,530,000	1,840,000
	Legal fees	281,500	269,500
	Audit fee	368,086	1,104,697
	Income tax payable for Expatriate salaries	1,176,777	1,275,389
	Expatriate benefits	-	4,535,304
	Accrual for 'Starwood Preferred Guest Programme'	37,703,309	32,799,947
	Accrual for employee survey and vacation	2,738,566	7,127,822
	Accrual for Starwood-third party reservation	1,007,233	805,333
	Accrual for Starwood GSI/GEI	2,383,550	1,624,658
	Westin privilege card and SPP card selling	476,917	1,511,583
	Advance Received Tower Rent & Workout	11,212,811	12,188,737
	Accrual for data processing	732,104	2,965,800
	Other payable-Westin	19,047,296	18,832,505
	Head office accrued Expenses	9,856,729	11,965,033
	Sub-Total	118,863,129	107,269,008

26. Operating Revenues

	Amount in Taka	
	01 January 2015 to 31 December 2015	01 January 2014 to 31 December 2014
Rooms	989,668,505	1,174,634,765
Food and beverage	848,933,850	787,125,675
Minor Operating Department (MOD)	81,704,658	85,563,905
Space rental and shop rent	58,321,111	75,179,336
Other revenues	131,235,140	114,546,521
Total	2,109,863,265	2,237,050,202

27. Costs of sales

Particulars	1 January 2015 to 31 December 2015				1 January 2014 to 31 December 2014
	Rooms Taka	Food & Beverage Taka	Minor Operating dept. (MOD) Taka	Total Taka	Total Taka
Salary, wages, bonus and benefits	17,471,670	50,244,278	6,735,620	74,451,568	72,770,363
Cost of materials & other related expenses	-	227,200,523	967,051	228,167,575	224,391,213
Operating supplies	8,586,983	30,486,066	2,654,276	41,727,325	36,385,477
Laundry, dry cleaning and uniforms	11,427,346	7,237,655	3,264,762	21,929,764	22,933,541
Complementary guest services	28,313,444	300,575	260,712	28,874,731	29,953,312
Linen, china, glass & silver	408,656	3,254,999	145,260	3,808,916	1,649,447
In-house TV , video, movies, music etc.	2,031,202	10,888,968	-	12,920,171	11,583,611
Travel agents commission	1,359,232	-	-	1,359,232	1,286,969
Traveling and communication	188,972	196,002	10,028	395,002	3,030,126
Airport counter charge	530,583	-	-	530,583	530,210
Fees and purchase	-	17,800	-	17,800	38,027
Third party reservation & Amenities	15,192,321	84,750	59,500	15,336,571	16,606,780
Decoration & Training	654,634	454,080	-	1,108,713	1,455,000
Rent, Relocation, Lost, Damage etc.	12,160	3,530	-	15,690	-
Pest control	800,000	300,000	-	1,100,000	700,000
Postage	9,000	40,000	-	49,000	16,781
Entertainment	-	328,901	-	328,901	2,069,532
Advertisement	-	10,527	14,589	25,116	43,535
Others	5,652,515	7,173,538	33,304	12,859,357	5,154,100
Total	92,638,718	338,222,192	14,145,103	445,006,013	430,598,024

		Amount in Taka	
		01 January 2015 to 31 December 2015	01 January 2014 to 31 December 2014
28. Administrative and other expenses			
	Operators and its affiliated company fees (Note: 28.1)	152,746,468	168,830,418
	Administrative and general expenses (28.2)	96,108,447	113,926,480
	Repairs and maintenance (28.3)	179,093,291	182,512,310
	Advertising, promotion and public relations (28.4)	53,379,877	66,074,650
	Information and Telecommunications Systems (28.5)	16,705,870	-
	Total	498,033,952	531,343,858
28.1 Operators and its affiliated company fees-WESTIN			
	License fee (28.1.1)	39,339,145	42,473,660
	Incentive fee (28.1.2)	67,900,791	76,772,955
	Institutional marketing fee (28.1.3)	37,372,187	40,349,977
	Reservation fee (28.1.4)	8,134,345	9,233,826
	Sub-Total	152,746,468	168,830,418
28.1.1 License fee			
	Payable to Westin Asia Management Co.	39,339,145	42,473,660
28.1.2 Incentive fee			
	Payable to Westin Asia Management Co:		
	Adjusted gross operating profit	1,177,186,382	1,329,133,044
	Less:		
	Marketing fee	37,372,187	40,349,977
	Reservation fee	8,134,345	9,233,826
		45,506,532	49,583,803
	Gross operating profit for the purpose of incentive fee	1,131,679,850	1,279,549,241
	Incentive fee @ 6% on GOP	67,900,791	76,772,954
28.1.3 Institutional marketing fee			
	Payable to Westin Asia Management Co:		
	1.9% of gross operating revenue of Tk. 1,966,957,210.	37,372,187	40,349,977
28.1.4 Reservation fee			
	Payable to Westin Asia Management Co: 0.6% of gross room revenue of Tk. 989,668,505 plus \$10 per available room calculated on a monthly basis at the prevailing month end exchange rate	8,134,345	9,233,826

		Amount in Taka	
		01 January 2015 to 31 December 2015	01 January 2014 to 31 December 2014
28.2	Administrative and general expenses		
	Salaries, wages, bonus & benefits	35,064,018	40,074,185
	Operating supplies	3,801,934	6,546,708
	Postage	83,424	24,131
	Rent	-	277,899
	Data processing expenses	22,236	7,510,169
	Travel & communication	1,902,264	2,219,660
	Entertainment	2,455,783	3,190,823
	Security services	16,474,395	14,344,502
	Internal Audit fee	1,640,000	1,366,580
	Legal & professional charges	12,000	774,309
	Fee & purchased services	364,971	733,863
	Uniforms	851,938	856,459
	Subscriptions	90,000	129,150
	Bank charges	544,368	466,751
	Credit card commission	25,965,753	30,132,230
	Recruitment & Training	4,251,239	3,309,843
	Permits & license Fee	2,262,189	1,244,840
	Other expenses	321,934	724,378
	Sub-Total	96,108,447	113,926,480
28.3	Repairs and maintenance		
	Salaries, wages, bonus & benefits	7,436,121	8,061,787
	Electric bulbs	2,027,966	1,476,786
	Painting & decorations	2,455,818	1,818,891
	Travel & communication	35,274	324,342
	Electricity expenses	118,749,855	122,767,798
	Fuel - Oil	79,850	49,590
	Repair & maintenance	19,797,001	21,723,080
	Laundry equipments	134,060	48,430
	Locks & Keys	601,067	361,285
	Operating supplies	4,895,094	7,284,923
	Plumbing charge	2,122,198	266,762
	Propine gas	11,891,491	10,506,732
	Radio, television & signage	268,000	16,700
	Waste removal expenses	785,170	994,800
	Water treatment and Pest Control	6,642,708	6,090,104
	Uniforms	448,894	595,195
	Other expenses	722,724	125,105
	Sub-Total	179,093,291	182,512,310

		Amount in Taka	
		01 January 2015 to 31 December 2015	01 January 2014 to 31 December 2014
28.4	Advertising, promotion and public relation		
	Salaries, wages, bonus & benefits	11,175,688	7,954,159
	Operating supplies	1,161,954	1,618,689
	Postage	51,815	32,776
	Travel & communication	1,099,069	1,245,957
	Entertainment	643,615	1,603,250
	Advertising	1,357,512	1,285,585
	Signs, events & functions	2,807,098	4,369,103
	Starwood Preferred Guest' expenses	34,503,239	47,537,183
	Uniforms	265,357	322,478
	Complementary guest services	38,313	22,544
	Other expenses	276,217	82,926
	Sub-Total	53,379,877	66,074,650
28.5	Information and Telecommunications Systems		
	Salaries, wages, bonus & benefits	2,120,921	-
	Operating supplies	809,018	-
	Postage	19,371	-
	Travel & communication	3,226,209	-
	Data Processing and Maintenance	10,354,054	-
	Laundry, dry cleaning and uniforms	43,217	-
	Fees & purchased services	15,030	-
	Other expenses	118,050	-
		16,705,870	-
29.	Head office expenses		
	Managing Director' Remuneration & benefits	-	3,500,000
	Salary, allowance and wages	7,799,110	8,964,752
	Festival Allowance	497,000	492,225
	Traveling & Conveyance	804,824	1,289,067
	Printing, Stationary and papers	354,285	301,754
	Computer Expenses	65,380	77,250
	Entertainment and Fooding	6,003,088	9,136,095
	Office Repairs & Maintenance	379,629	1,868,230
	Telephone, Mobile and Internet	398,440	315,985
	Advertisement & Publicity for BSEC compliance	2,816,107	1,129,292
	Government & other donation	465,000	10,175,000
	Trade License, Renewal Fees and duty & taxes	363,807	228,691
	Postage & Courier	106,505	178,468
	Board Meeting Fees	407,500	250,000
	Office Rent, Utility and Electrical	618,143	3,208,271
	Insurance Premium	4,271,697	3,922,442
	Statutory Audit Fees	790,400	506,000
	Car Repairs & Maintenance	181,504	359,589
	Bank Charge	1,473,170	2,191,377
	Consultancy Fees	1,245,000	957,500
	AGM Expenses	3,011,727	3,136,843
	Regulatory Fees DSE & CSE	316,430	200,000
	Sales cost of Car	-	919,300
	Valuation Fees	-	287,500
	Rating Fee	150,000	200,000
	City Corporation Tax	7,744,096	7,744,096
	Legal Expenses	808,200	413,975
	Depreciation	228,581,058	222,747,436
	Other Expenses	3,925,709	1,850,347
	Total	273,577,809	286,551,484

		Amount in Taka	
		01 January 2015 to 31 December 2015	01 January 2014 to 31 December 2014
30.	Interest Income/ (Expense)		
	Interest Income from Interest bearing investment	-	253,861,510
	Interest Income from FDR & Bank Deposits	114,601,952	149,157,934
	Interest paid on Loan	(48,186,154)	(46,091,683)
	Total	66,415,798	356,927,761
31.	Other Income/(Expenses)		
	Dividend Income		
	Total	4,051,544	3,470,030
32.	Provision for Income Tax		
	Current Tax Expenses	239,594,033	375,232,037
	Deferred Tax Expenses/(Benefit)	10,355,845	10,925,701
	Total	249,949,878	386,157,738
33.	Basic Earnings per share (EPS) on Net Profit after tax before Other Comprehensive Income: (Par Value of Tk.10)	2.40	3.27
	Earnings attributable to Ordinary Shares:		
	A		
	Net Profit after tax as per Statement of Comprehensive Income	705,816,879	962,796,889
	B		
	Number of Shares:	294,400,000	294,400,000
		Earnings attributable to Ordinary Shareholders	Earnings attributable to Ordinary Shareholders
	Basic Earnings Per Shares C = (A/B) (Par Value of Tk.10)	2.40	3.27

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".

Name of the Party	Relationship	Nature of Transaction	Balance as on 31 December 2015				Closing Balance
			Opening Balance	Addition	Adjustment/ (Received)	Amount in Taka	
Borak Real Estate (Pvt.) Ltd	Common Chairperson	Construction of proposed Five Star Hotels	2,340,539,556	493,529,426	-	-	2,834,068,982
Borak Real Estate (Pvt.) Ltd	Common Chairperson	Interest bearing investment*	478,512,048	192,360,810	-	-	670,872,858
Anannya Development (Pvt.) Ltd.	Common Director	Interest bearing investment*	48,336,400	-	36,616,050	-	11,720,350
Purima Construction Ltd.	Common Director	Interest bearing investment*	782,035,687	-	100,623,139	-	681,412,548
Unique Refineries Ltd.	Common MD/ Chairperson	Interest bearing investment*	21,926,865	-	21,926,865	-	-
Unique Vocational Training Centre Ltd.	Common MD	Interest bearing investment*	7,053,800	-	7,053,800	-	-
Borak Shipping Ltd.	Common MD/ Chairperson	Interest bearing investment*	49,213,308	-	49,213,308	-	-
Unique Share Management Ltd.	Common MD/ Chairperson	Interest bearing investment*	4,250,569	-	4,250,569	-	-
Chartered Life Insurance Company Ltd.	-	Interest bearing investment*	7,553,287	-	-	-	7,553,287
Ms. Salina Ali	Chairperson	Interest free loan	(56,000,000)	-	25,000,000	-	(81,000,000)
Mr. Mohd. Noor Ali	Managing Director	Interest free loan	(64,400,000)	39,413,307	-	-	(24,986,693)
Ms. Nabila Ali	Director	Interest free loan	(50,397,000)	-	23,000,000	-	(73,397,000)
Ms. Nadiha Ali	Shareholder	Interest free loan	(43,750,000)	-	20,000,000	-	(63,750,000)
Ms. Nadiha Ali	Shareholder	Interest free loan	(44,250,000)	-	20,000,000	-	(64,250,000)
Borak Real Estate (Pvt.) Ltd	Common Chairperson	Advance against land	2,600,000,000	-	-	-	2,600,000,000
Unique Property Development Limited	Common MD/ Chairperson	Advance against land	263,888,969	39,640,163	-	-	303,529,132
	Total		6,344,513,492	764,943,706	307,683,731		6,801,773,468

Transaction with Key Management Personnel of the entity:

No.	Particulars	Value in Tk.
(a)	Managerial Remuneration paid or payable during the year from 1 January 2015 to 31 December 2015 to the directors, including managing directors, a managing agent or manager	Nil
(b)	Net cash inflow/(outflow) for the period (A+B+C)	Nil
(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:**

i) Total number of employees at the end of the period was 669. Out of total employees, 586 numbers of employees employed throughout the period and 83 numbers of employees employed for a part of the period. None of the employees were in receipt of remuneration which in aggregate was less than Tk. 3,000 per month.

ii) At the end of the reporting period, there were 669 employees in the company.

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.


Salina Ali
Chairperson


Mohd. Noor Ali
Managing Director


Rtn. Ghulam Mustafa
Independent Director

Dated, Dhaka
19 October 2016