

**Unique Hotel & Resorts Limited**  
**Statement of Financial Position (Un-Audited)**  
**As at 31 March 2014**

ASSETS	Notes	Amount in Taka	
		31 March 2014	31 December 2013
<b>Non-Current Assets</b>		<b>20,676,907,519</b>	<b>20,727,648,589</b>
Property, Plant and Equipment (Cost/ Revaluation less Accumulated Depreciation)	6	18,517,578,825	18,569,505,384
Construction Work in Progress (Five Star Hotel)	7	2,159,328,694	2,158,143,205
<b>Current Assets</b>		<b>8,206,541,531</b>	<b>7,815,900,125</b>
Inventories	8	89,281,543	97,655,816
Investments	9	2,548,206,762	2,427,468,705
Accounts Receivable	10	96,540,717	59,376,389
Other Receivables	11	30,130,240	29,450,336
Advances, Deposits and Prepayments	12	3,671,877,632	3,598,412,743
Fixed Deposit Receipts	13	43,150,175	43,150,175
Cash and Cash Equivalents	14	1,727,354,462	1,560,385,961
<b>TOTAL ASSETS</b>		<b>28,883,449,050</b>	<b>28,543,548,714</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
<b>Shareholders' Equity</b>		<b>25,953,946,404</b>	<b>25,730,957,058</b>
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
Replacement Reserve Fund	18	264,869,704	249,944,807
Revaluation Surplus		13,304,669,767	13,338,734,689
Retained Earnings		2,314,255,396	2,072,126,025
<b>Non-Current Liabilities</b>		<b>487,224,638</b>	<b>539,560,154</b>
Non-current portion of secured term loan	19	109,263,403	151,472,126
12% Redeemable Preference Share Capital	20	45,000,000	60,000,000
Deferred Tax Liability	21	332,961,234	328,088,028
<b>Current Liabilities</b>		<b>2,442,278,008</b>	<b>2,273,031,502</b>
Current portion of secured Term Loan	19	138,660,000	138,660,000
Current Portion of 12% Redeemable Preference Share Capital	20	15,000,000	15,000,000
Short term loan	22	152,950,894	156,877,491
Due to Operator and its Affiliates	23	60,882,542	51,784,880
Accounts Payable	24	32,354,982	35,897,180
Unclaimed Dividend	25	17,848,064	18,268,238
Other Accruals and Payables	26	2,024,581,525	1,856,543,713
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>		<b>28,883,449,050</b>	<b>28,543,548,714</b>
<b>Net Asset Value Per Share (NAVPS)</b>		<b>88.16</b>	<b>87.40</b>

Mohd. Noor Ali  
Managing Director

Gazi Md. Shakhawat Hossain  
Director

Dated, Dhaka;  
27 April 2014

**Unique Hotel & Resorts Limited**  
**Statement of Profit or Loss and Other Comprehensive Income (Un-Audited)**  
**For the period from 01 January 2014 to 31 March 2014**

	Notes	Amount in Taka	
		01 January 2014 to 31 March 2014	01 January 2013 to 31 March 2013
Operating revenue	27	524,987,960	525,001,864
Costs of sales	28	(102,771,980)	(100,270,362)
<b>Gross profit</b>		<u>422,215,980</u>	<u>424,731,502</u>
Administrative and other expenses	29	(123,302,666)	(117,939,254)
<b>Operating profit</b>		<u>298,913,314</u>	<u>306,792,248</u>
Head office expenses	30	(71,762,266)	(67,401,604)
Interest income/(expenses)	31	82,917,988	155,365,994
Gain/(Loss) on disposal of shares		958,180	863,505
Other income/(expenses)	32	(5,999,968)	(26,259,009)
Provision for bad & doubtful debts	10.1	(80,599)	(300,000)
Provision for replacement, substitutions and additions to FF&E	18	(20,223,180)	(19,862,906)
<b>Profit before tax</b>		<u>284,723,470</u>	<u>349,198,227</u>
Provision for income tax	33	(76,659,020)	(94,736,540)
<b>Net profit after tax</b>		<u><b>208,064,450</b></u>	<u><b>254,461,686</b></u>
<b>Add: Other comprehensive income</b>			
Revaluation surplus on fixed assets		-	-
<b>Total Income</b>		<u><u><b>208,064,450</b></u></u>	<u><u><b>254,461,686</b></u></u>
<b>Basic earnings per share (EPS)</b>	34	<u><u><b>0.71</b></u></u>	<u><u><b>0.86</b></u></u>

Mohd. Noor Ali  
Managing Director

Gazi Md. Shakhawat Hossain  
Director

Dated, Dhaka;  
27 April 2014

**Unique Hotel & Resorts Limited**  
**Statement of Changes in Equity (Un-Audited)**  
**For the period from 01 January 2014 to 31 March 2014**

Amount in Taka

Particulars	Ordinary Share Capital	Share Premium	Tax Holiday Reserve	Retained Earnings	Revaluation Surplus	Replacement Reserve Fund	Total
<b>For 2013:</b>							
<b>Balance at 1st January 2013</b>	2,944,000,000	6,181,931,836	944,219,701	1,682,786,966	13,477,620,565	174,627,087	25,405,186,155
Net Profit during the period	-	-	-	254,461,686	-	-	254,461,686
Asset replacement reserve Fund for the period net	-	-	-	-	-	14,416,592	14,416,592
Depreciation on Revaluation Surplus Transferred in Retained Earnings	-	-	-	34,721,470	(34,721,470)	-	-
<b>Balance at 31 March 2013</b>	<b>2,944,000,000</b>	<b>6,181,931,836</b>	<b>944,219,701</b>	<b>1,971,970,122</b>	<b>13,442,899,095</b>	<b>189,043,679</b>	<b>25,674,064,433</b>
<b>For 2014:</b>							
<b>Balance at 1st January 2014</b>	2,944,000,000	6,181,931,836	944,219,701	2,072,126,025	13,338,734,689	249,944,808	25,730,957,059
Net Profit during the period	-	-	-	208,064,450	-	-	208,064,450
Asset replacement reserve Fund for the year net	-	-	-	-	-	14,924,896	14,924,896
Depreciation on Revaluation Surplus transferred to Retained Earnings	-	-	-	34,064,921	(34,064,921)	-	-
<b>Balance at 31 March 2014</b>	<b>2,944,000,000</b>	<b>6,181,931,836</b>	<b>944,219,701</b>	<b>2,314,255,396</b>	<b>13,304,669,768</b>	<b>264,869,704</b>	<b>25,953,946,404</b>

Mohd. Noor Ali  
Managing Director

Gazi Md. Shakhawat Hossain  
Director

Dated, Dhaka:  
27 April 2014

**Unique Hotel & Resorts Limited**  
**Statement of Cash Flows (Un-Audited)**  
**For the period ended 31 March 2014**

<u>Particulars</u>	Amount in Taka	
	01 January 2014 to 31 March 2014	01 January 2013 to 31 March 2013
<b>Cash Flow from Operating Activities</b>		
Collection from turnover & other receipts	560,953,249	648,999,670
Payment for operating costs & other expenses	(142,334,510)	(391,668,878)
(Increase)/Decrease in Other Receivable	-	(2,351,671)
Income tax paid	(55,257,253)	-
<b>Total Cash Flow from Operating Activities (A)</b>	<b>363,361,485</b>	<b>254,979,121</b>
<b>Cash Flow from Investing Activities</b>		
Purchase of Property, Plant and Equipment	(3,298,712)	(9,253,742)
(Increase)/Decrease in Investment	(120,738,057)	(109,198,298)
(Increase)/Decrease in Construction Work in progress	(1,185,489)	(14,132,500)
(Increase)/Decrease in Advance against land & others	(9,615,233)	-
<b>Total Cash used in Investing Activities (B)</b>	<b>(134,837,491)</b>	<b>(132,584,540)</b>
<b>Cash Flow from Financing Activities</b>		
Increase/(Decrease) in short term financing	(3,926,596)	(133,794,670)
12% Redeemable Preference Share redeemed	(15,000,000)	(15,000,000)
Increase/(Decrease) in Secured Term Loans-Non current portion	(42,208,723)	(21,422,692)
Dividend paid	(420,173)	(5,396,381)
<b>Total Cash used in Financing Activities (C)</b>	<b>(61,555,492)</b>	<b>(175,613,743)</b>
<b>Net cash inflow/(outflow) for the period (A+B+C)</b>	166,968,502	(53,219,162)
Add: Cash and Cash Equivalents at the beginning of the year	1,560,385,961	1,738,073,377
<b>Cash and Cash Equivalents at the end of the period</b>	<b>1,727,354,462</b>	<b>1,684,854,215</b>
<b>Operating cash inflow/(outflow) per share</b>	<b>1.23</b>	<b>0.87</b>

**Mohd. Noor Ali**  
Managing Director

**Gazi Md. Shakhawat Hossain**  
Director

Dated, Dhaka;  
27 April 2014

**Unique Hotel & Resorts Limited**  
**Notes to the Financial Statements (Un-Audited)**  
**For the period ended 31 March 2014**

**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 (DSE) and Chittagong Stock Exchange (CSE).

**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 (Pvt.) Limited holds 19.40% 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. Risk Exposure**

**3.1 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.

### **3.2 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.

### **3.3 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.

### **3.4 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.

### **3.5 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.

## **4. Basis of preparation**

### **4.1 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 period.

### **4.2 Statement on Compliance with Local Laws**

The financial statements have been prepared in compliance with the requirements of the Companies Act 1994, The Securities and Exchange Rules 1987, The Securities and Exchange Ordinance 1969, 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 and other relevant local laws as applicable.

### **4.3 Statement on Compliance of Bangladesh Accounting Standards**

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

### **4.4 Going Concern**

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

### **4.5 Accrual Basis**

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

### **4.6 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 comprise:

- i) Statement of Financial Position as at March 31, 2014;
- ii) Statement of Profit or Loss and Comprehensive Income for the period ended March 31, 2014;
- iii) Statement of Changes in Equity for the period ended March 31, 2014;
- iv) Statement of Cash Flow for the period ended March 31, 2014; and
- v) Notes comprising a summary of significant accounting policies and other explanatory information to the accounts for the period ended March 31, 2014.

### **4.7 Reporting Period**

The Financial period of the company covers three (03) months from 01 January 2014 to 31 March 2014.

#### 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”.

### 5. Significant Accounting Policies:

The accounting policies set up below have been applied consistently to all periods presented in this Financial Statements.

#### 5.1 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 March 2014, so no revaluation has been made on 31 March 2014.

##### 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 & 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 period depreciation is charged regardless of the date of acquisition. No depreciation is charged in the period of disposal regardless of the date of disposal. Depreciation of assets begins when it is available for use. Depreciation is charged on all fixed assets except land and land developments on **reducing balance method**.

Particular of Assets	Rate of Depreciation
Buildings and Other Civil Constructions	1.25%
Hotel Furniture	5%
Office Furniture and Equipment	5%
Motor Vehicles	5%
Hotel Equipment	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 IAS/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 follows:

Amount in Taka

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-Sept-11	3,388,296,912	5,664,596,600	2,276,299,688
Building	Ata Khan & Co.	Chartered Accountants	30 Sept-11	5,415,829,221	11,420,259,375	6,004,430,154
<b>Total</b>				<b>8,804,126,133</b>	<b>17,084,855,975</b>	<b>8,280,729,842</b>

The increase in the carrying amount of revalued assets is recognized in the separate component of equity under the head Revaluation Surplus. However, the increase is recognized in profit or loss account to the extent that it reverses a revaluation decrease of the same assets previously recognized in profit or loss account. A sum of revaluation surplus is transferred directly to equity each period in line with paragraph # 41 of 'Bangladesh Accounting Standard 16: Property, Plant and Equipment' as the asset is used by the company. The amount of the revaluation surplus transferred would be the differences between the depreciation based on the revalued carrying amount of the asset and the depreciation based on the asset's original cost. Transfer from revaluation surplus to retained earnings is not made through profit or loss.

Other Fixed Assets were kept outside the scope of the revaluation works. These are expected to be realizable at written down value (WDV) as mentioned in the balance sheet of the company. As the fair value of the assets do not differ significantly from its carrying amount as of 31 March 2014, so no revaluation has been made on 31 March 2014.

### 5.2 Capital Works in-progress

Property, plant and equipment under construction are accounted for as capital works in progress until completion of construction and are measured at cost. In conformity with IAS/BAS 16 Property, Plant & Equipment no depreciation is charged on Capital Work In Progress as it is not ready for use.

### 5.3 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.

#### **5.4 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.

#### **5.5 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.

#### **5.6 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.

### **5.7 Employee's benefits**

Confirmed employee's of the company working at Westin Hotel 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.

### **5.8 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.

An impairment loss is recognized immediately in profit or loss, unless the asset is carried at revalued amount in accordance with another standard. Any impairment loss of a revalued asset is treated as a revaluation decrease. No such assets have been impaired during the period and for this reason no provision has been made for impairment of assets.

### **5.9 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".

### **5.10 Authorization date for issuing Financial Statements**

The financial statements were authorized by the Board of Directors on 27 April 2014 for issue after completion of review.

### **5.11 Reporting Currency**

The financial statements are prepared and presented in Bangladesh Currency (Taka), which is the company's functional currency. A sizeable amount have however been received in foreign currency.

### **5.12 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".

### 5.13 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

### 5.14 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 initial recognition	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

<b>Asset Category</b>	<b>Description</b>	<b>Measurement after initial recognition</b>	<b>Gains and losses</b>
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

### **5.15 Segment Reporting**

No segment reporting is applicable for the Company as required by BAS 14: "Segment reporting", as the Company operates in a single industry segment.

### **5.16 Statement of Cash Flow**

The Statement of Cash Flow has been prepared under 'Direct Method' in accordance with the requirements of BAS 7: Statement of Cash Flow.

### **5.17 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 accounts (Note 35).

### **5.18 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) periods from 1 July 2007 to 30 June 2011 vide NBR Order No. 11/(73) Anu-1/2007 dated 24th January 2008. The Provision for Current Tax on the profit for the period from 01 January 2014 31 March 2014 has been made in the Financial Statements (Note-33).

#### **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.

### **5.19 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.

**Unique Hotel & Resorts Limited**  
**Fixed Assets Schedule**  
**As at 31 March 2014**

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

Amount in Taka

Sl. No.	Assets	Cost				Dep. Rate (%)	Depreciation				Written Down Value as on 31.03.2014
		Balance as at 01.01.2014	Additions during the period	Disposal during the period	Balance as at 31.03.2014		Balance as on 01.01.2014	Charged during the period	Accumulated Depreciation for Disposal	Balance as on 31.03.2014	
1	Land and Land Developments	5,691,096,329	780,889	-	5,691,877,218	-	-	-	-	-	5,691,877,218
2	Building and Other Civil Constructions	11,622,559,882	-	-	11,622,559,882	1.25%	518,702,528	34,699,554	-	553,402,083	11,069,157,799
3	Office Furniture and Equipments	21,287,362	17,823	-	21,305,185	5%	5,034,186	203,387	-	5,237,574	16,067,611
4	Hotel Furniture's	327,298,322	-	-	327,298,322	5%	85,913,870	3,017,306	-	88,931,176	238,367,146
5	Motor Vehicles	88,594,350	-	-	88,594,350	5%	15,535,106	913,241	-	16,448,347	72,146,003
6	Hotel Equipments	1,874,121,715	2,500,000	-	1,876,621,715	5%	430,266,885	16,391,783	-	446,658,668	1,429,963,047
<b>Total as at 31 March 2014</b>		<b>19,624,957,960</b>	<b>3,298,712</b>	<b>-</b>	<b>19,628,256,672</b>	<b>-</b>	<b>1,055,452,576</b>	<b>55,225,271</b>	<b>-</b>	<b>1,110,677,847</b>	<b>18,517,578,825</b>
<b>Total as at 31 December 2013</b>		<b>19,580,445,276</b>	<b>44,512,684</b>	<b>-</b>	<b>19,624,957,960</b>	<b>-</b>	<b>828,474,288</b>	<b>226,978,288</b>	<b>-</b>	<b>1,055,452,576</b>	<b>18,569,505,384</b>

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 March 2014	As at 31 December 2013

## 7. Construction Work in Progress (Five Star Hotel)

A Proposed Five Star International Chain Hotel (Note-7.1)	2,130,252,114	2,129,364,397
Luxury Collection	12,069,000	12,069,000
International reputed brands	17,007,580	16,709,808
<b>Total</b>	<b>2,159,328,694</b>	<b>2,158,143,205</b>

### 7.1 A Proposed Five Star International Chain Hotel

Construction Work in Progress represents structural costs of Hotel Projects ‘ A Five Star 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 stands amounting to Tk. 2,130,252,114 up-to 31 March 2014, details of which are noted below:

Floor	Usage	Area In Sqft	Costs of Structural Work in Progress as at 31.03.2014	Costs of Structural Work in Progress as at 31.12.2013
Basement-03	Electro mechanical floor	7501	56,820,473	56,820,473
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
	Overhead		55,894,076	55,006,359
<b>Total</b>			<b>2,130,252,114</b>	<b>2,129,364,397</b>

## 8. Inventories

These consist of the following :

### General

	<b>4,905,665</b>	<b>5,095,925</b>
Marble	3,304,688	3,494,948
Construction Materials	932,471	932,471
Hardware Materials	239,334	239,334
Sanitary Materials	429,172	429,172

### The WESTIN, Dhaka

	<b>84,375,878</b>	<b>92,559,892</b>
Food	20,269,226	22,026,697
Beverage	40,765,864	49,146,838
Guest Amenities	9,331,148	8,345,366
Linen & China	3,907,334	4,648,701
Store General	1,070,715	1,281,565
Utensils	7,936,151	6,270,458
Others	1,095,440	840,267
<b>Total</b>	<b>89,281,543</b>	<b>97,655,817</b>

## 9. Investments

	Amount in Taka	
	As at 31 March 2014	As at 31 December 2013
Investment in Shares (Note-9.1)	186,129,077	191,684,944
Interest Bearing Investment (Note-9.2)	2,362,077,684	2,235,783,760
<b>Total</b>	<b>2,548,206,761</b>	<b>2,427,468,705</b>

### 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.

	Amount in Taka		
	As at 31 March 2014	As at 31 December 2013	
	<b>Fair Value 31.03.2014 Taka</b>	<b>Book Value 31.03.2014 Taka</b>	<b>Fair Value 31.12.2013 Taka</b>
<b>Investment with quoted price:</b>	117,944,077	244,921,639	123,499,944
AB Bank Limited	400,325	1,363,575	406,755
Bank Asia Ltd.	4,573,800	8,288,689	5,313,000
Brac Bank Limited	4,426,488	8,158,104	5,398,560
Eastern Bank Ltd.	4,595,738	8,153,960	5,008,838
Keya Detergent Ltd.	306,074	1,145,997	347,469
NCC Bank Ltd.	2,140,538	5,410,805	2,225,480
Power Grid Bangladesh Limited	8,436,285	14,974,603	8,682,960
Prime Bank Ltd.	2,874,960	5,921,001	3,076,920
R A K Ceramic Ltd.	564,518	1,660,190	567,538
Social Islami Bank Ltd.	19,067,400	35,704,137	18,784,920
Titas Gas Transmission & Distribution Co. Ltd.	815,850	-	774,900
Mutual Trust Bank Ltd.	20,908,800	62,476,920	22,096,800
Dutch Bangla Bank Ltd.	10,961,000	17,653,131	11,831,100
National Bank Ltd.	11,068,200	36,515,837	10,883,730
Al-Arafah Islami Bank Ltd.	4,852,581	6,784,034	5,407,974
PHP First Mutual Fund	5,800,000	10,000,000	5,500,000
EBL NRB Mutual Fund	7,919,690	10,000,000	8,580,000
City Bank Ltd.	4,153,360	5,152,531	2,874,960
One Bank Ltd.	2,905,920	4,034,417	2,398,440
Jamuna Oil	114,550	113,489	-
Prime Finance	424,000	611,830	-
Tallu Spining	634,000	798,388	-
United Commercial Bank Ltd.	-	-	3,339,600
<b>Investment with Unquoted price:</b>	68,185,000	68,185,000	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.	50,000,000	50,000,000	50,000,000
	<b>186,129,077</b>	<b>313,106,639</b>	<b>191,684,944</b>

Amount in Taka	
As at 31 March 2014	As at 31 December 2013

## 9.2 Interest Bearing Investment

Borak Real Estate (Pvt.) Ltd.	951,194,357	866,095,842
Anannya Development Pvt. Ltd.	120,917,908	117,681,662
Purnima Construction Ltd.	1,199,177,038	1,167,082,276
Unique Refineries Ltd.	21,926,865	21,926,865
Unique Vocational Training Centre	6,492,800	6,319,027
Chartered Life Insurance Co. Ltd.	6,732,839	2,531,250
Borak Shipping Ltd.	45,299,300	44,086,910
Unique Share Management Ltd.	10,336,577	10,059,929
<b>Sub-Total</b>	<b>2,362,077,684</b>	<b>2,235,783,760</b>

\*Interest has been charged @11.00% p.a. The interest rate @15.00% p.a. is applicable only for Chartered Life Insurance Co. Ltd.

## 10. Accounts Receivable

Accounts receivable - trade	98,154,346	60,909,419
Less: Provision for bad and doubtful debts (Note 10.1)	1,613,629	1,533,030
<b>Total</b>	<b>96,540,717</b>	<b>59,376,389</b>

This is considered good and is falling due within one year. Classification schedule as required by schedule XI of Companies Act 1994 are as follows:

Sl. No.	Particulars	Amount in Taka 2014	Amount in Taka 2013
I	Accounts Receivable considered good in respect of which the company is fully secured	96,540,717	59,376,389
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	-	-
<b>Total</b>		<b>96,540,717</b>	<b>59,376,389</b>

## 10.1 Provision for bad and doubtful debts

Opening Balance	1,533,030	5,474,279
Add: Provision made during the year	300,000	1,200,000
	1,833,030	6,674,279
Less: Over accrual Reverse	219,401	5,141,249
<b>Sub-Total</b>	<b>1,613,629</b>	<b>1,533,030</b>

## 11. Other Receivables

Accrued Interest on Fixed Deposits	30,130,240	29,450,336
<b>Total</b>	<b>30,130,240</b>	<b>29,450,336</b>

		<b>Amount in Taka</b>	
		<b>As at 31 March 2014</b>	<b>As at 31 December 2013</b>
<b>12. Advances, Deposits and Prepayments</b>			
Advances (Note-12.1)		3,649,526,668	3,575,240,316
Deposits (Note-12.2)		19,576,299	19,058,299
Prepayments (Note-12.3)		2,774,665	4,114,128
	<b>Total</b>	<b>3,671,877,632</b>	<b>3,598,412,743</b>
<b>12.1 Advances:</b>			
Advance Income Tax (12.1.1)		524,553,305	469,296,052
Advance to Govt.		180,500,000	175,500,000
Rent (Security)		2,400,000	2,400,000
Purchases		2,820,000	948,428
Parties		7,349,858	7,364,298
Salary		245,000	290,000
Advance to Employees		1,290,929	1,290,929
Employees -Westin		3,559,194	32,000
SAP ERP Software(M/s Agreeya Solution(Bd) Ltd.		3,963,002	3,963,002
Supplier WESTIN		1,881,835	1,905,811
Advance against land*		2,912,491,618	2,902,998,604
Advance city corporation tax		1,936,024	3,872,048
Art Gallery Project		6,111,508	5,070,968
Others-Westin		159,400	165,400
Others		264,995	142,777
	<b>Sub-Total</b>	<b>3,649,526,668</b>	<b>3,575,240,316</b>
<b>12.1.1 Advance Income Tax</b>			
Opening		469,296,052	252,901,918
Add: Income tax during the year		55,257,253	216,394,134
Less: Income tax paid/adjustment during the year		-	-
		<b>524,553,305</b>	<b>469,296,052</b>
* 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 21 June 2013. The advance shall be accounted for as land as soon as the registration are completed.			
<b>12.2 Deposits:</b>			
Bank guarantee margin (BG)		6,613,810	6,145,810
Security Deposit- (UHRL)		12,377,489	12,327,489
Security Deposit - (The Westin Dhaka)		585,000	585,000
	<b>Sub-Total</b>	<b>19,576,299</b>	<b>19,058,299</b>
<b>12.3 Prepayments:</b>			
Insurance Premium		1,260,001	2,281,623
Prepaid Expenses WESTIN		1,514,664	1,832,505
	<b>Sub-Total</b>	<b>2,774,665</b>	<b>4,114,128</b>
<b>13. Fixed Deposit Receipts</b>			
Prime Bank Ltd., Banani Branch		43,150,175	43,150,175
	<b>Total</b>	<b>43,150,175</b>	<b>43,150,175</b>

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]  
Sonali Bank Ltd, Gulshan. Branch, Dhaka  
Sonali 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

Amount in Taka	
As at 31 March 2014	As at 31 December 2013

160,392	121,115
355,863	125,209
<b>516,255</b>	<b>246,324</b>

1,086,884	1,086,884
45,600	45,600
27,594	27,594
63,907	63,628
497	497
49,459	49,459
41,046,978	13,974,425
1	1
986,359	-
18,656	18,656
12,619	12,619
2,953,500	36,869,206
2,590	2,590
13,230	63,230
5,790,340	5,791,340
405,979	405,979
3,382,834	3,382,834
2,115,249	2,115,249
47,120	47,240
4,788,275	4,788,275
5,639,886	5,642,586
14,077,982	14,491,404
<b>82,555,538</b>	<b>88,879,296</b>
<b>83,071,793</b>	<b>89,125,620</b>

**B. The WESTIN, Dhaka****Cash in hand:**

Local currency

**Cash at bank:**

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

<b>1,055,000</b>	<b>1,055,000</b>
<b>263,571,937</b>	<b>118,948,149</b>
1,491,969	13,274,264
168,547,277	65,976,538
71,268,210	28,463,818
19,377,402	9,328,736
982,286	-
1,904,793	1,904,793
<b>264,626,937</b>	<b>120,003,149</b>

**C. Fixed Deposit Receipts**

United Commercial Bank Ltd- Banani Branch  
Prime Bank Ltd.-Banani Branch

1,175,814,244	1,147,415,704
203,841,488	203,841,488
<b>1,379,655,732</b>	<b>1,351,257,192</b>
<b>1,727,354,462</b>	<b>1,560,385,961</b>

**Total : (A+B+C)**

		<b>Amount in Taka</b>	
		<b>As at 31 March 2014</b>	<b>As at 31 December 2013</b>
<b>15. Ordinary Share Capital</b>			
<b>A. Authorized Share Capital</b>			
1,000,000,000 Ordinary Shares of Tk. 10 each		10,000,000,000	10,000,000,000
		<b>10,000,000,000</b>	<b>10,000,000,000</b>
<b>B. Issued, Subscribed and paid- up capital</b>			
294,400,000 Ordinary shares of Tk. 10 each fully paid		2,944,000,000	2,944,000,000
		<b>2,944,000,000</b>	<b>2,944,000,000</b>
<b>C. Shareholding position</b>			
	<b>Percentage</b>	<b>No. of shares</b>	
Sponsor/Director	47.15%	138,813,886	1,388,096,000
Companies and financial Institutions	30.51%	89,841,886	857,881,600
Foreign Individual & Companies	0.16%	456,707	4,710,400
General Public	22.18%	65,287,521	693,312,000
	100.00%	294,400,000	2,944,000,000
<b>16. Share Premium Account</b>			
Opening		6,181,931,836	6,181,931,836
Add: during the year		-	-
Less: Bonus share issuing cost		-	-
	<b>Total</b>	<b>6,181,931,836</b>	<b>6,181,931,836</b>
<b>17. Tax Holiday Reserve</b>			
Opening Balance		944,219,701	944,219,701
Add: Addition during the period		-	-
	<b>Total</b>	<b>944,219,701</b>	<b>944,219,701</b>
Tax holiday period has been ended on 30 June 2011. So, no provision has been made thereafter.			
<b>18. Replacement Reserve Fund</b>			
This represents reserve fund created for replacements, substitutions and additions to furniture, fixtures and equipment			
Opening Balance		249,944,807	174,627,087
Amount charged to operation during the period		20,223,180	77,348,099
Interest earned on Reserve Fund Balance		-	44,773,404
		270,167,987	296,748,590
Less: Amount utilized during the year			
Fixed asset purchased		5,298,284	44,897,254
Advance Income Tax		-	1,840,529
Excise duty and other cost		-	66,000
	<b>Total</b>	<b>264,869,703</b>	<b>249,944,807</b>

	Amount in Taka	
	As at 31 March 2014	As at 31 December 2013
<b>19. Non-current portion of secured term loan</b>	<b>109,263,403</b>	<b>151,472,126</b>

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	190,125,511	210,483,264
Prime Bank Ltd, Banani Branch, Dhaka-A/c No.-286	57,797,892	62,427,867
Southeast Bank Ltd. Gulshan Branch, Dhaka-A/c No.713-958	-	17,220,995
	<b>247,923,403</b>	<b>290,132,126</b>

**Current and non current distinction**

Non Current Liabilities	109,263,403	151,472,126
Current Liabilities	138,660,000	138,660,000
<b>Total</b>	<b>247,923,403</b>	<b>290,132,126</b>

**20. 12% Redeemable Preference Share Capital**

600,000 (750,000: 2013) Preference Shares of Tk. 100 each  
The City Bank Ltd, Head office, Gulshan-2, Dhaka-1212.

**Current and non current distinction**

Non Current Liabilities	45,000,000	60,000,000
Current Liabilities	15,000,000	15,000,000
<b>Total</b>	<b>60,000,000</b>	<b>75,000,000</b>

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.

**21. Deferred Tax Liability**

Opening Balance	328,088,028	357,814,111
Deferred tax benefit during the period	4,873,206	(29,726,083)
<b>Total</b>	<b>332,961,234</b>	<b>328,088,028</b>

**22. 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)	(935,608)	593,347
Prime Bank Ltd. Banani Branch, SOD Account	86,503	2,484,144
Directors & Shareholders	153,800,000	153,800,000
<b>Total</b>	<b>152,950,894</b>	<b>156,877,491</b>

**23. Due to Operator and its affiliates**

The amount is payable to operator and arrived at as follows :

**Management fees:**

License fee	15,288,413	13,112,473
Incentive fee	27,326,003	22,990,651
Institutional marketing fee	14,523,992	12,456,849
Reservation fee	3,568,761	3,074,091
Office base fee	175,373	150,816
<b>Total</b>	<b>60,882,542</b>	<b>51,784,880</b>

		<b>Amount in Taka</b>	
		<b>As at 31 March 2014</b>	<b>As at 31 December 2013</b>
<b>24. Accounts Payable</b>			
BRAC		1,076,335	617,690
Bengal Meat Processing Ind. Ltd.		1,018,844	761,025
Dada-Bhai Enterprise		204,023	340,291
J. B. Trading		242,475	615,074
Tanro Limited		611,522	396,560
R. M. Enterprise		2,078,568	1,353,930
Noor Trade House		3,419,815	3,482,985
Unity Services Ltd.		216,335	134,130
Bandbox Ltd.		1,905,123	1,695,080
Other creditors		21,581,942	26,500,415
	<b>Total</b>	<b>32,354,982</b>	<b>35,897,180</b>
<b>25. Unclaimed Dividend</b>			
Opening balance		18,268,238	10,678,835
Add: Dividend		-	736,000,000
Less: Unclaimed dividend paid		420,174	728,410,597
	<b>Total</b>	<b>17,848,064</b>	<b>18,268,238</b>
<b>26. Other Accruals and Payables</b>			
Taxes, deposits and other creditors- The Westin Dhaka (26.1)		75,044,600	45,805,137
Provision for Gratuity		13,744,358	13,464,393
Provision for corporate tax (26.2)		754,747,091	682,961,278
Accrued Expenses (26.3)		117,675,740	80,198,238
Others Payables		1,063,369,736	1,034,114,667
	<b>Total</b>	<b>2,024,581,525</b>	<b>1,856,543,713</b>
<b>26.1 Taxes, deposits and other creditors- The Westin</b>			
Security deposits from suppliers		4,036,400	4,036,400
Security deposits from tenants		12,430,620	12,430,620
Service charge		21,774,043	-
Tips payable and Employee fund		4,211,918	3,238,167
Travel agents' commission		3,602,291	6,363,884
Others		28,989,328	19,736,066
	<b>Sub-Total</b>	<b>75,044,600</b>	<b>45,805,137</b>
<b>26.2 Provision for corporate tax</b>			
Opening balance		682,961,278	333,780,282
Add: Income tax during the year		71,785,814	349,180,996
Less: Income tax paid/adjustment during the year		-	-
<b>Closing balance</b>		<b>754,747,091</b>	<b>682,961,278</b>

**26.3 Accrued Expenses**

Salaries, wages, bonus and other benefits
Accruals for utility services
Legal fees
Audit fee
Expatriate benefits
Accrual for 'Starwood Preferred Guest Programme'
Accrual for employee survey and vacation
Accrual for Starwood-third party reservation
Accrual for Starwood GSI/GEI
Westin privilege card and SPP card selling
Advance Received Tower Rent & Workout
Accrual for data processing
Other payable-Westin
Accrued Liability for Goods
Head office Expenses

Amount in Taka	
As at 31 March 2014	As at 31 December 2013

5,842,214	6,425,383
1,187,000	1,390,000
236,500	221,500
314,197	656,197
3,719,182	3,239,182
36,369,531	25,127,166
5,072,513	5,158,150
1,302,499	1,002,499
1,231,851	1,021,851
150,000	225,000
12,314,719	12,856,114
4,785,960	3,435,960
38,488,502	5,429,859
476,292	476,292
6,184,780	13,533,085
<b>Sub-Total</b>	
<b>117,675,740</b>	<b>80,198,238</b>

Amount in Taka	
01 January 2014 to 31 March 2014	01 January 2013 to 31 March 2013

**27. Operating Revenues**

Rooms
Food and beverage
Minor Operating Department (MOD)
Space rental and shop rent
Other revenues

292,636,561	276,712,655
175,313,293	190,165,149
21,134,786	15,810,084
17,748,620	11,875,793
18,154,700	30,438,179
<b>Total</b>	
<b>524,987,960</b>	<b>525,001,860</b>

Amount in Taka	
01 January 2014 to 31 March 2014	01 January 2013 to 31 March 2013

**28. Costs of sales**

Particulars	1 January 2014 to 31 March 2014				1 January 2013 to 31 March 2013
	Rooms Taka	Food & Beverage Taka	Minor Operating dept. (MOD) Taka	Total Taka	Total Taka
Salary, wages, bonus and benefits	4,145,529	11,457,600	2,112,588	17,715,717	18,188,492
Cost of materials & other related expenses	-	50,912,267	286,752	51,199,019	55,709,383
Operating supplies	2,565,195	5,410,098	861,114	8,836,407	6,257,696
Laundry, dry cleaning and uniforms	3,295,272	2,122,025	634,451	6,051,748	6,064,704
Complementary guest services	6,796,345	25,500	131,900	6,953,745	6,334,445
Linen, china, glass & silver	43,190	890,174	-	933,364	117,151
In-house TV , video, movies, music etc.	450,840	2,881,458	-	3,332,298	1,994,188
Travel agents commission	300,000	-	-	300,000	150,000
Traveling and communication	587,341	98,878	13,663	699,882	1,037,043
Airport counter charge	138,007	-	-	138,007	121,779
Third party reservation & Amenities	4,673,561	-	56,337	4,729,898	3,734,839
Decoration & Training	189,251	211,351	-	400,602	224,970
Pest control	75,000	75,000	-	150,000	129,000
Postage	1,511	-	-	1,511	-
Entertainment	3,613	695,107	-	698,720	66,291
Advertisement	-	-	43,535	43,535	26,080
Others	469,350	118,177	-	587,527	114,301
<b>Total</b>	<b>23,734,005</b>	<b>74,897,635</b>	<b>4,140,340</b>	<b>102,771,980</b>	<b>100,270,362</b>

**29. Administrative and other expenses**

Operators and its affiliated company fees (Note: 29.1)	40,501,536	39,960,813
Administrative and general expenses (29.2)	28,065,877	25,806,826
Repairs and maintenance (29.3)	38,943,198	34,639,996
Advertising, promotion and public relations (29.4)	15,792,055	17,531,619
<b>Total</b>	<b>123,302,666</b>	<b>117,939,254</b>

**29.1 Operators and its affiliated company fees-WESTIN**

License fee (29.1.1)	10,111,590	9,931,453
Incentive fee (29.1.2)	18,481,012	18,382,626
Institutional marketing fee (29.1.3)	9,606,011	9,434,880
Reservation fee (29.1.4)	2,302,923	2,211,854
<b>Sub-Total</b>	<b>40,501,536</b>	<b>39,960,813</b>

**29.1.1 License fee**

Payable to Westin Asia Management Co.	<b>10,111,590</b>	<b>9,931,453</b>
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		Amount in Taka	
		01 January 2014 to 31 March 2014	01 January 2013 to 31 March 2013
<b>29.1.2 Incentive fee</b>			
Payable to Westin Asia Management Co:			
Adjusted gross operating profit		319,925,792	318,023,838
Less:			
Marketing fee		9,606,011	9,434,880
Reservation fee		2,302,923	2,211,854
		11,908,934	11,646,734
Gross operating profit for the purpose of incentive fee		<b>308,016,858</b>	<b>306,377,104</b>
Incentive fee @ 6% on gross operating profit of Tk. 308,016,858		<b>18,481,011</b>	<b>18,382,626</b>
<b>29.1.3 Institutional marketing fee</b>			
Payable to Westin Asia Management Co:			
1.9% of gross operating revenue		<b>9,606,011</b>	<b>9,434,880</b>
<b>29.1.4 Reservation fee</b>			
Payable to Westin Asia Management Co: 0.6% of gross room revenue of Tk. 1,094,814,712 plus \$ 10 per available room calculated on a monthly basis at the prevailing month end exchange rate		<b>2,302,923</b>	<b>2,211,854</b>
<b>29.2 Administrative and general expenses</b>			
Salaries, wages, bonus & benefits		9,458,755	9,004,876
Operating supplies		1,518,115	566,154
Postage		24,131	23,601
Rent		277,899	276,974
Data processing expenses		2,433,106	-
Travel & communication		501,746	679,855
Entertainment		892,184	493,823
Security services		3,520,895	2,504,086
Internal Audit fee		210,000	674,480
Legal & professional charges		35,000	501,188
Fee & purchased services		85,543	140,798
Uniforms		226,389	153,408
Subscriptions		6,399	28,826
Bank charges		34,096	64,301
Credit card commission		7,282,578	7,491,857
Recruitment & Training		739,693	843,177
Permits & license Fee		152,792	68,075
Other expenses		666,556	2,291,347
<b>Sub-Total</b>		<b>28,065,877</b>	<b>25,806,826</b>
<b>29.3 Repairs and maintenance</b>			
Salaries, wages, bonus & benefits		2,083,446	1,900,261
Electric bulbs		828,242	258,780
Painting & decorations		531,205	288,996
Travel & communication		77,296	63,970
Electricity expenses		24,791,005	22,379,021
Fuel -Oil		23,250	-
Repair & maintenance		5,196,674	4,886,849
Laundry equipments		-	8,030
Locks & Keys		265,380	191,617
Operating supplies		1,870,888	753,012
Plumbing charge		30,570	440,438
Propine gas		1,530,779	1,273,828
Radio, television & signage		-	-
Waste removal expenses		225,800	319,070
Water treatment and Pest Control		1,288,186	1,737,943
Uniforms		134,989	113,992
Other expenses		65,488	24,189
<b>Sub-Total</b>		<b>38,943,198</b>	<b>34,639,996</b>

		<b>Amount in Taka</b>	
		<b>01 January 2014 to 31 March 2014</b>	<b>01 January 2013 to 31 March 2013</b>
<b>29.4 Advertising, promotion and public relation</b>			
Salaries, wages, bonus & benefits		1,814,868	1,606,012
Operating supplies		397,592	428,160
Postage		2,614	3,492
Travel & communication		336,288	314,149
Entertainment		486,540	148,637
Advertising		-	221,883
Signs, events & functions		1,147,217	575,649
Starwood Preferred Guest' expenses		11,437,519	13,405,846
Uniforms		90,291	85,519
Photography expenses		-	334,885
Complementary guest services		-	297,533
Other expenses		79,126	109,854
	<b>Sub-Total</b>	<b>15,792,055</b>	<b>17,531,619</b>
<b>30. Head office expenses</b>			
Managing Director' Remuneration & benefits		1,500,000	300,000
Salary, allowance and wages		2,346,874	3,470,683
Traveling & Conveyance		125,620	219,099
Printing, Stationary and papers		56,530	44,906
Computer Expenses		22,100	15,150
Entertainment and Fooding		65,159	654,618
Office Repairs & Maintenance		1,126,743	29,835
Telephone, Mobile and Internet		86,942	68,910
Advertisement & Publicity		154,560	107,476
Thana project maintenance		6,440	3,775
Government donation		5,312,500	-
Trade License, Renewal Fees and duty & taxes		68,004	17,350
Postage & Courier		-	44,611
Directors Fees		80,000	2,250
Office Rent, Utility and Electrical		8,938	18,000
Insurance Premium		1,021,622	752,439
Statutory Audit Fees		86,250	-
Car Repairs & Maintenance		106,173	27,493
Bank Charge		1,889	565,830
Consultancy Fees		57,500	57,500
AGM Expenses		-	675,830
Regulatory Fees DSE & CSE		200,000	200,000
City Corporation Tax		1,936,024	1,527,924
Legal Expenses		900,000	-
Depreciation		55,225,271	58,003,426
Other Expenses		1,267,128	594,500
	<b>Total</b>	<b>71,762,266</b>	<b>67,401,604</b>
<b>31. Interest Income/ (Expense)</b>			
Interest Income from Interest bearing investment		62,278,251	133,836,905
Interest Income from FDR & Bank Deposits		32,233,836	43,607,912
Interest paid on Loan		(11,594,099)	(22,078,823)
	<b>Total</b>	<b>82,917,988</b>	<b>155,365,994</b>
<b>32. Other Income/(Expenses)</b>			
Fair value adjustment to investment in share		(6,283,393)	(26,438,509)
Dividend Income		283,425	179,500
	<b>Total</b>	<b>(5,999,968)</b>	<b>(26,259,009)</b>

Amount in Taka	
01 January 2014 to 31 March 2014	01 January 2013 to 31 March 2013

**33. Provision for Income Tax**

Current Tax Expenses	71,785,814	85,415,179
Deferred Tax Expenses/(Benefit)	4,873,206	9,321,361
<b>Total</b>	<b>76,659,020</b>	<b>94,736,540</b>

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

<b>0.71</b>	<b>0.86</b>
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**Earnings attributable to Ordinary Shares:**

Net Profit after tax as per Statement of Comprehensive Income	<b>208,064,450</b>	<b>254,461,686</b>
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**Weighted Average Number of Shares:**

<b>294,400,000</b>	<b>291,336,986</b>
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**Weighted Average Number of shares:**

	No. of shares	Weight	Weighted Average Number of shares as at 31.03.2014	Weighted Average Number of shares as at 31.03.2013
Shares Outstanding as on 01.01.2013	230,000,000	365	230,000,000	230,000,000
Newly issued shares through IPO on 14.05.2012	26,000,000	365	26,000,000	22,936,986
Bonus Share issued on 18.10.2012	38,400,000	365	38,400,000	38,400,000
	<b>294,400,000</b>		<b>294,400,000</b>	<b>291,336,986</b>

**Basic Earnings Per Shares C=(A/B)  
(Par Value of Tk.10)**

=	Earnings attributable to Ordinary Shareholders	Earnings attributable to Ordinary Shareholders
=	Number Ordinary shares as at 31.03.2014	Weighted Average Number of shares as at 31.03.2013
=	208,064,450	254,461,686
=	294,400,000	291,336,986
=	<b>0.71</b>	<b>0.86</b>

### 35. 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	Amount in Taka			
			Transaction-31.03.2014			
			Opening balance	Addition	Adjustment/ (Received)	Closing balance
Borak Real Estate (Pvt.) Ltd	Common Chairperson	Construction of proposed Five Star Hotels	2,158,143,205	1,185,489	-	2,159,328,695
Borak Real Estate (Pvt.) Ltd	Common Chairperson	Interest bearing investment*	866,095,842	85,098,515	-	951,194,357
Anannya Development (Pvt.) Ltd.	Common Director	Interest bearing investment*	117,681,662	3,236,246	-	120,917,908
Purnima Construction Ltd.	Common Director	Interest bearing investment*	1,167,082,276	32,094,763	-	1,199,177,039
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*	6,319,028	173,773	-	6,492,801
Borak Shipping Ltd.	Common MD/ Chairperson	Interest bearing investment*	44,086,910	1,212,390	-	45,299,300
Unique Share Management Ltd.	Common MD/ Chairperson	Interest bearing investment*	10,059,929	276,648	-	10,336,577
Chartered Life Insurance Company Ltd.	-	Interest bearing investment*	2,531,250	4,201,589	-	6,732,839
Ms. Salina Ali	Chairperson	Interest free loan	(36,000,000)	-	-	(36,000,000)
Mr. Mohd. Noor Ali	Managing Director	Interest free loan	(37,200,000)	-	-	(37,200,000)
Ms. Nabila Ali	Director	Interest free loan	(29,400,000)	-	-	(29,400,000)
Ms. Nadiha Ali	Shareholder	Interest free loan	(25,600,000)	-	-	(25,600,000)
Ms. Nadiha Ali	Shareholder	Interest free loan	(25,600,000)	-	-	(25,600,000)
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	250,917,955	9,493,014	-	260,410,969
<b>Total</b>			<b>7,091,044,923</b>	<b>136,972,427</b>	<b>-</b>	<b>7,228,017,351</b>

\*Interest has been charged @11.00% p.a. The interest rate @15.00% p.a. is applicable only for Chartered Life Insurance Co. Ltd.

#### 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 2014 to 31 March 2014 to the directors, including managing directors, a managing agent or manager	1,500,000.00
(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

**36. 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.

**37. Directors Responsibility Statements**

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

**38. General**

**38.1 Employee Details:**

i) Total number of employees at the end of the period was 520. Out of total employees, 460 numbers of employees employed throughout the period and 60 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 520 employees in the company.

**38.2 Rounding off**

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

**38.3 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.

**Mohd. Noor Ali**  
Managing Director

**Gazi Md. Shakhawat Hossain**  
Director

Dated, Dhaka;  
27 April 2014