UNIQUE HOTEL & RESORTS PLC

Registered Office: Plot No. 1, CWN (B), Road No. 45, Gulshan -2, Dhaka-1212.
Corporate Office: Borak Mehnur, 51/B, Kemal Ataturk Avenue, Banani, Dhaka-1213.
Telephone: +88-02-2222 85116-23, 2222 54893, Fax: +88-02-2222 54894, www.uhrlbd.com

3RD QUARTER FINANCIAL STATEMENTS (UN-AUDITED) FOR THE PERIOD ENDED 31 MARCH -2025

Pursuant to the Clause 17(3) Dhaka & Chittagong Stock Exchange (Listing) Regulations 2015, we are pleased to present the Third Quarter (un-audited) Financial Statements as at and for the period ended 31 March 2025.

Statement of Financial Position
As at 31 March 2025

	Notes	Amount in Taka	
		31 March 2025	30 June 2024
ASSETS			
Non-current Assets		**35,328,579,083**	**34,008,296,078**
Property, plant and equipment, net	5	20,299,556,667	20,463,735,256
Intangible asset, net	6	11,443,776	12,485,156
Construction work in progress	7	8,712,323,405	8,691,531,746
Fixed deposit receipts	13	46,199,998	46,199,998
Investment in Joint Venture	9.02	6,167,823,581	4,702,493,029
Investment in unquoted shares	9.03	87,786,000	87,737,000
Investment in Associate	9.04	3,445,656	4,113,893
Current Assets		**7,766,248,629**	**9,195,340,036**
Inventories	8	145,340,552	135,333,674
Investment in quoted share	9.01	247,117,533	247,855,693
Accounts receivable	10	286,241,347	188,149,637
Other receivables	11	690,657,040	316,351,843
Advances, deposits and prepayments	12	4,231,840,402	5,808,797,306
Fixed deposit receipts	13	1,972,133,851	2,280,007,469
Cash and cash equivalents	14	192,917,904	218,844,414
TOTAL ASSETS		**43,094,827,711**	**43,203,636,114**
EQUITY AND LIABILITIES			
Shareholders' Equity		**26,003,001,988**	**26,128,209,404**
Share capital	15	2,944,000,000	2,944,000,000
Share premium	16	6,181,931,836	6,181,931,836
Revaluation reserve	17	9,776,690,072	9,797,745,049
Hedging reserve	18	(206,158,999)	(20,270,776)
Unrealized foreign exchange loss on foreign loan	19	(1,255,198,308)	(853,719,552)
Retained earnings		8,561,737,387	8,078,522,847
Non-current Liabilities		**9,356,729,011**	**9,653,592,445**
Term loan- non-current portion	20	6,502,994,660	6,971,288,716
Deferred tax liability	21	2,853,734,351	2,682,303,729
Current Liabilities		**7,735,096,713**	**7,421,834,265**
Term loan- current portion	20	1,323,953,103	1,244,514,219
Short term loans	22	1,756,437,661	1,819,375,081
Due to operator and its affiliates	23	202,530,133	240,761,478
Accounts payable	24	156,377,791	102,458,037
Undistributed/unclaimed dividend	25	4,523,590	2,813,601
Liabilities to intercompanies	26	723,758,815	1,163,078,366
Other accruals and payables	27	3,567,515,619	2,848,833,483
TOTAL EQUITY AND LIABILITIES		**43,094,827,711**	**43,203,636,114**
Net Asset Value (NAV) per share	42.01	**88.33**	**88.75**

Statement of Cash Flows For the period
from 01 July 2024 to 31 March 2025

	Notes	Amount in Taka	
		01 July 2024 to 31 March 2025	01 July 2023 to 31 March 2024
Cash flows from operating activities			
Collections from turnover and other sources		2,212,770,012	2,472,381,333
Payment for operating costs and other expenses		(818,958,054)	(947,983,207)
Income tax paid during the period		(59,972,646)	(126,936,315)
Net cash from operating activities (A)	42.04	**1,333,839,312**	**1,397,461,811**
Cash flows from investing activities			
Purchase of property, plant and equipment		(40,124,320)	(42,250,794)
Purchase of software		-	(13,872,395)
Payments for construction work		17,334,146	(381,024,855)
Payments for hotel and service apartment and other investments		(4,640,507)	(587,890,603)
Receipts from Borak Real Estate Limited for Advance refund		1,676,788,712	-
Payments made to SFL Unique Nebras Meghnaghat Power PLC		(1,094,606,380)	(989,720,519)
Receipts from share transfer of UMPL		-	
Gain/ (loss) on investment in shares		(1,350)	1,545,514
Dividend received during the period		5,797,850	4,276,135
Increase in investment in land and SEZL		-	-
Increase in fixed deposit receipts		307,873,619	(768,826,403)
Net cash used in investing activities (B)		**868,421,771**	**(2,777,763,919)**
Cash flows from financing activities			
Increase in term loan		(468,294,056)	2,188,256,234
Decrease in short term financing		(306,711,184)	(1,096,044,287)
Interest paid during the period		(983,852,342)	(212,006,046)
Dividend paid during the period		(469,330,011)	(586,919,065)
Net Cash provided by/(used in) financing activities (C)		**(2,228,187,593)**	**293,286,837**
Net cash inflow/(outflow) for the period (A+B+C)		**(25,926,510)**	**(1,087,015,272)**
Add: Cash and cash equivalents at the beginning of the period		218,844,414	1,368,562,615
Foreign currency translation difference		-	21,515,895
Cash and cash equivalents at the end of the period		**192,917,904**	**303,063,237**
Operating cash inflow/(outflow) per share	42.03	**4.53**	**4.75**

Statement of Profit or Loss and Other Comprehensive Income
For the period from 01 July 2024 to 31 March 2025

	Notes	Amount in Taka		Amount in Taka	
		01 July 2024 to 31 March 2025	01 July 2023 to 31 March 2024	01 January 2025 to 31 March 2025	01 January 2024 to 31 March 2024
Revenue	28	2,056,010,376	2,208,435,809	858,709,429	808,529,465
Cost of sales	29	(608,172,303)	(612,948,584)	(244,398,936)	(223,541,942)
Gross profit		**1,447,838,073**	**1,595,487,225**	**614,310,493**	**584,987,523**
Administrative and other general expenses	30	(632,088,569)	(615,525,027)	(233,391,341)	(210,629,359)
Operating profit		**815,749,504**	**979,962,198**	**380,919,153**	**374,358,165**
Corporate office expenses	31	(308,158,909)	(335,633,634)	(101,092,577)	(118,316,714)
Other income	32	213,080,838	280,987,064	68,140,096	81,253,585
Other expenses	33	(62,645,836)	(86,788,943)	(20,676,860)	(30,456,944)
Gain on sale of share of Joint Venture entity	34.01	-	-	-	-
Gain/(loss) on investment in quoted shares	34.02	343,634	(84,881,798)	18,366,141	(27,728,100)
Interest income	35	202,157,555	97,340,552	53,012,751	40,377,713
Interest expenses	35	(983,852,342)	(212,006,047)	(319,640,252)	(66,271,796)
Provision for bad & doubtful debts	36	(70,457)	(194,969)	(176,296)	185,918
Profit/(loss) before WPPF, Sheraton profit share and tax		**(123,396,013)**	**638,784,423**	**78,852,156**	**253,401,827**
Provision for WPPF	37	-	(34,460,296)	-	(13,387,139)
Profit/(loss) before Sheraton profit share and tax		**(123,396,013)**	**604,324,127**	**78,852,156**	**240,014,688**
Share of net profit/loss before tax of Sheraton Dhaka	38	116,106,903	(20,653,144)	10,430,825	(13,741,825)
Profit/(loss) before tax of UHRL		**(7,289,110)**	**583,670,983**	**89,282,980**	**226,272,863**
Current tax	39	(65,219,621)	(136,968,299)	(19,941,396)	(46,250,351)
Deferred tax	39	(21,428,686)	(157,558,594)	(3,304,759)	(155,685,491)
Net profit/(loss) after tax of UHRL		**(93,937,417)**	**289,144,090**	**66,036,825**	**24,337,021**
Share of net profit/(loss) after tax of Joint Venture entity, net off deferred	40	1,022,541,473	871,832,629	401,796,282	885,054,330
Share of net profit/(loss) after tax of Associate company	9.04.02	(668,238)	(581,668)	(270,421)	(506,773)
Total net profit/(loss) after tax for the period		**927,935,818**	**1,160,395,050**	**467,562,686**	**908,884,579**
Other comprehensive income					
Share of other comprehensive income of Joint Venture entity, net off deferred	41	(587,366,979)	(124,862,563)	(505,083,688)	(124,862,563)
Total comprehensive income/(loss) for the period		**340,568,839**	**1,035,532,487**	**(37,521,002)**	**784,022,016**
Basic and Diluted Earnings Per Share (EPS)	42.02	**3.15**	**3.94**	**1.59**	**3.09**
Basic and Diluted Earnings Per Share (EPS) (Published)	38.02	**3.15**	**3.94**	**1.59**	**3.09**

Statement of Changes in Equity For the period
from 01 July 2024 to 31 March 2025

Amount in Taka

Particulars	Ordinary Share Capital	Share Premium	Revaluation Reserve	Hedging Reserve	Unrealized foreign exchange loss	Retained Earnings	Total
For 2023-2024:							
Balance as on 1st July 2023	**2,944,000,000**	**6,181,931,836**	**9,889,368,735**	**-**	**-**	**7,040,779,123**	**26,056,079,694**
Net profit/(loss) during the period	-	-	-	-	-	254,788,806	254,788,806
Cash dividend @ 20% for 2022-23						(588,800,000)	(588,800,000)
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	(23,694,348)	-	-	29,617,935	5,923,587
Balance as on 31 March 2024	**2,944,000,000**	**6,181,931,836**	**9,865,674,388**	**-**	**-**	**6,736,385,863**	**25,727,992,087**
For 2024-2025:							
Balance as on 1st July 2024	**2,944,000,000**	**6,181,931,836**	**9,797,745,049**	**(20,270,776)**	**(853,719,552)**	**8,078,522,847**	**26,128,209,404**
Net profit/(loss) during the period	-	-	-	-	-	927,935,818	927,935,818
Other comprehensive income during the period	-	-	-	(185,888,224)	(501,848,445)	-	(687,736,668)
Deferred tax impact on other comprehensive income during the period	-	-	-	-	100,369,689	-	100,369,689
Cash dividend @ 16% for 2023-24						(471,040,000)	(471,040,000)
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	(21,054,977)	-	-	26,318,722	5,263,744
Balance as on 31 March 2025	**2,944,000,000**	**6,181,931,836**	**9,776,690,072**	**(206,158,999)**	**(1,255,198,308)**	**8,561,737,387**	**26,003,001,988**

EPS of Unique Hotel & Resorts PLC recorded Taka 3.15 per share during the period from 01 July 2024 to 31 March 2025 which was Taka 3.94 last year in the same period. The July-August students' movement of 2024 and its subsequent events produced widespread unrest and heightened security concerns which severely affected the business especially tours & travels sector. In response, several countries issued travel advisories and restrictions, which negatively affected international bookings, as many travellers chose to postpone or cancel their trips as well as bookings, and corporate events were cancelled due to security concerns. Apart from these challenges, Bangladesh experienced a devastating flood during the first quarter, lasting several weeks, which also further discouraged travel. As a result, our hotel's occupancy has decreased significantly since most of our hotel's occupancy is based on foreign guests. On the other hand, continuing commodity price hike, increase in the price of electricity, gas and bank interest rates have further negatively impacted the operational performance.

As a result, the EPS from core business operation showed negative Taka 0.32 while accrued income from joint venture entity (SFL Unique Nebras Meghnaghat Power PLC) of Unique Hotel and Resorts PLC, has contributed substantial income of approximately Tk. 102.25 crore (Tk. 3.47 EPS) in the profitability of Unique Hotel & Resorts PLC.

Dhaka, Bangladesh
Dated: April 28, 2025

Sd/-	Sd/-	Sd/-	Sd/-	Sd/-	Sd/-
Chief Financial Officer	Company Secretary	Independent Director	Director	Chief Executive Officer	Chairperson