

UNIQUE

UNIQUE HOTEL & RESORTS LIMITED

**Unique Hotel & Resorts Limited**  
**Unaudited Financial Statements**  
**For the period from 1st July 2020 to 31**  
**December 2020**





## UNIQUE HOTEL & RESORTS LIMITED

### Unique Hotel & Resorts Limited Statement of Financial Position As at 31 December 2020

	Notes	Amount in Taka	
		31 December 2020	30 June 2020
<b>ASSETS</b>			
<b>Non-current Assets</b>		<b>27,339,417,263</b>	<b>26,896,638,995</b>
Property, plant and equipment, net	6	19,194,002,669	19,249,432,947
Construction work in progress	7	8,145,414,594	7,647,206,048
<b>Current Assets</b>		<b>9,121,841,943</b>	<b>8,935,851,656</b>
Inventories	8	37,515,854	42,356,756
Investments	9	310,734,274	292,288,460
Accounts receivable	10	231,417,545	219,098,663
Other receivables	11	16,960,580	21,689,501
Advances, deposits and prepayments	12	6,820,504,418	6,628,803,567
Fixed deposit receipts	13	1,571,650,863	1,526,136,700
Cash and cash equivalents	14	133,058,409	205,478,009
<b>TOTAL ASSETS</b>		<b>36,461,259,206</b>	<b>35,832,490,651</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' Equity</b>		<b>23,306,194,495</b>	<b>23,458,242,837</b>
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	10,123,468,153	10,168,822,832
Retained earnings		4,056,794,505	4,163,488,169
<b>Non-current Liabilities</b>		<b>6,219,478,120</b>	<b>6,135,583,437</b>
Term loan- non-current portion	18	3,346,559,376	3,265,101,171
Deferred tax liability	19	2,872,918,744	2,870,482,266
<b>Current Liabilities</b>		<b>6,935,586,591</b>	<b>6,238,664,377</b>
Term loan- current portion	18	289,128,130	371,218,835
Short term loans	20	1,753,106,372	1,660,713,706
Due to operator and its affiliates	21	321,933,789	386,279,386
Accounts payable	22	48,379,417	34,114,450
Undistributed/unclaimed dividend	23	153,156,534	12,611,384
Liabilities to intercompanies	24	2,822,382,790	2,371,790,770
Other accruals and payables	25	1,547,499,559	1,401,935,846
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>36,461,259,206</b>	<b>35,832,490,651</b>
<b>Net Asset Value (NAV) per share</b>	34.1	<b>79.17</b>	<b>79.68</b>

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

  
Chief Financial Officer

  
Company Secretary

  
Director

  
Managing Director

  
Chairperson

Signed in terms of our report of even date annexed.

Dated, Dhaka;  
27 January 2021





## UNIQUE HOTEL & RESORTS LIMITED

Unique Hotel & Resorts Limited  
Statement of Profit or Loss and Other Comprehensive Income  
For the period from 01 July 2020 to 31 December 2020

Notes	Amount in Taka		2nd Quarter		
	01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019	01 October 2020 to 31 December 2020	01 October 2019 to 31 December 2019	
Revenue	26	278,075,010	1,116,409,742	185,034,778	603,214,786
Cost of sales	27	(109,250,454)	(251,062,922)	(72,633,012)	(136,607,293)
<b>Gross profit</b>		<b>168,824,556</b>	<b>865,346,820</b>	<b>112,401,766</b>	<b>466,607,493</b>
Administrative and other expenses	28	(122,855,922)	(249,764,285)	(74,009,990)	(112,612,530)
<b>Operating profit</b>		<b>45,968,634</b>	<b>615,582,535</b>	<b>38,391,776</b>	<b>353,994,963</b>
Corporate office expenses	29	(150,173,371)	(149,493,598)	(78,590,806)	(78,220,048)
Other income/(expenses)	30	28,745,192	62,887,611	17,058,207	33,455,692
Gain/(loss) on investment in shares	31	104,175,365	(49,765,965)	32,801,495	(23,626,572)
Interest income	32	32,505,434	52,743,617	15,725,280	25,234,828
Interest expenses	32	(51,906,302)	(53,055,128)	(26,195,910)	(25,027,753)
<b>Profit/(loss) before WPPF and tax</b>		<b>9,314,952</b>	<b>478,899,072</b>	<b>(809,958)</b>	<b>285,811,110</b>
Provision for WPPF	25.4	(443,569)	(22,804,718)	(443,569)	(13,610,053)
<b>Profit/(loss) before tax</b>		<b>8,871,383</b>	<b>456,094,355</b>	<b>(1,253,527)</b>	<b>272,201,058</b>
Current tax	33	(17,651,537)	(151,163,831)	(9,779,756)	(107,632,457)
Deferred tax	33	(17,554,704)	(5,763,795)	(6,873,468)	(2,427,633)
<b>Net profit/(loss) after tax</b>		<b>(26,334,858)</b>	<b>299,166,729</b>	<b>(17,906,751)</b>	<b>162,140,968</b>
Other comprehensive income		-	-	-	-
<b>Total comprehensive income/(loss) for this period</b>		<b>(26,334,858)</b>	<b>299,166,729</b>	<b>(17,906,751)</b>	<b>162,140,968</b>
<b>Basic and Diluted Earnings Per Share (EPS)</b>	34.2	<b>(0.09)</b>	<b>1.02</b>	<b>(0.06)</b>	<b>0.55</b>

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Company Secretary

  
Director

  
Managing Director

  
Chairperson

Signed in terms of our report of even date annexed.

Dated, Dhaka;  
27 January 2021



**Unique Hotel & Resorts Limited**  
Statement of Changes in Equity

For the period from 01 July 2020 to 31 December 2020

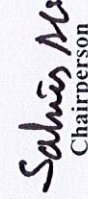
Particulars	Amount in Taka				
	Ordinary Share Capital	Share Premium	Retained Earnings	Revaluation Reserve	Total
<b>For 2019-2020:</b>					
Balance at 1st July 2019	2,944,000,000	6,181,931,836	4,369,875,962	10,259,203,211	23,755,011,009
Net profit during the year	-	-	299,166,729	-	299,166,729
Cash dividend @ 20% for 2018-19	-	-	(588,800,000)	-	(588,800,000)
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	62,811,107	(47,108,330)	15,702,777
<b>Balance as on 31 December 2019</b>	<b>2,944,000,000</b>	<b>6,181,931,836</b>	<b>4,143,053,798</b>	<b>10,212,094,881</b>	<b>23,481,080,515</b>
<b>For 2020-2021:</b>					
Balance as on 1st July 2020	2,944,000,000	6,181,931,836	4,163,488,169	10,168,822,832	23,458,242,837
Net profit/(loss) during the year	-	-	(26,334,858)	-	(26,334,858)
Cash dividend @ 10% for 2019-20	-	-	(140,831,710)	-	(140,831,710)
Excess depreciation on revalued PPE transferred to Retained earnings	-	-	60,472,905	(45,354,678)	15,118,226
<b>Balance as on 31 December 2020</b>	<b>2,944,000,000</b>	<b>6,181,931,836</b>	<b>4,056,794,505</b>	<b>10,123,468,153</b>	<b>23,306,194,495</b>

  
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Company Secretary

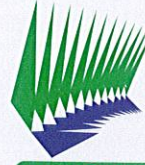
  
Director

  
Managing Director

  
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Dated, Dhaka:  
27 January 2021

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**UNIQUE HOTEL & RESORTS LIMITED**





**UNIQUE HOTEL & RESORTS LIMITED**

**Unique Hotel & Resorts Limited**  
**Statement of Cash Flows**

For the period from 01 July 2020 to 31 December 2020

Notes	Amount in Taka	
	As at 31 December 2020	As at 31 December 2019
<b>Cash flows from operating activities</b>		
Collections from turnover and other sources	323,244,840	1,195,203,908
Payment for operating costs and other expenses	(152,771,074)	(414,601,000)
Income tax paid during the period	(10,634,035)	(123,380,528)
<b>Net cash from operating activities (A)</b>	<b>159,839,731</b>	<b>657,222,380</b>
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(57,075,794)	(54,384,180)
Increase in construction work in progress	(498,208,546)	(1,120,946,523)
Decrease/ (Increase) in investment and construction advances	65,522,364	(125,051,746)
Gain/ (loss) on investment in shares	10,717,709	288,977
Dividend received during the period	8,026,813	1,290,486
Decrease/ (Increase) in payment to UMPL	(204,899,999)	(275,364,941)
Increase in advance against land	(1,451,060)	(15,763,320)
Decrease/ (Increase) in fixed deposit receipts	(45,514,163)	(96,799,416)
<b>Net cash used in investing activities (B)</b>	<b>(722,882,676)</b>	<b>(1,686,730,662)</b>
<b>Cash flows from financing activities</b>		
Increase/(decrease) in term loan	81,458,205	1,122,726,874
Increase/(decrease) in short term financing	460,893,981	(5,516,142)
Interest paid during the period	(51,906,303)	(53,055,129)
Dividend paid during the period	(286,560)	(19,130)
<b>Net Cash provided by/(used in) financing activities (C)</b>	<b>490,159,323</b>	<b>1,064,136,473</b>
<b>Net cash inflow/(outflow) for the period (A+B+C)</b>	<b>(72,883,622)</b>	<b>34,628,192</b>
Add: Cash and cash equivalents at the beginning of the period	205,478,009	78,158,073
Foreign currency translation difference	464,022	(33,554)
<b>Cash and cash equivalents at the end of the period</b>	<b>133,058,409</b>	<b>112,752,711</b>
<b>Operating cash inflow/(outflow) per share</b>	<b>0.54</b>	<b>2.23</b>

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

  
Chief Financial Officer

  
Company Secretary

  
Director

  
Managing Director

  
Chairperson

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

Dated, Dhaka;  
27 January 2021





## UNIQUE HOTEL & RESORTS LIMITED

### Unique Hotel & Resorts Limited

#### Notes to the Financial Statements

For the period ended 31 December 2020

#### 1. Legal status of the Company

##### 1.1 Reporting entity

Unique Hotel & Resorts Limited ("the Company") is a Public Limited Company in Bangladesh. The Company was incorporated on 28 November 2000 having registration no. C-41920(1279)/2000 under the Companies Act 1994. The Company is listed with both Dhaka Stock Exchange Limited (DSEL) and Chittagong Stock Exchange Limited (CSEL).

##### 1.2 Registered office

The registered office of the company is located at Plot no. 01 CWN (B), Road no. 45, Gulshan-2, Dhaka-1212.

##### 1.3 Corporate office

Corporate office of the Company is located at 51/B, Borak Mehnur, Kemal Ataturk Avenue, Banani, Dhaka-1213.

##### 1.4 Company's associate and subsidiary Company

The company has no subsidiary. However, Borak Real Estate Limited holds 19.37% share of Unique Hotel & Resorts Limited.

#### 2. Nature of business activities

Unique Hotel & Resorts Limited (the owner of "The Westin Dhaka" which is a Five Star Hotel in Bangladesh) started its commercial operation on 1<sup>st</sup> July 2007. The principal activities of the Company over the period were carrying out hotel business through a Management Contract dated 20 December 1999 (renewed on 9 April 2015) executed between Unique Hotel & Resorts Ltd ("the Owner") and Starwood Asia Pacific Hotels & Resorts Pte. Ltd. ("the operator"), now Marriott International. The Operator is knowledgeable and experienced in managing and promoting five star hotels and resorts and has (and/or its Affiliates have) performed such services throughout the world.

In terms of Management Contract, the operator is entitled to receive base fee, license fee, incentive fee, reservation fee or program service fee and institutional marketing fee from the owner on account of operation of the Hotel only. In addition, under the contract, the operator is entitled to receive centralized service fees for developing, promoting, operating, maintaining and upgrading the centralized services and associated Starwood technology.

The Company owned another international standard hotel in the name and style of "HANSA, a premium residence by UHRL" has started its operation from July 2018.

Construction work of another 5 star hotel "Sheraton Dhaka" is going on. Due to COVID-19 impact the work has been delayed and we are expecting to complete the construction work by end of the March 2021.

#### 3. Basis of preparation

##### 3.1 Statement of compliance

The financial statements have been prepared in accordance with the applicable International Accounting Standards (IASs) and International Financial Reporting Standards (IFRSs) adopted by the Institute of Chartered Accountants of Bangladesh (ICAB), 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 Regulations of Dhaka Stock Exchange Limited and Chittagong Stock Exchange Limited;

The Income Tax Ordinance 1984;

The Income Tax Rules 1984;

The Value Added Tax and SD Act 2012;

The Value Added Tax and SD Rules 2016;

The Customs Act 1969;

DSE Listing Regulations, 2015;

Financial Reporting Act, 2015.



### 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 IAS 1: "Presentation of Financial Statements". A complete set of financial statements comprises:

- i) Statement of Financial Position;
- ii) Statement of Profit or Loss and Other Comprehensive Income;
- iii) Statement of Changes in Equity;
- iv) Statement of Cash Flows;
- v) Notes comprising a summary of significant accounting policies and other explanatory information to the financial statements.

### 3.4 Basis of measurement of elements of financial statements

The financial statements have been prepared on the historical cost basis, and therefore, do not take into consideration the effect of inflation except that arising from revaluation of land, building and machineries as specified in note 6. The accounting policies, unless otherwise stated, have been consistently applied by the Company and are consistent with those of the previous year.

### 3.5 Functional and presentation currency

Functional and presentation currency items included in these financial statements are measured using the currency of the primary economic environment in which the company operates ('the functional currency'). These financial statements are presented in Bangladesh Taka ("BDT") which is also the functional currency of the company. The amounts in these financial statements have been rounded off to the nearest BDT except otherwise indicated.

### 3.6 Risk and uncertainty for use of estimates and judgment

The preparation of financial statements in conformity with International Accounting Standards requires management to make judgment, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses as well as the application of accounting policies. Uncertainty about these assumptions and estimates could result in outcomes that may require adjustment to the carrying amount of assets or liabilities affected in future period.

Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions of accounting estimates are recognized in the period in which the estimates are revised as required by IAS 8: "Accounting Policies, Changes in Accounting Estimates and Errors".

### 3.7 Going concern without material uncertainties

As per IAS-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. Previous financial year, on 11 March 2020, World Health Organization (WHO) declared a global pandemic due to Corona Virus related respiratory disease commonly called as COVID 19. To contain the spread of this disease, along with many other countries of the world, Government of Bangladesh has also taken a number of measures such as declaration of general holiday, enforcement of lock down, social distancing etc. As a result of these measures, all business and economic activities were adversely affected which pretentious the Unique Hotel and Resorts Ltd. (UHRL) business as well. Business operation and profitability of the UHRL has been impacted due to COVID 19, but as the situation is constantly changing and there is no certainty at present as to how long the situation will be prevailed. Therefore, potential impact of COVID 19 on the UHRL operation and financial results cannot reasonably be assessed. Though management of the UHRL has assessed the going concern issue and found no uncertainty regarding this for the upcoming 12 months due to COVID 19. Assessment of COVID-19 impact on the following areas have been made:

#### **Implications of COVID-19 on our business**

The pandemic has confronted the hospitality industry with an unprecedented challenge. Strategies to flatten the COVID-19 curve such as community lockdowns, social distancing, stay-at-home orders, travel and mobility restrictions have resulted in temporary closure of many hospitality businesses and significantly decreased the demand for businesses that were allowed to continue to operate. Almost all restaurants in Bangladesh were asked to limit their operations to only take-outs. Restrictions placed on travel and stay-at-home orders issued by the authorities led to sharp decline in hotel occupancies and revenues. Due to maintain the social distances and restrictions for some corporate social elements, the F&B revenue dropped significantly.





## UNIQUE HOTEL & RESORTS LIMITED

According to the Civil Aviation Authority of Bangladesh, on-arrival visas for all nationalities have been confined. Due to the cancellation of scheduled tour packages from abroad, the tour operators in Bangladesh are struggling to sustain. Besides, domestic tourists are expected to maintain self-isolation. As a consequence, the domestic, inbound and outbound tourism sector in Bangladesh is facing enormous economic losses and job cuts. With restricted travel and cancellation of business flights, the luxury hotel industry has also been facing the domino effect of economic fallout. Due to travel band in China, Europe and America the occupancy rates of luxury hotels have declined by staggering amounts from February 2020 onwards. While the hotels would have witnessed occupancy rates of 75% to 80% in usual times, the current rates have plunged to an average of 20% to 25%.

The main revenue of the Hotel's (The Westin Dhaka and Hansa Residence) comes from room and food and beverage (F&B) services almost 90% which sell to the foreign and local guest of different corporate clients. During this COVID-19 pandemic period, demand for room & F&B has reduced remarkably due to travel band on international flights and also many corporate, factories, offices, production plants were shut down. During the current period (October-December 2020) the UHRL total revenue is 185.03 million which is 69.3% lower compare to the same period last year which ultimately impacted on profitability and earnings per share (EPS).

### **Description of the measures taken to warrant going concern**

Unique Hotel and Resort Limited (UHRL) took control on administrative and other expenses and reduced the hotel operational expenses by 34% from October to December 2020 in line with revenue. Also monitoring the daily electricity consumption, switch off the lights, close down of the vacant floor and banquet hall which reduce the electricity cost of the Hotel by 44%. Moreover, compare to the July to September 2020 our total revenue has been increased by 99% in the quarter October to December 2020 out of that room and F&B revenue has been increased by 35% and 110% respectively for the period mentioned above which indicates positive inflow of business gradually.

Moreover, as per our application on August 18, 2020 to the Bangladesh Investment Development Authority (BIDA) repayment date of foreign loan USD 35 million via Standard Chartered Bank (Landon/Mauritius/Singapore) through Standard Chartered Bank Limited Dhaka, Bangladesh, the tenure of the loan has been increased by 9 (nine) months from their existing maturity for all the three tranches. Moreover, we have again applied for further 9 (Nine) months deferment for the said foreign loan on January 08, 2021 which is waiting for approval from BIDA.

- a) For Tranche- 1 (USD 15 million), Tranche-2 (USD 10 million) and Tranche-3 (USD 10 million), interest will be deferred along with principal repayment subject to further 9 (Nine) months deferment approved by BIDA;
- b) For Tranche-1, payment will due on 30th October 2021 including interest accrued since last payment under this tranche (November'20) subject to further 9 (Nine) months deferment approved by BIDA;
- c) For Tranche-2, payment will due on 21st October 2021 including interest accrued since last payment under this tranche (January'20) subject to further 9 (Nine) months deferment approved by BIDA; and
- d) Similarly, for Tranche-3, payment will due on 22nd September 2021 including interest accrued since last payment under this tranche (December' 19) subject to further 9 (Nine) months deferment approved by BIDA;
- e) Interest repayment on local currency loan from Standard Chartered Bank and Dutch Bangla Bank Limited has been extended till December 2020 as per Bangladesh Bank Circular BRPD Circular no. 17 dated September 28, 2020 (see note 18 for detail information);
- f) With reference our letter dated April 21, 2020, Prime Bank Limited sanction working capital facility (Overdraft – as inner of existing funded working capital limit) under Bangladesh Bank's Financial Stimulus Fund (FSF) to COVID 19 Tk. 10 crore under Govt. simulation package for a period of 1 year @ 4.5% on July 19, 2020;
- g) Bank Alfalah Limited extended their hand by revolving 50 crore loan on December 2020.

Management have assessed all the other areas of operations and disclosure accordingly and found no significant impact of COVID-19 except discussed above and no uncertainty about the entity's ability to continue as a going concern is identified.

### **3.8 Accrual Basis**

Unique Hotel & Resorts Limited prepares its financial statements, except for cash flow information, using the accrual basis of accounting. Since the accrual basis of accounting is used, the company recognizes items as assets, liabilities, equity, income and expenses (the elements of financial statements) when they satisfy the definitions and recognition criteria for those elements in the IFRS conceptual Framework.





## UNIQUE HOTEL & RESORTS LIMITED

### 3.9 Materiality, aggregation and off setting

Each material item as considered by management significant, has been presented separately in the financial statements. No amount has been set off unless the Company has legal right to set off the amounts and intends to settle on net basis. Income and expenses are presented on a net basis only when permitted by the relevant accounting standards. The values of assets or liabilities as shown in the statement of financial position are not off-set by way of deduction from another liability or asset unless there exist a legal right therefore. No such incident existed during the year.

### 3.10 Reporting period

The financial statements of the company cover the financial period of six months from 01 July 2020 to 31 December 2020 with comparative figures for the period from 01 July 2019 to 31 December 2019.

### 3.11 Authorization date for issuing financial statements

The financial statements were authorized by the Board of Directors on 27 January 2021 for issue after completion of review.

### 3.12 Comparative information

Comparative information has been disclosed in respect of 01 July 2019 to 31 December 2019 for the statement of profit or loss and other comprehensive income items and June 2020 for the statement of financial position items in accordance with IAS 1: Presentation of Financial Statements for all numeric information in the financial statements and also the narrative and descriptive information where it is relevant for understanding of the current periods of financial statements. Prior year figure has been re arranged wherever considered necessary to ensure comparability with the current period.

## 4 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

### 4.1 Property, plant and equipment

#### Initial recognition and measurement

An item shall be recognized as property, plant and equipment if it is probable that future economic benefits associated with the item will flow to the entity, and the cost of the item can be measured reliably. Property, plant and equipment are capitalized at cost of acquisition and subsequently stated at cost or revaluation less accumulated depreciation in compliance with the requirements of IAS 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. The cost also includes the cost of replacing part of the property, plant and equipment and borrowing costs for long-term debt availed for the construction/ implementation of the property, plant and equipment, if the recognition criteria are met.

The cost of self-constructed assets includes the cost of material and direct labor and other costs directly attributable to bringing the assets to a working condition inclusive of inward freight, duties and non-refundable taxes for their intended use.

#### Subsequent costs

The subsequent expenditure is only capitalized as part of assets when the useful life or economic benefit or both of that asset is increased provided that 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 day to day servicing of property, plant and equipment are recognized in the Statement of Profit or loss and Other Comprehensive Income as 'repair and maintenance' when it is incurred.

#### Depreciation of property, plant and equipments

Depreciation is provided to amortize the cost or revaluation of the assets after commissioning, over the period of their expected useful lives, in accordance with the provisions of IAS 16: Property, plant and equipment. Full year depreciation is charged regardless of the date of acquisition. No depreciation is charged in the year of disposal regardless of the date of disposal. Depreciation of assets begins when it is available for use. Depreciation is charged on all fixed assets except land and land developments on reducing balance method.

<u>Category of Assets</u>	<u>Rate of depreciation</u>
Buildings and other civil constructions	1.25%
Hotel furniture	5%
Hotel equipment	5%
Office furniture and equipment	5%
Motor vehicles	5%





## UNIQUE HOTEL & RESORTS LIMITED

### Revaluation of fixed assets

As per IAS 16: Property, Plant and Equipment paragraph 31, after recognition as an asset, an item of property, plant and equipment whose fair value can be measured reliably shall be carried at a revalued amount and revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

As per IAS 16: Property, Plant and Equipment paragraph 34, “the frequency of revaluations depends upon the changes in fair values of the items of property, plant and equipment being revalued. When the fair value of a revalued asset differs materially from its carrying amount, a further revaluation is required. Some items of property, plant and equipment experience significant and volatile changes in fair value, thus necessitating annual revaluation. Such frequent revaluations are unnecessary for items of property, plant and equipment with only insignificant changes in fair value. Instead, it may be necessary to revalue the item only every three or five years”.

In conformity with paragraphs 31 and 34 of IAS 16: Property, plant and equipment, on 30 September 2011, the land & land development and building have been revalued by an independent valuer to reflect fair value (prevailing market price) thereof following “current cost method”. As the fair value of the assets does not differ significantly from its carrying amount as of 30 June 2020, so no revaluation has been made during the period ended 31 December 2020.

Particulars of the assets	Name of the valuer	Qualification of the valuer	Date of revaluation	The carrying amount 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			30-Sep-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 of revaluation surplus. However, the increase is recognized in profit or loss account to the extent that it reverses a revaluation decrease of the same assets previously recognized in profit or loss account. A sum of revaluation surplus is transferred directly to equity each year in line with para 41 of IAS 16: "Property, plant and equipment" as the asset is used by the company. The amount of the revaluation surplus transferred would be the differences between the depreciation based on the revalued carrying amount of the asset and the depreciation based on the asset's original cost. Transfer from revaluation surplus to retained earnings is not made through profit or loss."

Other fixed assets were kept outside the scope of the revaluation works. These are expected to be realizable at written down value (WDV) as mentioned in the Statement of Financial Position of the company.

### Disposal of property, plant and equipment

An item of property, plant and equipment is removed from the statement of financial position when it is disposed off or when no future economic benefits are expected from its use or disposal. The gain or loss on the disposal or retirement of an item of property, plant and equipment is included in the statement of profit or loss and other comprehensive income in the period in which the de-recognition occurs.

### Impairment of property, plant and equipment

As per IAS 36: Impairment of Assets the carrying amounts of property, plant and equipment are reviewed at each balance sheet date to determine whether there is any indication of impairment loss. If any such indication exists, recoverable amount is estimated to determine the extent of the impairment loss. Impairment loss is recorded on judgmental basis, for which provision may differ in the future years based on the actual experience.

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. During this year no indication for impairment of the fixed assets as a result, no such assets have been impaired and for this reason no provision has been made for impairment of assets.





## UNIQUE HOTEL & RESORTS LIMITED

### Fixed Asset Register

During the year the Management of Unique Hotel and Resorts Ltd. appointed ACNABIN Chartered Accountants and Hoda Vasi Chowdhury & Co. Chartered Accountants to prepare the fixed assets register of the company which is under process.

#### 4.2 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 IAS 16: Property, plant and equipment no depreciation is charged on capital work in progress as it is not ready for use.

#### 4.3 Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds as per IAS 23: Borrowing Costs.

#### 4.4 Inventories

Inventories (stock and stores) are measured at the lower of cost and net realizable value. The cost of inventory is assigned by using average cost formula. The cost of inventories consists of purchase, costs of conversion, import duties and other non-refundable taxes and other costs incurred in bringing the inventories to their present location and condition.

#### 4.5 Intangible assets

Intangible assets that are acquired by the Company and have a finite useful lives are measured at cost less accumulated amortization and accumulated impairment loss, if any. Intangible assets are recognized when all the conditions for recognition as per IAS 38 Intangible Assets are met. The cost of an intangible asset comprises its purchase price, import duties and non-refundable taxes and any directly attributable cost of preparing the asset for its intended use. Subsequent costs are capitalized only when they increase the future economic benefits embodied in the specific assets to which they relate. All other costs are recognized in profit or loss as incurred.

#### 4.6 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.

#### 4.7 Accounts and other receivables

Accounts and other receivable are initially recognized at cost which is the fair value of the consideration given in return. After initial recognition these are carried at cost less impairment losses due to uncollectible of any amount so recognized. Provision for doubtful debts are made where there is evidence of a risk of non payment, taking into account ageing, previous experience as well as general economic conditions and ultimately the prospects of realizability. Provision is made at the rate of 3% of rolling three months of average receivables.

#### 4.8 Revenue

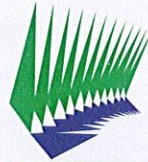
##### 4.8.1 Revenue from contract with customers

The Company recognizes as revenue the amount that reflects the consideration to which the Company expects to be entitled in exchange for goods or services when (or as) it transfers control to the customer. IFRS 15: Revenue from Contracts with Customers establishes a five-step model as follows:

- Identify the contract with a customer;
- Identify the performance obligations in the contract;
- Determine the transaction price;
- Allocate the transaction price to the performance obligations in the contract; and
- Recognize revenue when (or as) the entity satisfies a performance obligation.

Considering the five steps model, the Company recognizes revenue when (or as) the Company satisfies a performance obligation by transferring a promised service to a customer. Service is considered as transferred when (or as) the customer obtains control of that service. Revenue from room rent, sales proceeds of food & beverage, space rental and shop rental are 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 customers as well as rebate and discount allowed to customers.





## UNIQUE HOTEL & RESORTS LIMITED

### 4.8.2 Revenue from investment income

#### (a) Interest income

Interest on bank deposits and FDR have been accounted for on accrual basis.

#### (b) Dividends

Dividend income is recognized when the company's right to receive the payment is established or after received of dividend, which is generally when shareholders approve the dividend.

### 4.9 Leases

Financial Reporting Principles IFRS 16: Leases effective from annual periods beginning on or after January 1, 2019 has significantly changed how the company accounts for its lease contracts. The company leases a number of floor spaces for the accommodation of its employees in addition to service sites. Before the adoption of IFRS 16, all lease contracts were classified as operating leases. IFRS 16 requires all contracts that contain a lease to be recognized in the statement of financial position as a right-of-use asset and lease liability. Only certain short-term and low-value leases are exempt.

In compliance with the standard, the Company has elected to use the recognition exemptions in the standard due to their being short-term leases and leases of low value items. In such cases the lease payments are accounted for as expenses in the statement of profit or loss and other comprehensive income.

### 4.10 Financial instruments

IFRS 9 sets out requirements for recognizing and measuring financial assets, financial liabilities and some contracts to buy or sell non-financial items. This standard replaces IAS 39 Financial Instruments: Recognition and Measurement. The details of new significant accounting policies and the nature and effect of the changes to previous accounting policies are set out below.

#### 4.10.1 Classification and measurement of financial assets and financial liabilities

IFRS 9 largely retains the existing requirements in IAS 39 for the classification and measurement of financial liabilities. However, it eliminates the previous IAS 39 categories for financial assets of held to maturity, loans and receivables and available for sale. The adoption of IFRS 9 has not had a significant effect on the company's accounting policies related to financial liabilities. The impact of IFRS 9 on the classification and measurement of financial assets is set out below.

Under IFRS 9, on initial recognition, a financial asset is classified as measured at: amortized cost; Fair Value through Other Comprehensive Income (FVOCI) – debt investment; Fair Value through Other Comprehensive Income (FVOCI) – equity investment; or Fair Value Through Profit or Loss (FVTPL). The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics. Derivatives embedded in contracts where the cost is a financial asset in the scope of the standard are never separated. Instead, the hybrid financial instrument as a whole is assessed for classification.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- (a) it is held within a business model whose objective is achieved by collecting contractual cash flows; and
- (b) its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the company may irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income (OCI). This election is made on an investment-by-investment basis.

All financial assets not classified as amortized cost or FVOCI as described above are measured at FVTPL. A financial asset (unless it is a trade receivable without a significant financing component that is initially measured at the transaction price) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition.

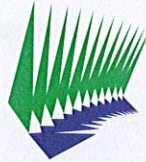
#### Subsequent measurement

The following accounting policies apply to the subsequent measurement of financial assets.

#### Financial assets at FVTPL

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.





## UNIQUE HOTEL & RESORTS LIMITED

### **Financial assets at amortized cost**

These assets are classified as financial assets measured at amortized cost. These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on de-recognition is recognized in profit or loss.

### **Debt investments at FVOCI**

These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in profit or loss. Other net gains and losses are recognized in OCI. On de-recognition, gains and losses accumulated in OCI are reclassified to profit or loss.

### **Equity investments at FVOCI**

These assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

### **Impairment of financial assets**

IFRS 9 replaces the 'incurred loss' model in IAS 39 with an 'expected credit loss' (ECL) model. The new impairment model applies to:

- financial assets measured at amortized cost,
- contract assets and
- debt investments measured at FVOCI, but the standard does not apply to investments in equity instruments.

The financial assets at amortized cost consist of trade receivables, cash and cash equivalents, and corporate debt securities. The company measures loss allowances at an amount equal to ECL from trade receivables.

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. Loss allowances measured at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for accounts receivables and contract assets are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the company's historical experience and informed credit assessment and including forward-looking information.

### **Measurement of Expected Credit Losses (ECL)**

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

### **Presentation of impairment**

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is recognized in OCI, instead of reducing the carrying amount of the asset.

Impairment losses related to trade receivables and others, including contract assets, are presented separately in the notes to the financial statement.

In accordance to IAS 36 Para 12 impairment test to be performed if there are indications of market value declines, negative changes in technology, markets, economy, or laws, increases in market interest rates, net assets of the company higher than market capitalization, obsolescence or physical damage, asset is idle, part of a restructuring or held for disposal, worse economic performance than expected and for investments in subsidiaries, joint ventures or associates, the carrying amount is higher than the carrying amount of the investee's assets, or a dividend exceeds the total comprehensive income of the investee.





## UNIQUE HOTEL & RESORTS LIMITED

The carrying value of non-financial assets, other than inventories are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized whether the carrying amount of asset or its cash generating units exceeds its recoverable amount. Impairment losses, if any, are recognized in the profits or loss and other comprehensive income.

### 4.11 Accruals, provisions and contingencies

#### (a) Accruals

Accruals are liabilities to pay for services that have been received or supplied but have not been paid, invoiced or formally agreed with the supplier, including amounts due to employees. Accruals are reported as part of accounts and other payables.

Other payables are not interest bearing and are stated at their nominal value.

#### (b) Provisions

Provisions and accrued expenses are recognized in the financial statements in line with IAS 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.

Provision is ordinarily measured at the best estimate of the expenditure required to settle the present obligation at the reporting date. Where the company expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of profit or loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost. During the reporting year the company has made sufficient provisions where applicable.

#### (c) Contingencies

A contingent liability is a possible obligation that arises from 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 company; or a present obligation that arises from past events but is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

A contingent asset is a possible asset that arises from 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 company. A contingent assets is disclosed where an inflow or economic benefits is probable.

At the reporting date the company has no contingent assets or liabilities except note 36 which require to disclose as per IAS 37.

### 4.12 Employee benefits

The company maintains defined contribution plan for its eligible permanent employees. The eligibility is determined according to the terms and conditions set forth in the respective trust deeds and rules.

#### (a) Defined contribution plan (Provident fund)

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and has no legal or constructive obligation to pay further amounts.

Unique Hotel & Resorts Limited (UHRL) has a separate provident fund scheme recognized under Income Tax Ordinance 1984. All permanent employees of Unique Hotel & Resorts Limited contribute 10% of their basic salary to the provident fund and the company makes matching contributions.

The company recognizes contribution to defined contribution plan as an expense when an employee has rendered related services in exchange for such contribution. The legal and constructive obligation is limited to the amount the Unique Hotel & Resorts Limited agrees to contribute to the fund.





## UNIQUE HOTEL & RESORTS LIMITED

### (b) Defined Benefit Plan

#### Gratuity

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The employee gratuity plan is considered as defined benefit plan as it meets the recognition criteria. According to the existing policy, the employees of the company working at The Westin Dhaka premises who have completed the required length of services are paid gratuity which is calculated on the last basic salary of the outgoing employees. The company's obligation is to provide the agreed benefits to current and former employees.

#### Workers' Profit Participation Fund (WPPF)

The Company provides 5% of its profit before tax after charging contribution to WPPF in accordance with Bangladesh Labour Act, 2006 (as amended to 2013). The Company has formed a Board of Trustees of WPPF and disbursed the required fund for the year up to June 2019 to the bank account of the Trustee Board in compliance with the said Act.

#### (c) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

### 4.13 Taxation:

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in profit or loss except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity in accordance with IAS 12: Income Tax.

#### (a) Current tax

Income tax expense for current year is recognized on the basis of Company's computation based on the best estimated assessable profit for the year at the applicable tax rate pursuant to provision of Income Tax Ordinance 1984. As per paragraph 46 of IAS 12: Income Taxes, current tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous periods. The tax rate used for the reporting period was 25% as a publicly traded company. During this period the company incurred loss of Taka 26,334,858. As a result, provision for business income has been accounted for at the rate of 0.60% u/s 82C of Income Tax Ordinance 1984 for the period October to December 2020. Moreover, income tax provision for other heads of income has been accounted for as per said applicable laws.

#### (b) Deferred tax

Deferred tax is recognized as income or expense within the tax charge, and included in the net profit or loss for the period. Deferred tax relating to items dealt with other comprehensive income is recognized as tax relating to other comprehensive income.

As per paragraph 47 of IAS 12: Income Taxes, 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.

#### 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)

#### Revaluations to fair value – Property, Plant and Equipment

According to paragraph 20 of IAS 12: Income Taxes, the revaluation does not affect taxable profits in the period of revaluation and consequently, the tax base of the asset is not adjusted. Hence a temporary difference arises. This is provided for in full based on the difference between carrying amount and tax base. An upward revaluation is therefore give rise to a deferred tax liability.

Moreover, the transfer of excess depreciation or amortization from revaluation reserve to retained earnings is net of related deferred tax according to paragraph 64 of IAS 12: Income Taxes.



#### **Deductible temporary difference**

A deferred tax asset is recognized for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilized, unless the deferred tax asset arises from the initial recognition of an asset or liability in a transaction that is not a business combination; and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

#### **4.14 Earnings Per Share (EPS)**

Earnings Per Share (EPS) are calculated in accordance with IAS 33: Earnings Per Share.

##### **Basic earnings per share**

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary equity holders of the entity by the weighted average number of ordinary shares outstanding during the year.

##### **Diluted earnings per share**

For the purpose of calculating diluted earnings per shares, an entity adjusts 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. Diluted EPS is only calculated where the company has commitment to issue ordinary share in future at reporting date. However, dilution of EPS is not applicable for these financial statements as there was no dilutive potential during the relevant periods. The COVID-19 impact on EPS has been described in note number 34.2.

#### **4.15 Foreign currency transaction and translation**

At the end of each reporting period in compliance with the provision of IAS 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.

Amount in foreign currency bank accounts and other foreign currency balances have been translated into taka at the reporting date at the exchange rate prevailing on that date and gain/(loss) have been accounted for as other income/(loss) in statement of profit or loss and comprehensive income.

#### **4.16 Operating segments reporting**

Operating segments reporting is not applicable for the Company as required by IFRS 8: "Operating Segments", as the company operates in a single industry segment.

#### **4.17 Statement of cash flows**

The statement of cash flows has been prepared in accordance with requirements of IAS 7: Statement of Cash Flows. The cash generated from operating activities has been prepared using the "Direct Method" as prescribed by the Securities and Exchange Rules, 1987 and as the benchmark treatments of IAS 7 whereby major classes of gross cash receipts and gross cash payments from operating activities are disclosed.

#### **4.18 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 IAS 24: Related party disclosures has been disclosed in a separate notes to the financial statements (Note 35).

#### **4.19 Events after the reporting period**

Events after the reporting period that provide additional information about the company's position at the statement of financial position date are reflected in the financial statements as per IAS 10: Events after the Reporting Period.

All material events occurring after the balance sheet date have been considered and where necessary, adjusted for or disclosed.





## UNIQUE HOTEL & RESORTS LIMITED

### **Subsequent Event: Unique Hotel & Resorts Limited Post Covid Business Strategies:**

The Second wave of COVID-19 pandemic has spread rapidly in 4th quarter of 2020, with a significant number of cases in Europe and US markets; most of the countries are still following travel restrictions and mandatory Quarantine. Measures taken by Bangladesh governments to contain the virus have affected economic activity during 2nd quarter and 3rd quarter of 2020, domestic business is slowly picking up in F&B area. We have taken various measure to monitor and mitigate the effects of COVID-19, such as safety and health measures for our people (such as social distancing and working from home). Positive sign to the business environment is commercial use of COVID-19 vaccine is started in Jan 2021. We are confident global travel restrictions will slowly ease out and more International Business / Leisure tourist inflow can be seen at Bangladesh.

At this stage, we have observed consistent growth in Occupancy and F&B revenue in our business and results has been significant. Our business on books are healthy in comparison of previous months and we are expecting to be ahead of our budgets in 1st Quarter of 2021. As per the media report the international flights will be opened very soon and guest inflow will be increased. F&B would be key focus area for 2021 to drive from local market. We will continue to follow the various government policies and advice and, in parallel, we will do our utmost to continue our operations in the best and safest way possible without jeopardizing the health of our people.

Also, we have taken the following strategy to recover the business:

#### **Contingency Plan:**

Continuing deep dive into all costs and a large focus on rightsizing our manning; Optimizing utilities, menu engineering of F&B offering to meet the new business demands. Gross operating profit ramp-up month on month basis.

#### **Recover Plan:**

Grow Market Share to be 3 pts above our competitors. Put Revenue strategies in place which focus on capturing long stay business, acquiring new accounts, focusing on local leisure market. Big focus on restaurants and bars with the local market and also social events and outdoor catering.

#### **Guest Satisfaction:**

Ensure all guests who stay feel safe and secure and are given quality service by driving the below:

- a) Intend to Recommend guest satisfaction score to achieve 70%;
- b) Cleanliness score of 80%;
- c) Food & Beverage Quality score of 75%;
- d) Staff Service score of 80%.

#### **Associate Satisfaction:**

In 2020 our associates completed average of 50 hours of training; in 2021 as well we will focus associate training and skill development with majority on the commitment to clean; service excellence standards which are in place by Marriott.

#### **Owner Satisfaction:**

Ensure constant communication with ownership with regular updates on business progress and any challenges faced.

### **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:**

Unique Hotel & Resorts Limited has a foreign currency loan that is affixed with a fixed interest rate 4.5% + 3 months LIBOR interest rate as detailed in note 18. LIBOR interest rate is flexible and sometimes varies with the international financial market conditions. Considering the materiality and the cost of fixing the interest rate the Company rather chooses not to go for hedging for the said risk exposure. The income period from October to December 2019 and October to December 2020 has an average interest rate for foreign currency loan were 6.71% and 4.75% respectively therefore libor rate has been reduced by 1.96% due to the changes in international financial market condition. As a result, it provides a positive impact on the overall cash flow position in current and upcoming years for the Company. Moreover, The interest rate of this term loan has been changed to 9% from 1st of April 2020 as per Banking Regulation & Policy Department Circular No. 03/2020 dated: February 24, 2020 which also reduced the interest expenses for the company.





## UNIQUE HOTEL & RESORTS LIMITED

### 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 has well organized plan to always record the up-to-date currency conversion rate whenever it gets paid for services in foreign currencies from overseas guests. The Company changes the price of its products and services to cope with the change in exchange rate to mitigate the affect of unfavorable volatility in exchange rate on the company's earnings.

### 5.3 Industry risks

Industry risk refers to the risk of increased competition from foreign and domestic sources leading to lower prices, revenues, profit margins, market shares etc. which could have an adverse impact on the business, financial condition and results of operation.

#### **Management perception:**

The Company continuously carries out research and development and follow up the market trend to keep pace with the customer choices and fashions.

### 5.4 Market risks

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

#### **Management perception:**

The company's brand "Westin" has a very strong image in the local and international market. Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (now Marriott International) also has the reputation of providing quality hotel management services. Moreover, the demand for five star hotels in the country is increasing while there are very few five star hotels to meet the demand. Strong brand management and quality service has enabled the company to capture significant market share in the sector and the company is continuously penetrating into the market and upgrading the quality of their service to minimize the risk.

### 5.5 Operational risks

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

#### **Management perception:**

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

### 5.6 Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price.

#### **Management perception:**

The Company is sufficiently liquid and highly able to meet its obligation on time. The continuous positive operating cash flow proves the strong liquidity position of the Company. Apart from this, the Company can meet any short term obligation with the support of the other concerns of the group, if needed. Due to COVID- 19 impact from March onwards foreign travel has been restricted as a result guest flow significantly lower than normal flow which negatively impact on cash flow. However, We are trying to increase our revenue through F&B service in local market and some fund is arranging from sister concerns. Please see the note 3.7 and 4.20 for more information on liquidity risk





**UNIQUE HOTEL & RESORTS LIMITED**

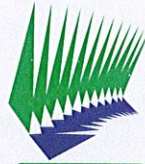
**5.7 Compliance with Financial Reporting Standards as applicable in Bangladesh**

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

Sl. No.	IAS No.	IAS Title	Status
1	IAS- 1	Presentation of Financial Statements	Complied
2	IAS- 2	Inventories	Complied
3	IAS- 7	Statement of Cash Flows	Complied
4	IAS- 8	Accounting Policies, Changes in Accounting Estimates and Errors	Complied
5	IAS- 10	Events after the Reporting Period	Complied
6	IAS- 12	Income Taxes	Complied
7	IAS- 16	Property, Plant & Equipment	Complied
8	IAS- 17	Leases	N/A
9	IAS- 19	Employee Benefits	Complied
10	IAS- 20	Accounting for Government Grants and Disclosure of Government	N/A
11	IAS- 21	The Effects of Changes in Foreign Exchange Rates	Complied
12	IAS- 23	Borrowing Cost	Complied
13	IAS- 24	Related Party Disclosures	Complied
14	IAS- 26	Accounting and Reporting by Retirement Benefit Plans	N/A
15	IAS- 27	Separate Financial Statements	N/A
16	IAS- 28	Investments in Associates and joint ventures	Complied
17	IAS- 29	Financial Reporting in Hyperinflationary Economics	N/A
18	IAS- 31	Interest in Joint Ventures	N/A
19	IAS- 32	Financial Instruments: Presentation	Complied
20	IAS- 33	Earnings per Share	Complied
21	IAS- 34	Interim Financial Reporting	Complied
22	IAS- 36	Impairment of Assets	Complied
23	IAS- 37	Provisions, Contingent Liabilities and Contingent Assets	Complied
24	IAS- 38	Intangible Assets	Complied
25	IAS- 40	Investment Property	N/A
26	IAS- 41	Agriculture	N/A

Sl. No.	IFRS No.	IFRS Title	Status
1	IFRS- 1	First-time adoption of International Financial Reporting Standards	N/A
2	IFRS- 2	Share-based Payment	N/A
3	IFRS- 3	Business Combinations	N/A
4	IFRS- 4	Insurance Contracts	N/A
5	IFRS- 5	Non-current Assets Held for Sale and Discontinued Operations	N/A
6	IFRS- 6	Exploration for and Evaluation of Mineral Resources	N/A
7	IFRS- 7	Financial Instruments: Disclosures	Complied
8	IFRS- 8	Operating Segments	N/A
9	IFRS- 9	Financial Instruments	Complied
10	IFRS- 10	Consolidated Financial Statements	N/A
11	IFRS- 11	Joint Arrangements	N/A
12	IFRS- 12	Disclosure of Interests in other Entities	Complied
13	IFRS- 13	Fair Value Measurement	Complied
14	IFRS- 14	Regulatory Deferral Accounts	N/A
15	IFRS- 15	Revenue from contracts with customers	Complied
16	IFRS- 16	Leases	Complied
17	IFRS- 17	Insurance Contracts	N/A

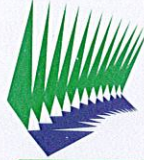




**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	31 December 2020	30 June 2020
<b>6. Property, plant and equipment, net</b>		
<b>Cost/Revaluation</b>		
Opening balance	21,762,719,192	21,156,450,158
Addition during the period	57,075,794	606,269,035
<b>Closing balance</b>	<b>21,819,794,987</b>	<b>21,762,719,192</b>
<b>Accumulated depreciation</b>		
Opening balance	2,513,286,246	2,284,665,277
Charged during the period	112,506,072	228,620,969
<b>Closing balance</b>	<b>2,625,792,318</b>	<b>2,513,286,246</b>
<b>Closing balance of written down value (WDV)</b>	<b>19,194,002,669</b>	<b>19,249,432,947</b>
Details of property, plant and equipment have been shown in Annexure- A.		
<b>7. Construction work in progress</b>		
Sheraton Hotel Dhaka (7.1)	7,646,410,001	7,190,651,949
Multipurpose commercial complex (Southpark project) at Gulshan- 2 (7.2)	499,004,593	456,554,098
	<b>8,145,414,594</b>	<b>7,647,206,048</b>
<b>7.1 Sheraton Hotel Dhaka</b>		
<b>Opening balance</b>	7,190,651,949	5,334,589,463
Add: Addition during the period	455,758,051	1,856,062,486
<b>Closing balance</b>	<b>7,646,410,001</b>	<b>7,190,651,949</b>
"A joint venture agreement has been executed between Unique Hotel and Resorts Ltd. (UHRL) and Borak Real Estate Ltd. (BRE) as on December 07, 2010 for running of a five-star hotel jointly. The agreement profit ratio are as follows: a) Unique Hotel and Resorts Limited 50%; b) Borak Real Estate Limited 50%		
Provided that Borak Real Estate Ltd. has provided 100% space for the Hotel and its surrounding area to UHRL in exchange of 50% profit arising from the hotel operation; on the other hand, UHRL agreed to share 50% of its profits from hotel operation with Borak".		
This 100% space has been considered as investment of BRE for the project.		
<b>7.2 Multipurpose commercial complex (SouthPark project) at Gulshan- 2</b>		
<b>Opening balance</b>	456,554,098	283,884,501
Add: Addition during the period	42,450,495	172,669,597
<b>Closing balance</b>	<b>499,004,593</b>	<b>456,554,098</b>
<b>8. Inventories</b>		
Inventories (HANSA by UHRL)	5,953,373	6,443,110
Food (The Westin Dhaka)	14,795,929	22,195,951
Beverage (The Westin Dhaka)	16,766,552	13,717,695
	<b>37,515,854</b>	<b>42,356,756</b>





**UNIQUE HOTEL & RESORTS LIMITED**

Amount in Taka	
31 December 2020	30 June 2020
219,049,274	200,603,460
91,685,000	91,685,000
<b>310,734,274</b>	<b>292,288,460</b>

**9. Investments**

Investment in quoted shares (9.1)  
Investment in unquoted shares (9.2)

Investments in equity shares in different companies are classified as a financial asset at fair value through profit or loss as it was held for trading (it was acquired or incurred principally for the purpose of selling or repurchasing it in the near future). The investment has been measured at fair value except investments that do not have a quoted investment price in an active market and whose fair value can not be reliably measured. Investments that do not have a quoted investment price has been measured at cost. In reference to para 5.7.1 of IFRS 9: Financial Instruments, the gain or loss arising from change in the fair value of the investments is recognized in the profit or loss account.

	Book value 31.12.2020	Fair value 31.12.2020	Fair value 30.06.2020
<b>9.1 Investment in quoted shares</b>	<b>289,172,959</b>	<b>219,049,274</b>	<b>200,603,460</b>
Acme Laboratories Ltd.	11,394,300	7,096,500	6,023,000
Advent Pharmaceuticals	5,206,482	3,981,541	3,619,591
Aftab Automobiles Ltd.	4,916,870	1,761,533	1,557,010
Al-Haj Textile Mills Ltd	1,272,156	486,081	387,987
Aman Feed	1,667,825	933,418	816,248
Bashundhara Paper Mills Ltd.	832,500	310,800	279,300
Berger Paints Bangladesh Ltd.	1,224,353	1,023,522	936,958
Beximco Ltd.	-	-	7,816,250
Beximco Pharma Ltd.	12,877,026	24,955,500	34,424,716
Brac Bank Ltd.	1,083,144	726,786	486,858
City Bank Ltd.	12,444,472	8,617,826	3,126,473
Dhaka Electric Supply Co. Ltd.	955,620	765,600	765,600
Dragon Sweater	104,885	80,960	52,250
Dutch Bangla Bank Ltd.	2,642,992	2,307,825	1,836,618
Eastern Bank Ltd.	12,052,887	11,987,532	6,905,439
Eastern Insurance Co. Ltd.	-	-	89,400
EBL NRB Mutual Fund	6,329,085	5,482,642	6,431,957
Exim Bank Ltd.	4,617,129	3,011,301	2,194,677
Federal Insurance Co. Ltd.	-	-	51,000
GPH Ispat Ltd.	2,631,344	2,369,205	8,468,647
Grameen Phone Limited	5,838,052	4,518,548	3,108,698
IDLC Finance Ltd.	11,937,818	9,669,451	5,342,879
IFIC Bank Ltd.	1,689,698	2,127,377	3,873,113
Information Technology Cons	14,100,369	10,458,662	9,122,820
IPDC BD, LTD	819,439	828,000	3,940,355
Khulna Power Company Ltd.	-	-	1,177,800
Mobil Jamuna Ltd.	8,349,681	5,962,980	5,016,967
Nahee Aluminium Composite Panel Ltd.	-	-	5,181,000
National Bank Ltd.	36,521,907	13,951,973	14,997,802
NCC Bank Ltd.	4,799,279	2,426,292	2,242,482
Pacific Denim Ltd.	86,355	57,684	48,450
Power Grid Company Bangladesh Limited	14,976,080	6,876,100	7,139,300
Pubali Bank Ltd.	16,189,498	13,032,075	11,247,600
Lafarge Surma Cement Ltd.	5,434,400	1,912,000	1,436,000
Lanka Bangla Finance	29,824,304	31,527,641	9,540,659





**UNIQUE HOTEL & RESORTS LIMITED**

	<b>Book value 31.12.2020</b>	<b>Fair value 31.12.2020</b>	<b>Fair value 30.06.2020</b>
Shurwid Industries Ltd.	494,639	290,022	290,021
Simtex Industries Ltd.	5,876,778	2,963,169	2,621,956
Southeast Bank Ltd.	17,416,811	12,967,138	11,436,391
Square Pharmaceuticals Ltd.	19,265,597	16,684,415	10,489,035
Takaful Islami Insurance Limited	-	-	153,746
United Finance Ltd.	660,240	424,800	300,000
United Insurance	2,034,337	1,606,440	1,013,518
VFS Thread Dyeing Ltd.	9,705,013	4,229,078	4,105,913
Runner Automobiles Limited	309,917	158,604	143,648
United Power GDCL	589,677	478,253	363,330
<b>9.2 Investment in unquoted shares</b>	<b>91,685,000</b>	<b>91,685,000</b>	<b>91,685,000</b>
Eastern Industries Bangladesh Limited	185,000	185,000	185,000
Chartered Life Insurance Co. Ltd.	18,000,000	18,000,000	18,000,000
Dacca Steel Works Ltd.	51,000,000	51,000,000	51,000,000
Strategic Finance & Investment Limited	20,000,000	20,000,000	20,000,000
Star Allied Venture Ltd.	2,500,000	2,500,000	2,500,000
	<b>380,857,959</b>	<b>310,734,274</b>	<b>292,288,460</b>

**10. Accounts receivable**

**Receivable of The Westin Dhaka**

Accounts receivable	224,985,216	220,555,530
Less: Provision for bad debt	(6,901,143)	(6,605,579)
	<b>218,084,073</b>	<b>213,949,951</b>
Receivable of HANSA by UHRL	13,333,472	5,148,712
	<b>231,417,545</b>	<b>219,098,663</b>

**10.1 Accounts receivable- ageing summary**

0- 30 days	53,008,102	25,083,622
31-60 days	11,976,149	1,997,622
61-90 days	2,945,316	1,575,969
91-120 days	3,637,343	9,685,970
121- 150 days	3,846,682	9,056,821
151 days and over	162,905,098	178,304,238
	<b>238,318,688</b>	<b>225,704,242</b>

<b>Amount in Taka</b>	
<b>31 December 2020</b>	<b>30 June 2020</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:

<b>Sl. No.</b>	<b>Particulars</b>	<b>Amount in Taka</b>	<b>Amount in Taka</b>
I	Accounts receivable considered good in respect of which the company is fully secured	231,417,545	219,098,663
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>231,417,545</b>	<b>219,098,663</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	31 December 2020	30 June 2020
<b>11. Other receivables</b>		
Accrued interest on FDR	16,929,580	21,689,501
Car rent receivable	31,000	-
	<b>16,960,580</b>	<b>21,689,501</b>
<b>12. Advances, deposits and prepayments</b>		
Advances (12.1)	6,790,561,444	6,597,886,932
Deposits (12.2)	20,378,961	21,905,250
Prepayments (12.3)	8,653,810	7,568,330
From HANSA by UHRL	910,203	1,443,055
	<b>6,820,504,418</b>	<b>6,628,803,567</b>
<b>12.1 Advances</b>		
Advance income tax (12.1.1)	103,826,078	93,192,043
Advance to Govt.	175,500,000	175,500,000
Advance against rent (security)	2,400,000	2,400,000
Advance against purchases	87,221,665	48,546,587
Advance to parties/ suppliers	375,689,170	404,874,770
Advance to employees- The Westin Dhaka	916,333	695,700
Advance to suppliers- The Westin Dhaka	11,195,972	39,924,474
Others- The Westin Dhaka	6,952,514	20,582,754
Advance for Limousine Service	530,365	134,297
Advance for HANSA by UHRL	327,206	327,206
Advance for LC Margin	723,857	723,857
Advance for hotel and service apartment	927,875,000	927,875,000
Advance against salary	289,826	227,165
Advance for Unique Convention centre	1,505,070	1,505,070
Advance for GEC project	-	1,069,239
Advance against materials supply for SouthPark project	2,220,231	-
Advance against land*	2,649,239,485	2,649,239,486
Advance against land of SEZL	624,892,588	624,892,587
Advance to Unique Meghnaghat Power	913,038,065	708,138,065
Sonargoan Economic Zone Ltd.	835,319,193	833,868,133
Other advances	70,898,826	64,170,499
	<b>6,790,561,444</b>	<b>6,597,886,932</b>

\* Advance against land includes the advance for the purchase of 23.9375 katha of land at Gulshan Avenue, Gulshan-2, Dhaka-1213, from Borak Real Estate Limited to be used by the Company as Seven Star International Chain Hotel as per shareholders approval in 12th AGM, dated 24 June 2013. The advance shall be accounted for as land as soon as the registration is completed.

	Amount in Taka	
	31 December 2020	30 June 2020
<b>12.1.1 Advance income tax</b>		
Opening balance	93,192,043	422,760,278
Add: Advance tax paid during this period/year	10,634,035	126,261,465
Less: Advance tax adjusted during the year	-	(455,829,700)
	<b>103,826,078</b>	<b>93,192,043</b>
<b>12.2 Deposits</b>		
Bank margin	1,786,347	1,786,347
Security deposit	17,806,411	19,332,700
Security deposit- The Westin Dhaka	786,203	786,203
	<b>20,378,961</b>	<b>21,905,250</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	31 December 2020	30 June 2020
<b>12.3 Prepayments</b>		
Insurance- TWD HOAR Policy (Property Damage & Business Interruption)	3,164,325	242,812
Insurance- TWD HOAR Policy (Commercial General Liabilities)	4,832,996	2,860,671
Insurance- The Sheraton Dhaka (Property insurance coverage)	-	3,818,576
Insurance- The Sheraton Dhaka (Terrorism insurance coverage)	-	565,208
Insurance- UHRL (Health)	193,077	-
Insurance- HANSA by UHRL	463,412	81,063
	<b>8,653,810</b>	<b>7,568,330</b>
<b>13. Fixed deposit receipts</b>		
<b>Fixed deposit receipts of The Westin Dhaka</b>		
Fareast Finance and Investment Ltd.	5,300,000	5,300,000
People Leasing and Financial Services Ltd.	43,679,385	43,679,385
Brac bank Ltd.	65,000,000	-
Brac bank Ltd. - Operational A/C	74,000,000	-
International Leasing and Financial Services Ltd.	231,000,000	231,000,000
Eastern Bank Ltd.	412,913,563	524,391,625
	<b>831,892,948</b>	<b>804,371,010</b>
<b>Fixed deposit receipts of Head office</b>		
Southeast Bank Ltd.	17,738,264	17,268,857
United Commercial Bank Ltd	715,891,943	698,498,033
	<b>733,630,207</b>	<b>715,766,890</b>
<b>Fixed deposit receipts of HANSA by UHRL</b>		
Eastern Bank Ltd.	3,169,680	3,103,000
Eastern Bank Ltd.	2,958,028	2,895,800
	<b>6,127,708</b>	<b>5,998,800</b>
	<b>1,571,650,863</b>	<b>1,526,136,700</b>
<b>14. Cash and cash equivalents</b>		
<b>A. Cash in hand</b>		
Cash in hand- Corporate office	16,406	44,123
Cash with brokerage house	11,309,847	6,107,635
Cash in hand- HANSA by UHRL	483,899	175,635
	<b>11,810,152</b>	<b>6,327,393</b>
<b>Cash at bank</b>		
Prime Bank Limited- HANSA by UHRL	2,125,149	2,121,296
United Commercial Bank Ltd.-HANSA by UHRL	31,908,955	11,293,376
Standard Chartered Bank- HANSA by UHRL	1,568,588	2,899,381
United Commercial Bank Ltd.-Banani Branch	2,174,781	1,798,802
Bank Alfalah Ltd., Gulshan Branch	100,630	88,507
Eastern Bank Ltd.-Gulshan Branch	194,945	195,896
Eastern Bank Ltd., HPA- Banani	317,404	314,549
Eastern Bank Ltd.-Dividend 2011	844,209	836,150
Eastern Bank Ltd.-Dividend 2012	6,656,600	6,589,764
Eastern Bank Ltd.-Dividend 2013	3,473,213	3,439,923
Eastern Bank Ltd.-Dividend 2014	2,459,436	2,436,829
Eastern Bank Ltd.-Dividend 2015-16	2,291,804	2,270,964
Eastern Bank Ltd.-Dividend 2016-17	1,282,507	1,272,302
Eastern Bank Ltd.-Dividend 2017-18	864,059	855,790





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	31 December 2020	30 June 2020
<b>Cash at bank</b>		
Eastern Bank Ltd.-Dividend 2018-19	1,761,023	2,079,070
Prime Bank Ltd.- Banani Branch. (Unit-2)	11,237	2
Prime Bank Limited.-Banani Branch	475,516	(17,628,488)
BRAC Bank Ltd., Gulshan- SND	25,527	6,810,950
BRAC Bank Ltd., Gulshan- FC Dollar	417,022	416,872
BRAC Bank Ltd., Gulshan- FC Pound	2,964,936	2,683,312
BRAC Bank Ltd., Gulshan- FC Euro	2,037,974	1,855,725
Janata Bank Ltd.-Corporate Branch	23,269	23,269
Shahjalal Islami Bank Ltd.-Banani Branch	7,570	7,570
The City Bank Ltd.-Kawran Bazaar Branch	17,937	17,970
Mercantile Bank Ltd.-Banani Branch	44,460	44,460
Premier Bank Ltd. Banani Branch	3,100	3,100
One Bank Ltd.	5,492	6,182
Sonali Bank Ltd, Gulshan. Branch, Dhaka	17,012	17,012
Sonali Bank Ltd., Dhaka Reg. Complex Branch	12,083	12,083
Sonali Bank Ltd., Gulshan Branch	50,000	50,000
Agrani Bank Ltd.	50,000	50,000
Southeast bank Ltd.	4,257	157,199
IFIC Bank Ltd.	11,661	11,661
Commercial Bank of Ceylon	76,580	76,925
	<b>64,278,936</b>	<b>33,108,403</b>
	<b>76,089,088</b>	<b>39,435,796</b>
<b>B. The Westin Dhaka</b>		
<b>Cash in hand</b>	<b>925,000</b>	<b>1,425,000</b>
<b>Cash at bank</b>		
Standard Chartered Bank	22,223,214	64,542,105
Standard Chartered Bank CD	17,624,267	17,547,978
Prime Bank Limited- C/A	2,310,322	2,618,304
Prime Bank Limited- STD	8,962,167	23,429,613
Prime Bank Limited- replacement reserve	74,480	13,181,160
The City Bank Limited- Gulshan Branch	4,621,878	43,069,565
Dutch Bangla Bank Ltd.	227,993	228,488
	<b>56,044,321</b>	<b>164,617,213</b>
	<b>56,969,321</b>	<b>166,042,213</b>
<b>Total : (A+B)</b>	<b>133,058,409</b>	<b>205,478,009</b>
<b>15. 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>





**UNIQUE HOTEL & RESORTS LIMITED**

		Amount in Taka	
		31 December 2020	30 June 2020
<b>C. Shareholding position</b>			
	<b>Percentage</b>	<b>No. of shares</b>	
Sponsors/Directors	52.23%	153,756,905	1,537,569,050
Companies and financial institutions	32.14%	94,606,313	935,493,690
Foreign individual & companies	0.86%	2,537,298	37,010,520
General public	14.78%	43,499,484	433,926,740
	<b>100.00%</b>	<b>294,400,000</b>	<b>2,944,000,000</b>
<b>16. Share premium</b>			<b>6,181,931,836</b>
<b>17. Revaluation reserve</b>			
Opening balance			10,168,822,832
Realized through excess depreciation on revaluation of assets			(45,354,678)
			<b>10,123,468,153</b>
<b>18. Total long term loan</b>			
Foreign currency loan- SCB (18.1)			1,166,055,000
Term loan- SCB (18.2)			1,469,632,506
Term loan- DBBL (18.3)			1,000,000,000
			<b>3,635,687,506</b>
<b>Current and non-current distinction</b>			
Non-current portion			3,346,559,376
Current portion			289,128,130
			<b>3,635,687,506</b>

**18.1 Foreign currency loan- SCB:**

Name of lender	:	Standard Chartered Bank, Singapore
Security agent	:	Standard Chartered Bank, Dhaka
Name of facility	:	Term loan facility
Facility limit	:	USD 35 million (\$ 35 million disbursed)
Rate of interest	:	LIBOR+4.50% per annum
Purpose of loan	:	Financing capital expenditure
Repayment	:	5 years including 12 months grace period for principal amount that will be paid through 16 equal quarterly installments after the grace period. (For 3rd Tranche- \$ 10 million, 24 equal installments in 7 years including 1 year moratorium period).
Security	:	i) Registered mortgage on 24 storied five star hotel building (The Westin Dhaka) including 1 bigha and 4.25 katha of land on which the building is situated along with fittings and fixtures and boundary wall etc.; ii) Personal guarantee of Mr. Mohd. Noor Ali, Managing Director; iii) Exclusive charge on receivables of the Company.

The Company has taken the above foreign currency loan which are denominated in USD. The loan shall be repaid over a period of 5 years from the revenue of the Company during the relevant period from hotel operation which are also invoiced and collected in USD. The foreign currency loan was sanctioned solely for the purpose of a capital project termed as "purchase and installation of interiors and furnishing materials of Unique Hotel and Resorts Limited (unit 2), Hotel Sheraton Dhaka, an international five star hotel". The said project is ongoing and the underlying property is yet to be ready for available for use.





## UNIQUE HOTEL & RESORTS LIMITED

The Company has translated the foreign currency loan from USD to BDT at the rate prevailing on the closing date. Recognizing of foreign currency difference in profit or loss, will result significant fictitious impact on its financial performance which will also be misleading to the fair presentation. Accordingly, the Company has recognized foreign currency difference in translation of USD denominated loans to capital work in progress of the underlying property taking under cognizance the substance of the above matter.

As per our application on August 18, 2020 to the Bangladesh Investment Development Authority (BIDA) repayment date of foreign loan USD 35 million via Standard Chartered Bank (Landon/Mauritius/Singapore) through Standard Chartered Bank Limited Dhaka, Bangladesh, the tenure of the loan has been increased by 9 (nine) months from their existing maturity for all the three tranches. Moreover, we have again applied for further 9 (Nine) months deferment for the said foreign loan on January 08, 2021 which is waiting for approval from BIDA.

- a) For Tranche- 1 (USD 15 million), Tranche-2 (USD 10 million) and Tranche-3 (USD 10 million), interest will be deferred along with principal repayment subject to further 9 (Nine) months deferment approved by BIDA;
- b) For Tranche-1, payment will due on 30st October 2021 including interest accrued since last payment under this tranche (November'20) subject to further 9 (Nine) months deferment approved by BIDA;
- c) For Tranche-2, payment will due on 21st October 2021 including interest accrued since last payment under this tranche (January'20) subject to further 9 (Nine) months deferment approved by BIDA; and
- d) Similarly, for Tranche-3, payment will due on 22nd September 2021 including interest accrued since last payment under this tranche (December'19) subject to further 9 (Nine) months deferment approved by BIDA;

### 18.2 Term loan- SCB

Name of lender	:	Standard Chartered Bank, Dhaka
Name of facility	:	Term loan facility
Facility limit	:	150.00 crore
Rate of interest	:	T Bill+2.88% per annum
Purpose of loan	:	Financing constructions and furnishing works of Sheraton Dhaka and Hyatt Centric (Acropolis) Project
Repayment	:	6 years including 2 years moratorium period
Security	:	i) Demand Promissory Note and a Letter of continuation for BDT 2,140 million of Unique Hotel & Resorts Ltd.;
		ii) Registered mortgage over land and building of The Westin Dhaka situated at Plot 01, Road 45, Gulshan-2, Dhaka covering the facility amount. A second mortgage has been created for BDT 1.5 Billion covering the additional term loan facility over this Land and Building;
		iii) Personal guarantee of Mr. Mohd. Noor Ali, held for BDT 3,764.5 million. Additional Personal Guarantee for BDT 1.5 Billion to be taken from Mr. Mohd. Noor Ali and Salina Ali.

The interest rate of this term loan has been changed to 9% from 1st of April 2020 as per Banking Regulation & Policy Department Circular No. 03/2020 dated: February 24, 2020.

Interest repayment on above loan has been deferred till March 2020 as per BRPD Circular no 17 dated September 28, 2020.





**UNIQUE HOTEL & RESORTS LIMITED**

**18.3 Term loan- DBBL**

Name of lender	:	Dutch Bangla Bank Limited
Name of facility	:	Term loan
Facility limit	:	100.00 crore
Rate of interest	:	10.50% per annum
Purpose of loan	:	For completion of works of Sheraton Dhaka
Repayment	:	7 years including 2 years moratorium period
Security	:	i) Registered mortgage of HANSA- Premium Residence (03 star serviced apartment) measuring 48,420 sft (1st floor to 12th floor), including basement 1 & 2 with undivided and un-demarcated share of (3.68+3.69)=7.37 decimal or 4.47 Katha land in Dhaka, Sub Register Office- Uttara, Mouza- Uttara R/A, being Plot No.03, Road No. 10/A, Sector 09, Uttara Model Town, Dhaka-1230 and (4.13+4.12)=8.25 decimal or 5 Katha land in Dhaka, Sub Register Office- Uttara, Mouza- Uttara R/A, being Plot No.05, Road No. 10/A, Sector 09, Uttara Model Town, Dhaka-1230 standing in the name of "Unique Hotel & Resorts Ltd." valued at BDT 896.38 million as per valuation report by Northern Inspection Co. Ltd. Dated: 29-10-19;
		ii) Registration of mortgage charge with RJSC&F;
		iii) Personal guarantee of Chairman and Managing Director of the concern.

The interest rate of this term loan has been changed to 9% from 1st of April 2020 as per Banking Regulation & Policy Department Circular No. 03/2020 dated: February 24, 2020.

Interest repayment on above loan has been deferred till December 2020 as per BRPD Circular no 17 dated September 28, 2020.

**19. Deferred tax liability**

Opening balance	
Deferred tax obligation/(benefit) during the year	
Transferred to retained earnings- excess depreciation on revaluation reserve	

Amount in Taka	
31 December 2020	30 June 2020
2,870,482,266	2,887,441,556
17,554,704	13,821,404
(15,118,226)	(30,780,694)
<b>2,872,918,744</b>	<b>2,870,482,266</b>

**As at 31 December 2020**

	<u>Carrying amount</u>	<u>Tax Base</u>	<u>Temp. difference</u>
Property, Plant and Equipment	6,757,512,616	4,463,826,815	2,293,685,801
Revaluation of Land (Tax 4%)	3,790,955,298	-	3,790,955,298
Revaluation of Property, Plant and Equipment	8,645,534,755	-	8,645,534,755
			<b>14,730,175,854</b>
Provision for bad debt	(6,901,143)	-	(6,901,143)
Gratuity provision	(19,147,807)	-	(19,147,807)
Unrealized gain/(loss) from investment in shares (Tax 10%)	(70,123,685)	-	(70,123,685)
			<b>14,634,003,220</b>
<b>Deferred tax liability @ 25% (other than land &amp; gain/ (loss) on shares), 10% and 4%</b>			<b>2,872,918,745</b>
Transferred to retained earnings- excess depreciation on revaluation reserve			(15,118,226)
			<b>2,857,800,519</b>





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UNIQUE HOTEL & RESORTS LIMITED

<u>As at 30 June 2020</u>	<u>Carrying amount</u>	<u>Tax Base</u>	<u>Temp. difference</u>
Property, Plant and Equipment	6,752,469,989	4,492,162,577	2,260,307,412
Revaluation of Land (Tax 4%)	3,790,955,298	-	3,790,955,298
Revaluation of Property, Plant and Equipment	8,706,007,660	-	8,706,007,660
			<b>14,757,270,370</b>
Provision for bad debt	(6,605,579)	-	(6,605,579)
Gratuity provision	(18,900,736)	-	(18,900,736)
Unrealized gain/(loss) from investment in shares (Tax 10%)	(163,581,346)	-	(163,581,346)
			<b>14,568,182,709</b>
<b>Deferred tax liability @ 25% (other than land &amp; gain/ (loss) on shares), 10% and 4%</b>			<b>2,870,482,267</b>
Transferred to retained earnings- excess depreciation on revaluation reserve			(30,780,694)
			<b>2,839,701,572</b>

	<u>Amount in Taka</u>	
	<u>31 December 2020</u>	<u>30 June 2020</u>
<b>20. Short term loans</b>		
Standard Chartered Bank	145,000,000	190,000,000
Bank Alfalah Ltd.	500,000,000	500,000,000
Prime Bank Ltd. Banani Branch	137,231,731	42,203,384
Prime Bank Ltd. Banani Branch- overdraft	649,770,536	625,692,677
Dutch Bangla Bank Limited- STL	14,047,689	-
Standard Chartered Bank, Gulshan- overdraft	307,056,416	302,817,645
	<b>1,753,106,372</b>	<b>1,660,713,706</b>
<b>21. Due to operator and its affiliates</b>		
License fee	63,332,748	90,229,862
Marketing fee	111,121,093	106,411,426
Office base fee	3,154,358	1,536,374
Incentive fee	107,545,308	155,072,154
Reservation fee/program service fund	30,759,531	28,119,493
License fee HANSA by UHRL	3,211,128	2,586,975
Incentive fee HANSA by UHRL	2,809,623	2,323,102
	<b>321,933,789</b>	<b>386,279,386</b>
<b>22. Accounts payable</b>		
R. M. Enterprise	756,305	249,692
Paragon Poultry Ltd.	694,301	269,069
Idol Ace Ltd.	717,592	122,375
Band Box	138,157	762,556
Noor Trade House	2,113,247	473,691
Taj Enterprise	3,040,949	17,249
Other creditors	39,285,347	31,002,162
Payables of HANSA by UHRL	1,633,519	1,217,656
	<b>48,379,417</b>	<b>34,114,450</b>
<b>23. Undistributed/unclaimed dividend</b>		
Opening balance	12,611,384	10,598,403
Add: Dividend declared during the year	140,831,710	588,800,000
Less: Dividend paid during this period/year	(286,560)	(586,787,019)
	<b>153,156,534</b>	<b>12,611,384</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	31 December 2020	30 June 2020
<b>24. Liabilities to intercompanies</b>		
Borak Real Estate Ltd.	2,002,376,418	1,818,016,758
Unique Eastern (Pvt.) Ltd.	369,687,395	365,392,213
Borak Travels Pvt Ltd.	192,725,192	172,725,510
Unique Vocational Training Centre	15,654,911	15,656,289
Unique Ceramics Industries Ltd.	241,938,874	-
	<b>2,822,382,790</b>	<b>2,371,790,770</b>
<b>25. Other accruals and payables</b>		
Taxes, deposits and other creditors- The Westin Dhaka (25.1)	59,074,395	35,211,617
Accrued expenses (25.2)	197,109,520	239,490,457
Provision for corporate tax (25.3)	161,131,493	143,479,956
Provision for Workers' Profit Participation Fund (WPPF) (Note- 25.4)	35,539,041	35,095,472
Liability to directors and shareholders	509,739,705	490,239,705
Provision for gratuity	19,147,807	18,900,736
Liability for finance cost	268,935,886	165,397,512
Other payables	296,821,712	274,120,391
	<b>1,547,499,559</b>	<b>1,401,935,846</b>
<b>25.1 Taxes, deposits and other creditors-The Westin Dhaka</b>		
Security deposits from suppliers	7,740,000	7,740,000
Security deposits from tenants	5,207,980	5,207,980
Supplementary duty	1,690,140	395,089
Service charge	6,431,816	1,319,887
Breakage fund and others	17,487,527	2,317,517
TDS payables- suppliers	809,011	97,625
Tax payable on management fees	17,303,844	14,990,325
Service charge of HANSA by UHRL	2,922,487	2,584,190
VAT payables of HANSA by UHRL	(531,656)	559,004
Supplementary duty HANSA by UHRL	13,246	-
	<b>59,074,395</b>	<b>35,211,617</b>
<b>25.2 Accrued expenses</b>		
Income tax payable for expatriate salaries	61,623	1,736,755
Salaries, wages, bonus and other benefits	2,525,789	9,847,423
Accruals for utility services	1,671,202	6,201,908
Accrual for Marriott Bonvoy	88,086,074	122,279,221
Accrual for employee survey and vacation	3,131,954	1,432,816
Accrual for Starwood GSI/GEI	38,649,040	31,873,795
Westin privilege card and SPP card selling	-	50,002
Advance received tower rent and workout	9,654,740	11,136,251
Expatriate benefits	1,673,722	1,416,715
Audit fee	4,087,500	3,719,500
Other accrued expenses of Westin Dhaka	14,744,505	15,610,066
Accrued expenses of HANSA by UHRL	5,898,990	5,537,993
Accrued expenses- corporate office	26,924,381	28,648,012
	<b>197,109,520</b>	<b>239,490,457</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	31 December 2020	30 June 2020
<b>25.3 Provision for corporate tax</b>		
Opening balance	143,479,956	450,488,499
Add: Income tax expense for this period/year	17,651,537	161,660,191
Less: Income tax adjusted during the year	-	(468,668,734)
<b>Closing balance</b>	<b>161,131,493</b>	<b>143,479,956</b>

<b>25.4 Provision for Workers' Profit Participation Fund (WPPF)</b>		
Opening balance	35,095,472	104,149,914
Add: Provision made during the year	443,569	22,782,838
Less: Paid during the year to the WPPF Trustee account	-	(91,837,280)
<b>Closing balance</b>	<b>35,539,041</b>	<b>35,095,472</b>

The Company has formed a Board of Trustees of WPPF and disbursed the required fund up to June 2019 to the respective bank account of the Trustee Board in compliance with the said Act. However, during this period, no provision has been accounted for regarding WPPF due to loss incurred on business.

	Amount in Taka	
	01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019
<b>26. Revenues</b>		
<b>Revenue from The Westin Dhaka</b>		
Rooms	57,504,938	450,896,974
Food and beverage	171,193,999	560,921,252
Minor operating department (MOD)	15,187,869	39,152,185
Space rental	1,063,102	6,911,586
Shop rent	5,375,638	6,153,352
	<b>250,325,546</b>	<b>1,064,035,349</b>
<b>Revenue from HANSA by UHRL</b>		
Rooms	12,867,875	37,928,183
Food and beverage	12,456,387	11,122,492
Minor operating department (MOD)	2,425,202	3,323,718
	<b>27,749,464</b>	<b>52,374,393</b>
	<b>278,075,010</b>	<b>1,116,409,742</b>

Particulars	1 July 2020 to 31 December 2020				01 July 2019 to 31 December 2019
	Rooms	Food & beverage	Minor operating dept	Total	
Salary, wages, bonus and benefits	2,618,946	8,745,081	1,135,173	12,499,200	48,425,737
Cost of materials & other related expenses	-	59,258,817		59,258,817	137,181,510
Operating supplies	2,457,126	5,240,810	116,983	7,814,919	15,985,314
Laundry, dry cleaning and uniforms	684,148	1,872,541	390,601	2,947,290	10,389,721
Complementary guest services	4,033,403	-	-	4,033,403	12,833,436
Linen, china, glass etc.	2,618,388	7,266,888	-	9,885,276	412,573
In-house TV, video, movies, music etc.		1,127,107	-	1,127,107	3,154,320
Travel agents commission	122,428	1,005,833	-	1,128,261	2,549,817
Traveling and communication	43,022	17,132	26,209	86,363	219,160
Airport counter charge	149,956	(4,691)	-	145,265	1,232,812





**UNIQUE HOTEL & RESORTS LIMITED**

Particulars	1 July 2020 to 31 December 2020				01 July 2019 to 31 December 2019
	Rooms	Food & beverage	Minor operating dept	Total	
Fees and purchase	(213,397)	63,619	-	(149,778)	41,273
Third party reservation & amenities	522,703	-	-	522,703	1,496,502
Decoration & training	23,150	178,364	-	201,514	538,841
Rent, relocation & Loss		6,900		6,900	
Postage	140	-	-	140	211,470
Promotion & others	-	-	-	-	55,295
Others	321,110	60,178	154	381,442	1,868,581
	<b>13,381,123</b>	<b>84,838,579</b>	<b>1,669,120</b>	<b>99,888,822</b>	<b>236,596,362</b>
<b>Cost of sales of HANSA by UHRL</b>					
Cost of sales	3,429,733	5,743,668	188,231	<b>9,361,632</b>	14,466,560
<b>Total</b>	<b>16,810,856</b>	<b>90,582,247</b>	<b>1,857,351</b>	<b>109,250,454</b>	<b>251,062,922</b>

Amount in Taka	
01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019

**28. Administrative and other expenses**

**Administrative and other expenses of The Westin Dhaka**

Operators and its affiliated company fees (28.1)	7,525,041	58,739,657
Administrative and general expenses (28.2)	36,891,837	52,323,067
Repairs and maintenance (28.3)	46,261,991	78,768,814
Advertising, promotion and public relations (28.4)	14,465,470	31,620,186
Information and Telecommunications systems (28.5)	6,324,009	7,474,489
	<b>111,468,348</b>	<b>228,926,213</b>

**Administrative and other expenses of HANSA by UHRL**

Administrative and general expenses	4,163,338	10,694,063
Repairs and maintenance	5,640,956	6,681,370
Advertising, promotion and public relations	1,001,351	2,596,392
Information and Telecommunications systems	581,929	866,247
	<b>11,387,574</b>	<b>20,838,072</b>
	<b>122,855,922</b>	<b>249,764,285</b>

**28.1 Operators and its affiliated company fees**

License fee (28.1.1)	4,957,509	21,174,574
Incentive fee (28.1.2)	2,567,532	37,565,083
	<b>7,525,041</b>	<b>58,739,657</b>

**28.1.1 License fee**

Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (now Marriott International)	<b>4,957,509</b>	<b>21,174,574</b>
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**28.1.2 Incentive fee**

Payable to Starwood Asia Pacific Hotels & Resorts Pte. Ltd. (now Marriott International)		
Gross operating profit (GOP)	42,792,200	626,084,717
Incentive fee @ 6% on GOP	<b>2,567,532</b>	<b>37,565,083</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019
<b>28.2 Administrative and general expenses</b>		
Legal and professional charges	467,824	717,232
Security Services	-	163,575
Salaries, wages, bonus and benefits	15,924,742	29,875,633
Operating supplies	590,193	1,295,462
Postage	38,237	(21,553)
Travel and communication	55,506	612,910
Entertainment	298,485	706,562
Internal audit fee	1,118,000	815,000
Fee and purchased services	13,459	725
Uniforms	15,588	158,736
Subscriptions	117,501	40,000
Bank charges	466,126	55,776
Credit card commission	2,409,627	11,205,206
Recruitment and training	2,138,860	4,083,277
Bad debt provision	887,428	616,019
Car Parking rent charges	6,500,000	-
Travel click expenses	636,055	-
Cover fees for Nakshi Katha	975,600	-
VAT expense	406,965	-
Permits and license fee	904,695	1,800,794
Other expenses	2,926,946	197,713
	<b>36,891,837</b>	<b>52,323,067</b>
<b>28.3 Repairs and maintenance</b>		
Salaries, wages, bonus and benefits	1,533,024	5,047,859
Electric bulbs	539,923	416,903
Painting and decorations	253,204	553,792
Travel and communication	19,533	8,770
Laundry equipments	28,834	63,500
Electricity expenses	28,895,567	51,245,164
Fuel expenses	301,761	193,256
Repair and maintenance	5,001,688	6,716,493
Locks and keys	10,120	47,214
Operating supplies	695,754	1,426,382
Plumbing charge	239,850	356,985
Propine gas	4,499,058	6,525,750
Waste removal expenses	84,000	258,269
Water treatment and pest control	2,792,066	4,832,820
Insurance Premium	803,799	-
Uniforms	-	66,457
Other expenses	563,810	1,009,200
	<b>46,261,991</b>	<b>78,768,814</b>
<b>28.4 Advertising, promotion and public relation</b>		
Salaries, wages, bonus and benefits	1,768,074	7,246,052
Operating supplies	184,538	533,312
Travel and communication	61,149	2,645,711
Entertainment	240,347	788,350
Marriott Bonvoy expenses	2,279,588	3,670,076
Institutional marketing fee	4,709,634	8,737,573
Reservation fee/Program service fund	2,640,038	3,716,067
Uniforms	-	53,026
Other expenses	1,188,160	1,272,388
Digital Marketing fee	493,283	1,198,610
Food festival & promotion for guests	900,659	1,335,854
Complementary guest service	-	423,167
	<b>14,465,470</b>	<b>31,620,186</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019
<b>28.5 Information and Telecommunications Systems</b>		
Salaries, wages, bonus and benefits	135,580	619,725
Uniforms	-	1,441
Operating supplies	262,309	80,831
Travel and communication	-	565,178
Data processing and maintenance	4,979,108	5,401,387
Other expenses	947,012	805,927
	<b>6,324,009</b>	<b>7,474,489</b>
<b>29. Corporate office expenses</b>		
Managing Director's remuneration	-	3,000,000
Salary, wages and allowances	13,344,387	19,815,085
Festival allowance and incentives	487,620	2,210,714
Travelling, conveyance and allowances	212,487	239,635
Printing, stationary and papers	267,896	906,218
Computer expenses	640,534	566,927
Food and entertainment	230,474	2,434,457
Office repairs and maintenance	1,228,687	610,952
Telephone, mobile and internet	415,780	249,834
Advertisement and publicity for BSEC compliance	234,500	382,424
Trade license, renewal fees, duty and taxes	198,720	116,250
Utility expenses	1,152,220	286,810
AGM expenses	278,217	19,140
Board meeting fees	336,000	432,000
Insurance premium	7,160,444	1,752,068
Audit fees	775,000	230,000
Car repairs and maintenance	744,169	513,925
Bank charge	81,938	53,100
Depreciation	112,506,072	113,729,064
Other expenses	2,450,841	595,797
Renewal of bank guarantee	249,094	112,832
Uniform	113,240	1,221,016
Donation and subscriptions	5,005,000	-
Demand from LTU for withholding VAT	2,056,676	-
Paper, books and periodicals	3,375	15,350
	<b>150,173,371</b>	<b>149,493,598</b>
<b>30. Other income/(expenses)</b>		
Dividend income	8,026,813	1,290,486
Tower rent	627,880	1,302,000
Hotel service charge	2,622,641	17,716,542
Receipts from Westin for limousine service	880,228	6,844,879
Receipts from Westin for Security service	-	560,178
Receipts from Westin for electricity	12,541,223	29,509,527
Fluctuation gain/ (loss)	511,467	692,838
Others	3,534,940	4,971,161
	<b>28,745,192</b>	<b>62,887,611</b>





**UNIQUE HOTEL & RESORTS LIMITED**

	Amount in Taka	
	01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019
<b>31. Gain/(loss) on investment in shares</b>		
Realized gain from sale of shares	10,717,709	288,977
Unrealized gain/(loss) for difference between cost and market price	93,457,656	(50,054,942)
	<b>104,175,365</b>	<b>(49,765,965)</b>

Unrealized gain/ (loss) is recognized due to difference between the cost and the market price of corresponding investment in shares which have not been sold yet.

<b>32. Interest income/(expense)</b>		
Interest income from FDR and bank deposits	32,505,434	52,743,617
Interest expenses	(51,906,302)	(53,055,128)
	<b>(19,400,868)</b>	<b>(311,511)</b>

<b>33. Provision for income tax</b>		
Current tax expenses	17,651,537	151,163,831
Deferred tax expenses/(benefit)	17,554,704	5,763,795
	<b>35,206,241</b>	<b>156,927,626</b>

Detailed calculation of current tax has been presented in Annexure- B and calculation of average effective tax rate has been presented in Annexure- C.

		Amount in Taka	
		31 December 2020	30 June 2020
<b>34.1 Net Asset Value (NAV) per share</b>			
Net Asset Value	A	23,306,194.495	23,458,242.836
Number of ordinary shares	B	294,400,000	294,400,000
<b>Net Asset Value (NAV) per share</b>	C= (A/B)	<b>79.17</b>	<b>79.68</b>

		Amount in Taka	
		01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019
<b>34.2 Earnings per share (EPS) on Net Profit after tax before other Comprehensive Income: (Par Value of Tk.10)</b>			
Earnings attributable to ordinary shareholders	A	(26,334,858)	299,166,729
Number of ordinary shares	B	294,400,000	294,400,000
<b>Basic and Diluted Earnings Per Share</b>	C= (A/B)	<b>(0.09)</b>	<b>1.02</b>

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

Due to COVID-19 impact, the domestic, inbound and outbound tourism sector in Bangladesh is facing enormous economic losses. With restricted travel and cancellation of business flights, the luxury hotel industry has also been facing the domino effect of economic fallout. The occupancy rates of luxury hotels have declined by staggering amounts from end of February 2020 onwards. While the hotels would have witnessed occupancy rates of 75% to 80% in usual times, the current rates have plunged to an average 22.3%. Moreover, as per the Government instructions to maintain the social distances, corporate and social events, seminars has been cancelled by the clients which significantly impacted on Food & Beverage revenue of the hotel.

Apart from the above, During this pandemic situation, Unique Hotel & Resorts Limited (UHRL) has faced 75% revenue loss for the period July to December 2020 compared to the previous period which ultimately impacted on profitability and earnings per share (EPS).



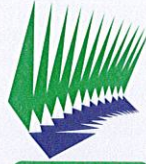


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UNIQUE HOTEL & RESORTS LIMITED

		Amount in Taka	
		01 July 2020 to 31 December 2020	01 July 2019 to 31 December 2019
<b>34.3</b>	<b>Net Operating cash inflow/(outflow) per share</b>		
	Net cash from operating activities	A	
	Number of ordinary shares	B	
	<b>Net Operating cash inflow/(outflow) per share</b>	C= (A/B)	
		159,839,731	657,222,380
		294,400,000	294,400,000
		<b>0.54</b>	<b>2.23</b>
<b>34.4</b>	<b>Reconciliation of net operating cash flow with net profit</b>		
	<b>Profit after tax (PAT)</b>	<b>(26,334,858)</b>	<b>299,166,729</b>
	Income tax expense	35,206,241	156,927,626
	<b>Profit before tax (PBT)</b>	<b>8,871,383</b>	<b>456,094,355</b>
	<b>Adjustment for:</b>		
	Depreciation	112,506,072	113,729,064
	Interest Expense	51,906,302	53,055,128
	Unrealized foreign exchange loss	(464,022)	33,554
	Dividend received	(8,026,813)	(1,290,486)
	(Gain)/loss from investment in shares	(104,175,365)	49,765,965
		<b>60,617,557</b>	<b>671,387,580</b>
	<b>Changes in:</b>		
	Decrease in inventory	4,840,902	(203,508)
	Decrease/ (Increase) in receivables	(7,589,961)	(35,580,130)
	Decrease/ (Increase) in advances, deposits and prepayments	34,773,722	16,545,293
	Decrease in accounts payable	14,264,967	13,676,326
	Increase in accruals and payables	127,912,176	50,257,375
	Increase in due to operator and its affiliates	(64,345,597)	64,519,973
	<b>Cash generated from operating activities</b>	<b>170,473,766</b>	<b>780,602,908</b>
	Tax paid during the year	(10,634,035)	(123,380,528)
	<b>Net cash generated by operating activities</b>	<b>159,839,731</b>	<b>657,222,380</b>





**UNIQUE HOTEL & RESORTS LIMITED**

**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 IAS-24 "Related Party Disclosure".

Name of the Party	Relationship	Nature of Transaction	Amount in Taka			
			Balance as on 31 December 2020	Adjustment/Received	Closing balance	
			Opening balance	Addition		
Borak Real Estate Ltd.	Common Director	Balance with current account	(1,818,016,758)	116,713,742	301,073,402	(2,002,376,418)
Unique Group of Companies Ltd.	Common Director	Balance with current account	6,746,062	7,314	6,753,376	-
Unique Vocational Training Centre Ltd.	Common Director	Balance with current account	(15,656,289)	1,378	-	(15,654,911)
Ms. Salina Ali	Chairperson	Balance with current account	(145,558,447)	-	-	(145,558,447)
Mr. Mohd. Noor Ali	Managing Director	Balance with current account	(91,065,560)	-	-	(91,065,560)
Ms. Nabila Ali	Director	Balance with current account	(107,519,684)	-	19,500,000	(127,019,684)
Ms. Nadiha Ali	Shareholder	Balance with current account	(56,005,295)	-	-	(56,005,295)
Ms. Nadila Ali	Shareholder	Balance with current account	(90,090,719)	-	-	(90,090,719)
Chartered Life Insurance Company Ltd.	Common Director	Balance with current account	(1,278,195)	4,500,000	-	3,221,805
Star Infrastructure Development Consortium Ltd.	Common Director	Advance payment	1,100,000	-	-	1,100,000
Borak Real Estate Ltd.	Common Director	Advance against land	2,600,000,000	-	-	2,600,000,000
Unique Property Development Ltd.	Common Director	Advance against land	3,804,880	-	-	3,804,880
Chartered Life Insurance Company Ltd.	Common Director	Equity investment	18,000,000	-	-	18,000,000
Unique Meghnaghat Power Ltd.	Common Director	Advance payment	708,138,065	204,900,000	-	913,038,065
Unique Eastern (Pvt.) Ltd.	Common Director	Balance with current account	(365,392,213)	114,276	4,409,458	(369,687,395)
Sonargoan Economic Zone Ltd.	Common Director	Advance against land	853,868,133	1,451,060	-	855,319,193
Unique Ceramics Industries (Pvt.)Ltd.	Common Director	Balance with current account	142,872	1,484	242,083,230	(241,938,874)
Borak Travels (Pvt.) Ltd.	Common Director	Balance with current account	(172,725,510)	318	20,000,000	(192,725,192)
	<b>Total</b>		<b>1,308,491,342</b>	<b>327,689,572</b>	<b>593,819,466</b>	<b>1,042,361,448</b>





UNIQUE HOTEL & RESORTS LIMITED

Transaction with key management personnel of the entity:

No.	Particulars	Value in Tk.
(a)	Managerial remuneration paid or payable during the year from 1 July 2020 to 31 December 2020 to the directors, including managing directors, a managing agent or manager	Nil
(b)	Expenses reimbursed to the managing agent.	Nil
(c)	Commission or other remuneration payable separately to a managing agent or his associate	Nil
(d)	Commission received or receivable by the managing agent or his associate as selling or buying agent of other concerns in respect of concerns entered into by such concerns with the company	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 provident funds, in excess of own subscription and interest thereon	Nil
(iv)	Compensation for loss of office	Nil
(v)	Consideration in connection with retirement from office	Nil
(i)	Share based payments	Nil





**UNIQUE HOTEL & RESORTS LIMITED**

**36. Contingent liability disclosures**

- 36.1** Large Tax Payer Unit (LTU), VAT Authority raised a demand U/S 55 of the VAT Act, 1991 BDT 7,12,95,948 for Supplementary Duty (SD) and VAT on SD for the period from July 2007 to January 2009 through letter no. 4/LTU(Mushak)25/The Westin Dhaka/Demand/Cricle-3/09/2111, dated 20 April 2009.

Subsequently, The Westin Dhaka submitted a writ petition through writ petition no. 3910/2009 and the Honorable High Court Division of the Supreme Court discharged the previous issued rule on 10/10/2015.

The Westin Dhaka submitted application to the Customs, Exercise and VAT Appellate Tribunal through nothi no. CEVT/Case/(VAT)-16/2018 dated 28/05/2019. Based on our application and ground of appeal the Honorable Appellate Tribunal reduce the demand from BDT 7,12,95,948 to BDT 1,142,0622 on 05/09/2019 for SD and VAT on SD.

Hotel was exempted from SD through SRO, as a result, under no circumstances the aforesaid demand will be applicable for the Westin Dhaka. Hence, we submitted further VAT Revision to the Honorable High Court Division of the Supreme Courte of Bangladesh through VAT Revision no. 29/2019 which is under subjudice.

- 36.2** Large Tax Payer Unit (LTU), VAT raised a demand of BDT 53,53,916 u/s 73(2) of the VAT and SD Act 2012, through letter no. 08.01.0000.006.01.028.19/102 dated 3 February 2020 due to non-submission of Input-output co-efficient (Mushak 4.3) for the period July 2019 to August 2019. Subsequently we applied to the Customs, Exercise and VAT Appellate Tribunal for fair judgement after depositing 10% of the said demand amount on August 31, 2020 which is under subjudice.

It is worthy to mention that, the NBR issued an SRO 117-Aian/2020/100 Mushak date 14/05/2020 and revise the Input-output co-efficient form and exempted service industries to provide any input output co-efficient. Subsequently, the VAT Act and Rules Department clarify the matter and issued a further explanation through letter no. 08/Mushok/2020 Dated 14/10/20 that service industry need not to submit any Input output co-efficient. In the prevailing circumstances we strongly believe that the Customs Excercise and VAT Appellate Tribunal will consider the fact and provide the fair judgement towards Unique Hotel and Resorts Ltd.

**37. Events after reporting period**

In compliance with the requirements of IAS 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. Please see note no. 4.19 for detail analysis of COVID-19 for subsequent event.



**38. Directors responsibility statements**

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

**39. General**

**39.1 Employee details:**

Total number of employees having annual salary and allowances of Tk. 96,000 or above each at the reporting date was as follows:

Particulars	31 December 2020	30 June 2020
Number of employees	682	801

None of the employees were in receipt of remuneration which in aggregate was less than Tk. 8,000 per month.

**39.2 Remittance of dividend**

No dividend has been remitted during the period.

**39.3 Rounding off**

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

**39.4 Rearrangement of last year figures**

To facilitate comparison, certain relevant balances pertaining to the previous year have been rearranged or reclassified whenever considered necessary to conform to current year presentation.

  
Chief Financial Officer

  
Company Secretary

  
Director

  
Managing Director

  
Chairperson

Dated, Dhaka;  
27 January 2021



**Unique Hotel & Resorts Limited**  
Schedule of Property, Plant and Equipment  
As at 31 December 2020

## Property, plant and equipment (cost/ revaluation less accumulated depreciation)

Sl. No.	Assets	Cost/Revaluation			Rate (%)	Depreciation				Written down value as on 31 December 2020
		Balance as at 1 July 2020	Additions during the period	Disposal during the period		Balance as at 31 December 2020	Balance as at 1 July 2020	Charged during the period	Accumulated depreciation for disposal	
1	Land and land developments	6,914,503,519	57,098	-	6,914,560,617	-	-	-	-	6,914,560,617
2	Building and other Civil constructions	11,919,350,282	617,811	-	11,919,968,093	1.25%	65,764,210	-	1,463,458,658	10,456,509,435
3	Office furniture and equipments	38,535,549	161,669	-	38,697,218	5%	645,778	-	13,511,858	25,185,360
4	Hotel furniture	423,463,937	11,127,610	-	434,591,547	5%	6,743,342	-	171,601,214	262,990,333
5	Motor vehicles	178,960,611	-	-	178,960,611	5%	49,394,546	-	52,633,697	126,326,914
6	Hotel equipments	2,287,905,294	45,111,607	-	2,333,016,901	5%	36,113,590	-	924,586,891	1,408,430,010
<b>Total as at 31 December 2020</b>		<b>21,762,719,192</b>	<b>57,075,794</b>	<b>-</b>	<b>21,819,794,987</b>	<b>-</b>	<b>112,506,072</b>	<b>-</b>	<b>2,625,792,318</b>	<b>19,194,002,669</b>
<b>Total as at 30 June 2020</b>		<b>21,156,450,158</b>	<b>606,269,035</b>	<b>-</b>	<b>21,762,719,192</b>	<b>-</b>	<b>228,620,969</b>	<b>-</b>	<b>2,513,286,246</b>	<b>19,249,432,947</b>

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.

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



**UNIQUE HOTEL & RESORTS LIMITED**





**UNIQUE HOTEL & RESORTS LIMITED**

**Annexure-B**

**Unique Hotel & Resorts Limited  
Calculation of Current Tax Provision  
For the period from 01 July 2020 to 31 December 2020**

		<b>Amount in Taka</b>	
		<b>31 December 2020</b>	
<b>Profit before Tax</b>			<b>8,871,383</b>
<b>Add: Expenditures to be considered separately</b>			
Accounting Depreciation		112,506,072	
Gratuity		247,071	
Provision for bad & doubtful debts		295,564	
Unrealized gain from investment in shares		(93,457,656)	
Entertainment		769,306	20,360,357
			<b>29,231,740</b>
<b>Less: Allowable expenditures</b>			
Tax Depreciation		85,411,556	
Entertainment		769,306	86,180,862
<b>Assessed profit/loss before tax</b>			<b>(56,949,122)</b>
Less: Dividend Income			8,026,813
Less: Income from sale of share			10,717,709
Less: Interest income			32,505,434
<b>Actual business loss u/s 30</b>			<b>(5,699,166)</b>
<b>Category of Income</b>	<b>Income</b>	<b>Rate</b>	<b>Tax Liability</b>
Business Loss u/s 30	5,699,166	N/A	Nil
Interest income u/s 33 (Note 32)	32,505,434	25%	8,126,359
Dividend Income u/s 33 (Note 30)	8,026,813	20%	1,605,363
Income from sale of shares (Note 31)	10,717,709	10%	1,071,771
<b>Gross current tax liability for period ended on 31 December, 2020</b>	<b>56,949,122</b>		<b>10,803,492</b>
<b><u>Tax Calculation u/s 82C</u></b>			
<b>Gross receipts:</b>			
Revenue (Note 26)	278,075,010	0.60%	1,668,450
Other income (excluding dividend, note 30)	20,718,379	25.00%	5,179,595
Dividend Income u/s 33 (Note 30)	8,026,813	20.00%	1,605,363
Income from sale of shares (Note 31)	10,717,709	10.00%	1,071,771
Interest income (Note 32)	32,505,434	25.00%	8,126,359
	<b>350,043,345</b>		<b>17,651,537</b>
<b>Consider for tax provision: Higher of tax calculation in normal manner and u/s 82C</b>			<b>17,651,537</b>





**UNIQUE HOTEL & RESORTS LIMITED**

Annexure-C

**Unique Hotel & Resorts Limited  
Calculation of Average effective Tax Rate  
For the period from 01 July 2020 to 31 December 2020**

Amount in Taka

**Components of tax expense**

Current tax expense	(Note -33)	17,651,537
Deferred tax expense	(Note -33)	17,554,704
<b>Total income tax expense</b>		<b>35,206,241</b>

**Explanation of the relationship between tax expense & profit before tax**

**(i) a numerical reconciliation between tax expense & the profit before tax**

<b>Profit before tax</b>	<b>8,871,383</b>
<b>Current tax expense</b>	
Revenue (Note 26) - applicable tax rate @0.60%	1,668,450
Other income (excluding dividend, note 30) - applicable tax rate @25%	5,179,595
Dividend Income u/s 33 (Note 30) - applicable tax rate @20%	1,605,363
Income from sale of shares (Note 31) - applicable tax rate @10%	1,071,771
Interest income (Note 32) - applicable tax rate @25%	8,126,359
<b>Total current tax expense (A)</b>	<b>17,651,537</b>
<b>Total deferred tax expense (B)</b>	<b>17,554,704</b>
<b>Total income tax expense (A+B)</b>	<b>35,206,241</b>

**(ii) a numerical reconciliation between the average effective tax rate & applicable tax rate**

Tax effect on business	18.81%
Tax effect on other income	58.39%
Tax effect on dividend income	18.10%
Tax effect on income from sale of share	12.08%
Tax effect on income from interest	91.60%
Tax effect on deferred tax	197.88%
<b>Average effective tax rate</b>	<b>66.14%</b>