

# **Hoda Vasi Chowdhury & Co**

**To  
The Managing Director  
Hotels International Limited (HIL)  
107, Kazi Nazrul Islam Avenue  
Dhaka-1215, Bangladesh**

**Independent Auditors' Report  
&  
Audited Financial Statements  
Of  
Hotels International Limited  
For the year ended 31 December 2023**

# Hoda Vasi Chowdhury & Co

## Chartered Accountants

### Independent Auditors' Report To the Shareholders of Hotels International Limited (HIL)

#### Report on the Audit of the Financial Statements

#### Qualified Opinion

We have audited the financial statements of **Hotels International Limited**, (referred to as **HIL**) which comprise the statement of financial position as at 31 December 2023, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements including a summary of significant accounting policies and other explanatory information.

In our opinion, except for the effects of the matter described in the **Basis for Qualified Opinion** paragraphs, these financial statements prepared in accordance with International Accounting Standards (IASs), International Financial Reporting Standards (IFRSs), give a true and fair view of the Company's affairs as at 31 December 2023, its financial performance and its cash flows for the year then ended and comply with the Companies Act (#18) 1994 and other applicable laws and regulations.

#### Basis for Qualified Opinion

- i. Land and land development cost of Tk. 1,543,384,577 (including valuation) includes approximately Tk. 228,982,232 related to the land of 1.197 acres out of 8.05 acres occupied by RAJUK has not been adjusted in the books of account of **HIL** and thus fixed assets are overstated approximately by that amount (Ref: to Note 4(c) of the financial statements).
- ii. An amount of Tk. 206,000,000 was paid by the Government of Peoples Republic of Bangladesh in the year 1993 on behalf of **HIL**, which was related to payment of customs duty and import VAT for machinery and equipment purchased for the Hotel (Ref: to Note 13 of the financial statements). This amount was paid by Government of Peoples Republic of Bangladesh to customs authority by way of book adjustment and treated as a "Grant" to **HIL** vide letter no. Bi.Po.Mo/Po.K\_2 (6)91-169 dated 24 June 1993. Therefore, this liability is no more payable to the Government by HIL. The Board of Directors have approved this sum to be converted into paid-up-capital in the name of Government of Peoples Republic of Bangladesh but could not execute the decision as yet. Thus, the non-current liability is overstated by Tk. 206,000,000 and similarly paid-up-capital is understated by the same amount.

We believe that, the audit evidences we have obtained are sufficient and appropriate to provide a basis of our audit opinion.

#### Emphasis of Matter

We draw your attestation to **Note 3.09** (ii) in the financial statements and inform you that "Deferred Tax" as required by law has not been considered in this financial statement which in our opinion could be of a sizable amount of deferred tax Liability. Such a significant liability has not been properly reflected in these financial statements. We express our Emphasis of Matter on the issue and draw the attention of management to assess the amount of applicable deferred tax and give effect of the same in their financial statements for preparation and fair presentation of their financial statements. However, our opinion is not qualified in respect of the above matter.



### **Independence**

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with ethical requirements that are relevant to our audit of the financial statements in Bangladesh, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

To the best of our knowledge and belief, we declare that, non-audit services as prohibited by the ethical requirements were not provided by us to the company.

### **Management's Responsibilities for Other Information**

Management is responsible for the Other Information. The other information comprises the information including Director's report included in annual report but does not include in the financial statements and our auditors' report thereon.

Our opinion of the financial statement does not cover the other information and we do not and will not express any form of assurance, conclusion thereon.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of financial statements in accordance with applicable IFRSs and IASs. This responsibility includes designing implementing and maintaining internal control relevant to the presentation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Company's financial reporting process.

### **Auditors' Responsibilities for the Audit of the Financial Statements**

We conduct our audit in accordance with applicable International Standards on Auditing (ISAs). Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit, we also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as



fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### **Report on Other Legal and Regulatory Requirements**

In accordance with the Companies Act (#18) 1994, we also report the following:

- i) We have obtained all the information and explanation which to the best of our knowledge and belief were necessary for the purpose of our audit and made due verification thereof;
- ii) In our opinion, proper books of account as required by law have been kept by the Company so far as it appeared from our examination of those books; and
- iii) The statement of financial position, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows dealt with by the report are in agreement with the books of account.
- iv) The expenditure incurred was for the purposes of the Company's business.

Dhaka, 01 DEC 2024



*For and on behalf of*  
**Hoda Vasi Chowdhury & Co**  
**Chartered Accountants**

*Showkat Hossain*

**Showkat Hossain, FCA**  
**Senior Partner**  
**Enrolment No. 0137**

**DVC: 2412010137AS584656**



**Hotels International Limited**  
**Statement of Financial Position**  
**As at 31 December 2023**

	Note(s)	31 Dec 2023 Taka	31 Dec 2022 Taka
<b>ASSETS</b>			
<b>Non-current Assets</b>			
Property, plant and equipment	4 (c)	3,377,388,073	2,347,102,118
Capital Work-In-Progress	5	436,669,205	1,501,834,248
<b>Total Non-current Assets</b>		<b>3,814,057,278</b>	<b>3,848,936,366</b>
<b>Current Assets</b>			
Inventories	6	92,273,383	75,147,328
Trade and other receivables	7	186,657,484	210,355,702
Advances, deposits and prepayments	8	220,625,095	205,090,416
Cash and cash equivalents	9	2,580,858,459	2,635,810,961
Operating assets	10	68,267,349	52,250,025
<b>Total Current assets</b>		<b>3,148,681,770</b>	<b>3,178,654,432</b>
<b>Total Assets</b>		<b>6,962,739,048</b>	<b>7,027,590,798</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders Equity</b>			
Share capital	11	593,346,300	593,346,300
Fixed assets revaluation reserve	12	1,665,440,767	1,676,360,078
Retained earnings		3,769,656,597	3,725,714,006
<b>Total shareholders equity</b>		<b>6,028,443,664</b>	<b>5,995,420,384</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Grant from Government of Bangladesh	13	206,000,000	206,000,000
<b>Total Non-current liabilities</b>		<b>206,000,000</b>	<b>206,000,000</b>
<b>Current liabilities</b>			
Liabilities for Employees' benefits	14	141,632,976	117,733,305
Interest payable on Grant from GOB	15	129,996,200	129,996,200
Trade and other payables	16	188,066,609	347,180,500
Accrued expenses and provisions	17	109,562,235	119,702,555
Unearned revenue	18	34,276,711	45,028,659
Current tax liabilities	19	124,760,653	66,529,195
<b>Total Current liabilities</b>		<b>728,295,384</b>	<b>826,170,414</b>
<b>Total liabilities</b>		<b>934,295,384</b>	<b>1,032,170,414</b>
<b>Total equity and liabilities</b>		<b>6,962,739,048</b>	<b>7,027,590,798</b>

These financial statements should be read in conjunction with annexed Notes 01 to 29 and Annexure-A  
were approved by the Board of Directors on **26 NOV 2024**  
and were signed by :

  
**Company Secretary**

  
**Director**

  
**Director**

*Signed in terms of our separate report on even date annexed*

Dhaka, **01 DEC 2024**

For & on behalf of  
**Hoda Vasi Chowdhury & Co**  
Chartered Accountants



  
**Showkat Hossain, FCA**  
Senior Partner  
Enrolment No: 0137

DVC No: **2412010137AS584656**

**Hotels International Limited**  
**Statement of Profit or Loss and Other Comprehensive Income**  
**For the year ended 31 December 2023**

	Note(s)	2023 Taka	2022 Taka
Revenue	20	1,371,376,311	1,242,822,946
Cost of Revenue	21	(903,681,618)	(755,066,001)
<b>Gross profit</b>		<b>467,694,693</b>	<b>487,756,945</b>
General and administrative expenses	23	(268,207,081)	(435,731,110)
Property operation, maintenance and energy expenses	24	(230,585,246)	(166,402,024)
Marketing expenses	25	(70,428,288)	(51,626,461)
Finance expenses	26	(11,922,140)	(10,425,945)
		<b>(581,142,755)</b>	<b>(664,185,540)</b>
<b>Operating income/ (Loss)</b>		<b>(113,448,062)</b>	<b>(176,428,595)</b>
Other non-operating income	22	208,305,580	195,897,682
Foreign exchange gain/(loss)		1,200,101	823,812
<b>Total non-operating income</b>		<b>209,505,681</b>	<b>196,721,494</b>
Profit before contribution to WPPF and Income Tax		<b>96,057,619</b>	<b>20,292,899</b>
Contribution to WPPF		(4,802,881)	(1,014,645)
<b>Profit/ (Loss) before tax</b>		<b>91,254,738</b>	<b>19,278,254</b>
Current tax expenses	27	(58,231,458)	(61,225,037)
<b>Net Profit/(Loss) after tax</b>		<b>33,023,280</b>	<b>(41,946,783)</b>
Other comprehensive income/(Loss)		-	-
<b>Total comprehensive income/(Loss)</b>		<b>33,023,280</b>	<b>(41,946,783)</b>

These financial statements should be read in conjunction with annexed Notes 01 to 29 and Annexure-A  
were approved by the Board of Directors on **26 NOV 2024**  
and were signed by :

  
**Company Secretary**

  
**Director**

  
**Director**

*Signed in terms of our separate report on even date annexed*

Dhaka, **01 DEC 2024**

*For & on behalf of*  
**Hoda Vasi Chowdhury & Co**  
**Chartered Accountants**

  
**Showkat Hossain, FCA**  
**Senior Partner**  
**Enrolment No: 0137**

DVC No: **2412010137A5584656**





**Hotels International Limited**  
**Statement of Changes in Equity**  
**For the year ended 31 December 2023**

Particulars	Amount in Taka			
	Share capital	Revaluation reserve	Retained earnings	Total equity
<b>Balance as at 01 January 2022</b>	593,346,300	1,687,279,389	3,756,741,478	6,037,367,167
Total comprehensive income for the year	-	-	(41,946,783)	(41,946,783)
Adjustment of revaluation reserve	-	(10,919,311)	10,919,311	-
Dividend Paid	-	-	-	-
<b>Balance as at 31 December 2022</b>	<b>593,346,300</b>	<b>1,676,360,078</b>	<b>3,725,714,006</b>	<b>5,995,420,384</b>
<b>Balance as at 01 January 2023</b>	593,346,300	1,676,360,078	3,725,714,006	5,995,420,384
Total comprehensive income for the year	-	-	33,023,280	33,023,280
Adjustment of revaluation reserve	-	(10,919,311)	10,919,311	-
Dividend Paid	-	-	-	-
<b>Balance as at 31 December 2023</b>	<b>593,346,300</b>	<b>1,665,440,767</b>	<b>3,769,656,597</b>	<b>6,028,443,664</b>

These financial statements should be read in conjunction with annexed Notes 01 to 29 and Annexure-A  
were approved by the Board of Directors on **26 NOV 2024**  
and were signed by :



**Company Secretary**



**Director**



**Director**



**Hotels International Limited**  
**Statement of Cash Flows**  
**For the year ended 31 December 2023**

	Note(s)	2023 Taka	2022 Taka
<b>Cash flows from operating activities</b>			
Receipt from customers & others		1,592,628,161	1,394,343,751
Payment to suppliers		(1,040,394,571)	(662,365,974)
Payment to Others		(358,669,737)	(543,611,411)
Advance payment without advance tax	8.03	(9,648,081)	(52,417,145)
Tax payment	8.01.2	(61,430,915)	(36,300,767)
<b>A. Net cash from/(used in) operating activities</b>		<b>122,484,857</b>	<b>99,648,454</b>
<b>Cash flows from investing activities</b>			
Acquisition of property, plant and equipment	4(c) & 5	(29,470,211)	(30,018,491)
Capital Work-In-Progress	5	(148,310,436)	(7,441,550)
Sale proceed from sale of fixed assets		343,288	-
<b>B. Net cash used in investing activities</b>		<b>(177,437,359)</b>	<b>(37,460,041)</b>
<b>Cash flows from financing activities</b>			
Dividend paid		-	-
<b>C. Net cash generated from/(used in) financing activities</b>		<b>-</b>	<b>-</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>			
		<b>(54,952,502)</b>	<b>62,188,413</b>
Cash and cash equivalents at the beginning of the year		2,635,810,961	2,573,622,548
Effect in foreign exchange rate on cash & cash equivalent		-	-
<b>Cash and cash equivalents at the end of the year</b>	9	<b>2,580,858,459</b>	<b>2,635,810,961</b>
<b>Represented by:</b>			
Cash in hand		14,567,608	10,055,801
Cash at bank		2,635,594,429	2,558,055,856
Pan Pacific Sonargaon Hotel		(69,303,578)	67,699,304
	9	<b>2,580,858,459</b>	<b>2,635,810,961</b>

These financial statements should be read in conjunction with annexed Notes 01 to 29 and Annexure-A  
were approved by the Board of Directors on **26 NOV 2024**  
and were signed by :

  
Company Secretary

  
Director

  
Director





**Hotels International Limited**  
**Notes to the financial statements**  
**As at and for the year ended 31 December 2023**

**1.00 Company profile and overview of its operational activities**

**1.01 Profile of the entity**

Hotels International Limited, incorporated in Bangladesh as a public company limited by shares and wholly owned by the Bangladesh Government. The Pan Pacific Sonargaon Hotel, Dhaka is a hotel owned by Hotels International Limited. The Hotel is managed by Pan Pacific Hotels and Resorts Pte Ltd, Singapore on the basis of an agreement signed between the parties which is extended to 31 December 2032 for a period of 10 years pursuant to Article 2.3 of Management Agreement.

**1.02 Nature of business**

The principal activities of the Company throughout the year were carrying out of the business of a hotel, restaurant, café, bar-house, refreshment, room and lodging, house-keeping and other related activities connected with the hotel business run through a Management Agreement executed between the Hotels International Limited (HIL) and the Pan Pacific Hotel & Resorts Pte Ltd, Singapore effective from 1 August 2012. The agreement has been renewed by both the parties which effected for a further period of 10 years effective from 01 January 2023 to 31 December 2032 pursuant to Article 2.3 of Management Agreement.

**1.03 Registered and Corporate Address of the entity**

The registered and corporate office of the Company is situated at 107, Kazi nazrul Islam Avenue, Kawran Bazar, Dhaka-1215.

**2.00 Basis of presentation of the financial statements**

The accounting policies set out below, which comply with IFRS, have been applied consistently to all periods presented in these financial statements.

**2.01 Statement of Compliance**

These financial statements have been prepared and disclosures and information are provided in accordance with International Financial Reporting Standards (IFRSs), the Companies Act (#18) 1994 and other applicable rules and regulations. The statement of financial position and statement of profit or loss and other comprehensive income have been prepared according to the International Accounting Standards (IAS) 1, Presentation of Financial Statements.

**2.02 Other Regulatory compliances**

In addition to the aforesaid, the Hotel is also required to comply with the following major legal provision and other applicable laws and regulations:

The Income Tax Act (#12) 2023

The Income Tax Rules 1984

The Value Added Tax and Supplementary Duty Act (#47), 2012

The Value Added Tax and Supplementary Duty Rules, 2016

**2.02 Components of Financial Statements**

Following are the components of these financial statements:

- a. Statement of Financial Position
- b. Statement of Profit or Loss and Other Comprehensive Income
- c. Statement of Changes in Equity
- d. Statement of Cash Flows
- e. Notes to the accounts along with significant accounting policies and explanatory information.

**2.03 Basis of Measurement**

These financial statements, except statement of cash flows have been prepared on accrual basis under historical cost convention, except revaluation of Land and Building following going concern assumptions.



#### 2.04 Principal accounting policies

The specific accounting policies have been selected and applied by the company's management for significant transactions and events that have a material effect within the framework for preparation and presentation of financial statements. Financial statements have been prepared and presented in compliance with IAS 1, Presentation of Financial Statements. The previous year's figures were re-arranged according to the same accounting policies. Accounting and valuation methods are disclosed for reasons of clarity. The Company classified the expenses using the function of expenses method as per IAS 1, Presentation of Financial Statements.

#### 2.05 Application of standards

The following IASs and IFRSs are applicable for the preparation and presentation of these financial statements for the year under review.

IAS 1 Presentation of Financial Statements

IAS 2 Inventories

IAS 7 Statement of Cash Flows

IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors

IAS 10 Events after the Reporting Period

IAS 12 Income Taxes

IAS 16 Property, Plant and Equipment

IAS 19 Employee Benefits

IAS 21 The Effect of Changes in Foreign Exchange Rates

IAS 23 Borrowing Costs

IAS 33 Earning's per Share

IAS 37 Provisions, Contingent Liabilities and Contingent Assets

IAS 39 Financial Instruments: Recognition and Measurement

IFRS 7 Financial Instruments, Disclosures

IFRS 9 Financial Instruments

IFRS 10 Consolidated Financial Statements

IFRS 15 Revenue from Contract with Customers

#### 2.06 Use of Estimates and Judgments

i) The Preparation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in any future periods affected.

ii) In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amount recognized in the financial statements are stated in the following notes:

Note-4 (c): Depreciation

Note-6: Inventories

Note-7: Trade and other receivables

Note-14: Liabilities for employees' benefits

Note-16: Trade and other payables

Note-17: Accrued expenses and provisions

Note-27: Current tax expenses

#### 2.07 Reporting period

The financial year of the Company is 01 January to 31 December every year and consistently followed. These financial statements cover one year from 01 January to 31 December 2023.

#### 2.08 Functional and presentational currency

These financial statements are prepared in Bangladeshi Taka (Taka/Tk.), which is also the Company's functional currency. Indicated figures have been rounded off to the nearest Taka.





## 2.09 Going concern

The Management has made their assessment and are confident that they have adequate resources to continue in operation for the foreseeable future. As per management's assessment there is no material uncertainty related to events or conditions which may cast significant doubt upon the Company's ability to continue as a going concern. Therefore the Management has decided to adopt going concern basis in preparing the financial statements.

## 2.10 Foreign currency transactions

Foreign currency transactions are converted at the rate ruling on the transaction dates. Foreign currency monetary assets and liabilities at the reporting date are, however converted at the rate ruling on that date.

## 2.11 Statement of Cash Flows

Statement of Cash Flows has been prepared under direct method as per the provisions of IAS-7: Statement of Cash Flows.

## 3.00 Significant accounting policies

### 3.01 Property, plant and equipment

#### 3.01.01 Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Cost includes expenditures that are directly attributable to the acquisition of the asset and bringing to the location and condition necessary for it to be capable of operating in the intended manner. The cost of self constructed asset includes the cost of material, direct labor and any other cost directly attributable to bringing the assets to a working condition for their intended use.

#### 3.01.02 Subsequent costs

The costs of replacing part of an item of property, plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company and its costs can be measured reliably. The cost of the day-to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

#### 3.01.03 Depreciation

Depreciation on property, plant and equipment is recognized on straight line method over the estimated useful lives of each part of an item of property, plant and equipment. Depreciation is charged for full year in the year of purchase or acquisition and no depreciation is charged in the year of disposal. The rates of depreciation based on the useful life of assets are as follows:

	<u>2023</u>	<u>2022</u>
	%	%
Land and land development	NIL	NIL
Building	2.5%	2.5%
Plant and machinery	10%	10%
Computer and accessories	10%	10%
Furniture and fixture	10%	10%
Electrical equipment	10%	10%
Office equipment	10%	10%
Motor vehicles	10%	10%

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

#### 3.01.04 Retirement and disposals

An asset is derecognized on disposal or when no future economic benefits are expected from its use and subsequent disposal. Gains or losses arising from the retirement or disposal of an asset is determined by the difference between the net disposal proceeds and the carrying amount of the asset and is recognized in the income statement.

## 3.02 Capital work in progress

Property, plant and equipment that is in the process of construction/acquisition/import is accounted for as capital work in progress until construction/acquisition/import is completed and measured at cost.



### 3.03 Advances, deposits and prepayments

Advances and prepayments are initially measured at cost. After initial recognition advances are carried at cost less deductions, adjustments of charges to other accounts. Deposits are measured at the payment value.

### 3.04 Cash and Cash Equivalents

Cash and cash equivalents comprise cash-in-hand and cash at bank and available for use by the Company without any restriction.

### 3.05 Inventories

All inventories are valued at the lower of cost or net realizable value. Cost includes all expenditure incurred for acquiring the inventories and bringing them to their existing location and condition. Cost of the inventories have been determined by using weighted average method. Goods -in-transit has been valued at cost.

### 3.06 Provisions

Provisions are recognized at the reporting date if, as a result of past events, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation.

### 3.07 Revenue

In order to recognize revenue from the contract with customers, the application of the core principle in IFRS 15 is carried out in five steps. Revenue represents net off value added tax, service charges, rebate and discounts allowed to customers.

The revenue recognition also includes the following steps as per IFRS-15:

Step-1: Identify the contract

Step-2: Identify separate performance obligations

Step-3: Determine the transaction price

Step-4: Allocate transaction price to performance obligations

Step-5: Recognize revenue as or when each performance obligation is satisfied

### 3.08 Finance income and finance costs

The Company's finance income and finance costs include:

- Interest income on term deposits
- Bank charges and excise duty.

### 3.09 Income tax

Tax on the income statements for the year comprises current tax. Tax is recognized in the statement of profit or loss and other comprehensive income except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity.

#### (i) Current tax

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. Applicable tax rate for the reporting period was 25% with minimum tax at the rate of (0.60%) percent on gross receipts for the year.

#### (ii) Deferred tax

Deferred tax has not been considered in this financial statements because of non-availability of proper documents. It will be consider when proper documents are available.

### 3.10 Employee benefits

#### 3.10.01 Workers' Profit Participation and Welfare Fund (WPPF)

The Company has established Workers' Profit Participation and Welfare Fund (WPPF) effective from the year 2016 vide 388th Board Meeting dt. 21-8-2018. Provision for WPPF has been made @ 5% of the profit as per the provisions of the Bangladesh Labor Act 2006 (As amended in the year 2013 and 2015) and to be transferred to the Trustee Board of the Fund.

#### 3.10.02 Staff Provident Fund

The Company has been maintaining a recognized contributory Provident Fund under a trustee board separate from the Company's management.

#### 3.10.03 Gratuity Fund (Funded)

The Company has been maintaining a recognized Gratuity Fund (Funded Scheme) under a trustee board separate from the Company's management.



### **3.11 Contingent liabilities and contingent assets**

Contingencies arising from claims, litigation assessments, fines, penalties, etc. are recorded as liability when it is probable that a liability has been incurred and the amount can be reasonably measured.

#### **3.11.01 Contingent liability**

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 entity. Contingent liability should not be recognized in the financial statements, but may require disclosure. Contingent liabilities have been disclosed under Note-28.

#### **3.11.02 Contingent asset**

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 entity. A contingent asset should not be recognized. Only when the realization of the related economic benefits is virtually certain should recognition take place provided that it can be measured reliably because, at that point, the asset is no longer contingent.

### **3.12 Events after the reporting period**

Events after reporting period that provide additional information about the Entity's position at the date of statement of financial position are reflected in the financial statements. Events after the reporting period that are not adjusting events are disclosed in the notes when material. There is no material event subsequent to the reporting date till the issue of these financial statements that may materially affect the financial statements under review.

### **3.13 Particulars of employees**

During the year ended 31 December 2023 for Hotels International Limited there were 410 (2022: 394) who received salary of Tk. 36,000 p.a. or above.

### **3.14 General**

- i) Previous year's figures have been re-arranged wherever considered necessary to conform to the current year's presentation.
- ii) Figures in the financial statements have been rounded off to the nearest Taka.





4.00 Property Plant and Equipment- Year 2023  
4.(a) Property Plant and Equipment: Non Revalued Assets- Year 2023

SL	Particulars	Cost				Rate	Depreciation			WDV 31 Dec 2023	
		Balance on 01 Jan 2023	Additions During the year	Disposals During the year	Balance on 31 Dec 2023		Balance on 01 Jan 2023	Charges During the year	Adjustments on Disposal		Balance on 31 Dec 2023
1	Land (8.05 acre)	14,343,791	-	-	14,343,791	-	-	-	-	-	14,343,791
2	Land Development	27,389,684	-	-	27,389,684	-	-	-	-	-	27,389,684
	<b>Land and Land development-Including valuation</b>	<b>41,733,475</b>	-	-	<b>41,733,475</b>	-	-	-	-	-	<b>41,733,475</b>
3	Building	1,016,582,779	156,840,527	-	1,173,423,306	2.50%	29,335,583	-	668,074,085	-	505,349,222
4	Boundary Wall	18,638,008	-	-	18,638,008	2.50%	465,950	-	8,849,356	-	9,788,652
	<b>Building including valuation</b>	<b>1,035,220,787</b>	<b>156,840,527</b>	-	<b>1,192,061,314</b>		<b>29,801,533</b>	-	<b>676,923,440</b>	-	<b>515,137,874</b>
5	Plumbing Works	13,704,661	60,435,979	-	74,140,640	10.00%	6,273,363	-	18,434,811	-	55,705,829
6	Generator	49,937,390	-	-	49,937,390	10.00%	-	-	49,937,390	-	-
7	Simultaneous Interred. System	325,000	-	-	325,000	10.00%	-	-	324,999	-	1
8	Water Treatment Plant	29,142,598	1,095,000	295,000	29,942,598	10.00%	144,648	295,000	28,992,243	-	950,353
	<b>Plant and machinery</b>	<b>93,109,649</b>	<b>61,530,979</b>	<b>295,000</b>	<b>154,345,628</b>		<b>6,418,011</b>	<b>295,000</b>	<b>97,689,443</b>	-	<b>56,656,184</b>
9	Substation	9,606,851	20,000	-	9,626,851	10.00%	887,180	-	5,176,950	-	4,449,901
10	Computer Accessories	121,195,913	1,553,954	2,550,170	120,199,697	10.00%	5,031,421	-	119,986,732	-	212,967
11	Room Internet System	2,143,756	-	-	2,143,756	10.00%	-	-	2,143,755	-	1
12	Lan Equipment	538,338	-	-	538,338	-	-	-	538,337	-	1
	<b>Computer and Accessories</b>	<b>133,484,858</b>	<b>1,573,954</b>	<b>2,550,170</b>	<b>132,508,642</b>		<b>5,918,601</b>	<b>2,550,156</b>	<b>127,845,774</b>	-	<b>4,662,870</b>
13	Furniture Fixture	128,964,126	722,579,700	2,753,259	848,790,567	10.00%	77,451,593	2,666,855	174,468,647	-	674,321,920
14	Curtain Carpet	29,754,875	84,218,507	330,000	113,643,382	10.00%	18,212,175	99,000	28,029,559	-	85,613,823
	<b>Furniture and fixture</b>	<b>158,719,001</b>	<b>806,798,207</b>	<b>3,083,259</b>	<b>962,433,949</b>		<b>87,367,976</b>	<b>2,765,855</b>	<b>202,498,205</b>	-	<b>759,935,743</b>
15	Cold Storage & Refg.	12,814,823	-	-	12,814,823	10.00%	92,246	-	12,429,637	-	385,186
16	Air-condition & Ventilation	103,955,340	28,275,891	-	132,231,231	10.00%	9,060,183	-	107,203,582	-	25,027,649
17	Boiler	21,761,531	-	-	21,761,531	10.00%	397,053	-	19,776,264	-	1,985,267
18	Elevator	94,502,596	-	-	94,502,596	10.00%	9,450,259	-	62,560,511	-	31,942,086
19	Electrical Installation	83,892,991	159,938,092	220,700	243,610,383	10.00%	24,233,569	220,698	47,222,960	-	196,387,423
20	Electronic Door Locking System	5,551,460	-	-	5,551,460	10.00%	4,201	-	5,522,060	-	29,400
	<b>Electrical equipment</b>	<b>322,478,741</b>	<b>188,213,983</b>	<b>220,700</b>	<b>510,472,024</b>		<b>43,237,512</b>	<b>220,698</b>	<b>254,715,014</b>	-	<b>255,757,011</b>
21	General Sound System	4,287,082	-	-	4,287,082	10.00%	-	-	4,287,082	-	-
22	Food Service & Kitchen Eqpt.	100,901,392	726,424	2,137,672	99,490,144	10.00%	98,036,739	2,137,672	97,819,883	-	1,670,261
23	Office Machinery Eqpt.	8,268,832	794,000	-	9,062,832	10.00%	8,268,831	-	8,383,941	-	678,891
24	Cleaning Eqpt.	15,761,310	340,919	178,400	15,923,829	10.00%	15,548,363	382,101	15,752,063	-	171,766
25	Repair & Maintenance Eqpt. (eng)	2,659,709	-	-	2,659,709	10.00%	2,659,708	-	2,659,708	-	1
26	Barber & Beauty Shop Eqpt.	3,050,780	-	-	3,050,780	10.00%	265,718	-	1,456,472	-	1,594,308
27	Signage	1,094,933	1,652,166	-	2,747,099	10.00%	422,645	-	680,112	-	2,066,987
28	Medical Equipment	2,251,714	-	-	2,251,714	10.00%	-	-	2,251,714	-	-
29	Health Club Eqpt.	29,944,254	223,078	4,912,249	25,255,083	10.00%	22,207,241	4,912,248	18,550,618	-	6,704,465
30	Telecommunication System	90,365,777	-	-	90,365,777	10.00%	82,779,615	3,963,855	86,743,470	-	3,622,307
31	T.V. sate & Video Eqpt.	46,290,238	-	-	46,290,238	10.00%	43,520,318	-	46,270,239	-	19,999
32	Fire Fighting Equipment	14,606,736	9,872,953	-	24,479,689	10.00%	4,120,040	-	6,423,654	-	18,056,035
33	Laundry Equipment	98,015,222	-	-	98,015,222	10.00%	77,254,535	-	84,293,949	-	13,721,273
34	Tailoring Equipment	56,500	-	-	56,500	10.00%	56,499	-	56,499	-	1
35	Repair & Maintenance Eqpt. (hk)	417,314	-	-	417,314	10.00%	417,313	-	417,313	-	1
36	Safety & Security Eqpt.	38,267,851	-	5,191,018	33,076,833	10.00%	32,376,040	5,011,021	30,807,351	-	2,269,481
	<b>Office equipment</b>	<b>456,239,644</b>	<b>13,609,540</b>	<b>12,419,339</b>	<b>457,429,845</b>		<b>395,397,436</b>	<b>23,695,973</b>	<b>406,854,068</b>	-	<b>50,575,775</b>
37	Motor Vehicle	94,159,090	14,378,500	-	108,537,590	10.00%	87,165,128	-	91,968,528	-	16,569,062
	<b>Motor vehicles</b>	<b>94,159,090</b>	<b>14,378,500</b>	-	<b>108,537,590</b>		<b>87,165,128</b>	-	<b>91,968,528</b>	-	<b>16,569,062</b>
	<b>Total 2023</b>	<b>2,335,145,245</b>	<b>1,242,945,690</b>	<b>18,568,468</b>	<b>3,559,522,467</b>		<b>1,675,322,516</b>	<b>201,243,006</b>	<b>1,858,494,472</b>	-	<b>1,701,027,995</b>

\*\* of 8.05 acres Land presented under this schedule includes a portion of land (1.1972 acre) which is occupied by RAUJK for their Hatirheel project. Therefore present occupied land is 6.8528 acres (8.05-1.1972 acres).





4.(b) Property Plant and Equipment: Revalued Assets- Year 2023											
SL	Particulars	Cost			Rate	Depreciation					
		Balance on 01 Jan 2023	Additions During the year	Disposals During the year		Balance on 31 Dec 2023	Charges During the year	Adjustments on Disposal	Balance on 31 Dec 2023	WDV 31 Dec 2023	
1 & 2	Land and land development	1,501,651,102	-	-	1,501,651,102	-	-	-	-	-	1,501,651,102
3	Building	436,772,440	-	-	436,772,440	10,919,311	-	-	262,063,464	-	174,708,976
	<b>Total 2023</b>	<b>1,938,423,542</b>	<b>-</b>	<b>-</b>	<b>1,938,423,542</b>	<b>10,919,311</b>	<b>-</b>	<b>-</b>	<b>262,063,464</b>	<b>-</b>	<b>1,676,360,078</b>

4 (c) Summary of Property Plant and Equipment: Revalued and Non- Revalued Assets- Year 2023									
SL	Particulars	Cost			Rate	Depreciation			
		Balance on 01 Jan 2023	Additions during the year	Disposals during the year		Balance on 31 Dec 2023	Charges during the year	Adjustments on Disposal	Balance on 31 Dec 2023
4.(a)	Property Plant and Equipment: Non Revalued Assets	2,335,145,245	1,242,945,690	18,568,468	3,559,522,467	201,243,006	18,071,050	1,858,494,472	1,701,027,995
4.(b)	PPE Revalued Assets (Land & Building)	1,938,423,542	-	-	1,938,423,542	10,919,311	-	262,063,464	1,676,360,078
	<b>GRAND TOTAL -2023</b>	<b>4,273,568,787</b>	<b>1,242,945,690</b>	<b>18,568,468</b>	<b>5,497,946,009</b>	<b>212,162,317</b>	<b>18,071,050</b>	<b>2,120,557,936</b>	<b>3,377,389,073</b>
	<b>GRAND TOTAL -2022</b>	<b>4,243,550,296</b>	<b>30,018,491</b>	<b>-</b>	<b>4,273,568,787</b>	<b>111,058,834</b>	<b>-</b>	<b>1,926,466,669</b>	<b>2,347,102,118</b>

Allocation of depreciation:

	2023 Taka	2022 Taka
Cost of sales - Note 21.02	190,946,085	99,952,950
General and administrative expenses -Note 23	21,216,232	11,105,884
	<b>212,162,317</b>	<b>111,058,834</b>

Note 4(d) Revaluation reserve for revalued assets:

	Other assets	Building	Land	Total
Opening balance on 01-01-1999	325,863,786	436,772,440	1,501,651,102	2,264,287,328
Depreciation adjusted up to 2016	(88,224,301)	-	-	(88,224,301)
Prior year adjustment in 2017	(237,639,485)	(196,547,598)	-	(434,187,083)
Depreciation adjustment for 2017	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2018	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2019	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2020	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2021	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2022	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2023	-	(10,919,311)	-	(10,919,311)
<b>Closing balance as on 31-12-2023</b>	<b>-</b>	<b>163,789,665</b>	<b>1,501,651,102</b>	<b>1,665,440,767</b>

Notes:

- Fixed assets of the Company except "Boundary wall" were revalued effective from the year 1999. Depreciation are charged on Building and boundary wall @ 2.50% per annum while 10% depreciation are charged on all other fixed assets. No depreciation is charged on land and land development.
- All revalued "Other assets" have by now been fully depreciated.
- Revalued portion of the "Building" has not been fully depreciated as yet and thus revalued portion of this Building along with land is separately shown under note 4(b) above.





4.01 Property Plant and Equipment- Year 2022  
4.01 (a) Property Plant and Equipment: Non Revalued Assets- Year 2022

SL	Particulars	Cost					Depreciation				WDV 31 Dec 2022	
		Balance on 01 Jan 2022	Additions During the year	Disposals During the year	Balance on 31 Dec 2022	Rate	Balance on 01 Jan 2022	Charges During the year	Adjustments on Disposal	Balance on 31 Dec 2022		
1	Land (8.05 acre)	14,343,791	-	-	14,343,791	-	-	-	-	-	-	14,343,791
2	Land Development	27,389,684	-	-	27,389,684	-	-	-	-	-	-	27,389,684
	<b>Land and Land development-Including valuation</b>	<b>41,733,475</b>	-	-	<b>41,733,475</b>							<b>41,733,475</b>
3	Building	1,016,582,779	-	-	1,016,582,779	2.50%	613,323,933	25,414,569	-	638,738,502	-	377,844,277
4	Boundary Wall	18,638,008	-	-	18,638,008	2.50%	7,917,455	463,950	-	8,383,405	-	10,254,603
	<b>Building including valuation</b>	<b>1,035,220,787</b>	-	-	<b>1,035,220,787</b>		<b>621,241,388</b>	<b>25,880,519</b>	-	<b>647,121,908</b>	-	<b>388,098,880</b>
5	Plumbing Works	13,704,661	-	-	13,704,661	10.00%	11,931,682	229,765	-	12,161,448	-	1,543,213
6	Generator	49,937,390	-	-	49,937,390	10.00%	45,826,267	4,111,123	-	49,937,390	-	-
7	Simultaneous Interred. System	325,000	-	-	325,000	10.00%	324,999	-	-	324,999	-	1
8	Water Treatment Plant	29,142,598	-	-	29,142,598	10.00%	28,931,516	211,079	-	29,142,595	-	1
	<b>Plant and machinery</b>	<b>93,109,649</b>	-	-	<b>93,109,649</b>		<b>87,014,465</b>	<b>4,551,967</b>	-	<b>91,566,432</b>	-	<b>1,543,216</b>
9	Substation	9,606,851	-	-	9,606,851	10.00%	3,404,590	885,180	-	4,289,770	-	5,317,081
10	Computer Accessories	120,238,722	957,191	-	121,195,913	10.00%	112,289,655	5,245,812	-	117,505,467	-	3,690,447
11	Room Internet System	2,143,756	-	-	2,143,756	10.00%	2,143,755	-	-	2,143,755	-	1
12	Lan Equipment	538,338	-	-	538,338		538,337	-	-	538,337	-	1
	<b>Computer and Accessories</b>	<b>132,527,667</b>	<b>957,191</b>	-	<b>133,484,858</b>		<b>118,346,337</b>	<b>6,130,992</b>	-	<b>124,477,329</b>	-	<b>9,007,530</b>
13	Furniture Fixture	127,530,307	1,433,819	-	128,964,126	10.00%	93,980,758	5,703,151	-	99,683,909	-	29,280,217
14	Curtain Carpet	28,265,727	1,489,148	-	29,754,875	10.00%	16,684,643	1,527,533	-	18,212,175	-	11,542,700
	<b>Furniture and fixture</b>	<b>155,796,034</b>	<b>2,922,967</b>	-	<b>158,719,001</b>		<b>110,665,401</b>	<b>7,230,683</b>	-	<b>117,896,084</b>	-	<b>40,822,917</b>
15	Cold Storage & Refrig.	12,814,823	-	-	12,814,823	10.00%	12,245,145	92,246	-	12,337,391	-	477,432
16	Air-condition & Ventilation	100,671,587	3,283,753	-	103,955,340	10.00%	91,744,347	6,399,053	-	98,143,399	-	5,811,941
17	Boiler	21,761,531	-	-	21,761,531	10.00%	18,982,158	397,053	-	19,379,211	-	2,382,320
18	Elevator	94,502,596	-	-	94,502,596	10.00%	43,659,992	9,450,262	-	53,110,252	-	41,392,345
19	Electrical Installation	79,514,291	4,378,700	-	83,892,991	10.00%	14,970,326	8,239,762	-	23,210,088	-	60,682,903
20	Electronic Door Locking System	5,551,460	-	-	5,551,460	10.00%	5,513,659	4,200	-	5,517,859	-	33,601
	<b>Electrical equipment</b>	<b>314,816,288</b>	<b>7,662,453</b>	-	<b>322,478,741</b>		<b>187,115,626</b>	<b>24,582,574</b>	-	<b>211,698,200</b>	-	<b>110,780,542</b>
21	General Sound System	4,287,082	-	-	4,287,082	10.00%	4,287,082	-	-	4,287,082	-	-
22	Food Service & Kitchen Eqp.	95,422,717	5,478,675	-	100,901,392	10.00%	92,872,335	5,164,404	-	98,036,739	-	2,864,653
23	Office Machinery Eqpt.	8,238,832	30,000	-	8,268,832	10.00%	8,233,120	35,711	-	8,268,831	-	1
24	Cleaning Eqpt.	14,815,636	945,674	-	15,761,310	10.00%	14,638,011	910,352	-	15,548,363	-	212,947
25	Repair & Maintenance Eqpt. (eng)	2,659,709	-	-	2,659,709	10.00%	2,659,708	-	-	2,659,708	-	1
26	Barber & Beauty Shop Eqpt.	3,050,780	-	-	3,050,780	10.00%	925,035	265,718	-	1,190,753	-	1,860,027
27	Signage	1,094,933	-	-	1,094,933	10.00%	329,382	93,262	-	422,645	-	672,288
28	Medical Equipment	2,251,714	-	-	2,251,714	10.00%	2,251,714	-	-	2,251,714	-	-
29	Health Club Eqpt.	29,944,254	-	-	29,944,254	10.00%	20,973,923	1,233,317	-	22,207,241	-	7,737,013
30	Telecommunication System	90,365,777	-	-	90,365,777	10.00%	78,815,760	3,963,855	-	82,779,615	-	7,586,162
31	T.V. sate & Video Eqpt.	45,949,979	340,259	-	46,290,238	10.00%	39,040,258	4,480,060	-	43,520,318	-	2,769,920
32	Fire Fighting Equipment	14,533,156	73,580	-	14,606,736	10.00%	2,803,722	1,316,319	-	4,120,040	-	10,486,696
33	Laundry Equipment	89,035,078	8,980,144	-	98,015,222	10.00%	70,190,809	7,063,726	-	77,254,535	-	20,760,687
34	Tailoring Equipment	56,500	-	-	56,500	10.00%	56,499	-	-	56,499	-	1
35	Repair & Maintenance Eqpt. (hk)	417,314	-	-	417,314	10.00%	417,313	-	-	417,313	-	1
36	Safety & Security Eqp.	35,640,303	2,627,548	-	38,267,851	10.00%	28,871,578	3,504,462	-	32,376,040	-	5,891,810
	<b>Office equipment</b>	<b>437,763,764</b>	<b>18,475,880</b>	-	<b>456,239,644</b>		<b>367,366,249</b>	<b>28,031,187</b>	-	<b>395,397,436</b>	-	<b>60,842,207</b>
37	Motor Vehicle	94,159,090	-	-	94,159,090	10.00%	83,433,527	3,731,601	-	87,165,128	-	6,993,962
	<b>Motor vehicles</b>	<b>94,159,090</b>	-	-	<b>94,159,090</b>		<b>83,433,527</b>	<b>3,731,601</b>	-	<b>87,165,128</b>	-	<b>6,993,962</b>
	<b>Total 2022</b>	<b>2,305,126,754</b>	<b>30,018,491</b>	-	<b>2,335,145,245</b>		<b>1,575,182,993</b>	<b>100,139,523</b>	-	<b>1,675,322,516</b>	-	<b>659,822,729</b>

\*\* of 8.05 acres Land presented under this schedule includes a portion of land (1.1972 acre) which is occupied by RAJUK for their Hatirheel project. Therefore present occupied land is 6.8528 acres (8.05-1.1972 acres)



4.01 (b) Property Plant and Equipment: Revalued Assets- Year 2022											
SL	Particulars	Cost				Depreciation					
		Balance on 01 Jan 2022	Additions During the year	Disposals During the year	Balance on 31 Dec 2022	Rate	Balance on 01 Jan 2022	Charges During the year	Adjustments on Disposal	Balance on 31 Dec 2022	WDV 31 Dec 2022
1 & 2	Land and land development	1,501,651,102	-	-	1,501,651,102	-	-	-	-	-	1,501,651,102
3	Building	436,772,440	-	-	436,772,440	2.50%	240,224,842	10,919,311	-	251,144,153	185,628,287
	<b>Total 2022</b>	<b>1,938,423,542</b>	<b>-</b>	<b>-</b>	<b>1,938,423,542</b>		<b>240,224,842</b>	<b>10,919,311</b>	<b>-</b>	<b>251,144,153</b>	<b>1,687,279,399</b>

4.01 (c) : Summary of Property Plant and Equipment: Revalued and Non- Revalued Assets- Year 2022											
SL	Particulars	Cost				Depreciation					
		Balance on 01 Jan 2022	Additions during the year	Disposals during the year	Balance on 31 Dec 2022	Rate	Balance on 01 Jan 2022	Charges during the year	Adjustments on Disposal	Balance on 31 Dec 2022	WDV 31 Dec 2022
4.01 (a)	Property Plant and Equipment: Non Revalued Assets	2,305,126,754	30,018,491	-	2,335,145,245		1,575,182,993	100,139,523	-	1,675,322,516	659,822,729
4.01 (b)	PPE Revalued Assets (Land & Building)	1,938,423,542	-	-	1,938,423,542		240,224,842	10,919,311	-	251,144,153	1,687,279,399
	<b>GRAND TOTAL -2022</b>	<b>4,243,550,296</b>	<b>30,018,491</b>	<b>-</b>	<b>4,273,568,787</b>		<b>1,815,407,835</b>	<b>111,058,834</b>	<b>-</b>	<b>1,926,466,669</b>	<b>2,347,102,118</b>
	<b>GRAND TOTAL -2021</b>	<b>4,129,219,389</b>	<b>114,330,907</b>	<b>-</b>	<b>4,243,550,296</b>		<b>1,694,210,616</b>	<b>121,197,219</b>	<b>-</b>	<b>1,815,407,835</b>	<b>2,428,142,461</b>

Allocation of depreciation:

Note 4(d) Revaluation reserve for revalued assets:

	2022 Taka	2021 Taka
Cost of sales - Note 21.02	99,952,950	109,077,497
General and administrative expenses -Note 23	11,105,884	12,119,722
	<b>111,058,834</b>	<b>121,197,219</b>

	Other assets	Building	Land	Total
Opening balance on 01-01-1999	325,863,786	436,772,440	1,501,651,102	2,264,287,328
Depreciation adjusted up to 2016	(88,224,301)	-	-	(88,224,301)
Prior year adjustment in 2017	(237,639,485)	(196,547,598)	-	(434,187,083)
Depreciation adjustment for 2017	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2018	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2019	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2020	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2021	-	(10,919,311)	-	(10,919,311)
Depreciation adjustment for 2022	-	(10,919,311)	-	(10,919,311)
<b>Closing balance as on 31-12-2022</b>	<b>-</b>	<b>174,708,976</b>	<b>1,501,651,102</b>	<b>1,676,360,078</b>

Notes:

- Fixed assets of the Company except "Boundary wall" were revalued effective from the year 1999. Depreciation are charged on Building and boundary wall @ 2.50% per annum while 10% depreciation are charged on all other fixed assets. No depreciation is charged on land and land development.
- All revalued "Other assets" have by now been fully depreciated.
- Revalued portion of the "Building" has not been fully depreciated as yet and thus revalued portion of this Building along with land is separately shown under note 4(b) above.

	Note(s)	31-Dec-23 Taka	31-Dec-22 Taka
<b>5.00 Capital work in progress</b>			
<b>Hotels International Limited</b>			
Renovation Project expenses	5.01	155,653,007	1,220,917,030
Construction work in progress	5.02	276,039,264	276,039,264
New Expansion Project		1,008,738	1,008,738
Capital Work-in-progress		3,968,196	3,869,216
		<b>436,669,205</b>	<b>1,501,834,248</b>
Property, plant and equipment that are in the process of construction/ acquisition, import etc. are accounted for as Capital work-in progress until constructions, acquisitions, imports is completed and measured at cost.			
<b>5.01 Renovation Project Expenses</b>			
Opening balance		1,220,917,030	1,213,475,480
Add: Addition during the year		148,211,456	7,441,550
Less: Capitalized during the year		(1,213,475,479)	-
Closing Balance		<b>155,653,007</b>	<b>1,220,917,030</b>
<b>5.02 Construction work in progress (CWIP)</b>			
Opening balance		306,710,295	306,710,295
Less: Provision- 1st installment in the year 2018		(10,223,677)	(10,223,677)
Less: Provision -2nd installment in the year 2019		(10,223,677)	(10,223,677)
Less: Provision -3rd & final installment in the year 2020		(10,223,677)	(10,223,677)
		(30,671,031)	(30,671,031)
Closing Balance		<b>276,039,264</b>	<b>276,039,264</b>
As per Board meeting dated 01 October 2018, the Board approved provisioning of (Tk.306,710,295*10%) Tk.30,671,031 in three equal yearly installments of Tk.10,223,677 per annum. Provisioning of Tk. 30,671,031 has been completed in the year 2020.			
<b>6.00 Inventories</b>			
<b>Pan Pacific Sonargaon Hotel</b>			
Saleable merchandise	6.01	66,599,737	50,266,687
Operating supplies	6.02	25,673,646	24,880,641
		<b>92,273,383</b>	<b>75,147,328</b>
<b>6.01 Saleable merchandise</b>			
Food		11,653,547	14,443,374
Beverage		54,853,591	35,141,313
Merchandise		92,599	682,000
		<b>66,599,737</b>	<b>50,266,687</b>
<b>6.02 Operating supplies</b>			
General/guest/other supplies		6,302,864	5,970,535
Cleaning supplies		667,826	926,815
Engineering supplies		14,052,143	13,782,840
Printing and stationery		2,002,317	1,750,051
Medical supplies		718,615	668,471
Laundry supplies		192,981	1,781,929
		<b>25,673,646</b>	<b>24,880,641</b>
<b>7.00 Trade and other receivables</b>			
Trade receivables	7.01	157,309,812	163,128,850
Other receivables	7.02	29,347,672	47,226,852
		<b>186,657,484</b>	<b>210,355,702</b>
<b>7.01 Trade receivables</b>			
<b>Pan Pacific Sonargaon Hotel</b>			
Commercial		48,376,327	62,421,654
Government		78,419,357	48,881,374
Sonargaon credit card		2,745,078	4,601,100
General Ledger (Guest)		(528,627)	14,993,328
International credit card		9,142,734	7,765,019
Others		21,229,248	26,540,680
		<b>159,384,117</b>	<b>165,203,155</b>
Less : Provision for doubtful debts	7.03	(2,074,305)	(2,074,305)
		<b>157,309,812</b>	<b>163,128,850</b>



	Note(s)	31-Dec-23 Taka	31-Dec-22 Taka
<b>7.02 Other receivables</b>			
<b>Hotels International Limited:</b>			
Accrued interest from FDR		26,022,772	43,958,208
<b>Pan Pacific Sonargaon Hotel:</b>			
VAT receivable		3,324,900	3,268,644
		<b>29,347,672</b>	<b>47,226,852</b>
After the introduction of The Value Added Tax and Supplementary Duty Act, 2012, input VAT and output VAT has been adjusted in every next month.			
<b>7.03 Provision for doubtful debts</b>			
Opening Balance		2,074,305	2,074,305
Add: Provision made during the year		-	-
Closing Balance		<b>2,074,305</b>	<b>2,074,305</b>
<b>8.00 Advances, deposits and prepayments</b>			
Advances	8.01	200,016,787	194,130,189
Deposits	8.02	5,417,175	5,417,175
Prepayments	8.03	15,191,133	5,543,052
		<b>220,625,095</b>	<b>205,090,416</b>
<b>8.01 Advances</b>			
Hotels International Limited	8.01.1	16,719,228	72,263,545
Advance Tax Paid	8.01.2	183,297,559	121,866,644
		<b>200,016,787</b>	<b>194,130,189</b>
<b>8.01.1 Hotels International Limited</b>			
Advances to staff		397,517	989,033
Advance to BUET for Pile Integrity Test		978,896	978,896
Advance to MBN		14,309,700	20,935,500
Advance to JV of Interiors Accom S Ahmmmed and Associates		-	48,327,001
Others		20,000	20,000
		1,013,115	1,013,115
		<b>16,719,228</b>	<b>72,263,545</b>
<b>8.01.2 Advance Tax Paid</b>			
Opening balance		121,866,644	85,565,877
Add: Payment during the year			
Paid against AY 2023-24 (FY 2022)		-	36,300,767
Paid against AY 2024-25 (FY 2023)		61,430,915	-
		61,430,915	36,300,767
Less: Adjustment against completion of assessment		-	-
Closing balance		<b>183,297,559</b>	<b>121,866,644</b>
<b>8.02 Deposits</b>			
<b>8.02.1 Hotels International Limited</b>			
Municipal Corporation		3,000	3,000
Dhaka Electric Supply		491,400	491,400
Power Development Board		35,000	35,000
Titas Gas		1,573,650	1,573,650
T&T Board		106,000	106,000
		<b>2,209,050</b>	<b>2,209,050</b>
<b>8.02.2 Pan Pacific Sonargaon Hotel</b>			
Security deposits		3,208,125	3,208,125
		<b>5,417,175</b>	<b>5,417,175</b>





	Note(s)	31-Dec-23 Taka	31-Dec-22 Taka
<b>8.03 Prepayments</b>			
<b>8.03.1 Hotels International Limited</b>			
Land Development Tax		126,000	78,750
Municipal Tax		8,466,030	-
		<b>8,592,030</b>	<b>78,750</b>
<b>8.03.2 Pan Pacific Sonargaon Hotel</b>			
General Insurance		250,000	-
Vehicle Insurance		362,575	350,420
Others		5,986,528	5,113,882
		<b>6,599,103</b>	<b>5,464,302</b>
		<b>15,191,133</b>	<b>5,543,052</b>
<b>9.00 Cash and cash equivalents</b>			
<b>9.01 Cash in hand</b>			
Hotels International Limited		38,846	61,050
Pan Pacific Sonargaon Hotel		14,528,762	9,994,751
		<b>14,567,608</b>	<b>10,055,801</b>
<b>9.02 Cash at bank</b>			
<b>Hotels International Limited</b>			
Short term deposits (STD)		<b>4,456,677</b>	<b>119,767,646</b>
Fixed deposits receipt (FDR)			
Exim Bank Limited		718,690,738	671,694,229
First Security Islami Bank Limited		251,237,251	316,947,709
NRBC Bank Limited		-	10,000,000
One Bank Limited		167,538,169	157,095,752
Sonali Bank Limited		163,852,199	146,554,681
Standard Bank Limited		754,123,605	698,963,601
Pubali Bank Limited		301,477,951	226,085,238
AB Bank Limited		86,244,030	80,825,000
Bengal Bank Limited		31,910,636	30,000,000
Union Bank Limited		20,615,632	30,000,000
Meghna Bank Limited		51,560,684	20,000,000
Basic Bank Limited		-	10,000,000
National Bank Limited		-	10,000,000
IFIC Bank Limited		-	10,137,000
South Bangla Agriculture & Commerce Bank Ltd		21,166,895	19,985,000
Agrani Bank Ltd		62,719,962	-
<b>Total cash at bank-HIL</b>		<b>2,631,137,752</b>	<b>2,438,288,210</b>
<b>Pan Pacific Sonargaon Hotel</b>			
Current accounts (Temporary OD)		(85,399,522)	(22,318,460)
Short term deposits (STD)		16,095,944	52,490,619
Fixed deposits receipt (FDR)		-	37,527,145
<b>Total cash at bank-PPSH</b>		<b>(69,303,578)</b>	<b>67,699,304</b>
<b>Total Cash and cash equivalents</b>		<b>2,580,858,459</b>	<b>2,635,810,961</b>
Cash and cash equivalent represent cash-in-hand, cash -at-bank, STD bank account and short-term FDRs which are free for use by the entity without any restriction.			
<b>10.00 Operating assets</b>			
<b>Pan Pacific Sonargaon Hotel</b>			
China glass and wooden wares		14,936,360	13,972,561
Silver and stainless wares and Kitchen utensils		24,314,200	19,842,771
Uniforms		7,220,726	4,787,453
Linen		21,796,063	13,647,240
		<b>68,267,349</b>	<b>52,250,025</b>



	Note(s)	31-Dec-23 Taka	31-Dec-22 Taka
<b>11.00 Share capital</b>			
<b>Authorized:</b>			
6,000,000 ordinary shares of Tk 100 each		<u>600,000,000</u>	<u>600,000,000</u>
<b>Issued and paid up:</b>			
5,933,463 ordinary shares of Tk 100 each		<u>59,346,300</u>	<u>593,346,300</u>
<b>Particulars of Shareholdings:</b>			
	<b>No. of shares</b>		
Ordinary shares of Tk. 100 each issued for consideration other than cash	5,519,500	551,950,000	551,950,000
Ordinary shares of Tk.100 each issued bonus shares@ 7.50% of 5,519,500 nos	413,963	41,396,300	41,396,300
	<u>5,933,463</u>	<u>593,346,300</u>	<u>593,346,300</u>

i) As on 1 January 2007 there were 5,519,500 ordinary shares of Tk. 100 each of which 7 Shares were issued to seven shareholders as nominees of the Government of Bangladesh and the remaining 5,519,493 shares have been issued to Government of Bangladesh.

ii) In terms of agenda 4 of Minutes of 22nd Annual General Meeting of the Company held on 23-2-2001, 413,963 of ordinary shares of Tk.100 each being 7.50% of 5,519,500 shares have been allotted to shareholders as Bonus Shares and share certificates have been issued on 07-10-2001 in the name of The Government of the Peoples Republic of Bangladesh.

#### 12.00 Fixed assets revaluation reserve

##### Hotels International Limited

Opening balance		1,676,360,078	1,687,279,389
Revaluation reserve against building adjusted for the year		(10,919,311)	(10,919,311)
Total	4 (d)	<u>1,665,440,767</u>	<u>1,676,360,078</u>

All tangible fixed assets of the company were revalued at 31 December 1998. The revaluation was carried out by the suitably qualified professionals who were independent of the Company. The revaluation reserve represents net surplus arose as a result of this revaluation.

#### 13.00 Grant from Government of Bangladesh

##### Hotels International Limited

Grant from Government of Bangladesh		206,000,000	206,000,000
		<u>206,000,000</u>	<u>206,000,000</u>

A claim of Tk 206,000,000 for customs duty and sales tax on import of plant and machinery and equipment was made by Customs Authority during construction phase of the Pan Pacific Sonargaon Hotel against which Tk 10,000,000 was paid in 1992 and the balance amount of Tk 206,000,000 was paid by the Government to the Customs Authority by way of book adjustment and treated as grant to HIL vide letter no. Bi Po Mo/ Po Ko-2(6)/91-169 dated 24 June 1993. Therefore, the amount is not repayable to the Government. The Board of Directors have approved this sum to be converted into paid-up capital, but implementation is pending as of now.

#### 14.00 Liabilities for Employees' benefits

##### Hotels International Limited

Workers' Profit Participation Fund (WPPF)	14.01	4,829,327	1,041,091
<b>Pan Pacific Sonargaon Hotel</b>			
Liabilities for Employees' retirement benefit -PF	14.02	85,116,783	97,869,237
Liabilities for Employees benefit-Gratuity	14.03	51,686,866	18,822,977
		<u>141,632,976</u>	<u>117,733,305</u>

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

Opening Balance		1,041,091	2,423,738
Add: Contribution during the year		4,802,881	1,014,645
Less: Paid to WPPF fund		(1,014,645)	(2,397,292)
Closing Balance		<u>4,829,327</u>	<u>1,041,091</u>

The Board in their 388<sup>th</sup> meeting dt. 21-8-2017, agreed to introduce Workers' Profit Participation Fund (WPPF) from the year 2016. Accordingly the Company introduced the WPPF Fund effective from the financial year 2016 and also established a Trustee Board in the year 2018 separate from the management of the Company to deal with the WPPF Fund.



	Note(s)	31-Dec-23 Taka	31-Dec-22 Taka	
14.02	<b>Provision for Employees' benefit (Retirement Benefit-PF)</b>	<b>85,116,783</b>	<b>97,869,237</b>	
<p>These amounts represents provisions made to meet the retirement packages offered to the employees of Hotels International Ltd and Pan Pacific Sonargaon Hotel.</p>				
14.03	<b>Liability for gratuity</b>	<b>51,686,866</b>	<b>18,822,977</b>	
<p>The Hotel operates a recognized and funded gratuity scheme for its permanent employees under the management of trustee board separate from the management of the Hotel and HIL.</p>				
15.00	<b>Interest payable on loan</b>			
<b>Hotels International Limited</b>				
Interest payable on Grant from GOB				
		129,996,200	129,996,200	
		<b>129,996,200</b>	<b>129,996,200</b>	
<p>The amount represents interest provided up to March 2002 on principal loan which was partially converted into capital in the year 1985 leaving a balance amount of Tk. 9,600,000 which has subsequently been fully repaid. The interest payable amount is under negotiation with the government.</p>				
16.00	<b>Trade and other payables</b>			
	Trade payables	16.01	24,728,917	43,040,409
	Other payables	16.02	163,337,692	304,140,091
			<b>188,066,609</b>	<b>347,180,500</b>
16.01	<b>Trade payables</b>			
<b>Hotels International Limited</b>				
	Trade		585,714	1,425,214
<b>Pan Pacific Sonargaon Hotel</b>				
	Trade		5,929,513	10,742,953
	Others		12,409,797	13,502,570
	Pan Pacific Hotels & Resorts Private Limited		5,803,893	17,369,672
			<b>24,728,917</b>	<b>43,040,409</b>
16.02	<b>Other payables</b>			
<b>Hotels International Limited</b>				
	Security deposits deducted from suppliers' bills		12,558,598	13,678,699
	Advance Income Tax deducted from suppliers' bills.		107,865	-
	VAT deducted from suppliers and others' bills		3,913	-
	Retention money	16.02.1	65,426,939	109,977,728
	Security deposits received (shop rental)		24,024,028	23,145,688
	Payable to LTU ( SD & VAT)	16.02.2	27,315,949	134,315,949
	Payable to Dhaka North City Corporation		10,347,373	-
<b>Pan Pacific Sonargaon Hotel</b>				
	Security deposits and other creditors		23,553,027	23,022,027
			<b>163,337,692</b>	<b>304,140,091</b>
16.02.1	<b>Retention money (HIL)</b>			
	J.V of Interior Accom Eng.Co.		29,672,753	74,851,607
	K-Tec ACL		24,730,383	24,730,383
	Seatec		6,049,136	6,049,136
	MBN International		3,698,606	3,070,541
	Others		1,276,061	1,276,061
			<b>65,426,939</b>	<b>109,977,728</b>





	Note(s)	31-Dec-23 Taka	31-Dec-22 Taka
<b>16.02.2 Payable to LTU ( SD &amp; VAT)</b>			
Opening balance		134,315,949	-
Addition during the year (claim accepted by HIL)	23	-	207,492,200
Less: Paid during the year		(107,000,000)	(73,176,251)
Closing balance		<b>27,315,949</b>	<b>134,315,949</b>

The Pan Pacific Sonargaon Dhaka (Hotel) filed the Writ Petition in the Hon'ble High Court Division of the Hon'ble Supreme Court against a claim from VAT authority in the year 2009 of Tk. 100,036,184 and in the year 2011 of Tk. 107,456,016 aggregating total of Tk. 207,492,200. In 2022, both the case has been dismissed by High Court Division and claim was established against the Hotel. Hotels International Limited (HIL), the owning company of Hotel has accepted both the claims aggregating of Tk. 207,492,200 and agreed to pay the entire amount on behalf of the Hotel in monthly installments. This was decided in the meeting of the Board of Directors of HIL on 13 November 2022. Accordingly, HIL has paid Tk. 73,176,251 against the claim of Tk. 207,492,200 until 31 December 2022. HIL has paid Tk. 107,000,000 until 31 December 2023. HIL has further paid Tk. 27,315,949 from 01 Jan 2024 to 30 June 2024.

#### 17.00 Accrued expenses and provisions

Hotels International Limited (HIL)	17.01	327,517	245,899
Pan Pacific Sonargaon Hotel	17.02	109,234,718	119,456,656
		<b>109,562,235</b>	<b>119,702,555</b>

#### 17.01 Hotels International Limited (HIL)

Audit fee	204,650	190,900
Other accrued expenses	122,867	54,999
Salary & allowance payable	-	-
	<b>327,517</b>	<b>245,899</b>

#### 17.02 Pan Pacific Sonargaon Hotel

Professional fees	598,188	908,471
Audit Fees	178,538	178,538
Provident Fund Audit Fee	492,000	400,000
Service charges	13,218,544	18,012,286
Salaries and wages	24,996,930	28,904,945
Utilities	11,836,237	8,718,472
Tips and others	4,520	7,301
Taxes other than corporate tax	43,322,664	52,857,147
Other accrued expenses	14,587,097	9,469,496
	<b>109,234,718</b>	<b>119,456,656</b>

#### 18.00 Unearned revenue

##### Pan Pacific Sonargaon Hotel

Deposit (banquet and others)	33,974,094	44,693,791
Rental	302,617	334,868
	<b>34,276,711</b>	<b>45,028,659</b>

#### 19.00 Tax liabilities

Opening balance		66,529,195	5,304,158
Add: Provision made for AY 2024-25 (FY 2023)	27	58,231,458	-
Provision made for AY 2023-24 (FY 2022)	27	-	61,225,037
		<b>124,760,653</b>	<b>66,529,195</b>
Less: Adjustment against completion of assessment		-	-
Closing balance		<b>124,760,653</b>	<b>66,529,195</b>



	Note(s)	2023 Taka	2022 Taka
<b>20.00 Revenue (Note-3.07)</b>			
<b>Pan Pacific Sonargaon Hotel</b>			
Rooms		334,889,007	292,248,197
Food and beverage		937,117,987	854,031,419
Telephone and internet		7,659,607	5,367,403
Laundry		21,250,631	19,953,440
Guest transportation		6,948,440	6,262,927
Rental income from shop		33,303,616	30,568,948
Other operating departments		30,207,023	34,390,612
		<b>1,371,376,311</b>	<b>1,242,822,946</b>
<b>21.00 Cost of Revenue</b>			
<b>21.01 Pan Pacific Sonargaon Hotel</b>			
Rooms		158,101,430	148,231,057
Food and beverage		524,317,633	475,677,341
Telephone and internet		590,337	503,525
Laundry		762,856	707,119
Guest Transportation		10,750,785	10,973,355
Other Operating Department		18,212,492	19,020,654
		<b>712,735,533</b>	<b>655,113,051</b>
<b>21.02 Hotels International Limited</b>			
Depreciation	4 (c)	190,946,085	99,952,950
		<b>903,681,618</b>	<b>755,066,001</b>
<b>22.00 Other income</b>			
<b>Hotels International Limited</b>			
Interest on FDR		202,989,025	177,634,919
Other income-wastage & tender schedule sale		5,316,555	18,262,763
		<b>208,305,580</b>	<b>195,897,682</b>
<b>23.00 General and administrative expenses</b>			
<b>Hotels International Limited</b>			
Payroll and related expenses		48,482,715	43,860,670
Directors' remuneration		978,750	963,125
Remuneration of PO to Chairman		36,000	36,000
Honorarium of Chairman		480,000	480,000
Honorarium of PS to Chairman		72,000	72,000
General expenses		2,697,072	2,796,011
Insurance premium including Vehicle insurance		5,040,452	6,040,452
City Corporation Tax		18,813,408	10,124,067
Depreciation	4 (c)	21,216,232	11,105,884
Postage, email, fax and telephone		837,890	549,187
Publicity and Advertisement		524,900	296,000
Fuel , Oil & Lubricant		566,144	328,605
Repairs and maintenance - vehicles		465,683	477,244
Repairs and maintenance - office		32,888	130,282
Printing and stationary		391,068	641,281
Retirement Expenses		3,714,970	4,012,524
Legal and professional fees		584,940	1,090,125
License fees		68,776	591,256
Audit fee		177,625	137,500
Newspapers and periodicals		28,920	26,988
Traveling expenses		91,839	56,535
SD & VAT Expenses	16.02.2	-	207,492,200
Computer & software maintenance		341,840	274,775
Innovation Training expenses		670,541	1,722,736
Staff food		2,496,507	1,385,229
Medical expenses		1,175,277	976,824
Foreign Travelling (HMA Signing Expenses)		-	365,000
AGM expenses		1,854,638	1,773,741



	Note(s)	2023 Taka	2022 Taka
Board, Scfa & TEC Meeting expenses		598,871	403,131
Staff training		605,147	693,403
Miscellaneous expenses		162,000	778,645
Mujib borsho		106,000	343,068
WPPF Expenses		6,900	13,800
Sports & Cultural Programme		32,620	187,450
Loss on sale of fixed Assets		154,130	-
		<b>113,506,743</b>	<b>300,225,738</b>

#### Pan Pacific Sonargaon Hotel

Payroll and related expenses		81,141,346	69,172,957
Management fees		20,960,314	24,157,137
It system		27,103,925	19,916,689
Tax /vat on management fees		5,240,079	6,039,284
Credit collection expenses		61,276	98,985
Insurance-general		2,717,000	929,245
Printing and stationery		808,648	705,592
Uniform		35,168	31,266
Audit Fees		178,538	178,538
PF Audit Fees		92,000	92,000
Professional Fees		1,027,483	936,797
Trade association dues		25,000	50,000
Traveling and entertainment		1,115,535	277,879
Laundry and dry cleaning		293,909	242,375
Ansar		13,663,247	12,580,081
License & Taxes		18,424	-
Others		218,446	96,547
		<b>154,700,338</b>	<b>135,505,372</b>
		<b>268,207,081</b>	<b>435,731,110</b>

#### 24.00 Property operation and maintenance expenses

##### Pan Pacific Sonargaon Hotel

Payroll and related expenses		36,268,614	33,753,907
Electricity		91,857,372	74,207,350
Gas		19,339,188	6,809,300
Water		13,386,589	11,848,174
Building		20,037,293	8,705,847
Electrical and mechanical equipment		7,456,708	6,491,370
Engineering supplies		4,212,764	2,858,775
Office equipment		7,636	1,141,218
Automobile expenses		3,916,171	1,792,338
Elevator and escalators		2,350,562	1,453,464
Electrical bulbs		1,730,463	1,247,580
Kitchen equipment		1,888,905	1,193,180
Plumbing and heating		3,792,227	1,900,227
Laundry equipment		1,889,905	1,137,012
Furniture and fittings		5,305,191	1,609,934
Air conditioning		9,251,054	6,900,111
Maintenance and other expenses		7,752,854	3,163,237
Land & land development (Land Tax) expenses		141,750	189,000
		<b>230,585,246</b>	<b>166,402,024</b>

#### 25.00 Marketing expenses

Payroll and related expenses		24,505,568	25,155,093
Advertisement and public relation		18,275,174	5,718,940
Marketing fees		18,321,408	16,592,056
Tax/ Vat on Marketing fee		9,326,138	4,160,372
		<b>70,428,288</b>	<b>51,626,461</b>





	Note(s)	2023 Taka	2022 Taka
<b>26.00 Finance expenses</b>			
<b>26.01 Hotels International Limited</b>			
Bank commission and charges		3,931	2,868
Excise Duty		2,351,000	1,486,500
		<u>2,354,931</u>	<u>1,489,368</u>
<b>26.02 Pan Pacific Sonargaon Hotel</b>			
Bank charges on credit card		9,567,209	8,936,577
		<u>11,922,140</u>	<u>10,425,945</u>
<b>27.00 Current tax expenses</b>			
AY 2024-2025 (FY 2023)	27.01	58,231,458	-
AY 2023-2024 (FY 2022)	27.01	-	61,225,037
		<u>58,231,458</u>	<u>61,225,037</u>
Adjustment against payment for prior years (Short Provision)		-	-
<b>Current tax expenses</b>		<u>58,231,458</u>	<u>61,225,037</u>
<b>27.01 Computation of Current tax</b>			
i. Tax charges as per tax computation		<u>51,872,037</u>	<u>61,225,037</u>
ii. Minimum tax @ 0.60% of gross receipts as per section 163 (5) of ITA 2023		<u>9,478,091</u>	<u>8,339,334</u>
iii) Tax Deducted at Source (TDS) during the year as per Section 163 & Sub-section 2(a) of ITA 2023		<u>58,231,458</u>	<u>-</u>
<b>Applicable Income Tax expenses for the year (Higher of i, ii or iii above)</b>		<u>58,231,458</u>	<u>61,225,037</u>
		<b>31-Dec-23 Taka</b>	<b>31-Dec-22 Taka</b>
<b>28.00 Contingent liabilities (HIL and PPSD)</b>		<u>578,711,110</u>	<u>578,711,110</u>

**28.01 Hotels International Limited:- HIL has the following contingent liabilities:**

Assessment year	Remarks	Balance tax demanded including simple interest	Balance tax demanded including simple interest
A/Y 2008-2009 (FY 2007)	Hearing pending in the Hon'ble High Court	17,098,255	17,098,255
A/Y 2009-2010 (FY2008)	Appeal to be filed with the Commissioner of Taxes (Appeals)	25,415,198	25,415,198
A/Y 2010-2011 (FY 2009)	Appeal to be filed with the Commissioner of Taxes (Appeals)	26,411,970	26,411,970
A/Y 2012-2013 (FY 2011)	Appeal (2nd) pending with the Tribunal	51,965,606	51,965,606
A/Y 2013-2014 (FY 2012)	Appeal (2nd) pending with the Tribunal	49,754,484	49,754,484
A/Y 2015-2016 (FY 2014)	Appeal (2nd) pending with the Tribunal	68,053,074	68,053,074
A/Y 2016-2017 (FY 2015)	Appeal to be filed with the Commissioner of Taxes (Appeals)	38,704,661	38,704,661
A/Y 2017-2018 (FY 2016)	Appeal to be filed with the Commissioner of Taxes (Appeals)	12,884,456	12,884,456
	<b>Sub-total -HIL</b>	<u>290,287,704</u>	<u>290,287,704</u>



<b>31-Dec-23</b> <b>Taka</b>	<b>31-Dec-22</b> <b>Taka</b>
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**28.02 Pan Pacific Sonargaon Dhaka: PPSD has the following contingent liabilities:**

1	The Hotel has filed a Writ Petition in the Hon'ble High Court Division of the Hon'ble Supreme Court against a claim from VAT authority in the year 2004. The case is pending for hearing. <b>CP No-5394/2004.</b>	4,105,114	4,105,114
2	The Hotel has filed a Writ Petition in the Hon'ble High Court Division of the Hon'ble Supreme Court against a claim from VAT authority in the year 2014. The case is pending for hearing. <b>CP No-633/2015.</b>	284,318,292	284,318,292
<b>Sub-total - PPSD</b>		<b>288,423,406</b>	<b>288,423,406</b>
<b>Grand Total - HIL and PPSD</b>		<b>578,711,110</b>	<b>578,711,110</b>

**29 Commitments**

There are no Capital commitment at the reporting date.





## FIXED ASSETS SCHEDULE WITH VALUED AND NON-VALUED ASSETS

SL	Particulars	Cost				Rate	Depreciation			WDV 31 Dec 2023	
		Balance on 01 Jan 2023	Additions During the year	Disposals During the year	Balance on 31 Dec 2023		Balance on 01 Jan 2023	Charges During the year	Adjustments on Disposal		Balance on 31 Dec 2023
1	Land (8.05 acre)	1,515,994,893	-	-	1,515,994,893	-	-	-	-	-	1,515,994,893
2	Land Development	27,389,684	-	-	27,389,684	-	-	-	-	-	27,389,684
	<b>Land and Land development-Including valuation</b>	<b>1,543,384,577</b>	<b>-</b>	<b>-</b>	<b>1,543,384,577</b>						<b>1,543,384,577</b>
3	Building	1,453,355,219	156,840,527	-	1,610,195,746	2.50%	40,254,894	-	930,137,549	-	680,058,197
4	Boundary Wall	18,638,008	-	-	18,638,008	2.50%	465,950	-	8,849,355	-	9,788,653
	<b>Building including valuation</b>	<b>1,471,993,227</b>	<b>156,840,527</b>	<b>-</b>	<b>1,628,833,754</b>		<b>40,720,844</b>	<b>-</b>	<b>938,986,904</b>	<b>-</b>	<b>689,846,850</b>
5	Plumbing Works	13,704,661	60,435,979	-	74,140,640	10.00%	6,273,363	-	18,434,810	-	55,705,830
6	Generator	49,937,390	-	-	49,937,390	10.00%	-	-	49,937,390	-	-
7	Simultaneous Interred. System	325,000	-	-	325,000	10.00%	-	-	324,999	-	1
8	Water Treatment Plant	29,142,598	1,095,000	295,000	29,942,598	10.00%	144,648	295,000	28,992,243	-	950,355
	<b>Plant and machinery</b>	<b>93,109,649</b>	<b>61,530,979</b>	<b>295,000</b>	<b>154,345,628</b>		<b>6,418,011</b>	<b>295,000</b>	<b>97,689,442</b>	<b>-</b>	<b>56,656,186</b>
9	Substation	9,606,851	20,000	-	9,626,851	10.00%	887,180	-	5,176,950	-	4,449,901
10	Computer Accessories	121,195,913	1,553,954	2,550,170	120,199,697	10.00%	5,031,421	2,550,156	119,986,732	-	212,966
11	Room Internet System	2,143,756	-	-	2,143,756	10.00%	-	-	2,143,755	-	1
12	Lan Equipment	538,338	-	-	538,338	-	-	-	538,337	-	-
	<b>Computer and Accessories</b>	<b>133,484,858</b>	<b>1,573,954</b>	<b>2,550,170</b>	<b>132,508,642</b>		<b>5,918,601</b>	<b>2,550,156</b>	<b>127,845,774</b>	<b>-</b>	<b>4,662,868</b>
13	Furniture Fixture	128,964,126	722,579,700	2,753,259	848,790,567	10.00%	77,451,593	2,666,855	174,468,647	-	674,321,920
14	Curtain Carpet	29,754,875	84,218,507	330,000	113,643,382	10.00%	9,916,383	99,000	28,029,559	-	85,613,823
	<b>Furniture and fixture</b>	<b>158,719,001</b>	<b>806,798,207</b>	<b>3,083,259</b>	<b>962,433,949</b>		<b>87,367,976</b>	<b>2,765,855</b>	<b>202,498,206</b>	<b>-</b>	<b>759,935,743</b>
15	Cold Storage & Refrig.	12,814,823	-	-	12,814,823	10.00%	92,246	-	12,429,637	-	385,186
16	Air-condition & Ventilation	103,955,340	28,275,891	-	132,231,231	10.00%	9,060,180	-	107,203,583	-	25,027,648
17	Boiler	21,761,531	-	-	21,761,531	10.00%	397,053	-	19,776,264	-	1,985,267
18	Elevator	94,502,596	-	-	94,502,596	10.00%	9,450,259	-	62,560,510	-	31,942,086
19	Electrical Installation	83,892,991	159,938,092	220,700	243,610,383	10.00%	24,233,569	220,698	47,222,959	-	196,387,424
20	Electronic Door Locking System	5,551,460	-	-	5,551,460	10.00%	4,201	-	5,522,061	-	29,399
	<b>Electrical equipment</b>	<b>322,478,741</b>	<b>188,213,983</b>	<b>220,700</b>	<b>510,472,024</b>		<b>43,237,512</b>	<b>220,698</b>	<b>254,715,015</b>	<b>-</b>	<b>255,757,009</b>
21	General Sound System	4,287,082	-	-	4,287,082	10.00%	-	-	4,287,082	-	-
22	Food Service & Kitchen Eqpt.	100,901,392	726,424	2,137,672	99,490,144	10.00%	1,920,816	2,137,672	97,819,883	-	1,670,261
23	Office Machinery Eqpt.	8,268,832	794,000	-	9,062,832	10.00%	115,110	-	8,383,941	-	678,891
24	Cleaning Eqpt.	15,761,310	340,919	178,400	15,923,829	10.00%	382,101	178,400	15,752,064	-	171,765
25	Repair & Maintenance Eqpt. (eng)	2,659,709	-	-	2,659,709	10.00%	2,659,709	-	2,659,708	-	1
26	Barber & Beauty Shop Eqpt.	3,050,780	-	-	3,050,780	10.00%	285,718	-	1,456,471	-	1,594,309
27	Signage	1,094,933	1,652,166	-	2,747,099	10.00%	257,467	-	680,111	-	2,066,988
28	Medical Equipment	2,251,714	-	-	2,251,714	10.00%	-	-	2,251,714	-	-
29	Health Club Eqpt.	29,944,254	223,078	4,912,249	25,255,083	10.00%	1,255,625	4,912,248	18,550,617	-	6,704,466
30	Telecommunication System	90,365,777	-	-	90,365,777	10.00%	3,963,855	-	86,743,470	-	3,622,307
31	T.V. sate & Video Eqpt.	46,290,238	-	-	46,290,238	10.00%	2,749,921	-	46,270,239	-	19,999
32	Fire Fighting Equipment	14,606,736	9,872,953	-	24,479,689	10.00%	2,303,614	-	6,423,655	-	18,056,034
33	Laundry Equipment	98,015,222	-	-	98,015,222	10.00%	7,039,414	-	84,293,949	-	13,721,273
34	Tailoring Equipment	56,500	-	-	56,500	10.00%	-	-	56,499	-	1
35	Repair & Maintenance Eqpt. (hk)	417,314	-	-	417,314	10.00%	-	-	417,313	-	1
36	Safety & Security Eqpt.	38,267,851	-	5,191,018	33,076,833	10.00%	3,442,332	5,011,021	30,807,351	-	2,269,482
	<b>Office equipment</b>	<b>456,239,644</b>	<b>13,609,540</b>	<b>12,419,339</b>	<b>457,429,845</b>		<b>23,695,973</b>	<b>12,239,341</b>	<b>406,854,067</b>	<b>-</b>	<b>50,575,777</b>
37	Motor Vehicle	94,159,090	14,378,500	-	108,537,590	10.00%	4,803,400	-	91,968,528	-	16,569,062
	<b>Motor vehicles</b>	<b>94,159,090</b>	<b>14,378,500</b>	<b>-</b>	<b>108,537,590</b>		<b>4,803,400</b>	<b>-</b>	<b>91,968,528</b>	<b>-</b>	<b>16,569,062</b>
	<b>Total 2023</b>	<b>4,273,568,787</b>	<b>1,242,945,690</b>	<b>18,568,468</b>	<b>5,497,946,009</b>		<b>212,162,317</b>	<b>18,071,050</b>	<b>2,120,557,936</b>	<b>-</b>	<b>3,377,388,073</b>
	<b>Total 2022</b>	<b>4,243,550,296</b>	<b>30,018,491</b>	<b>-</b>	<b>4,273,568,787</b>		<b>111,058,834</b>	<b>-</b>	<b>1,926,466,669</b>	<b>-</b>	<b>2,347,102,118</b>

