Hoda Vasi Chowdhury & Co

To
The Shareholders
The Peninsula Chittagong PLC
Bulbul Center, 486/B,
O.R. Nizam Road, CDA Avenue
Chattogram – 4100
Bangladesh.

Audited Financial Statements

of

The Peninsula Chittagong PLC

For the year ended 30 June 2026

INDEPENDENT AUDITORS' REPORT
To
The Shareholders of
THE PENINSULA CHITTAGONG PLC

Opinion

We have audited the financial statements of **THE PENINSULA CHITTAGONG PLC** (the Company), which comprise the Statement of Financial Position as at 30 June 2026, 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 material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 30 June 2026 and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) and comply with the Companies Act, 1994, the Securities and Exchange Rules, 2020 and other applicable laws and regulations.

Basis of opinion

We conducted our audit in accordance with International Standard on Auditing (ISAs) as adopted by the Institute of Chartered Accountants of Bangladesh (ICAB). Our responsibilities under those standards are further described in "Auditors responsibilities for the audit of the financial statements" section of our report.

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 the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

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

Material Uncertainty Related to Going Concern

We draw attention to note 2.06 in the financial statements, which disclose issues related to the company's ability to continue as a going concern. Our opinion is not modified in respect of these matter.

Emphasis of Matters

Without modifying our opinion, we are drawing attention to the following matters:

1. We draw attention to Notes 9.01–9.05 to the financial statements. The company reported total purchases at TK. 123,363,468, including VAT exempt goods of TK. 28,492,184. We understand, The Company did not include VAT exempt purchase of Tk. 28,492,184 in the

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VAT Return as a result a difference has arisen by the same amount of purchase of VAT exempt goods with total purchase shown in the Financial statements (Note 9.01 -9.05).

2. As regards Accounts Receivable of Tk. 39,590,926, we issued letters to selected parties with authentication to confirm direct to us their balances on the cut off date. We received reply, confirming their balances for Tk. 4,829,243 only and not receive any reply from parties holding balance amount of Tk. 18,177,139.

3. We draw attention to Note 12.01 to the financial statements. Balance confirmation requests were sent for advances to suppliers totalling TK. 129,474,690. By the reporting date, confirmations had been received for TK. 10,600,000. The Company has not yet determined the appropriate expected credit loss allowance under IFRS 9.

4. We draw attention to Notes 19.01 and 19.01.02 to the financial statements. The Company reported a loan of TK. 947,346,682 from Premier Bank PLC, obtained to finance the retirement of shipping documents under letters of credit (LCs) for the import of capital machinery, equipment, interior and exterior items, lighting, kitchen items, and other materials for installation in its own project, namely Peninsula Airport Garden, as well as to meet capital expenditure and related import and collection costs for building management and security equipment, electronic items, HVAC systems, firefighting and protection equipment, furniture and linen, health club and other equipment, interior fittings and finishes, sanitary fixtures, kitchen and food and beverage equipment, and vehicle purchases. The loan was originally repayable in equal monthly installments commencing in January 2026. However, on September 2, 2026, Premier Bank PLC approved the Company's request to reschedule the repayment commencement date to January 2027.

Other Matters:

The company declared and paid a dividend for the previous financial year 2024-2025. Accordingly, it is no longer classified as a Z-category company in accordance with clause 1(a) of BSEC Directive No. BSEC/CMRRCD/2009-193/77 dated May 20, 2024.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

SL. No.	Key Audit Matters	How our audit addressed the key audit matter
1	**Revenue Recognition** (Refer to note 3.14 & 25) Revenue recognition has significant and wide influence on the financial statements. The Company recognizes revenue upon transfer of service as per IFRS 15:	In light of the fact that the high degree of complexity we assessed the Company's processes and controls for recognizing revenue as part of our audit. Furthermore, in order to mitigate the inherent risk in this area, our audit approach included testing of the controls and the substantive audit procedure, including: ➢ Assessed whether the relevant systems support the

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SL. No.	Key Audit Matters	How our audit addressed the key audit matter
	Revenue from Contracts with Customers in its financial statements. The Company has reported revenue TK. 383,806,106 in the financial statements for FY 2025-26. This material item is subject to considerable inherent risk due to the complexity and identifying revenue and the high number of transactions from which revenue is being recognized. Besides, the proper application of the accounting standards and assumptions made by management are considered to be complex and is therefore considered as key audit matter.	accounting of revenue & tested the design of the operating effectiveness of internal controls related to revenue recognition. ➢ Performed walkthrough test to understand the adequacy and the design of the revenue cycle. ➢ Assessed the invoicing and measurement systems up to entries in the general ledger. ➢ Examined customer contracts, invoices and receipts of invoice amount on a test basis. ➢ Conducted analytical procedures such as trend analysis, ratio analysis, and variance analysis on a sample basis. ➢ Obtained and reviewed supporting documents for sales transactions recorded. ➢ Tested the timing of revenue recognition as well as cut off checked. ➢ Tested the revenue charging model against the regulatory guidelines, contractual provisions and accounting standards, on a sample basis & assessed whether the sufficient disclosure has been given.
2	**Inventories** (Refer to note 3.07 & 09) The Company has disclosed inventory TK. 31,105,820 in its financial statements for FY 2025-26. Inventory is carried at the lower of cost and net realisable value in the financial statements. The exercise for the assessment of the net realisable value involves the use of judgement and assumptions that may vary depending on technological and socio-economical conditions and is therefore considered key audit matter.	We verified the appropriateness of management control applied in calculating the value of the inventory provision by: ➢ Verified a sample of inventory items to ensure that costs have been appropriately recorded. ➢ Tested on a sample basis the net realisable value by comparing costs to recent selling prices and assessing the reasonableness of any resulting write down of inventory items. ➢ Performed cut-off tests to determine that the purchases and sales of the inventories have been captured in the correct accounting period. ➢ Confirmed physical existence and completeness by performing annual physical inventory on a sample basis. ➢ Confirmed all necessary disclosures have been made

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SL. No.	Key Audit Matters	How our audit addressed the key audit matter
		and that the information is appropriately presented.
3	**Property Plant and Equipment** (Refer to note 3.01 & 04) The Company has disclosed Property Plant and Equipment carrying amount TK. 2,541,249,394 in its financial statements for FY 2025-26. The company has a large number of Property, Plant and Equipment items. In view of availability of latest machinery due to improved technology, the obsolescence & impairment may be noticed in existing machineries. Management has concluded that there is no impairment in respect of all assets. This conclusion required significant management judgment. Hence, we considered this to be key audit matter.	Our audit procedure in this area included, among others; ➢ Assessing the consistency of methodologies use for depreciating the assets; ➢ Checking on a sample basis, the accuracy and relevance of the accounting of PPE by management; and ➢ For selected samples, performing physical observation to assess management's determination on whether the equipment is obsolete, and testing the assumptions used in estimating recoverable amount, such as estimated useful life and replacement cost.
4	**Capital Work-in-Progress (CWIP)** (Refer to note 3.03 & 06) The Company has reported significant addition in CWIP. During the year the Company has disclosed addition amounting to TK. 417,143,509 in CWIP for constructing new hotel building namely Peninsula Airport Garden situated in Plot no 2190, Naval Academy Road, South Patenga Bandar,Chattogram. The capitalization of costs and the assessment of whether these costs meet the criteria for capitalization under relevant accounting standards involve significant judgment by the management. There is also a risk that costs may be incorrectly classified as CWIP. Due to the value and volume of transactions, we have considered CWIP as key audit matter.	Our audit procedure in this area included, among others. ➢ Assessed the Company's policies and procedures for identifying and capitalizing costs related to CWIP. We reviewed key contracts, invoices, and supporting documents to ensure that costs capitalized as CWIP met the criteria under IAS 16. ➢ Performed a physical inspection of the construction site to verify existence. We also select a sample of costs included in CWIP and traced them in supporting documentation, including supplier invoices and construction contracts, to confirm that they were directly attributable to the CWIP and appropriately classified. ➢ Reviewed the financial statements' disclosures related to CWIP to ensure that they were adequate and complied with relevant accounting standards.
5	**Long-term loan** (Refer to note 3.10 & 19) The Company has significant long-term loan amounting to TK. 2,179,263,985 as on 30 June 2026 for financing the construction and development of a new hotel building.	Our audit procedures in this area included among others: ➢ Obtained and reviewed the loan agreements to understand the terms, including the interest rates, covenants, and repayment schedules. We verified that these terms were correctly reflected in the

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SL. No.	Key Audit Matters	How our audit addressed the key audit matter
	The loan terms include specific covenants that need to be complied with, and the repayment schedule extends over several years. Given the size of the loan and the long-term nature of the asset under construction, there is a heightened risk that non-compliance with loan covenants or changes in the estimated useful life of the hotel could lead to a material misstatement in the financial statements. So we have considered long term loan as key audit matter.	Company's financial statements.; ➢ Evaluated the appropriateness of the capitalization of borrowing costs into the cost of the hotel project, ensuring that these costs were in accordance with the applicable accounting standards (IAS 23: Borrowing Costs). ➢ Re-calculated interest & confirmed the loan balance from the bank through balance confirmation.
6	**Lease** (Refer to note 3.04 & 5) The Company has disclosed Right-of-use assets (ROU) of TK. 77,409,168 and lease liabilities TK. 109,032,144, arising from the lease rental agreements for its land spaces. For calculation of the lease liability, the management applies its judgement in determination of lease term where certainty of exercising the option to extend or the option not to terminate the lease is considered. The incremental borrowing rate is used as discounting rate in calculation of lease liability. We considered the implementation of IFRS 16: Leases as a key audit matter, since the balances recorded are material. Management had to apply several judgments and estimates such as lease term, discount rates, measurement basis among others and undertake a significant data extraction exercise to summarize the lease data for input into their lease calculation model.	Our audit procedures in this area included among others: ➢ Obtained an understanding of the managements approach for implementing IFRS 16 and its impact on the financial statements & also obtained, read and evaluated the contracts for lease arrangements, especially the terms and conditions related to payments, lease incentives, any indirect costs, dismantling and restoration, option to extend the lease or not to terminate the lease. ➢ Tested the lease amortization schedule and depreciation schedule for each of the leases & adjustment is suggested to management, if any. ➢ Assessed whether the disclosures within the financial statements are as prescribed by the relevant IFRS Standards. Tested management assumptions in determining the certainty of exercising option to extend or terminate lease and the discounting rate applied to calculate lease liability.

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Reporting on other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon. The draft annual report is expected to be made available to us after the date of this auditor's report but before finalization of the annual report.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report before finalization, if we conclude that there is a material misstatement therein, we will communicate the matter to those charged with governance of the Company so that the matter is duly addressed in the annual report.

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

Management is responsible for the preparation and fair presentation of these financial statements of the Company in accordance with International Financial Reporting Standards (IFRSs), the Companies Act, 1994, the Securities and Exchange Rules, 2020 and other applicable laws and regulations and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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.

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

(a) 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.

(b) 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.

(c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

(d) 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.

(e) 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.

(f) Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the Company audit. We remain solely responsible for our audit opinion.

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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We determine those matters, from the matters communicated with those charged with governance that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences

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of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

In accordance with the Companies Act 1994 and the Securities and Exchange Rules, 2020, we also report the following:

i) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes 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 these books and;

iii) The statement of financial position and statement of profit or loss and other comprehensive income dealt with by the report are in agreement with the books of account and returns.

iv) The expenditure incurred was for the purposes of the company's business.

Chattogram, 27 OCT 2026

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

Showkat Hossain, FCA
Senior Partner
Enrollment No: 0137

DVC:

261028 0137 AS4 99860

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THE PENINSULA CHITTAGONG PLC
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
Assets			
Non-Current Assets			
Property, Plant and Equipment	4.00	2,541,249,394	2,568,652,986
Right of Use Assets	5.00	77,409,168	81,242,191
Capital Work in Progress	6.00	2,957,223,777	2,540,080,268
Intangible Assets	7.00	413,437	460,687
Investments	8.00	2,375,000	2,375,000
Total Non-Current Assets		**5,578,670,776**	**5,192,811,133**
Current Assets			
Inventories	9.00	31,105,820	32,957,907
Accounts Receivable	10.00	39,590,926	43,174,074
Interest Receivable	11.00	1,048,771	1,210,106
Advances, Deposits and Prepayments	12.00	260,727,640	322,710,716
Short Term Investments	13.00	864,161	2,716,355
Cash and Cash Equivalents	14.00	102,625,893	116,097,660
Total Current Assets		**435,963,211**	**518,866,818**
Total Assets		**6,014,633,987**	**5,711,677,951**
Equity & Liabilities			
Equity			
Share Capital	15.00	1,186,668,000	1,186,668,000
Retained Earnings	16.00	(183,651,403)	(155,195,458)
Share Premium		1,050,958,284	1,050,958,284
Revaluation Surplus	17.00	1,228,413,842	1,228,413,842
Total Equity		**3,282,388,723**	**3,310,844,668**
Liabilities			
Non Current Liabilities			
Deferred Tax Liabilities	18.00	65,884,611	62,768,285
Long Term Loan	19.00	2,179,263,985	1,851,247,844
Lease Liabilities - Non Current Portion	5.01.03	100,881,144	100,029,490
Total Non Current Liabilities		**2,346,029,740**	**2,014,045,620**
Current Liabilties			
Accounts Payable	20.00	69,107,109	60,495,756
Short Term Borrowings	21.00	299,909,008	308,389,757
Provision for Income Tax	22.00	8,799,120	7,544,389
Unclaimed Dividend	23.00	249,287	727,534
Provision for WPPF and Welfare Fund	24.00	-	1,479,228
Lease Liabilities - Current Portion	5.01.03	8,151,000	8,151,000
Total Current Liabilties		**386,215,524**	**386,787,664**
Total Liabilities		**2,732,245,264**	**2,400,833,283**
Total Equity and Liabilities		**6,014,633,987**	**5,711,677,951**
Net Asset Value (NAV) Per Share	34.00	**27.66**	**27.90**

These financial statements should be read in conjunction with the annexed notes 01 to 48

HODA VASI CHOWDHURY & CO CHATTOGRAM

Shamsul Arefin Maruf	Mahboob Ur Rahman	Mustafa Tahir Arshad
Company Secretary	**Managing Director**	**Chairman**

Signed in terms of our separate report of even date annexed

Chattogram, 27 OCT 2026

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

Showkat Hossain, FCA
Senior Partner
Enrollment No : 0137

DVC :

26102801 37AS499860

THE PENINSULA CHITTAGONG PLC
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 JUNE 2026

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
Revenue	25.00	383,806,106	353,736,500
Cost of Sales	26.00	(276,668,127)	(260,017,053)
Gross Profit		**107,137,979**	**93,719,447**
Administrative Expenses	27.00	(70,818,062)	(67,466,885)
Selling and Distribution Expenses	28.00	(990,088)	(819,793)
Operating Profit		**35,329,829**	**25,432,768**
Finance Costs	29.00	(57,354,687)	(62,784,353)
Finance Income	30.00	8,404,869	8,863,415
Non-Operating Profit / (Loss)	31.00	64,004	58,072,729
Profit/ (Loss) before Tax and WPPF and Welfare Fund		**(13,555,985)**	**29,584,559**
Contribution to WPPF and Welfare Fund	24.00	-	(1,479,228)
Profit before Tax		**(13,555,985)**	**28,105,331**
Income Tax Expenses:			
Current Tax	22.00	(5,850,294)	(10,212,081)
Deferred Tax	18.00	(3,116,326)	(10,929,015)
		(8,966,620)	(21,141,096)
Net Profit after Tax for the year		**(22,522,605)**	**6,964,235**
Other Comprehensive Income			
Items that will never be reclassified to profit or loss		-	-
Items that are or may be reclassified to profit or loss		-	-
Total Other Comprehensive Income		**-**	**-**
Total Comprehensive Income		**(22,522,605)**	**6,964,235**
Earnings Per Share (Basic)	33.01	**(0.19)**	0.06

These financial statements should be read in conjunction with the annexed notes 01 to 48

Shamsul Arefin Maruf	Mahboob Ur Rahman	Mustafa Tahir Arshad
Company Secretary	**Managing Director**	**Chairman**

Signed in terms of our separate report of even date annexed

Chattogram, 27 OCT 2026

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

Showkat Hossain, FCA
Senior Partner
Enrollment No : 0137

DVC :
26102801 37AS499860

HODA VASI CHOWDHURY & CO. ★ CHATTOGRAM ★

THE PENINSULA CHITTAGONG PLC
STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2026

Amount in Taka

Particulars	Share Capital	Share Premium	Revaluation Surplus	Retained Earnings	Total
Balance as on 01 July 2025	1,186,668,000	1,050,958,284	1,228,413,842	(155,195,458)	3,310,844,668
Net Profit/ (Loss) for the year ended 30 June 2026	-	-	-	(22,522,605)	(22,522,605)
Dividend for the year ended 30 June 2025	-	-	-	(5,933,340)	(5,933,340)
Balance as at 30 June 2026	**1,186,668,000**	**1,050,958,284**	**1,228,413,842**	**(183,651,403)**	**3,282,388,723**
Balance as on 01 July 2024	1,186,668,000	1,050,958,284	1,228,413,842	(162,159,693)	3,303,880,433
Net Profit/ (Loss) for the year ended 30 June 2025	-	-	-	6,964,235	6,964,235
Balance as at 30 June 2025	**1,186,668,000**	**1,050,958,284**	**1,228,413,842**	**(155,195,458)**	**3,310,844,668**

These financial statements should be read in conjunction with the annexed notes 01 to 48

Shamsul Arefin Maruf
Company Secretary

Mahboob Ur Rahman
Managing Director

Mustafa Tahir Arshad
Chairman

HODA VASI CHOWDHURY & CO. CHATTOGRAM

THE PENINSULA CHITTAGONG PLC
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2026

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
A. CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from Customers against Revenue	45.01	387,389,254	350,298,801
Receipts from Other Sources	45.02	368,021	1,787,462
Cash Paid to Suppliers, administrative, selling & distribution expenses	45.03	(231,201,357)	(257,295,499)
Cash generated by Operations		**156,555,918**	**94,790,765**
Receipts/ (payments) from Interest - Net	45.04	(39,785,829)	(45,434,145)
Income Tax paid	45.05	(11,152,281)	(8,791,326)
Net Cash Inflow / (Outflow) Generated by Operating Activities		**105,617,808**	**40,565,294**
B. CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of Property, Plant and Equipment	46.01	(424,932,442)	(465,405,377)
Proceeds from Sale of Property, Plant and Equipment	46.02	-	2,180,000
(Increase) / Decrease in Investments	46.03	1,535,677	43,524,995
Dividend Received (Net of Tax)	46.04	10,000	1,328,798
Net Cash Inflow / (Outflow) from Investing Activities		**(423,386,765)**	**(418,371,584)**
C. CASH FLOWS FROM FINANCING ACTIVITIES			
Receipts / (Repayments) of Short Term Borrowings	47.01	(8,480,749)	11,642,392
Receipts / (Repayments) of Long Term Borrowings	47.02	328,016,141	394,829,135
Right of Use Assets (Lease Payment)	47.03	(8,826,615)	(8,151,000)
Dividend paid	47.04	(6,411,587)	(949,486)
Net Cash Inflow / (Outflow) from Financing Activities		**304,297,190**	**397,371,042**
Net Increase / (Decrease) in Cash and Cash Equivalents		**(13,471,767)**	**19,564,752**
Cash and Cash Equivalents at the beginning of the year		116,097,660	96,532,908
Cash and Cash Equivalents at the end of the year	14.00	**102,625,893**	**116,097,660**
Net Operating Cash Flow Per Share	35.00	**0.89**	**0.34**

These financial statements should be read in conjunction with the annexed notes 01 to 48

Shamsul Arefin Maruf	Mahboob Ur Rahman	Mustafa Tahir Arshad
Company Secretary	**Managing Director**	**Chairman**

HODA VASI CHOWDHURY & CO. CHATTOGRAM

1.00 REPORTING ENTITY

1.01 Legal form of the entity

The company was formed on 25 July 2002 under The Companies Act 1994 vide registration no. C-46488 in the name of Voyager Bangladesh Limited. Later, it was renamed as The Peninsula Chittagong Limited on 7 June 2010 vide special resolution of the shareholders in the Extra Ordinary General Meeting (EGM).It was renamed again The Peninsula Chittagong PLC on 16 March 2024. The company converted from Private Limited Company to Public Limited Company on 30 November 2010 vide special resolution of the shareholders in the Extra Ordinary General Meeting (EGM) and obtained approval of Registrar of Joint Stock Companies & Firms accordingly. The company offloaded 55,000,000 shares after getting approval from Bangladesh Securities and Exchange Commission (BSEC) on 19 February 2014 through initial public offering. The company's shares were enlisted in both Dhaka and Chittagong Stock Exchanges on 04 June 2014 & 22 May 2014 respectively in accordance with letter ref. DSE/Listing/ULC/2014/5035 & CSE/Listing/TPCL-2014.

1.02 Registered Office of the Company

The registered office of the company is located at Bulbul Center, 486/B , O.R. Nizam Road, CDA Avenue, Chattogram 4100, Bangladesh.

1.03 Nature of the business

The principal activities of the company includes carrying of business of modern hotel, restaurants, etc. In this context the company offers a range of hotel facilities including fitness centre, a luxurious oasis within the hotel with gymnasium, swimming pool, sauna, steam bath and massage treatments etc. The company started commercial operation on 17 February 2006.

2.00 BASIS OF PREPARATION

2.01 Statement of Compliance

The financial statements have been prepared in accordance with the International Accounting Standards (IASs), International Financial Reporting Standards (IFRS), the Companies Act 1994, the Securities and Exchange Rules 2020 and other applicable laws and regulations in Bangladesh. Cash flows from operating activities are prepared under direct method as prescribed by the Securities and Exchange Rules 2020.

2.02 Basis of Reporting

The financial statements are prepared and presented for external users by the company in accordance with identified financial reporting framework. Presentation has been made in compliance with the requirements of IAS 1 – "Presentation of Financial Statements". The financial statements comprise of:

a) A statement of financial position as at 30 June 2026
b) A statement of profit or loss and other comprehensive income for the year ended 30 June 2026
c) A statement of changes in equity for the year ended 30 June 2026
d) A statement of cash flows for the year ended 30 June 2026
e) Notes, comprising a summary of significant accounting policies and explanatory information.

2.03 Other Regulatory Compliances

The company is also required to comply with the following major laws and regulations along with the Companies Act 1994:

A. The Income Tax Act, 2023 & applicable Income Tax Rules
B. The Value Added Tax and Supplementary Duty Act, 2012
C. The Value Added Tax and Supplementary Duty Rules, 2016
D. The Securities and Exchange Ordinance, 1969
E. The Securities and Exchange Rules, 2020
F. Securities and Exchange Commission Act, 1993
G. The Custom Act 2023
H. Bangladesh Labour Law, 2006



2.04 Basis of Measurement

These financial statements have been prepared on going concern basis under the historical cost convention except for Land & Land Development of Property, Plant & Equipment and Investment in quoted shares which are measured at fair value.

2.05 Use of Estimates and Judgments

The preparation of financial statements in conformity with IFRSs requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Estimates and assumptions are reviewed on an ongoing basis.

The estimates and underlying assumptions are based on past experience and various other factors that are believed to be reasonable under the circumstances, the result of which form the basis of making judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods.

In the process of applying entities accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements.

Property, plant and equipment	Note: 4
Right of Use Assets	Note: 5
Intangible assets	Note: 7
Inventories	Note: 9
Accounts receivable	Note: 10
Deferred tax liabilities	Note: 18
Accounts & other payable	Note: 20
Provision for income tax	Note: 22
Contingent liabilities and Commitments	Note: 41

2.06 Going Concern

The Company has adequate resources to continue its operation for foreseeable future and hence, the financial statements have been prepared on going concern basis. As per management's assessment there are no material uncertainties related to events or conditions which may cast significant doubt upon the company's ability to continue as a going concern.

2.07 Reporting Period

The financial statements of the Company cover the year from 01 July to 30 June and followed consistently.

2.08 Authorization for Issue

These financial statements for the year ended 30 June 2026 have been authorized for issue by the Board of Directors on 27 OCT 2026

2.09 Functional and Presentation Currency

These financial statements are presented in Bangladesh Taka (BDT/Tk) which is the company's functional currency. All financial information presented in BD Taka has been rounded off to the nearest Taka except when otherwise indicated.

2.10 Comparative Information

The financial statements provides comparative information in respects of the previous period for all amount reported in the current period's financial statements. Comparative figures have been rearranged wherever considered necessary to ensure better comparability with the current period without causing any impact on the profit and value of assets and liabilities as reported in the financial statements.

2.11 Consistency of presentation

Unless otherwise stated, the accounting policies and methods of computation used in preparation of the financial statements as at and for the year ended 30 June 2026 are consistent with those policies and methods applied in preparing the financial statements for the year ended 30 June 2025.

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2.12 Current versus non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is current when it is:

a) expected to be realized or intended to sold or consumed in the normal operating cycle;
b) held primarily for the purpose of trading;
c) expected to be realized within twelve months after the reporting period; or
d) cash and cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

The Company classifies all other assets as non-current.

A liability is current when:

a) it is expected to be settled in the normal operating cycle;
b) it is held primarily for the purpose of trading;
c) it is due to be settled within twelve months after the reporting period; or
d) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities respectively.

3.00 SIGNIFICANT ACCOUNTING POLICIES

The specific accounting policies selected and applied by the company's directors for significant transactions and events that have material effect within the framework of IAS-1 "Presentation of Financial Statements", in preparation and presentation of financial statements have been consistently applied throughout the period and were also consistent with those used in earlier periods.

For a proper understanding of the financial statements, these accounting policies are set out below in one place as prescribed by the IAS-1 "Presentation of Financial Statements". The recommendations of IAS-1 relating to the format of financial statements were also taken into full consideration for fair presentation.

Set out below is an index of the significant accounting policies, the details of which are available on the following:

3.01 Property, Plant and Equipment
3.02 Revaluation of Property, Plant and Equipment
3.03 Capital Work-In-Progress
3.04 Right of Use Assets
3.05 Intangible Asset
3.06 Borrowing Costs
3.07 Inventories
3.08 Financial Instruments
3.09 Share Capital
3.10 Loans & Borrowings
3.11 Transactions with Related Parties
3.12 Provisions, Contingent liability and Contingent assets
3.13 Employee Benefits
3.14 Revenue
3.15 Income Tax Expenses
3.16 Foreign currency
3.17 Earnings Per Share
3.18 Event after the reporting period
3.19 Fair Value Measurement

3.01 Property, Plant and Equipment

Items of property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met.

The cost of an item of property, plant and equipment comprises:

It's purchase price, import duty and non-refundable taxes (after deducting trade discount and rebates).

Any cost directly attributable to the acquisition of the assets.

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The cost of self-constructed/installed assets includes the cost of materials, direct labour and any other costs directly attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the intended manner and the cost of dismantling and removing the items and restoring the site on which they are located.

When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred. The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

The cost of replacing or upgrading part of an item of property, plant and equipment is recognised 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 cost can be measured reliably. The costs of the day-to-day servicing of property, plant and equipment are recognized in profit or loss.

Land is held on a freehold basis and is not depreciated considering the unlimited life. In respect of all other property, plant and equipment, depreciation is recognized in statement of profit or loss and other comprehensive income on diminishing balance method over the estimated useful lives of property, plant and equipment. Significant parts of individual assets are assessed and if a component has a useful life that is different from the remainder of that asset, that component is depreciated separately.

Asset Category		Rate of Depreciation (%)
Hotel Building		**2%**
Plant and Machineries		**5%**
Equipment and Appliance		**5% - 10%**
•	Office Equipment	10%
•	Electrical Equipment	10%
•	Air Conditioner	5%
•	Kitchen Equipment	5%
•	House Keeping Equipment	10%
•	Bar Equipment	10%
•	Security Equipment	10%
•	Linen	10%
•	SPA	5%
•	Wooden Floor	5%
•	Tumbler Drier	5%
Motor Vehicles		**10%**
Furniture & Fixtures		**5%**
Office Decoration		**5%**

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss when the asset is derecognised.

3.02 Revaluation of Property, Plant and Equipment

Since inception, the company revalued its non-current assets for the 1st time in the year 2010-2011 by Syful Shamsul Alam & Co, Chartered Accountants. Reserve was created by the sum of revaluation surplus as per the provision of IAS-16.

The board of directors agreed to discard the revaluation surplus of all assets except Land & Land Development in a board meeting held on 05 August 2012 and instructed the management to consider the proper accounting policies for it.

The frequency of revaluations depends upon the changes in fair values of the items of property, plant & equipment being revalued. When the fair value of a revalued asset differs materially from its carrying amount, a further revaluation is required . During the year the management of the company did not notice any significant changes in the fair value of the revalued land.

3.03 Capital Work-In-Progress

Property, Plant and Equipment under construction/acquisition is accounted for as capital work-in-progress until construction/acquisition is completed and measured at cost.



3.04 Right of Use Assets

The Company assesses whether a contract is or contains a lease, at inception of the contract. The Company recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less). For these leases, the Company recognises the lease payments as an expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Company uses its incremental borrowing rate.

The lease liability is presented as a separate line in the statement of financial position under current & non-current portion.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day, less any lease incentives received and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Whenever the Company incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under IAS 37. To the extent that the costs relate to a right-of-use asset, the costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Company expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

The right-of-use assets are presented as a separate line in the statement of financial position.

The Company applies IAS 36 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the 'Property, Plant and Equipment' policy.

At the derecognition of a lease, the right-of-use asset and associated lease liability are removed from the books of the lessee. The difference between the two amounts is accounted for as a profit or loss at that time.

3.05 Intangible Asset

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit or loss in the expense category that is consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.



An intangible asset is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising upon derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss.

A summary of the intangible assets is as follows:

	ERP (Tally)	Hotel Management Software	Peninsula Website
Useful lives	Finite (10 years)	Finite (10 years)	Finite (10 years)
Amortisation method used	Amortised on a straight line basis	Amortised on a straight line basis	Amortised on a straight line basis
Internally generated or acquired	Acquired	Acquired	Acquired

3.06 Borrowing Costs

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 capitalised 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.

3.07 Inventories

Nature of Inventories

Inventories comprise of food & beverage, house keeping materials, printing & stationary, hard drinks, stores & spares etc.

Valuation of the inventories

Inventories are measured at lower of cost and net realizable value (NRV). The cost of inventories include expenditure incurred in acquiring these inventories, and other costs incurred in bringing them to their existing location and condition in accordance with IAS 2 "Inventories".

3.08 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Accounting policies relating to different type of financial instruments are described below:

i) Recognition and measurement

Accounts receivables are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.Company Comprises Accounts Receivables,Interest Receivable,Advance & Deposit, Investment,Cash & Cash Equivalents as financial Asset & Accounts payable,short term borrowing,Povision for income tax, & provision for WPPF & Lease Liabilities as financial liabilities.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI and FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the reporting period following the change in the business model.

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

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.



Financial assets – Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

• the stated policies and objective for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

• how the performance of the portfolio is evaluated and reported to the Company's management;

• the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;

• how managers of the business are compensated-e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and

• the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Financial assets-Subsequent measurement and gains and losses

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial liabilities- Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. Financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

iii) Derecognition

Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Company enters into transactions whereby it transfers assets recognised in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expired. The Company also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

iv) Offsetting a financial asset and a financial liability

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.



v) Impairment

Financial assets

Financial assets not carried at fair value through profit or loss and receivables are assessed at each reporting date to determine whether there is objective evidence that any particular asset is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Non-financial assets

The carrying value of the 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 recognised whenever the carrying amount of the asset or its cash generating unit exceeds its recoverable amount. Impairment losses, if any, are recognised in the statement of profit or loss and other comprehensive income.

3.09 Share Capital

Paid-up-capital represents total amount contributed by the shareholders and bonus shares issued by the company to the ordinary shareholders. Incremental costs directly attributable to the issue of ordinary shares are recognised as expenses as and when incurred. Holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to vote at shareholders' meetings. In the event of a winding up of the company, ordinary shareholders rank after all other shareholders. Creditors are fully entitled to any proceeds of liquidation before all shareholders.

3.10 Loans & Borrowings

Principal amount of the loans and borrowings are stated at their outstanding amount. Borrowings repayable within twelve months from the financial position date are classified as current liabilities whereas borrowings repayable after twelve months from the financial position date are classified as non-current liabilities. Accrued interest and other charges are classified as current liabilities.

Interest and other costs incurred by the Company in connection with the borrowing of funds are recognized as expense in the period in which they are incurred, unless such borrowing cost relates to acquisition/construction of assets in progress that are capitalized as per IAS 23 "Borrowing Costs".

3.11 Transactions with Related Parties

The objective of IAS 24 "Related Party Disclosure" is to ensure that an entity's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of related parties and by transactions and outstanding balances with such parties.

Parties are considered to be related if one party has the ability to control the other party or to exercise significant influence or joint control over the other party in making financial and operating decisions.

A party is related to an entity if: [IAS 24.9] directly, or indirectly through one or more intermediaries, controls, is controlled by, or is under common control with, the entity has an interest in the entity that gives it significant influence over the entity, has joint control over the entity, the party is a member of the key management personnel of the entity or its parent, the party is a close member of the family of any individual, the party is an entity that is controlled, jointly controlled or significantly influenced by or for which significant voting power in such entity resides with, directly or indirectly, any individual and the party is a post-employment benefit plan for the benefit of employees of the entity.

3.12 Provisions, Contingent liability and Contingent assets

General

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a 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, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.



Contingent liabilities

Contingent liability is a present obligation that arises from past events but is not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation cannot be measured with sufficient reliability.

3.13 Employee Benefits

The company maintain both defined contribution plan and defined benefit plan for its eligible permanent employees.

3.13.01 Defined Contribution plan

A defined contribution plan is a post-employment benefit plan under which the company pays fixed contributions into a separate fund and will have no legal or constructive obligation to pay further amount. The company maintains the Provident Fund for all permanent employees at which both the company and employees contribute @ 7% of basic salary. The Employees' Provident Fund is considered as defined contribution plan as it meets the recognition criteria specified for this purpose in IAS-19.

Obligation for contribution to defined contribution plan is recognised as provident fund (PF) contribution expenses in profit or loss in the year during which services are rendered by employees. Advance against PF is recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

3.13.02 Defined benefit plan

Workers profit participation and welfare funds

The company also recognised a provision for workers profit participation and welfare funds @ 5% of net profit before tax as per Bangladesh labour law 2006.

3.14 Revenue

Revenue is recognised as per IFRS-15: Revenue from contract with Customers. Revenue is recognised by the company when service is delivered to customers.

Revenue is measured at the fair value of the consideration received or receivable. Revenue comprises sale of rooms, foods, beverages and allied services relating to hotel operations. Revenue is recognised upon rendering of the service, provided pervasive evidence of an arrangement exists, tariff / rates are fixed or are determinable and collectability is reasonably certain. Revenue recognised is net of indirect taxes, returns and discounts.

3.15 Income Tax Expenses

Income tax expenses comprise current tax and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

3.15.01 Current Tax

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using rates enacted or substantially enacted at the reporting date and any adjustment to tax payable in respect of previous years.

3.15.02 Deferred Tax

Deferred tax is recognised in compliance with IAS 12: Income taxes, providing for temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and amount used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted at the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the authority on the same taxable entity.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Deferred tax on revaluation surplus of lands has not been recognized in the financial statements on the ground that entity will continue for forseable period and entity has no intention to sale the land. Hence, possibility of having any income tax implications on land is remote.



3.16 Foreign currency

Foreign currency transactions are recorded in BDT at applicable rates of exchange ruling at the dates of transactions in accordance with IAS-21 "The Effects of Changes in Foreign Exchange Rates." Exchange rate difference at the statement of financial position date are charged/credited to statement of profit or loss and other comprehensive income, to the extent that this treatment does not contradict with the Schedule XI of Companies Act 1994. This Schedule requires all exchange gains and losses arising from foreign currency borrowings, taken to finance acquisition of construction of property, plant and equipment, to be credited/ charged to the cost/value of such assets.

The financial statements are presented in BDT, which is company's functional currency. Transactions in foreign currencies are recorded in the books at the exchange rate prevailing on the date of the transaction. Monetary assets and liabilities in foreign currencies at the date of statement of financial position are translated into BDT at the exchange rate prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the initial transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rate at the date when the fair value was determined. Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss.

3.17 Earnings Per Share

Basic earnings per share (EPS) is calculated by dividing the profit or loss for the year by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share is required to be calculated for the year when scope for dilution exists.

3.18 Event after the reporting period

Events after the reporting period that provide additional information about the company's position at the date of Statement of Financial Position or those that indicate the going concern assumption is not appropriate are reflected in the Financial Statements. Events after the reporting period that are not adjusting events are disclosed in the notes when material.

3.19 Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability

Or

- In the absence of a principal market, in the most advantageous market for the asset or liability

When measuring the fair value of an asset or liability, the entity uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

Level 1: Quoted prices (unadjusted) in active markets for identical assets and liabilities.

Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: Inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or liability might be categorized in different levels of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Fair-value related disclosures for financial instruments and non-financial assets that are measured at fair value or where fair values are disclosed.



4.00 Property, Plant and Equipment

Amount in Taka

Particulars	At Revaluation	At Cost						
	Land and Land Development	Hotel Building	Plant and Machineries	Equipment and Appliance	Motor Vehicles	Furniture and Fixtures	Office Decoration	Total
	Taka	Taka	Taka	Taka	Taka	Taka	Taka	Taka
At cost/revaluation amount								
Balance as on 01 July 2025	1,527,687,698	900,797,146	109,051,593	534,251,611	32,132,685	98,292,525	85,502,877	3,287,716,135
Additions During the Year	-	204,887	5,133,272	2,183,251	-	-	267,523	7,788,933
Disposals / Adjustments During the Year	-	-	-	-	-	-	-	-
Balance as at 30 June 2026	**1,527,687,698**	**901,002,033**	**114,184,865**	**536,434,862**	**32,132,685**	**98,292,525**	**85,770,400**	**3,295,505,068**
Balance as on 01 July 2024	1,527,687,698	900,680,778	105,760,311	530,870,411	37,308,733	98,292,525	85,502,877	3,286,103,333
Additions During the Year	-	116,368	3,291,282	3,381,200	938,375	-	-	7,727,225
Disposals / Adjustments During the Year	-	-	-	-	(6,114,423)	-	-	(6,114,423)
Balance as at 30 June 2025	**1,527,687,698**	**900,797,146**	**109,051,593**	**534,251,611**	**32,132,685**	**98,292,525**	**85,502,877**	**3,287,716,135**
Accumulated depreciation								
Balance as on 01 July 2025	-	249,432,353	53,078,885	297,672,377	19,935,036	52,613,943	46,330,555	719,063,149
Depreciation Rate	-	**2%**	**5%**	**5%-10%**	**10%**	**5%**	**5%**	-
Charged for the year	-	12,911,856	2,908,183	14,349,343	867,178	2,232,309	1,923,656	35,192,525
Adjustment for Disposals During the Year	-	-	-	-	-	-	-	-
Balance as at 30 June 2026	**-**	**262,344,209**	**55,987,068**	**312,021,720**	**20,802,214**	**54,846,252**	**48,254,211**	**754,255,674**
Balance as on 01 July 2024	-	236,264,898	50,288,044	282,551,246	22,970,309	50,266,935	44,317,846	686,659,278
Depreciation Rate	-	***2%***	***5%***	***5%-10%***	***10%***	***5%***	***5%***	-
Charged for the Year	-	13,167,455	2,790,841	15,121,131	1,421,865	2,347,008	2,012,709	36,861,009
Adjustment for Disposals During the Year	-	-	-	-	(4,457,138)	-	-	(4,457,138)
Balance as at 30 June 2025	**-**	**249,432,353**	**53,078,885**	**297,672,377**	**19,935,036**	**52,613,943**	**46,330,555**	**719,063,149**
Carrying amount								
Balance as at 30 June 2026	**1,527,687,698**	**638,657,824**	**58,197,797**	**224,413,142**	**11,330,471**	**43,446,273**	**37,516,189**	**2,541,249,394**
Balance as at 30 June 2025	**1,527,687,698**	**651,364,793**	**55,972,708**	**236,579,234**	**12,197,649**	**45,678,582**	**39,172,322**	**2,568,652,986**

Depreciation allocated to:	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
Cost of sales	26.01	28,505,945	29,857,417
Administrative expenses	27.00	6,686,580	7,003,592
		35,192,525	**36,861,009**

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4.01 Property, Plant and Equipment - at Cost Model

Amount in Taka

Particulars	Land and Land Development	Hotel Building	Plant and Machineries	Equipment and Appliance	Motor Vehicles	Furniture and Fixtures	Office Decoration	Total
	Taka	Taka	Taka	Taka	Taka	Taka	Taka	Taka
At cost								
Balance as on 01 July 2025	299,273,856	900,797,146	109,051,593	534,251,611	32,132,685	98,292,525	85,502,877	2,059,302,293
Additions during the year	-	204,887	5,133,272	2,183,251	-	-	267,523	7,788,933
Disposals / Adjustments during the year	-	-	-	-	-	-	-	-
Balance as at 30 June 2026	**299,273,856**	**901,002,033**	**114,184,865**	**536,434,862**	**32,132,685**	**98,292,525**	**85,770,400**	**2,067,091,226**
Balance as on 01 July 2024	299,273,856	900,680,778	105,760,311	530,870,411	37,308,733	98,292,525	85,502,877	2,057,689,491
Additions during the year	-	116,368	3,291,282	3,381,200	938,375	-	-	7,727,225
Disposals / Adjustments during the year	-	-	-	-	(6,114,423)	-	-	(6,114,423)
Balance as at 30 June 2025	**299,273,856**	**900,797,146**	**109,051,593**	**534,251,611**	**32,132,685**	**98,292,525**	**85,502,877**	**2,059,302,293**
Accumulated depreciation								
Balance as on 01 July 2025	-	249,432,353	53,078,885	297,672,377	19,935,036	52,613,943	46,330,555	719,063,149
Depreciation Rate	-	**2%**	**5%**	**5%-10%**	**10%**	**5%**	**5%**	-
Charged for the year	-	12,911,856	2,908,183	14,349,343	867,178	2,232,309	1,923,656	35,192,525
Adjustment for Disposals During the Year	-	-	-	-	-	-	-	-
Balance as at 30 June 2026	-	**262,344,209**	**55,987,068**	**312,021,720**	**20,802,214**	**54,846,252**	**48,254,211**	**754,255,674**
Balance as on 01 July 2024	-	236,264,898	50,288,044	282,551,246	22,970,309	50,266,935	44,317,846	686,659,278
Depreciation Rate	-	**2%**	**5%**	**5%-10%**	**10%**	**5%**	**5%**	-
Charged for the year	-	13,167,455	2,790,841	15,121,131	1,421,865	2,347,008	2,012,709	36,861,009
Adjustment for Disposals During the Year	-	-	-	-	(4,457,138)	-	-	(4,457,138)
Balance as at 30 June 2025	-	**249,432,353**	**53,078,885**	**297,672,377**	**19,935,036**	**52,613,943**	**46,330,555**	**719,063,149**
Carrying amount								
Balance as at 30 June 2026	**299,273,856**	**638,657,824**	**58,197,797**	**224,413,142**	**11,330,471**	**43,446,273**	**37,516,189**	**1,312,835,552**
Balance as at 30 June 2025	**299,273,856**	**651,364,793**	**55,972,708**	**236,579,234**	**12,197,649**	**45,678,582**	**39,172,322**	**1,340,239,144**

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5.00 Lease - Right of Use Assets

5.01 As a Lessee

5.01.01 Right of Use Assets

Particulars	Land			Amount in Taka
	Lease from (BWDB)	Lease from (CPA)-1 acre	Lease from (CPA)- 0.30 acre	Total
At 01 July 2025	1,290,443	79,071,719	24,420,054	104,782,216
Addition during the year	675,615	-	-	675,615
Disposals/adjustment during the year	(1,290,443)	-	-	(1,290,443)
At 30 June 2026	**675,615**	**79,071,719**	**24,420,054**	**104,167,388**
At 01 July 2024	1,774,629	79,071,719	24,420,054	105,266,402
Addition during the year	-	-	-	-
Disposals/adjustment during the year	(484,186)	-	-	(484,186)
At 30 June 2025	**1,290,443**	**79,071,719**	**24,420,054**	**104,782,216**
Amortization				
At 01 July 2025	914,064	18,223,393	4,402,568	23,540,025
Charge during the year	657,885	2,897,539	953,214	4,508,638
Disposals/adjustment during the year	(1,290,443)	-	-	(1,290,443)
At 30 June 2026	**281,506**	**21,120,932**	**5,355,782**	**26,758,220**
At 01 July 2024	246,476	15,325,854	3,449,354	19,021,684
Charge during the year	667,588	2,897,539	953,214	4,518,341
Disposals/adjustment during the year	-	-	-	-
At 30 June 2025	**914,064**	**18,223,393**	**4,402,568**	**23,540,025**
Carrying Amount				
At 30 June 2026	**394,109**	**57,950,787**	**19,064,272**	**77,409,168**
At 30 June 2025	**376,379**	**60,848,326**	**20,017,486**	**81,242,191**

	Note (s)	30 June 2026 Taka	30 June 2025 Taka
5.01.02 Lease liabilities			
Opening balance		108,180,490	107,399,156
Addition during the Year obligations (Principal)		675,615	-
Addition During the year (Interest)		9,002,654	8,932,334
Paid during the year		(8,826,615)	(8,151,000)
Lease Liabilities		**109,032,144**	**108,180,490**
5.01.03 Lease Liabilities- Maturity analysis			
Lease liabilities - non-current portion		100,881,144	100,029,490
Lease liabilities - current portion		8,151,000	8,151,000
		109,032,144	**108,180,490**
5.01.04 Amounts recognised in profit or loss			
Interest on lease liabilities	29.00	9,002,654	8,932,334
		9,002,654	**8,932,334**
5.01.05 Amount recognised in the statements of cash flows			
Principal & Interest paid on lease liabilities		8,826,615	8,151,000
		8,826,615	**8,151,000**
5.01.06 Allocation of Amortisation of ROU Asset:			
Administrative expenses	27.00	4,508,638	4,518,340
		4,508,638	**4,518,340**

5.01.07 The Company has considered 9% incremental borrowing rate to determine present value of right of use assets. Total number lease agreements were Three (3) and Tenure of lease agreements were 3 to 30 Years.

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		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
6.00	**Capital Work in Progress**			
	Opening balance		2,540,080,268	2,096,083,847
	Addition during the year	6.01	417,143,509	443,996,421
	Capitalized during the year		-	-
	Closing balance		**2,957,223,777**	**2,540,080,268**

6.01 **Details of Capital Work-in -Progress**

Particulars	Opening Balance	Additions during the Year	Capitalized during the Year	Balance as on 30 June 2026	Balance as on 30 June 2025
Peninsula Airport Garden					
Civil Works	992,278,186	37,287,477	-	1,029,565,663	992,278,186
Lift and Generator	7,787,858	-	-	7,787,858	7,787,858
Machineries and Equipment	1,100,571,434	65,004,459	-	1,165,575,893	1,100,571,434
Interior Decoration (Renovation)	92,638,460	6,701,932	-	99,340,392	92,638,460
Bank Interest & Charges	331,617,323	308,149,641	-	639,766,964	331,617,323
Parking	15,187,008	-	-	15,187,008	15,187,008
Sub-total	**2,540,080,268**	**417,143,509**	**-**	**2,957,223,778**	**2,540,080,268**

		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
7.00	**Intangible Assets**			
	Peninsula Website	7.01	413,437	460,687
	Software (ERP Tally)	7.01	-	-
	Hotel Management Software	7.01	-	-
			413,437	**460,687**

7.01 **Intangible Assets schedule**

	Peninsula Website	Software (ERP Tally)	Hotel Management Software	30-Jun-2026 Taka	30-Jun-2025 Taka
Cost					
Opening balance	472,500	100,000	3,471,560	4,044,060	3,571,560
Addition during the year	-	-	-	-	472,500
Closing balance	**472,500**	**100,000**	**3,471,560**	**4,044,060**	**4,044,060**
Accumulated amortisation					
Opening balance	11,813	100,000	3,471,560	3,583,373	3,571,560
Charged during the year	47,250	-	-	47,250	11,813
Closing balance	**59,063**	**100,000**	**3,471,560**	**3,630,623**	**3,583,373**
Carrying amount	**413,437**	**-**	**-**	**413,437**	**460,687**

		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
8.00	**Investments**			
	Investments in non-tradable shares at cost-note		2,375,000	2,375,000
			2,375,000	**2,375,000**

8.01 **Investments in non-tradable shares at cost-note**

	Quantity			
Energy Prima Limited	25000		2,375,000	2,375,000
			2,375,000	**2,375,000**

9.00	**Inventories**			
	Food	9.01	13,733,100	14,335,902
	House Keeping Materials	9.02	4,304,976	4,923,807
	Printing and Stationeries	9.03	2,788,067	2,423,683
	Beverage	9.04	6,916,362	8,604,706
	Stores and Spares	9.05	3,363,315	2,669,809
			31,105,820	**32,957,907**

Purchase included VAT exempted goods amounting to BDT. 28,492,184 which had also been excluded in the VAT return (Mushak 9.1)

9.01	**Food**		
	Opening balance	14,335,902	16,927,595
	Purchased during the year	101,877,809	97,879,200
	Available for consumption	**116,213,711**	**114,806,795**
	Consumed during the year	(102,480,611)	(100,470,893)
	Closing balance	**13,733,100**	**14,335,902**

9.02	**House Keeping Materials**		
	Opening balance	4,923,807	2,166,008
	Purchased during the year	10,700,899	8,865,071
	Available for consumption	**15,624,706**	**11,031,079**
	Consumed during the year	(11,319,730)	(6,107,272)
	Closing balance	**4,304,976**	**4,923,807**

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		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
9.03	**Printing and Stationeries**			
	Opening balance		2,423,683	2,967,777
	Purchased during the year		1,009,979	1,365,510
	Available for consumption		**3,433,662**	**4,333,287**
	Consumed during the year		(645,595)	(1,909,604)
	Closing balance		**2,788,067**	**2,423,683**
9.04	**Beverage**			
	Opening balance		8,604,706	10,778,559
	Purchased during the year		-	-
	Available for consumption		**8,604,706**	**10,778,559**
	Consumed during the year		(1,688,344)	(2,173,853)
	Closing balance		**6,916,362**	**8,604,706**
9.05	**Stores and Spares**			
	Opening balance		2,669,809	2,204,324
	Purchased during the year		9,774,781	8,354,512
	Available for consumption		**12,444,590**	**10,558,836**
	Consumed during the year		(9,081,275)	(7,889,027)
	Closing balance		**3,363,315**	**2,669,809**
10.00	**Accounts receivable**			
	Opening Balance		43,174,074	39,736,375
	Addition during the year		1,101,544,128	728,992,076
	Realised during the year		(1,105,127,276)	(725,554,378)
	Closing Balance		**39,590,926**	**43,174,074**

Accounts receivable includes BDT 5,730,453 outstanding for more than three years.. Management and the Board of Directors expect to recover the full amount; therefore, no provision for bad debts has been made.

10.01	**Ageing of accounts receivable**			
	Dues within 6 Months		30,802,332	30,200,205
	Dues over 6 Months		8,788,594	12,973,869
			39,590,926	**43,174,074**
11.00	**Interest receivable**			
	Interest Receivable on Fixed Deposits Receipts (FDR)		1,048,771	1,210,106
			1,048,771	**1,210,106**
12.00	**Advances, Deposits and Prepayments**			
	Advances	12.01	241,040,935	307,469,494
	Deposits	12.02	17,502,913	12,691,054
	Prepayments	12.03	2,183,792	2,550,168
			260,727,640	**322,710,716**
12.01	**Advances**			
	Advance Income Tax	12.01.01	107,898,668	101,341,950
	Advance to Suppliers		129,474,690	198,838,264
	Lankabangla Securities Limited		57,182	57,332
	ICB Securities Trading Company Limited		1,908	1,908
	Advance for Supplementary Duty		68,480	68,480
	VAT Current Account		1,840,317	1,840,317
	The Peninsula Chittagong - Airport Garden Hotel		-	72,027
	Advance Against Employees/ Salary		1,699,690	2,010,408
	L/C in Transit		-	3,238,808
			241,040,935	**307,469,494**
12.01.01	**Advance Income Tax**			
	Opening Balance		101,341,950	116,167,797
	Paid / Deducted during the year		9,731,476	8,791,326
	Adjusted During the year		(3,174,758)	(23,617,173)
	Closing Balance		**107,898,668**	**101,341,950**

Advance Income Tax will be adjusted against tax payable from time to time

12.02	**Deposits**		
	Bangladesh Telecommunications Company Limited	140,000	140,000
	Karnaphuli Gas Distribution Company Limited	6,217,071	1,445,212
	Bangladesh Power Development Board	285,000	285,000
	Rainbow CNG service station	25,000	25,000
	Chittagong Port Authority	5,000,000	5,000,000
	Bangladesh Water Development Board	5,633,625	5,633,625
	Shah Amanat International Airport	52,217	52,217
	Chittagong WASA	80,000	80,000
	Bangladesh Cricket Board (BCB)	70,000	30,000
		17,502,913	**12,691,054**
12.03	**Prepayments**		
	Prepaid Insurance	2,183,792	2,550,168
		2,183,792	**2,550,168**

The management has considered that all the above advances and deposits are either adjustable or recoverable in cash or in kind and for that no provision against them are required at this stage.

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		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
13.00	**Short Term Investments**			
	Investment in Fixed Deposit Receipts (FDR)	13.01	-	1,535,677
	Investment in Tradable Securities at Fair Value	13.02	864,161	1,180,678
			864,161	2,716,355

13.01 Investment in Fixed Deposit Receipts (FDR)

Name of banks	Purpose	Tenure	Rate of interest		
AB Bank PLC	Investment	12 Months	10.00%	-	1,535,677
				-	1,535,677

13.02 Investment in Tradable Securities at Fair Value

Opening Balance		1,180,678	42,152,926
Purchase of tradable securities		-	7,650,982
Sale of tradable securities	13.02.02	-	(51,286,953)
Gain on sales during the year	13.02.02	-	2,743,591
Net purchase during the year		-	(40,892,380)
Add/(less): Changes in fair value of tradable securities	13.02.01	(316,517)	(79,868)
Closing Balance		864,161	1,180,678

13.02.01 Fair value of tradable securities

Particulars	30 June 2026				30 June 2025
	Quantity	Purchase/ (Sales)	Increase/ (Decrease) in Fair value	Fair value	Fair value
Padma Life Ins. Co. Ltd (DBL)	1,140	-	(1,026)	20,406	21,432
Lanka Bangla Securities PLC.	73,370	-	(315,491)	843,755	1,159,246
	74,510	-	(316,517)	864,161	1,180,678

13.02.02 Gain / (Loss) on Sale of Securities during the year

Particulars	30 June 2026				30 June 2025
	Quantity	Purchase/ Fair value	Sales	Profit/ (Loss)	Profit/ (Loss)
Padma Life Ins. Co. Ltd (BRAC)	-	-	-	-	(587)
Prime Insurance Co Ltd	-	-	-	-	2,592,994
MERICO (Brac EPL)	-	-	-	-	70,025
MJLBD (Brac EPL)	-	-	-	-	81,160
	-	-	-	-	2,743,591

Investments in tradable securities have been classified as held for trading and changes in fair value of these tradable securities have been charged to the statement of profit or loss and other comprehensive income.

		Note(s)	30 June 2026 Taka	30 June 2025 Taka
14.00	**Cash and cash equivalents**			
	Cash in hand		608,918	328,814
	Cash at banks	14.01	13,016,440	21,275,559
	Fixed Deposit Receipts	14.02	89,000,535	94,493,287
			102,625,893	116,097,660

14.01 Cash at banks

Name of the Banks	Branches	Account Type	30 June 2026 Taka	30 June 2025 Taka
AB Bank PLC	CDA Avenue	CD	556,088	193,076
AB Bank PLC	CDA Avenue	SND	126,769	177,318
AB Bank PLC	CDA Avenue	SND	885,140	1,166,357
AB Bank PLC	CDA Avenue	CD	285,569	286,834
Agrani Bank PLC	Agrabad	CD	5,322	6,012
Al - Arafah Islami Bank PLC	Anderkilla	CD	1,108	510,265
Brac Bank PLC	Kazir Dhewri	Credit Card	15,364	62,600
Brac Bank PLC	Kazir Dhewri	CD	606,080	278,696
Dutch Bangla Bank PLC	Agrabad	CD	56,848	56,848
Eastern Bank PLC	O.R Nizam Road	Credit Card	212,175	139,994
Eastern Bank PLC	Agrabad	HPA	6,317	172,994
Eastern Bank PLC	O.R Nizam Road	STD	83,292	428,624
Islami Bank Bangladesh PLC	O.R Nizam Road	CD	27,118	125,970
Islami Bank Bangladesh PLC	O.R Nizam Road	Credit Card	-	2,446
Modhumoti Bank PLC	O.R Nizam Road	CD	82,195	1,676
Prime Bank PLC	O.R Nizam Road	CD	261	1,296
The City Bank PLC	O.R Nizam Road	CD	323,250	1,264,594
The City Bank PLC	O.R Nizam Road	Credit Card	492,836	256,790
The Premier Bank PLC	O.R Nizam Road	CD	6,137,336	10,377,192
The Premier Bank PLC	O.R Nizam Road	SND	10,403	10,909
United Commercial Bank PLC	Jubilee Road	SND	217,193	247,449
United Commercial Bank PLC	Khatungonj	SND	283,544	280,510
United Commercial Bank PLC	Jubilee Road	Credit Card	18,992	21,147
United Commercial Bank PLC	Kamal Bazar	SND	1,935,584	2,440,816
Pubali Bank PLC	College Road	Credit Card	584,430	288,982
Pubali Bank PLC	College Road	SND	12,151	2,476,164
Southeast Bank PLC	Khatungonj	SND	51,075	-
			13,016,440	21,275,559

All bank balance are reconciled with bank statements and negative balance shown in the bank book represent book overdraft.

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		30-Jun-2026 Taka	30-Jun-2025 Taka

14.02 Fixed Deposits Receipts (FDR)

Name of banks	Purpose	Tenure	Rate of interest		
Al-Arafah Islami Bank PLC	Investment	3 months		-	11,099,265
The Premier Bank PLC	Investment	3 months	5-9.5%	89,000,535	83,394,022
				89,000,535	**94,493,287**

15.00 Share capital

Authorised capital:

300,000,000 Ordinary Shares of Tk. 10 each	3,000,000,000	3,000,000,000
	3,000,000,000	**3,000,000,000**

Issued, Subscribed and Paid-up capital:

250,000 Ordinary Shares of Tk.10 each as at 25 July 2002	2,500,000	2,500,000
9,000,000 Ordinary Shares of Tk.10 each as at 20 June 2010	90,000,000	90,000,000
23,125,000 Ordinary Shares of Tk.10 each as at 10 October 2011	231,250,000	231,250,000
12,950,000 Ordinary Shares of Tk.10 each as at 31 December 2011	129,500,000	129,500,000
12,691,000 Ordinary Shares of Tk.10 each as at 31 January 2013	126,910,000	126,910,000
55,000,000 Ordinary Shares of Tk.10 each as at 30 April 2014	550,000,000	550,000,000
5,650,800 Ordinary Shares of Tk.10 each as at 08 December 2015	56,508,000	56,508,000
118,666,800 Ordinary Shares of Tk 10 each	**1,186,668,000**	**1,186,668,000**

15.01 Classification of shares by holding

Class by number of shares	No. of Holders	No. of Shares	Holding (%)
Less than 500	8,705	1,501,939	1.27%
From 500 to 5,000	3,616	6,891,055	5.81%
From 5,001 to 10,000	660	5,085,637	4.29%
From 10,001 to 20,000	349	5,150,521	4.34%
From 20,001 to 30,000	150	3,807,700	3.21%
From 30,001 to 40,000	48	1,725,411	1.45%
From 40,001 to 50,000	47	2,158,875	1.82%
From 50,001 to 100,000	77	5,784,127	4.87%
From 100,001 to 1,000,000	49	13,078,856	11.02%
From 1,000,001 to above	16	73,482,679	61.92%
	13,717	**118,666,800**	**100%**

15.02 Shareholding position

List of Shareholders	30-Jun-2026		30-Jun-2025	
	Percentage of Holding	Number of Shares	Percentage of Holding	Number of Shares
Mr. Mustafa Tahseen Arshad	12.32%	14,620,032	12.32%	14,620,032
Mrs. Bilkis Arshad	7.70%	9,137,520	7.70%	9,137,520
Engineer Mosharraf Hossain	7.50%	8,903,016	7.50%	8,903,016
Mrs. Ayesha Sultana	5.09%	6,036,344	5.09%	6,036,344
Mr. Mustafa Tahir Arshad	4.62%	5,482,512	4.62%	5,482,512
Mr. Mahboob Ur Rahman	3.10%	3,675,840	3.10%	3,675,840
Mrs. Mirka Rahman	2.57%	3,045,840	2.57%	3,045,840
Mr. Aminur Rahman	2.57%	3,045,840	2.57%	3,045,840
Mohammed Sabedur Rahman	2.57%	3,045,840	-	-
Investment Corporation of Bangladesh	4.46%	5,296,384	4.46%	5,296,384
Sayeman Beach Resort Limited	4.21%	5,000,000	4.21%	5,000,000
Mr. Darius Faris Rahman	0.15%	180,000	0.15%	180,000
General Shareholders	43.14%	51,197,632	45.71%	54,243,472
	100%	**118,666,800**	**100%**	**118,666,800**

		30-Jun-2026 Taka	30-Jun-2025 Taka

16.00 Retained Earnings

Opening balance	(155,195,458)	(162,159,693)
Net profit/(loss) after tax for the year	(22,522,605)	6,964,235
Dividend paid for the year ended 30 June 2025	(5,933,340)	-
	(183,651,403)	**(155,195,458)**

17.00 Revaluation Surplus **1,228,413,842** **1,228,413,842**

17.01 Revaluation of company's assets were carried out by, an independent valuer, Syful Shamsul Alam & Co., Chartered Accountants, following Estimated Net Realisable Value Method of Valuation based on the nature of the assets as on 30 April 2011 and submitted their report on 23 June 2011. Revaluation surplus has been credited to Revaluation Surplus Account and treated as per IAS and IFRS and other applicable laws, regulations and guidelines.

The board of directors agreed to discard the revaluation surplus of all assets except Land & Land Development in a board meeting held on 05 August 2012 and instructed the management to consider the proper accounting policies for it.

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka

18.00 Deferred Tax Liabilities

Opening Balance	18.01	62,768,285	51,839,270
Provision made during the year		3,116,326	10,929,015
Closing balance	18.01	**65,884,611**	**62,768,285**

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18.01 **Reconciliation of deferred tax liabilities/ (assets)**

	As at 30 June 2026				
	Carrying amount	Tax base	Tax rate	Taxable/ (Deductible) temporary difference	Deferred tax liabilities/ (assets)
	Taka	Taka	Percentage	Taka	Taka
Property, plant and equipment (except land)	1,013,561,696	688,312,859	22.5%	325,248,837	73,180,988
Intangible assets	413,437	305,059	22.5%	108,378	24,385
Accrued Interest on FDR	1,048,771	-	22.5%	1,048,771	235,974
Investment in tradable securities	864,161	3,807,932	15%	(2,943,771)	(441,566)
Right of Use Asset (Net)	(31,622,976)	-	22.5%	(31,622,976)	(7,115,170)
Total deferred tax liabilities					**65,884,611**

	As at 30 June 2025				
	Carrying amount	Tax base	Tax rate	Taxable/ (Deductible) temporary difference	Deferred tax liabilities/ (assets)
	Taka	Taka	Percentage	Taka	Taka
Property, plant and equipment (except land)	1,040,965,288	733,387,739	22.5%	307,577,549	69,204,949
Intangible assets	460,687	381,324	22.5%	79,363	17,857
Investment in tradable securities	1,180,678	3,803,372	15%	(2,622,694)	(393,404)
Right of Use Asset (Net)	(26,938,299)	-	22.5%	(26,938,299)	(6,061,117)
Total deferred tax liabilities					**62,768,285**

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
19.00 Long Term Loan			
Opening Balance		1,851,247,844	1,456,418,709
Addition during the Year		329,316,141	394,829,135
Paid during the Year		(1,300,000)	-
Closing Balance		**2,179,263,985**	**1,851,247,844**
19.01 Details of long term borrowings			
Modhumoti Bank PLC	19.01.01	1,231,917,303	1,056,683,431
Premier Bank PLC	19.01.02	947,346,682	794,564,413
		2,179,263,985	**1,851,247,844**

19.01.01 A. Modhumoti Bank PLC, O.R. Nizam Road Branch, Chattogram .

i) Total sanctioned amount : Tk. 10,000 Lac

ii) Year : 2023

iii) Purpose : For retirement of shipping documents to be imported for the project named Peninsula Airport Garden & purchase local machineries, equipments, fittings, Vehicles, installation and construction purpose to implement a luxurious 5-star Hotel Project in the name of "Peninsula Airport Garden".

iv) Interest rate : 9%-15.75% (Revised from time to time as per Bangladesh Bank circular)

v) Tenure : Eleven years.

vi) Payment method : The loan was repayable in equal monthly installments (EMIs), commencing in August 2025. Due to the company's current financial difficulties, the company applied to the Bank to extend the repayment schedule, with repayments to commence from July 2027 instead of August 2025. The Bank approved the revised repayment facility on November 30, 2025.

vii) Securities : a) Hypothecation of imported machinery(s) & other raw materials, work in progress & finished goods/stock(s) under Bank Finance
b) Personal guarantee of all director(s) of the Company
c) 07 (Seven) nos. post-dated cheque(s) covering 06 monthly installment amount & 01 (one) no. Undated cheque covering the limit.
d) Execution of usual charge documents.

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e) Other as details below:

i) 20.50 decimal land and 6.04 decimal land with 17 storied (with 2 Basement) and 6 storied commercial building with commercial space 88247.75 sft floor space and 44 nos. of car parking at mouza: East Nasirabad, PS: Panchlaish, Dist: Chattogram

ii) 24.75 decimal land with semi-pucca building at mouza: Uttar Pahartali(Present Khulsi), Dist: Chattogram

iii) Tagging of already registered mortgage properties of in the name of Sayeman Beach Resort Ltd. With this approved facility

iv) Pari-passu charge creation on fixed and floating assets of The Peninsula Chittagong PLC.

v) Insurance covering Fire, RSD, Cyclone and earthquake favouring Modhumoti Bank PLC and other financing partners (at the time of commercial operation)
vi)Usual charge documents.
vii) MICR cheque covering each limits.

19.01.02 B. Premier Bank PLC, O.R. Nizam Road Branch, Chattogram .

i) Total sanctioned amount : Tk. 9,550 Lac

ii) Year : 2023

iii) Purpose : To retire shipping documents of LCs to import capital machineries, Equipment, Interior-Exterior items, Lights, Kitchen items & others to be installed in own project namely Peninsula Airport Garden. And to meet up capital expenditure, import & collection cost of building management & security equipment, electronics items & HVAC, fire fighting & protection equipment, furniture & linen,health club & other equipment, interior -door, window, floor, wall & ceiling finish and sanitary fixtures, kitchen and food & beverage equipment's and vehicle purchase etc. own project namely Peninsula Airport Garden.

iv) Interest rate : 9%-15.25% (Revised from time to time as per Bangladesh Bank circular)

v) Tenure : Seven- Eight years.

vi) Payment method : The loan is repayable in equal monthly installment (EMI) which was started from January 2026. The company applied to the Bank to extend repayment schedule from January 2027 instead of January 2026 due to current financial difficulties of the company. The Bank approved the revised repayment facility on September 02, 2026.

vii) Securities : i) Hypothecation of machineries & equipment duly insured covering the risk of fire & RSD with bank's mortgage clause.

ii) Undertaking / Indemnity bond on non-judicial stamp of appropriate value to the effect that the borrower will be held responsible for any damage/loss to the hypothecated items due to all other risks including MBD , flood & cyclone, theft & burglary, Earthquake etc. and indemnify the bank in the event of such loss or damage.

iii) NIGPA empowering the bank to sell/foreclose the hypothecated items without intervention of the court of law in case of default.

iv) 20.50 (15.6250+4.88) decimal land along with 15 storied building with 02 basement (building of The Peninsula Chittagong PLC)

v) 6.04 (six point zero four) decimal lands along with 06 storied building (extended building of The Peninsula Chittagong PLC)

vi) 24.75 decimal land located at plot no.04 Dist.: Chattogram, P.S former pahartali at present Khulshi, Mouza: North Pahartali

20.00 Accounts & other payables	**Note(s)**	**30-Jun-2026 Taka**	**30-Jun-2025 Taka**
Accounts payables	20.01	42,110,188	35,872,920
Other payables		26,996,921	24,622,836
		69,107,109	**60,495,756**

20.01 Accounts payables

Opening balance	35,872,920	25,235,081
Addition/adjustment during the year	130,593,131	133,272,940
Paid during the year	(124,355,863)	(122,635,101)
Closing balance	**42,110,188**	**35,872,920**

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	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
21.00 Short term borrowings			
Cash credit (Hypo) and overdraft	21.01	299,909,008	308,389,757
		299,909,008	**308,389,757**

21.01 Borrowings against CC (Hypo) and overdraft

Name of the Banks	Branches	Types		
The Premier Bank PLC	O.R Nizam Road	OD	299,909,178	308,390,077
Dhaka Bank Securities Limited		Margin Loan	(170)	(320)
			299,909,008	**308,389,757**

The Break Up

Name of the Bank	Purpose	Sanction Amount	Interest Rate	Securities
The Premier Bank Limited (O.R Nizam Road Branch)	Working Capital	297,000,000	15.50%	Legal Mortgage of 20.50 Decimal Land along with 15 storied building situated at PS. Panchlaish. Mouza-Nasirabad,Chattogram

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
22.00 Provision for income tax			
Opening balance		7,544,389	20,949,481
Provided during the year			
On:			
Current year	48.00	5,850,294	9,316,776
Demand under Secion 147 of ITA 23 for the income years 22-23, 23-24 and 24-25		-	895,305
		5,850,294	**10,212,081**
Paid/adjusted during the year		(4,595,563)	(23,617,173)
Closing balance		**8,799,120**	**7,544,389**

22.01 Reconciliation of effective tax rate

	30 June 2026		30 June 2025	
	Rate	Taka	Rate	Taka
Profit/(loss) before Tax		(13,555,985)		28,105,331
Tax using the applicable tax rate	**22.50%**	**(3,050,097)**	**22.50%**	**6,323,699**
Tax effect of:				
Difference between accounting and fiscal depreciation	131%	(3,993,199)	-71%	(4,471,992)
Inadmissible expenses	85%	(2,598,151)	-51%	(3,230,773)
Impact on other income tax	-65%	1,976,400	228%	14,419,770
Implication for minimum tax	145%	(4,417,899)	-713%	(45,110,815)
Effect of deferred tax	-102%	3,116,326	173%	10,929,015
	193.98%	**(8,966,620)**	**-434.32%**	**(21,141,096)**

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
23.00 Unclaimed dividend			
Opening balance		727,534	1,677,020
Provision made during the year		5,933,340	-
Deposit to Capital Market Stabilization Fund		(530,803)	(949,486)
Paid during the year		(5,880,784)	-
		249,287	**727,534**

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Year	Balance as on 01 July 2025	Provision/ Addition	Payment	Capital Market Stabilization Fund	Balance as on 30 June 2026	Balance as on 30 June 2025
2020-2021	530,803	-	-	530,803	-	530,803
2021-2022	196,731	-	-	-	196,731	196,731
2024-2025	-	5,933,340	5,880,784	-	52,556	-
	727,534	**5,933,340**	**5,880,784**	**530,803**	**249,287**	**727,534**

An Amount Tk. 196,731 was transferred to Capital Market Stabilization Fund, on 11 August 2026 through PO No 8239776, United Commercial Bank PLC.

		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
24.00	**Provision for WPPF and Welfare Fund**			
	Opening Balance		1,479,228	-
	Provision made for the year		-	1,479,228
			1,479,228	**1,479,228**
	Paid during the year		(1,479,228)	-
	Closing Balance		**-**	**1,479,228**
25.00	**Revenue**			
	Rooms		145,595,985	122,177,461
	Food & beverages		208,276,778	205,030,447
	Minor operating departments		28,376,618	25,102,782
	Space rent		1,556,725	1,425,809
			383,806,106	**353,736,500**
26.00	**Cost of sales**			
	Cost of sales	26.01	276,668,127	260,017,053
			276,668,127	**260,017,053**
26.01	**Cost of sales**			
	Cost of materials	26.02	104,168,955	102,644,746
	Complementary guest service	26.02	1,079,149	1,760,864
	Depreciation	26.02	28,505,945	29,857,417
	Function and amenities	26.02	538,962	106,717
	House keeping expenses	26.02	11,319,730	6,107,272
	Packet and packing materials	26.02	2,429,152	1,729,662
	Purchased services	26.02	446,527	403,461
	Repair and maintenance	26.02	8,354,773	7,257,905
	Salary, wages, bonus and benefits	26.02	66,173,106	64,833,643
	Utility and fuel expenses	26.02	53,651,828	45,315,366
			276,668,127	**260,017,053**

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26.02 Cost of sales

Particulars	Note(s)	30 June 2026					30 June 2025
		Room	Food & Beverage	Minor Operating Department	Rental	Total	
		Taka	Taka	Taka	Taka	Taka	Taka
Cost of materials		-	101,564,731	2,604,224	-	104,168,955	102,644,746
Complementary guest service		539,575	539,574	-	-	1,079,149	1,760,864
Depreciation	4.00	20,831,268	5,701,189	1,973,488	-	28,505,945	29,857,417
Function and amenities		-	538,962	-	-	538,962	106,717
House keeping expenses		7,836,736	2,829,933	653,061	-	11,319,730	6,107,272
Packet and packing materials		2,429,152	-	-	-	2,429,152	1,729,662
Purchased services		446,527	-	-	-	446,527	403,461
Repair and maintenance	26.04	5,141,399	1,285,350	321,337	1,606,687	8,354,773	7,257,905
Salary, wages, bonus and benefits		36,395,208	27,792,705	1,985,193	-	66,173,106	64,833,643
Utility and fuel expenses		23,070,286	25,216,359	5,365,183	-	53,651,828	45,315,366
		96,690,151	**165,468,803**	**12,902,486**	**1,606,687**	**276,668,127**	**260,017,053**

26.03 Repair and maintenance

Particulars	30 June 2026				30 June 2025
	Opening Inventory of Stores & Spares	Purchase	Closing inventory of Stores & Spares	Expenses	
	Taka	Taka	Taka	Taka	Taka
Building	427,319	760,153	538,319	649,153	1,424,184
Machineries	810,205	2,783,518	1,020,662	2,573,061	1,902,706
General	1,432,286	1,602,210	1,804,334	1,230,162	1,418,134
Kitchen equipment	-	896,176	-	896,176	333,537
Vehicles	-	1,184,378	-	1,184,378	515,410
Lifts	-	481,252	-	481,252	517,226
Computers	-	1,325,171	-	1,325,171	1,055,179
Electrical goods	-	741,922	-	741,922	722,651
	2,669,810	**9,774,780**	**3,363,315**	**9,081,275**	**7,889,027**

26.04 Allocation of Repair and Maintenance Expense

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
Cost of sales	26.01	8,354,773	7,257,905
Administrative expenses	27.00	726,502	631,122
		9,081,275	**7,889,027**

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		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
27.00	**Administrative expenses**			
	Salaries and allowances		24,454,339	26,654,917
	Directors' remuneration	27.01	122,500	87,500
	Annual general meeting expenses		732,861	286,371
	Association and membership fees		26,400	33,000
	Audit fee		345,000	345,000
	Conveyance expenses		192,557	179,314
	Depreciation	4.00	6,686,580	7,003,592
	Amortisation on Intangible Asset	7.01	47,250	11,813
	Amortisation on Lease	5.01.06	4,508,638	4,518,340
	Bad debt expenses		731,062	-
	Entertainment expenses		182,968	205,043
	Fees and renewals		1,535,363	2,444,015
	Insurance expenses		2,877,153	3,563,391
	Legal fees and other professional charges		464,834	121,250
	Office expenses		3,776,151	1,067,696
	Printing and stationery	9.03	645,595	1,909,604
	Rating fee		60,870	70,000
	Regulatory fees		1,124,668	1,230,668
	Rent, rate and taxes		1,713,039	2,109,407
	Repair and maintenance	26.04	726,502	631,122
	Staff uniform		1,623,029	218,831
	Telephone and communication		927,395	1,123,456
	Tours and travel expenses		1,301,200	927,387
	Utility and fuel expenses		13,412,957	11,328,841
	VAT Expenses		1,285,320	-
	Lease Expenses		1,313,831	1,396,328
			70,818,062	**67,466,885**

27.01 Directors' remuneration

Details of Directors' remuneration paid during the period are as follows:

Directors' Name	Relationship	Remuneration	Board Meeting Fee	Gross Remuneration
		Taka	Taka	Taka
Mr. Mustafa Tahir Arshad	Chairman	-	12,500	12,500
Mr. Mahboob Ur Rahman	Managing Director	-	12,500	12,500
Mrs. Ayesha Sultana	Director	-	12,500	12,500
Professor Dr. Md. Fashiul Alam	Independent Director	-	12,500	12,500
Mr. Niranjan Chandra Debnath	Nominated Director (ICB)	-	12,500	12,500
Mr. Darius Faris Rahman	Nominated Director (SBRL)	-	12,500	12,500
Professor Akhter Jahan	Independent Director	-	12,500	12,500
Professor Dr. Sultan Ahmed	Independent Director	-	12,500	12,500
Mr. Mustafa Tahseen Arshad	Director	-	5,000	5,000
Mrs. Bilkis Arshad	Director	-	5,000	5,000
Mr. Sabedur Rahman	Director	-	12,500	12,500
		-	**122,500**	**122,500**

		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
28.00	**Selling and distribution expenses**			
	Advertisement		990,088	819,793
			990,088	**819,793**
29.00	**Finance costs**			
	Interest on loan & overdraft		45,059,108	45,283,342
	Interest on margin loan		-	5,281,140
	Bank charges		3,292,925	3,287,538
	Interest on lease liability	5.01.04	9,002,654	8,932,334
			57,354,687	**62,784,353**
30.00	**Finance income**			
	Interest on fixed deposit receipts		8,260,539	8,679,302
	Interest on bank deposits		144,330	184,113
			8,404,869	**8,863,415**

		Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
31.00	**Non-operating income/(loss)**			
	Dividend income on tradable securities		12,500	1,660,998
	Misc. Income		82,381	112,647
	Sale of wastage		230,085	688,618
	Realized Gain/(Loss) on sale of tradable securities	13.02.02	-	2,743,591
	Unrealized Profit or/(Loss) tradable securities	13.02.01	(316,517)	(79,868)
	Gain/(Loss) on sale of property, plant and equipment		-	522,715
	Income from forfeiture Account of PF		55,555	986,197
	Reverse/adjustment by BESBL (Negative equity)		-	51,437,831
			64,004	**58,072,729**

		30-Jun-2026 Taka	30-Jun-2025 Taka
32.00	**Reconciliation of cash generated by operations**		
	Profit before income tax	(13,555,985)	28,105,331
	Depreciation charged	35,192,525	36,861,009
	Amortization charged against Lease	4,508,638	4,530,153
	Amortization charged against intangible assets	47,250	-
	Adjustment against lease	-	484,186
	Gain on sale of property, plant and equipment	-	(522,715)

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Gain on sale of tradable securities	-	(2,743,591)
Changes in fair value of tradable securities	316,517	79,868
Reverse/adjustment by BESBL (Negative equity)	-	(51,437,831)
Dividend income	(10,000)	(1,660,998)
Finance Cost	57,354,687	62,784,353
Interest income on bank deposits	(144,330)	(184,113)
Interest income on Fixed Deposits Receipts (FDR)	(8,260,539)	(8,679,302)
(Increase)/ decrease in Inventory	1,852,087	2,086,356
(Increase)/ decrease in Accounts receivable	3,583,148	(3,437,699)
(Increase)/ decrease in Advances, Deposits and Pre-payments	68,539,795	27,334,229
Increase / (decrease) in Accounts payables	8,611,353	(287,699)
Increase/ (decrease) in provision of WPPF and WF	(1,479,228)	1,479,228
	156,555,918	**94,790,765**

33.00 Earnings per share

33.01 Basic earnings per share (EPS)

Profit attributable to the ordinary shareholders	(22,522,605)	6,964,235
Weighted average number of shares outstanding during the year	118,666,800	118,666,800
Basic earnings per share (EPS)	**(0.19)**	**0.06**

33.02 Reason for Significant deviation in Earning Per Share (EPS):

The Company's Earnings Per Share (EPS) decreased during the year, from a positive Tk. 0.06 in FY 2024–25 to a negative Tk. (0.19) in FY 2025–26. This decline was primarily attributable to an increase in operating costs, along with a significant decrease in non-operating income compared to the previous year.

The Cost of Sales increased from Tk. 260,017,053 in FY 2024–25 to Tk. 276,668,127 in FY 2025–26—an increase of Tk. 16,651,074, or 6.40%. This increase reflects improved gross margin efficiency, driven by an increase in revenue of Tk. 30,069,606 during the year.

Operating Profit increased from Tk. 25,432,768 in FY 2024–25 to Tk. 35,329,829 in FY 2025–26, an increase of Tk. 9,897,061 or 38.91%, reflecting improved operating performance during the year. Gross Profit also increased from Tk. 93,719,447 to Tk. 107,137,979, an increase of Tk. 13,418,532 or 14.32%, supported by an increase in revenue of Tk. 30,069,606. Although Administrative Expenses increased by Tk. 3,351,177 or 4.97%, and Selling and Distribution Expenses increased by Tk. 170,295 or 20.77%, the overall improvement in gross profit contributed to higher operating profit.

Finance Costs decreased from Tk. 62,784,353 in FY 2024–25 to Tk. 57,354,687 in FY 2025–26, a reduction of Tk. 5,429,666 or 8.65%, thereby reducing the Company's overall financial burden.

Non-operating income declined sharply from Tk. 58,072,729 in FY 2024–25 to Tk. 64,004 in FY 2025–26, representing a decrease of Tk. 58,008,725 or 99.89%. This significant reduction in non-operating income, despite the improvement in operating profit and a reduction in finance costs, materially affected the Company's overall financial performance. The deferred tax expense also decreased from Tk. 10,929,015 in FY 2024–25 to Tk. 3,116,326 in FY 2025–26, while current tax expense decreased from Tk. 10,212,081 to Tk. 5,850,294. Consequently, the Company reported a net loss of Tk. 22,522,605 in FY 2025–26, compared to a net profit of Tk. 6,964,235 in FY 2024–25. Accordingly, EPS declined from a positive Tk. 0.06 per share in FY 2024–25 to a negative Tk. (0.19) per share in FY 2025–26.

	30-Jun-2026 Taka	30-Jun-2025 Taka
34.00 Net asset value per share (NAV)		
Total Assets	6,014,633,987	5,711,677,951
Less: Liabilities	(2,732,245,264)	(2,400,833,283)
Net asset value (NAV)	3,282,388,723	3,310,844,668
Number of ordinary shares outstanding during the year	118,666,800	118,666,800
Net Asset Value (NAV) per share	**27.66**	**27.90**

35.00 Net operating cash flow per share

Net operating cash flows (from statement of cash flows)	105,617,808	40,565,294
Number of ordinary shares outstanding during the year	118,666,800	118,666,800
Net operating cash flow per share	**0.89**	**0.34**

35.01 Reasons for deviation in Net Operating Cash Flow Per Share (NOCFPS)

The Net Operating Cash Flow Per Share (NOCFPS) has increased from Tk. 0.34 in FY 2024-25 to Tk. 0.89 in FY 2025-26. This improvement is mainly attributable to reduced cash payments to suppliers, administrative and selling expenses; decreased interest payments, and increased Receipts from Customers against Revenue, despite increase in income tax paid.

Cash flow from operating activities rose from Tk. 40,565,294 in FY 2024-25 to Tk. 105,617,808 in FY 2025-26, reflecting an increase of Tk. 65,052,514.

	30-Jun-2026 Taka	30-Jun-2025 Taka
36.00 Employees		
Number of employees whose monthly salary was below Tk. 3,000	-	-
Number of employees whose monthly salary was above Tk. 3,000	314	350
	314	**350**

During June 2026, Total 239 (243 During 2025) number of employees were in the permanent payroll of the company.

37.00 Aggregate amount of remuneration paid to all Directors & Employees:

Particulars	Payment Type	30-Jun-2026 Taka	30-Jun-2025 Taka
Chairman & All Directors	Board Meeting Fees	122,500	87,500
	Remuneration	-	-
Officials & Others	Salary & Benefits	90,627,445	91,488,560
		90,749,945	**91,576,060**

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38.00 Related party transactions

38.01 Details of Transactions:

During the year the Company carried out a number of transactions with related parties in the normal course of business on an arms' length basis. Names of those related parties, nature of those transactions and their total value have been set out in accordance with the provisions of IAS-24: Related Party Disclosures.

Related party comprises of company under common ownership and common management control.

Name of party	Relationship	Mode of Transaction	Nature of Transactions	Net Transaction Value during the year	30-Jun-2026 Taka	30-Jun-2025 Taka
Gasmin Limited	Common Directorship	Market price /Negotiated price	Revenue	16,419	131,810	115,391
Sayman Beach Resort	Common Directorship	Market price /Negotiated price	Revenue	-	29,514	29,514

Name of party	Relationship	Mode of Transaction	Nature of Transactions	Net Transaction Value during the year	30-Jun-2026 Taka	30-Jun-2025 Taka
Gasmin Limited	Common Directorship	Market price /Negotiated price	Expense	290,700	290,700	-

38.02 Key Management personnel compensation:

In accordance with Para 17 of IAS-24 related party disclosure: During the Year the amount of compensation paid to Key management personnel including Board of Directors is as follows:

	30-Jun-2026 Taka	30-Jun-2025 Taka
Short Term Employee Benefits	122,500	87,500
Post Employment Benefits	-	-
Other Long Term Benefits	-	-
Termination Benefit	-	-
Share Based Payment	-	-
	122,500	87,500

Here, short term employee benefits include only Board Meeting fees.

39.00 Service rendering capacity and current utilization

Description	01 July 2025 to 30 June 2026			01 July 2024 to 30 June 2025		
	Capacity (Room per year)	Utilization during the year	Utilization (%)	Capacity (Room per year)	Utilization during the year	Utilization (%)
Guest Room	52,560	30,390	57.82%	52,560	25,817	49.12%

40.00 Attendance status of Directors in Board Meetings

During the year ended 30 June 2026, 05 (five) board meetings were held. The attendance status of all the meetings are as follows:

Name of the Director	Position	Meetings Held	Attendance
Mr. Mustafa Tahir Arshad	Chairman	5	5
Mr. Mahboob Ur Rahman	Managing Director	5	5
Mr. Mustafa Tahseen Arshad	Director	5	2
Mrs. Ayesha Sultana	Director	5	5
Professor Dr. Md. Fashiul Alam	Independent Director	5	5
Mr. Niranjan Chandra Debnath	Nominated Director (ICB)	5	5
Mrs. Bilkis Arshad	Director	5	2
Mr. Sabedur Rahman	Director	5	5
Professor Dr. Sultan Ahmed	Independent Director	5	5
Professor Akhter Jahan	Independent Director	5	5
Mr. Darius Faris Rahman	Nominated Director (SBRL)	5	5

41.00 Contingent liabilities and Commitments

41.01 Contingencies

There is no contingent Liabilities from 1 July 2025 to 30 June 2026

41.02 Capital expenditure commitment

The company has no capital expenditure commitment at the reporting date.

41.03 Directors' interest in contracts with the company

There was no transaction resulting in Directors' interest with the company and no leasing facilities have been made available to the Directors.

41.04 Segment reporting

As there is a single business and geographic segment within which the company operates no segment reporting is felt necessary.

41.05 Credit facility not availed

There was no credit facility available to the company under any contract, but not availed as on 30 June 2026 other than trade credit available in the ordinary course of business.

42.00 Events after reporting period

The Board of Directors meeting held on 27 october 2026 has recommended no dividend for the year ended 30 June 2026.

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43.00 Financial Instruments- Accounting classifications and fair values

The following table shows the carrying amounts of financial assets and financial liabilities. It does not include fair value information for financial assets and financial liabilities not measured at fair value as the carrying amount is a reasonable approximation of fair value.

		Carrying amount					
	Note ref.	Fair value through profit or loss	Held to maturity	Loans and receivables	Available for sale	Other financial liabilities	Total
		Taka	Taka	Taka	Taka	Taka	Taka
30 June 2026							
Financial assets measured at fair value							
Investment in tradable securities at fair value	13.02	**864,161**	-	-	-	-	**864,161**
Financial assets not measured at fair value							
Investments in non-tradable shares at cost	8.01	-	-	-	2,375,000	-	2,375,000
Accounts and other receivables	10 & 11	-	-	40,639,697	-	-	40,639,697
Deposits	12.02	-	-	17,502,913	-	-	17,502,913
Investments in FDRs	13.01 & 14.02	-	-	-	89,000,535	-	89,000,535
Cash at banks	14.01	-	-	13,016,440	-	-	13,016,440
		-	-	**71,159,050**	**91,375,535**	-	**162,534,585**
Financial liabilities not measured at fair value							
Long Term Loan	19	-	-	-	-	2,179,263,985	2,179,263,985
Accounts & other payables	20	-	-	-	-	69,107,109	69,107,109
Short term borrowings	21	-	-	-	-	299,909,008	299,909,008
Unclaimed dividend	23	-	-	-	-	249,287	249,287
		-	-	-	-	**2,548,529,389**	**2,548,529,389**
30 June 2025							
Financial assets measured at fair value							
Investment in tradable securities at fair value	13.02	**1,180,678**	-	-	-	-	**1,180,678**
Financial assets not measured at fair value							
Investments in non-tradable shares at cost	8.01	-	-	-	2,375,000	-	2,375,000
Accounts and other receivables	10 & 11	-	-	44,384,180	-	-	44,384,180
Deposits	12.02	-	-	12,691,054	-	-	12,691,054
Investments in FDRs	13.01 & 14.02	-	-	-	96,028,964	-	96,028,964
Cash at banks	14.01	-	-	21,275,559	-	-	21,275,559
		-	-	**78,350,793**	**98,403,964**	-	**176,754,757**
Financial liabilities not measured at fair value							
Long Term Loan	19	-	-	-	-	1,851,247,844	1,851,247,844
Accounts & other payables	20	-	-	-	-	60,495,756	60,495,756
Short term borrowings	21	-	-	-	-	308,389,757	308,389,757
Unclaimed dividend	23	-	-	-	-	727,534	727,534
Provision for WPPF and Welfare Fund	24	-	-	-	-	1,479,228	1,479,228
		-	-	-	-	**2,222,340,119**	**2,222,340,119**

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44.00 Financial instruments- Financial risk management

International Financial Reporting Standard IFRS 7 - Financial Instruments: Disclosures - requires disclosure of information relating to both recognized and unrecognized financial instruments, their significance and performance, accounting policies, terms and conditions, net fair values and risk information- the company's policies for controlling risks and exposures.

The management has overall responsibility for the establishment and oversight of the company's risk management framework. The company's risk management policies are established to identify and analyze the risks faced by the company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies, procedures and systems are reviewed regularly to reflect changes in market conditions and the company's activities. This note presents information about the company's exposure to each of the following risks, the company's objectives, policies and processes for measuring and managing risk, and the company's management of capital. The company has exposure to the following risks from its use of financial instruments.

a) Credit risk
b) Liquidity risk
c) Market risk

44.01 Credit risk

Credit risk is the risk of financial loss to the company if a customer or counterparty to a financial instrument fails to meet its contractual obligations which arises principally from the Company's receivables and investments.

44.01.01 Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was as follows:

	Note(s)	30-Jun-2026 Taka	30-Jun-2025 Taka
Investments in FDRs	13.01 & 14.02	89,000,535	96,028,964
Advances and deposits	12.01 & 12.02	258,543,848	320,160,548
Accounts and Interest receivables	10 & 11	40,639,697	44,384,180
Cash at banks	14.01	13,016,440	21,275,559
		401,200,520	**481,849,250**

(i) Accounts receivable

The company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk of the industry in which customers operate.

Ageing of accounts receivable

The ageing of gross value at the reporting date that was not impaired was as follows:

	30-Jun-2026 Taka	30-Jun-2025 Taka
Dues within 6 months	30,802,332	30,200,205
Dues over 6 months	8,788,594	12,973,869
	39,590,926	**43,174,074**

The management believes that the amounts are collectible in full, based on historic payment behaviour and extensive analysis of customer credit risk, including underlying customers' credit ratings if they are available.

(ii) Cash at banks

The company held cash at banks of Tk. 13,016,440 at 30 June 2026 (30 June 2025: Tk. 21,275,559), which represents its maximum credit exposure on these assets. The balance with banks are maintained with both local branch of International banks and domestic scheduled banks.

44.01.02 Impairment losses

	30-Jun-2026 Taka	30-Jun-2025 Taka
Impairment loss at the reporting date	-	-
	-	-

44.01.03 Exposure to credit risk

	30-Jun-2026 Taka	30-Jun-2025 Taka
Accounts receivable	39,590,926	43,174,074
Investments	2,375,000	2,375,000
Interest receivable	1,048,771	1,210,106
Advances, deposits and prepayment	260,727,640	322,710,716
Cash and cash equivalents	102,625,893	116,097,660
	406,368,230	**485,567,555**

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	30-Jun-2026 Taka	30-Jun-2025 Taka
44.01.04 Credit Rating		
Credit Rating Agency of Bangladesh (CRAB Rating)	A1	AA3

44.02 Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Exposure to liquidity risk

The following are the contractual maturities of financial liabilities:

Non-derivative financial liabilities	Carrying amount	Interest rate	Contractual cash flows			
			Within 12 months	1 to 5 years	More than 5 years	Total
30-Jun-26	Taka		Taka	Taka	Taka	Taka
Accounts & other payable	69,107,109	N/A	69,107,109	-	-	69,107,109
Long Term Loan	2,179,263,985	9%-15.75%	-	-	2,179,263,985	2,179,263,985
Short term borrowings	299,909,008	15.50%	299,909,008	-	-	299,909,008
Unclaimed dividend	249,287	N/A	249,287	-	-	249,287
	2,548,529,389		**369,265,404**	**-**	**2,179,263,985**	**2,548,529,389**

Non-derivative financial liabilities	Carrying amount	Interest rate	Contractual cash flows			
			Within 12 months	1 to 5 years	More than 5 years	Total
30-Jun-25	Taka		Taka	Taka	Taka	Taka
Accounts & other payable	60,495,756	N/A	60,495,756	-	-	60,495,756
Long Term Loan	1,851,247,844	9%-14.87%	-	-	1,851,247,844	1,851,247,844
Short term borrowings	308,389,757	14.75%	308,389,757	-	-	308,389,757
Unclaimed dividend	727,534	N/A	727,534	-	-	727,534
	2,220,860,891		**369,613,047**	**-**	**1,851,247,844**	**2,220,860,891**

44.03 Market risk

Market risk is the risk that changes in market prices such as foreign exchange rates, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

(a) Currency risk exposure and its management

The company is exposed to currency risk on sales, purchases and borrowings that are denominated in a currency other than the functional currencies of the company. To manage this exposure, the company is adapted direct risk reduction methods based on matching receipts and payments on assets and liabilities.

(b) Transaction risk

Transaction risk is the risk that the company will incur exchange losses when the accounting results are translated into the home currency.

(c) Economic risk

Economic risk refers to the effect of exchange rate movements on the international competitiveness of the company.

(d) Interest risk

Interest rate risk arises from movement in interest rates. The company needs to manage interest rate risk so as to be able to re-pay debts as they fall due and to minimize the risks surrounding interest payments and receipts.

Exposure to interest rate risk

The interest rate profile of the company's interest- bearing financial instruments as reported to the management of the company is as follows.

	30-Jun-2026 Taka	30-Jun-2025 Taka
Fixed- rate instruments		
Financial assets	89,000,535	96,028,964
Financial liabilities	(299,909,008)	(308,389,757)
	(210,908,473)	**(212,360,793)**
Variable- rate instruments		
Financial assets	-	-
Financial liabilities	-	-
	-	-

(e) Other market price risk

The company is exposed to equity price risk, which arises from available for sale equity securities. Management of the company monitors its investment portfolio based on market indices and all buy and sell decisions are approved by the Directors.

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Related Notes for Statement of Cash Flows	Note(s)	30-Jun-26 Taka	30-Jun-25 Taka
45.00 Cash flows from operating activities			
45.01 Receipts from customers against revenue			
Revenue	25.00	383,806,106	353,736,500
(Increase)/ Decrease - Trade Receivables (Gross)	10.00	3,583,148	(3,437,699)
		387,389,254	**350,298,801**
45.02 Receipts from other source			
Sale of wastage	31.00	230,085	688,618
Misc. Income	31.00	82,381	112,647
Income from forfeiture Account of PF	31.00	55,555	986,197
		368,021	**1,787,462**
45.03 Cash Paid to Suppliers, administrative, selling & distribution expenses			
Cost of sales	26.00	(276,668,127)	(260,017,053)
Administrative costs	27.00	(70,818,062)	(67,466,885)
Selling and distribution costs	28.00	(990,088)	(819,793)
Depreciation - Cost of sales	4.00	28,505,945	29,857,417
Depreciation - Administrative expenses	4.00	6,686,580	7,003,592
Amortisation on Intangible Asset	7.01	47,250	11,813
Amortisation on Lease	5.01.06	4,508,638	4,518,340
Adjustment against lease		-	484,186
WPPF and WF paid during the year	24.00	(1,479,228)	-
Adjustment for TDS on dividend income		2,500	332,200
(Increase)/Decrease Advances, Deposits & Prepayment	12.00	61,983,077	28,618,645
(Increase)/Decrease in Inventory	9.00	1,852,087	2,086,356
Increase/(Decrease) Advance Income tax	12.01.01	6,556,718	(14,825,847)
(Increase)/Decrease Advance to suppliers		-	13,209,230
Increase /(Decrease) in Accounts & other payables	20.00	8,611,353	(287,699)
		(231,201,357)	**(257,295,499)**
45.04 Interest paid (Net)			
Interest received on FDR			
Interest on Fixed Deposits Received (FDR)	30.00	8,260,539	8,679,302
(Increase)/ decrease Interest receivable	11.00	161,335	(445,540)
		8,421,874	**8,233,762**
Finance costs (Interest paid during the year)	29.00	(57,354,687)	(62,784,353)
Interest Expenses on Lease	29.00	9,002,654	8,932,334
Interest on bank deposits	30.00	144,330	184,113
		(39,785,829)	**(45,434,145)**

	Note(s)	30-Jun-26 Taka	30-Jun-25 Taka
45.05 Income Tax Paid			
Increase/(decrease) in Provision for tax	22.00	1,254,731	(13,405,092)
Provided during the period	22.00	(5,850,294)	(10,212,081)
(Increase)/decrease in advance for tax	12.01.01	(6,556,718)	14,825,847
		(11,152,281)	**(8,791,326)**
Net cash (used in)/generated by operating activities		**105,617,808**	**40,565,294**

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	Note(s)	30-Jun-26 Taka	30-Jun-25 Taka
46.00 Cash flows from investing activities			
46.01 Acquisition of non-current assets			
Addition of Property, plant and equipment during the year	4.00	(7,788,933)	(7,727,225)
Capital work-in-progress	6.01	(417,143,509)	(443,996,421)
Addition of Intangible assets	7.01	-	(472,500)
Advance to suppliers		-	(13,209,230)
		(424,932,442)	**(465,405,377)**
46.02 Proceeds from sale of property, plant and equipment			
Disposal during the year	4.00	-	6,114,423
Adjustment for depreciation	4.00	-	(4,457,138)
Gain/(loss) on sale of non-current assets	31.00	-	522,715
		-	**2,180,000**
46.03 (Increase)/decrease in investments			
Realized Gain/(Loss) on sale of tradable securities	13.02.02	-	2,743,591
(Increase)/decrease in investments in tradable securities	13.02	316,517	40,972,248
Changes in fair value of tradable securities	13.02.01	(316,517)	(79,868)
		-	**43,635,971**
Investment received from FDR (Short Term)	13.01	1,535,677	(110,976)
		1,535,677	**43,524,995**
46.04 Dividend received (net of tax)			
Dividend Income	31.00	12,500	1,660,998
Tax deducted at source		(2,500)	(332,200)
		10,000	**1,328,798**
Net cash (used in)/generated by investing activities		**(423,386,765)**	**(418,371,584)**
47.00 Cash flows from financing activities			
47.01 (Repayment) / Receipt of short term borrowings	21.00	(8,480,749)	(39,795,439)
Reverse/adjustment by BESBL (Negative equity)	31.00	-	51,437,831
		(8,480,749)	**11,642,392**
47.02 (Repayment) / Receipt of long term borrowings	19.00	328,016,141	394,829,135
		328,016,141	**394,829,135**
47.03 (Repayment) / Receipt of Lease	5.01.05	**(8,826,615)**	**(8,151,000)**
47.04 Dividend paid during the year			
Cash dividend declared & disbursed	23.00	(5,933,340)	-
Increase/(decrease) in Unclaimed dividend	23.00	(478,247)	(949,486)
		(6,411,587)	**(949,486)**
Net cash provided by /(used in) financing activities		**304,297,190**	**397,371,042**
Net increase/(decrease) in cash and cash equivalent		**(13,471,767)**	**19,564,752**
Opening cash and cash equivalents	14.00	116,097,660	96,532,908
Closing cash and cash equivalents		**102,625,893**	**116,097,660**



48.00 Computation of Income Tax & Tax Liability

	30-Jun-2026 Taka
Net profit before Income Tax as per Audited Financial Statements	(13,555,985)
Less: Items for separate consideration	
Dividend income (Gross)	12,500
Misc. Income	82,381
Other income (Sale of wastage)	230,085
Unrelaized Profit or/(Loss) tradable securities	(316,517)
Income from forfeiture Account of PF	55,555
Finance income	8,404,869
	8,468,873
	(22,024,858)
Add: Expenses for Separate Consideration	
Accounting depreciation	35,192,525
Amortaization cost on Lease	4,508,638
Interest Expenses on Lease Liabilities	9,002,654
Entertainment expenses	182,968
VAT Expenses	1,285,320
Amortization cost on Intangible asset (Software)	47,250
	50,219,355
	28,194,497
Less: Allowable expenses	
Tax depreciation u/s 50 (1) ITA-23	52,940,077
Lease rental	8,826,615
	61,766,692
Business Income before separate consideration of Entertainment Expenses	**(33,572,195)**
Less: Entertainment Allowance	
(Since there is no business income entertainment allowance will not be allowed)	-
Business Income for the current year	**(33,572,195)**
Finance Income	8,404,869
Dividend Income (Gross)	12,500
Other Income (Mis. Income & Wastage sale & PF Forfeture)	368,021

Sl.No	Particular	Rate	Taxable Income	Option 1	Option 2	Therefore, tax liability, the higher of above Option 1 & 2
				Regular Rate Tax	Tax on Gross receipt u/s 163(5)	
1	On Business Income	22.50%	(33,572,195)	-	3,873,893	3,873,893
2	On Finance Income	22.50%	8,404,869	1,891,096	84,049	1,891,096
3	On Dividend Income (Gross)	20%	12,500	2,500	111	2,500
4	On Other Income	22.50%	368,021	82,805	3,680	82,805
	Gross Tax Liability			**1,976,401**	**3,961,733**	**5,850,294**

Calculation of tax on Gross Receipt under 163(5)

1 **On Business Income**

Receipt against Revenue	387,389,254
Tax liability 1% on gross receipts	**3,873,893**

2 **On finance income**

Receipt against Interest Income	8,404,869
Tax liability at 1% on gross receipts	**84,049**

3 **On dividend income**

Receipt against dividend Income	12,500
Tax liability at 1%/22.5*20 on gross receipts	**111**

4 **On Other Income**

Receipt against other Income	368,021
Tax liability @ 1% on gross receipts	**3,680**

48.01 Adjustable / Refundable Tax under 163 of ITA 2023

Opening adjustable balance- Income Year: 2024-2025 u/s 163(8)	**6,142,018**
Add: Addition for Income Year: 2025-2026:	
Tax deducted/ deposited under part VII of ITA 2023	9,731,476
Regular business tax u/s 163(4)(ka)	(5,850,294)
Adjustable Tax u/s 163 of ITA 2023- during the year	**3,881,182**
Less: Adjust during the year	-
Net Adjustable Tax u/s 163 of ITA 2023	**10,023,200**

As per Income Tax Act 2023 section 163 amended by finance bill 2026 regular tax liability shall be the ultimate tax liability and if the paid tax during the year is higher than the regular tax then such tax shall be adjustable with future tax liability.

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IFRS S1 & S2 Sustainability and Climate-related Disclosures

The Peninsula Chittagong PLC · Year ended 30 June 2026

About this report

The Company prepares this disclosure voluntarily under IFRS S1 and IFRS S2, which the Financial Reporting Council (FRC) of Bangladesh has made "Permitted to Use" for public interest entities (FRC memo no. 395/FRC/SS/2026/609, 24 June 2026).

Item	Basis of preparation
Reporting entity	The Peninsula Chittagong PLC (DSE: PENINSULA), the same entity as the financial statements
Reporting period	1 July 2025 to 30 June 2026, matching the audited financial statements
Currency	Bangladeshi Taka (Tk)
Materiality	Information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions of primary users of general purpose financial reports
Data consistency	Assumptions and data match those used in the financial statements; GHG Protocol Corporate Standard for emissions
Transition reliefs	First-year reliefs proposed: climate-related matters only, no comparatives, Scope 3 relief.
Assurance	Not independently assured in this first year.
Inherent limits	Climate outcomes are uncertain, and some emissions data will rely on estimates and emission factors

Governance

The Board of Directors holds ultimate oversight of sustainability and climate-related risks and opportunities, and management carries out the assessment and execution. Items marked "proposed" are not yet in place and need Board approval.

Body	Role	Cadence
Board of Directors (11 members, 3 of them independent directors)	Approves this disclosure, sets direction and targets, and weighs climate matters in major decisions such as capital projects and borrowing	At least annually, with the audited financial statements
Audit Committee	Reviews the data, controls and consistency of this disclosure with the financial statements before	Annually, before the Board

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Body	Role	Cadence
	Board approval (to confirm)	
Managing Director	Accountable to the Board for strategy, resources and delivery	Quarterly report to the Board
Sustainability Working Group (proposed)	Collects data and maintains the risk and opportunity register. Members: Accounts, Engineering and Maintenance, Food & Beverage, Housekeeping, HR, Procurement	Quarterly
Company Secretary	Coordinates the working group, prepares the Board papers and handles BSEC, DSE and CSE disclosure	Quarterly and at year end

Skills. The Board will receive a briefing on IFRS S1 and S2 and on hotel-sector climate risks, and the Company Secretary will report on the training given.

Remuneration. No climate-related measure is currently part of executive remuneration. The Board may consider one once targets are set.

Strategy

Energy cost is the clearest financial link between climate and the Company. Utility and fuel expenses were Tk 67.1 million in FY 2025–26 (Tk 53.7 million in cost of sales and Tk 13.4 million in administrative expenses), or 17.5% of revenue, up from Tk 56.6 million and 16.0% in FY 2024–25.

The Company operates a 5-star hotel in Chattogram, a coastal city exposed to cyclones, storm surge and waterlogging. It also carries capital work in progress of Tk 2,957.2 million, and long-term and short-term borrowings of Tk 2,179.3 million and Tk 299.9 million, so asset exposure and financing cost both matter.

Type	Risk or opportunity	Where it reaches the Company	Horizon	Financial channel
Physical, acute	Cyclones, flooding, waterlogging	Building, plant, guest access, supply of food and fuel	Short to medium	Repair cost, closures, insurance cost
Physical, chronic	Higher temperatures, water stress	Cooling load, water cost, guest comfort	Medium to long	Utility expense, margin
Transition, policy	Energy tariff reform, building energy codes, possible carbon pricing	Electricity, gas and diesel use	Medium	Cost of sales, capital expenditure
Transition, market	Corporate and international guests expecting sustainability credentials	Room and banquet demand	Short to medium	Revenue, occupancy
Transition,	Lenders pricing climate risk	Term loans and	Medium	Finance costs

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Type	Risk or opportunity	Where it reaches the Company	Horizon	Financial channel
finance		overdrafts		(Tk 57.4 million in FY 2025–26)
Opportunity	Energy efficiency, solar, heat recovery, water recycling	Utilities in rooms and kitchens	Short to medium	Lower operating cost
Opportunity	Green building design and sustainable finance	Hotel under development, new borrowing	Medium	Capital cost, brand

Business model and strategy. The Company will add energy and water efficiency to its maintenance and capital plans, and will apply climate criteria to the hotel development under construction. Taka amounts for these plans are not yet set.

Resilience. The Company proposes a qualitative scenario analysis, using a low-emissions and a high-emissions pathway, to test how rooms, F&B and the development respond. Its result will be reported in the next cycle, with the assumptions stated. This analysis is not complete.

Risk management

Climate and sustainability risks will be managed inside the Company's existing risk process, with the same scoring and reporting as financial and operating risks, rather than treated as a reputation matter.

1. **Identify.** The working group keeps a register of physical and transition risks and opportunities, reviewed each quarter and after any major weather event.
2. **Assess.** Each item is scored for likelihood and size of financial effect over short, medium and long horizons, using the Company's existing risk scale.
3. **Prioritise.** Items above the Board's tolerance go to the Managing Director, then the Audit Committee and Board.
4. **Monitor.** Owners track actions and metrics, and the Company Secretary reports progress to the Board.

Existing risk area	Climate driver	Possible effect
Operational	Cyclone, flood or heat damaging plant and building	Service disruption, repair cost
Financial	Rising energy tariffs, higher cost of debt	Lower margin, higher finance costs
Credit and liquidity	Lender climate requirements, insurance cost	Tighter terms on borrowing
Compliance	New sustainability rules from BSEC, FRC or DSE	Disclosure and assurance cost
Reputation and demand	Guest and corporate buyer expectations	Occupancy and room rate

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Opportunities are tracked in the same register and go through the Company's normal capital approval.

Metrics and targets

The Company has not yet measured its greenhouse gas emissions, so no emissions figures are reported for FY 2025–26. This year sets the baseline, and the figures below are the financial data already in the accounts.

IFRS S2 cross-industry metric	FY 2025–26 position
Scope 1 emissions (diesel generators, boilers and gas, vehicles, refrigerants)	Not yet measured; fuel records to be collected
Scope 2 emissions (purchased electricity)	Not yet measured; kWh from utility bills, location-based method
Scope 3 emissions	Relief proposed in the first year. Largest likely categories: purchased food and goods (cost of materials Tk 104.2 million), waste and employee commuting
Assets or activities exposed to transition risk	Not yet assessed; utility and fuel expense is Tk 67.1 million (17.5% of revenue)
Assets or activities exposed to physical risk	Not yet assessed; the Chattogram hotel and capital work in progress of Tk 2,957.2 million are in scope
Opportunities	Not yet sized
Capital deployed	Property, plant and equipment additions of Tk 424.9 million (cash flow); share directed to climate measures not yet identified
Internal carbon price	None applied
Remuneration linked to climate	None

Hotel indicators to add. Electricity and fuel use per occupied room, water use per occupied room, and waste per guest night.

Targets. No quantified target is set. The Board is asked to approve FY 2025–26 as the baseline year and to consider an energy-intensity target once a full year of data exists.

Shamsul Arefin Maruf	Mahboob Ur Rahman	Mustafa Tahir Arshad
Company Secretary	**Managing Director**	**Chairman**

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