



**Regent Plaza**

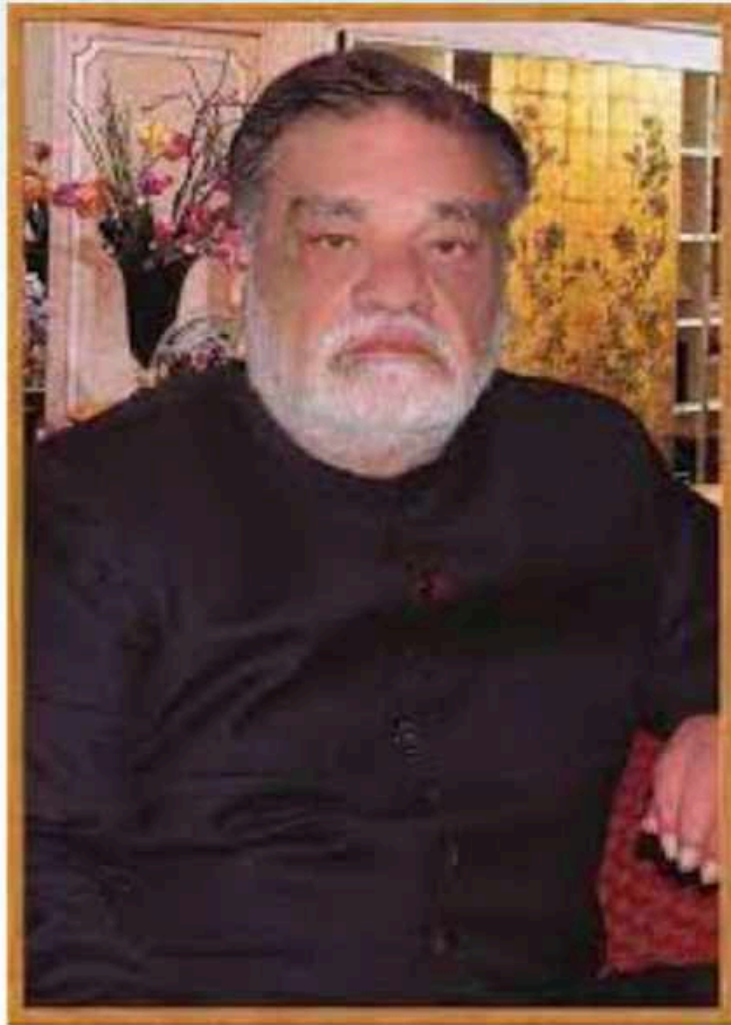
HOTEL & CONVENTION CENTRE



**PHDL**

PAKISTAN HOTELS DEVELOPERS LIMITED

44th  
*Annual  
Report*  
**2023**



**Mr. S. Ferozuddin Baweja**  
FOUNDER



## **Vision and Mission**

It is our cherished goal to be the Industry leader in hotel business by establishing a complete, unique, distinctive and truly a five star deluxe hotel complex.

To achieve the above objective and to provide the highest level of satisfaction to our valued customers, we are constantly engaged and working with a missionary zeal to bring necessary improvements in our existing facilities and to excel in offering efficient and quality services to them.

We are also committed to maintain the highest level of International hotel standards, which will add to the glory and prestige of the Country and promote tourism.

  
**Regent Plaza**  
HOTEL & CONVENTION CENTRE



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**Regent Plaza**  
HOTEL & CONVENTION CENTRE



## Corporate Profile

### Board of Directors:

#### Non-Executive Directors

- Mr. Zaheer Baweja – Chairman
- Mrs. Shahina Khalid – Director
- Mrs. Shazia Jamal – Director

#### Executive Directors

- Mr. Muzaffar F. Baweja – Chief Executive Officer
- Mr. Zubair Baweja – Managing Director

#### Independent Director

- Mr. Qazi Ahmed Saeed
- Mr. Nadeem Ul Haq Najmi

#### Audit Committee:

- Mr. Qazi Ahmed Saeed – Chairman
- Mrs. Shahina Khalid – Member
- Mr. Nadeem Ul Haq Najmi – Member

#### Hr & R Committee

- Mrs. Shahina Khalid – Chairperson
- Mr. Qazi Ahmed Saeed – Member
- Mr. Nadeem Ul Haq Najmi – Member

#### Company Secretary:

M. Taha Ali Khan

#### Chief Financial Officer:

Syed Haseen Anwer

#### Bankers :

Al Baraka Bank (Pakistan) Ltd.  
Bank Al-Habib Ltd.  
Bankislami Pakistan Ltd.  
Bank Al-Falah Ltd.  
Faysal Bank Ltd.  
Habib Bank Ltd.  
Meezan Bank Ltd.  
National Bank Of Pakistan  
Summit Bank Ltd.  
United Bank Ltd.

#### Auditors:

Clarkson Hyde Saud Ansari  
Chartered Accountants

#### Legal Advisor:

Mukesh K. Sharma

#### Independent Share Registrar

F. D. Registrar Services (SMC-Pvt.) Limited  
17th Floor, Saima Trade Tower-A,  
I. I. Chundrigar Road, Karachi.

#### Registered Office:

Regent Plaza Hotel,  
Mezzanine Floor, 195/2, Shahrah-e-Faisal,  
Karachi.

### Directors' Profile



**Zaheer Baweja**  
Chairman

Mr. Zaheer Baweja recently appointed as Chairman of the Company after election of directors held in December, 2021. He has vast Experience in Hospitality Industry. He Served Several Times on the Board of Directors of PHDL as a Director. Mr Zaheer Baweja is a Founder and CEO of Ginsoy Extreme Chinese Brand, Jashan Restaurant, Juice Junction Brand and Senior Partner in Bambou Chinese Restaurant. He has having Over 25 + Experience in Food & Beverage Industry with all his day and night efforts Ginsoy won Food Legend Award in 2018 and Best Chinese Restaurant Award in 2019.



**Muzaffar F. Baweja**  
Chief Executive Officer

Mr. Muzaffar Baweja joined on 1st January, 1985 to the Board of Directors of Pakistan Hotels Developers Ltd., Owners and Operators of Five Star Hotel, Holiday Inn Crown Plaza, Karachi (Now Regent Plaza Hotel & Convention Centre). He has served as a General Manager / Director Operations during the year October, 1994- December, 1998 in the hotel.

The name of Holiday Inn Crown Plaza was changed in 1999 to Regent Plaza Hotel and Convention Centre and Mr.Muzaffar Baweja was designated as Managing Director of the Hotel. He also served as General Manager with Taj Mahal Hotel, Karachi during the year July, 1993 - September, 1994. Under his leadership, professionalism and by the dint of his abilities of market penetration, Taj Mahal Hotel recorded highest revenue in 1993- 1994.

He has extensive working experience in Hotel Marketing, Administration, Operations and Strategic Planning and is well known personality in the Hotel Industry. He was elected as the Chairman of Pakistan Hotels Association for the year 2006 - 2007. In his capacity as Chairman of the Association, he made proposal to the Government of Pakistan to frame a policy for the development of tourism sector in Pakistan which aimed to create employment opportunities, boost the hospitality business and to attract

foreign investment for it's expansion in Pakistan. His creativity and dynamism has held the hotel in good stead during the economic crisis affecting the hospitality industry. The hotel has been accorded corporate excellence award by MAP.

Mr. Muzaffar Baweja is a Commerce Graduate from the University of Karachi and has attended various technical and certificate courses including new Hotel Opening Program - Karachi, General Manager Program - France, Computer Science from Daytona Beach, Community College - Florida, Pakistan Institute of Tourism & Hotel Management - Karachi.

From January 2013, Mr. Muzaffar Baweja working as CEO of the Company, and in his leadership Company earned a record revenue in 35 years history of the Company.



**Zubair Baweja**  
Managing Director

Mr. Zubair Baweja with the aim to serve as a leader, lives a balanced life & applies ethical principles to make a significant difference.

Having a Masters degree in Business Administration and having 30 years diversified experience in Hospitality, Healthcare, Travel, Tourism, Construction, & Creative's with the core strengths of Strategic Planning, Decisions Making & Problem Solving acumen. Currently, he is gaining recognition as a social entrepreneur.

He is a prominent, leading business & social personality, Leading as Managing Director of Regent Plaza Hotel one of the largest hotels in Karachi.

He served as Vice President of FPCCI in 2020, & Chairman of Pakistan Hotel Association in 2019/20. He has been appointed as Deputy Governor Rotary International District 3271 for the year 2023/24, Chartered Rotary Club of ROSHNI Karachi in 2022 & President of the Club in 2023-24.

In addition, he is the Member of KCCI, Management Association of Pakistan, Marketing Association of Pakistan and affiliated with various business councils, trade associations, Social & Welfare Organizations.

He has been awarded Excellence Award by FPCCI 2020 by President of Pakistan. Standing Top 100 performing CEO of Pakistan ranked by CEO Today Magazine Edition 2021 by CEO Club Pakistan.

Being a founding member & trustee of The Roshni Trust, Mr. Zubair Baweja had founded First Roshni Public School in 2009 in Qayumabad, Karachi with a capacity of 300 + students, aiming to prioritize education and vocational training for underprivileged individuals. Recently, establishing a second purpose-built campus in Dhabeji. Additionally, Roshni Vocational Center for IT has been established to further support vocational training initiatives.

Founder of 'Darakhshan Pakistan' with an initiative of Mr. Zubair Baweja in accordance for his love for Pakistan. Striving to work with a vision for a prosperous, progressive & peaceful Pakistan. Working on grand & publishing a Digital Magazine since Jan. 2023 as Chief Editor where showing positive sides of our beloved country, promote emerging talent, culture, civilization & language.

He has a vast experience in strategies of business industry especially all dimensions of hospitality sector.

Besides, He has been invited to colleges & universities to share his experience and mentoring the youth to accelerate their personal / professional development for future perspective.

Having versatile, influential qualities, he has been playing a vital role as an Arbitrator by various business & elite circles.

Believing that "Carve your name on hearts not on board" he is striving / participating his role for a better tomorrow.





**Qazi Ahmed Saeed**  
Independent Director

Qazi Ahmed Saeed, an Advocate of High Court, by profession is a Consultant & Legal Advisor, in the field of industrial relations & corporate affairs, having an experience of more than 30 years as a former Registrar & Member National Industrial Relations Commission and Deputy Chief (Legal), Corporate Law Authority/ Securities & Exchange Commission of Pakistan. He also remained as General Manager (Legal), Pakistan Telecommunication Ltd, (PTCL). Being an Advocate High Court, he has also an experience of about fifteen years as a consultant & legal advisor, in the field of industrial relations & corporate affairs.

His induction on the Board, as an independent director shall not only strengthen the management of PHDL but also be helpful in resolving the day to day issues relating to the administrative matters of the Company



**Nadeem UI Haq Najmi**  
Independent Director

The core of any successful business is rooted in the vision and diversity of experience. And for a young, energetic mind there is nothing better than the guidance of an experienced businessman. When Mr. Nadeem Najmi joined Abaseen Construction Company as Director Coordination and Management in 2001, he worked directly under the watchful eye of Engineer N.H. Najmi and gained a wealth of experience.

His readiness and eagerness to deal with tough, baffling situations, so common in the construction industry, is rare. This innate ability groomed him to acquire management skills and business acumen no school might be able to impart.

These traits make him an invaluable leader for the company. Today as CEO, he is working hard to take forward the vision of the founder.

#### **EDUCATION**

He acquired a degree in Management Sciences, specializing in Engineering Management, from Kean University, New Jersey, USA, in 1999.

#### **EXPERIENCE**

He started off with the Quetta Textile Mills project in Bhai Pheru, Punjab, where he managed to work seamlessly with Labourers, Clients and the Consultant. To deal with the unique challenges of each assignment he went through training for project management on projects like Artistic Milliner, Korangi, Karachi, and Yunus Textile Mills, Quaidabad, Karachi. Working with compelling impact, he moved on to contribute his vision and skill on the project of Indigo Textile Mills Ltd., P.Q.A. and Artistic Garments, Korangi, Karachi.,

Ibrahim Fiber Ltd, Shahkot, Faisalabad, Artistic Miliners, Karachi., Soorti Enterprise, Khi., Goldcrest Mall & Residency, Lahore and Astola Getz Pharma, Karachi.

# Notice of 44<sup>th</sup> Annual General Meeting

Notice is hereby given that the 44<sup>th</sup> Annual General Meeting of **PAKISTAN HOTELS DEVELOPERS LIMITED** will be held on 27th of October, 2023 at 3:00 PM. at Registered Office of the Company 195/2, Regent Plaza Hotel, Main Shahrah-e-Faisal, Karachi to transact the following business:

1. To confirm the minutes of Annual General Meeting held on October 28, 2022.
2. To receive, consider and adopt the Audited Accounts for the year ended June 30, 2023, together with the Directors' and Auditors' reports thereon.
3. To consider and approve payment of final cash dividend 10% (Rs.1/= per share) as recommended by the Board of Directors in addition to interim cash dividend @10% i.e. (Rs.1/= per share) already paid in March, 2023 and making a total of Rs. 2/= (20%) for the year ended June 30, 2023.
4. To appoint Auditors for the year ending June 30, 2024 and to fix their remuneration.
5. Any other business with the permission of the Chair.

By order of the Board

**(M. TAHA ALI KHAN)**  
Company Secretary

Karachi: October 6<sup>th</sup>, 2023

### NOTES:

1. Any member of the company entitled to attend and vote at the Annual General Meeting is entitled to appoint another member as a proxy to attend and vote on the member's behalf. Proxies must be deposited with the Secretary of the Company or Independent Share Registrar Office not less than 48 hours before the meeting.
2. The share transfer books of the company shall remain closed from October 20, 2023 to October 27, 2023 (Both days inclusive). Transfers, complete in all respects, received at our Independent Share Registrar Office M/s. F.D. Registrar Service (SMC-PVT. Ltd.), 17th Floor, Saima Trade Tower A, I.I. Chundrigar Road, Karachi by October 19, 2023 will be entitled to attend the meeting and will be treated in time.
3. Shareholders are requested to notify the Company of any change in their addresses.
4. Shareholders are also requested to notify the Company their CNIC No.(Passport No. if Foreigner) as required by S.R.O.49(1)/2003 dated 15.01.2003 and Circular No.13/2004 dated 05.03.2004.

C.D.C. Account Holders will further have to follow the under mentioned guidelines as laid down in Circular 1 dated 26th January, 2000 issued by the Securities and Exchange Commission of Pakistan.

#### a) For attending A.G.M.

- i) In case of Individuals, the account holder or sub account holder and / or the person whose securities are in group account and their registration details are uploaded as per the regulations, shall authenticate his or her identity by showing his / her original Computerized National Identity Card (CNIC) or Original Passport at the time of attending the meeting.
- ii) In case of Corporate entity, the Board of Directors resolution / power of attorney with specimen signature of the nominee shall be produced (unless it has been provided earlier) at the time of the meeting.

#### b) For appointing Proxies

- i) In case of individuals, the account holder or sub-account holder and / or the person whose securities are in group account and their registration details are uploaded as per the regulations, shall submit the proxy form as per the above requirement.
- ii) The proxy form shall be witnessed by two persons whose names, addresses and CNIC numbers shall be mentioned on the form.
- iii) Attested copies of CNIC or the passport of the beneficial owners and of the proxy shall be furnished with proxy form.
- iv) The Proxy shall produce his / her original CNIC or original passport at the time of the meeting.
- v) In case of a corporate entity, the Board of Directors resolution / power of attorney with specimen signatures shall be submitted (unless it has been provided earlier) along with form to the company.

## Chairman Review Report

I extended a warm welcome, on behalf of the Board of Directors, to all attendees of the 44th Annual General Meeting of Pakistan Hotels Developers Ltd. It is my privilege to present the audited financial statements of the company for the year ended June 30, 2023 along with the Auditors' Report.

The composition of the Board is given below:

- Independent Directors: 02
- Executive Directors: 02
- Other Non-Executive Directors: 03

During the year, there was no change in the composition of the Board of Directors. During the reporting financial year total of five (05) Board meetings were held. The Board's overall performance and effectiveness have been assessed as satisfactory. Improvements are an ongoing process leading to action plans.

In order to strengthen internal control of the company and as per the Code of Corporate Governance 2019, the Board has made sub-committees which in my opinion have significantly contributed to steering and managing the company. These committees ensure due compliance with the Code of Corporate Governance and include:

- Audit Committee
- Human Resource and Remuneration Committee

The country is experiencing several multifaceted challenges reflecting long-standing structural weaknesses. The Macroeconomic imbalances, high inflation rate, domestic supply shocks, high levels of external debts, significant depreciation of the currency, and international economic slowdown led to a fall in GDP growth rate to 0.3% in the Fiscal Year 2022-23. To address the challenges and maintain sustainable macroeconomic stability, the authorities have recently reached a 9-month staff-level agreement with the IMF. However, the nation needs a long-term sustainable plan to meet its extensive financing needs in the year ahead.

Despite the above, the company posted encouraging results during the financial year under review that are in line with the set objectives. The company achieved revenue figures of Rs. 559 million which reflects an increase of 20% as compared to last year and the company earned net profit and pay-out dividend to shareholders.

The Board of Directors kept a close eye on the business performance optimizing costs and processes to ensure continued growth, but the broader macroeconomic environment is more than a challenge to both the company and country, during these tiring times.

We would like to express our gratitude for our employees continued commitment and the patronage of our customers and all our stake holders who have continuously supported the company.

Karachi: September 27, 2023

  
**ZAHEER BAWEJA**  
Chairman

# Directors' Report

The Directors of the company take pleasure in presenting this report together with the Audited Financial Statements of the company for the year ended June 30, 2023.

### Principal Activities of the Company

Pakistan Hotels Developers Ltd (the Company) is a public limited company incorporated in 1979 and quoted on the Pakistan Stock Exchange. The company is principally engaged in hotel business and owns and operates a Five Star Hotel known as Regent Plaza Hotel and Convention Centre, Karachi.

### The Board of Directors

As at June 30, 2023, the Board of Directors of the Company comprises of:

Mr. Zaheer Baweja	–	Chairman
Mr. Muzaffar Baweja	–	Chief Executive
Mr. Zubair Baweja		
Mrs. Shahina Khalid		
Mrs. Shazia Jamal		
Mr. Qazi Ahmed Saeed		
Mr. Nadeem ul Haq Najmi		

### Composition of the Board

Gender	Number
Male	5
Female	2

### Categories

### Names

Non-Executive Director	Mr. Zaheer Baweja - Chairman Mrs. Shahina Khalid Mrs. Shazia Jamal
Executive Director	Mr. Muzaffar Baweja - Chief Executive Mr. Zubair Baweja
Independent Director	Mr. Qazi Ahmed Saeed Mr. Nadeem ul Haq Najmi

### Financial Performance

Salient features of Company's financial performance for the year under report vis-à-vis last year are as under:

Particulars	2022-23	2021-22
	Rs. '000	Rs. '000
Revenue	559,042	464,551
Gross Profit	243,304	218,361
Operating Profit	60,632	60,624
EBITDA	124,419	118,131
Net Profit after tax	44,129	47,817
EPS (Rupees)	2.45	2.66

<b>Appropriation of Profit</b>	<b>2022-23</b>	<b>2021-22</b>
Following are the details of appropriations	<b>(Rs'000)</b>	<b>(Rs'000)</b>
Profit after tax	<b>44,129</b>	47,817
- Transferred from surplus on revaluation of fixed assets of incremental depreciation	<b>28,855</b>	25,124
- Other comprehensive Loss for the year	<b>(571)</b>	(446)
	<b>72,413</b>	72,495
- Un-appropriated profit brought forward	<b>138,668</b>	111,173
	<b>211,081</b>	183,668
<b>Appropriation</b>		
- Final cash dividend @ 15% i.e Rs.1.50 per share for 2022	<b>(27,000)</b>	—
- Interim cash dividend @ 10% i.e Rs.1/= per share for 2023 (2022: @25%)	<b>(18,000)</b>	(45,000)
Un-appropriated profit carried forward	<b>166,081</b>	138,668

### Revenue

Financial year ending June 30, 2023 under review, your company earned revenue of Rs. 559.042 million which showed an increase of 20.34% as compared to last year. The increase in revenue figures is mainly the result of the efforts of our management team.

### Cost of sales and services

During the fiscal year 2022-23 under review, the cost of sales and services increased by 28.25% as compared to last year. This increase was mainly due to an increase in sales volume and high inflation rates.

### Gross profit

Your company achieved a gross profit margin of 44% for the fiscal year under review as compared to 47% reported last year.

### Net Profit

During the year company earned net profit after tax Rs. 44.129 million as compared to Rs. 47.817 million in last year. The profit has decreased due to the increase in price of cost of sales and services.

### Earning per share is Rs. 2.45

### Entitlement to Share Holders

The Board of directors has recommended a final cash dividend 10% to the shareholders for the financial year 2022-23 in addition to 10% interim cash dividend already paid.

### Directors Remuneration

A formal Director's Remuneration policy approved by the Board is in place. The policy includes transparent procedure for remuneration of Directors in accordance with the Companies Act, 2017 and Code of Corporate Governance. No fees were paid during the year 2022-23 to directors for attending the Board meeting.

## Annual Report 2023

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Appropriate disclosure of remuneration paid during the year to Directors and Chief Executive has been provided in Note 23 to the Financial Statements.

### **Change in Board of Directors**

During the financial year 2022-23, there were no change in the Board of Directors.

### **Related Party Transaction**

The company has executed all transaction with its related parties at an arm's length price except where it has been disclosed in the financial statements. The details of all party transactions were placed before the Audit committee and upon its recommendations, the same were approved by the Board of Directors.

### **Contribution to National Exchequer**

The Company in the year under review contributed an amount of Rs.97.80 million as to Provincial and Federal governments in the form of sales tax, income tax and other levies

### **Capital Expenditure**

During the year we expended Rs.111.173 Million in Air-conditioning Electric chiller, Equipment, Guestrooms, and Conventional Halls. The amount expended in capital nature will increase the improvement in business activities.

### **Principal Risks and Uncertainties**

The current political instability and economic uncertainty in the country affected the overall business. State Bank of Pakistan restricted on LC openings, adverse exchange rates parities, soaring inflation and the purchasing power of the customers are the factors that may impact the results.

The Company's overall risk management program focuses on minimizing potential adverse effects on its performance. This is carried out by the Company's senior management team and the results are shared with the Board of Directors.

### **Trends and Factors**

The economic challenges facing the country are anticipated to maintain an upward pressure on inflation and interest rates and also keeping the rupee under stress, which is expected to adversely impact the business and investment climate. Following the recent bailout package by IMF, the austerity measures in fiscal and economic policies could pose a challenge for growth momentum. However, the currently underway China Pakistan Economic Corridor (CPEC) should boost the economy with increased power availability and infrastructure development project.

### **Adequacy of Internal Financial Controls**

The Board of Directors have set up effective internal financial controls across all functions. The independent Internal Audit function of your Company regularly monitors the implementation of financial controls, whereas the Audit Committee reviews the effectiveness of the internal control framework.

### **Subsequent Events**

No material changes or commitments affecting the financial position of the Company have taken place between the end of the year and the date of this report.

### **Material Information**

The Company has received a letter on dated September 23, 2023 from a potential buyer namely SIUT Trust in which letter they have shown their interest for acquiring the Hotel property and requesting to provide the property documents for their due diligence. The Board of Directors in their meeting held on September 27, 2023 has approved to provide the copies of the property documents for their due diligence.

### Impact of Business on Environment

The Company while realizing its responsibility to protect the environment is organizing various internal workshops and seminars along with trainings of our employees on regular basis to impart environmental, saving water and energy education. We are also planted some green plants outside and inside areas of the Hotel which look pleasant to eyes and contribution towards to environment protection measures.

### Corporate Social Responsibility

The Company recognizes its social responsibilities and also recognizes its obligation to continuously improve its processes, systems and services as a key member of the community. It is committed to contribute its resources for the better environment with an unprejudiced approach. Its safety, health and environmental policies are geared towards unbiased betterment of employees and stakeholders.

We have appointed different paid internees in different departments of the company and after that, they are eligible for getting better jobs in their respective fields. Further every year one or two employees perform Hajj on company cost.

The company is also willing to reduce energy costs by installing equipment which helps us to minimize the cost without compromising the quality and also we give proper training and briefing to the staff for effective use of energy and in these ways, we are contributing towards shortfall energy problem.

For any successful organization, customer satisfaction and feedback are considered vital, therefore, we regularly take feedback from customers and try to improve our services on the basis of such remarks.

The Company has an open-door policy for recruitment of Special Persons. The Company continues to employ number of individuals in different department.

### Human Resources

The Company maintained industrial peace and a positive and enabling work-environment for all employees in the organization by promoting candor and fairness. The Company continues its efforts on development of personnel at all levels, proactively building capabilities and retaining talent for business continuity. Employee engagement has been managed with robust policies and procedures. The Company has formulated a firm succession plan, which includes performance evaluation and appropriate training requirements for development of potential future leaders. The Company continued to enhance capabilities of employees by providing them development opportunities internationally as well.

Apart from the above mentioned matter, further we confirm the following points.

The financial statements have been drawn up in conformity with the requirements of the Companies Act, 2017 and fairly state of its affairs, operating results, cash flow and changes in equity.

- a) Proper books of accounts of the company have been maintained in the manner required under Companies Act, 2017.
- b) Appropriate accounting policies have been consistently applied in preparation of the financial statements and accounting estimates are based on reasonable and prudent business judgment.
- c) International Financial Reporting Standards (IFRS), as applicable in Pakistan, have been followed in preparation of financial statements.
- d) The internal control system is being implemented and monitored.
- e) There are no significant doubts about the Company's ability to continue as a going concern.
- f) There has been no material departure from the best practices of corporate governance, as required by the listing regulations.
- g) The key operating and financial data for the current year and last Five years is annexed to this report.

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- h) Outstanding duties and taxes, if any, have been disclosed in the financial statements.
- i) The Chairman's Review dealing with the performance of the company during the year ended June 30, 2023, and other matters of concern to the company forms part of this report. Chairman's review approved by the Board of Directors.
- j) The number of Board meetings held during the year 2022-23 were Five (05). The attendance of the directors are as under:

Name of Directors	Number of Meetings	
	Held During Directorship in the year	Attended
Mr. Zaheer Baweja	05	05
Mr. Muzaffar F. Baweja	05	05
Mr. Zubair Baweja	05	05
Mrs. Shahina Khalid	05	05
Mrs. Shazia Jamal	05	05
Mr. Qazi Ahmed Saeed	05	05
Mr. Nadeem ul Haq Najmi	05	05

- k) Pattern of shareholding as at June 30, 2023 is annexed to this report.
- l) We confirm that the directors and CFO and their spouse and minor children have made no transactions of the company's shares during the year, other than reported.
- m) The statement of compliance with the Code of Corporate Governance is annexed to this report.
- n) The present Auditors M/s. Clarkson Hyde Saud Ansari, Chartered Accountants retires and being eligible, offers themselves for the re-appointment.
- o) No casual vacancy occurred during the financial year in the Board.

For & on behalf of Board of Directors



**ZUBAIR BAWEJA**  
Managing Director



**MUZAFFAR F. BAWEJA**  
Chief Executive Officer

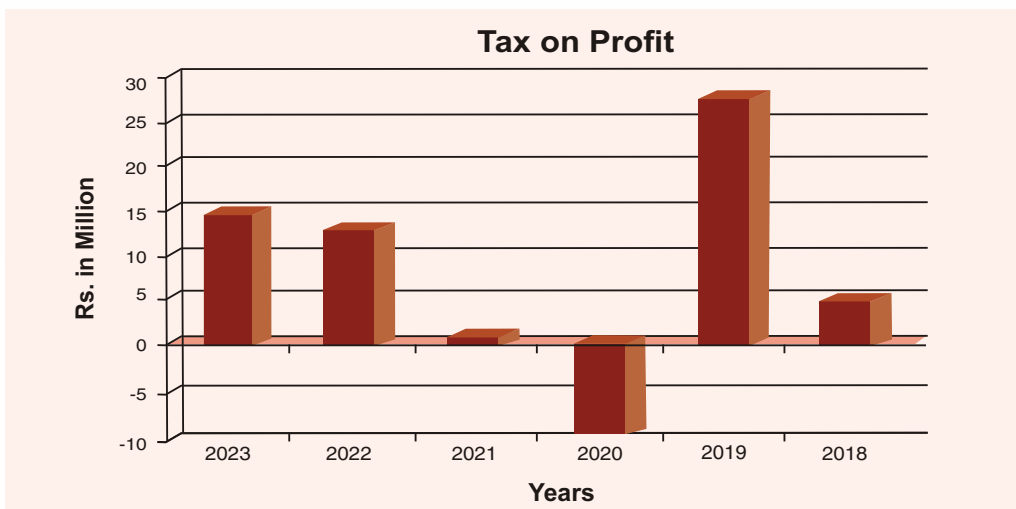
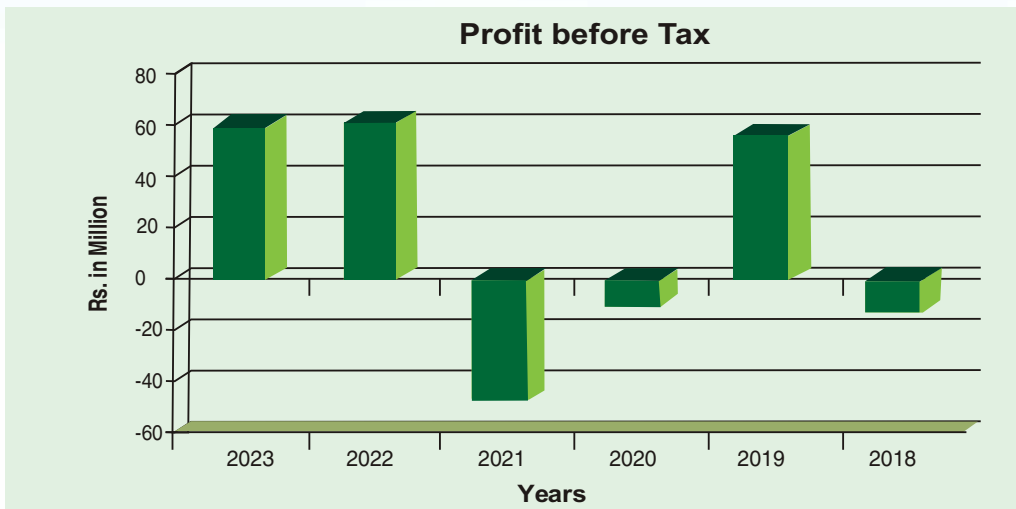
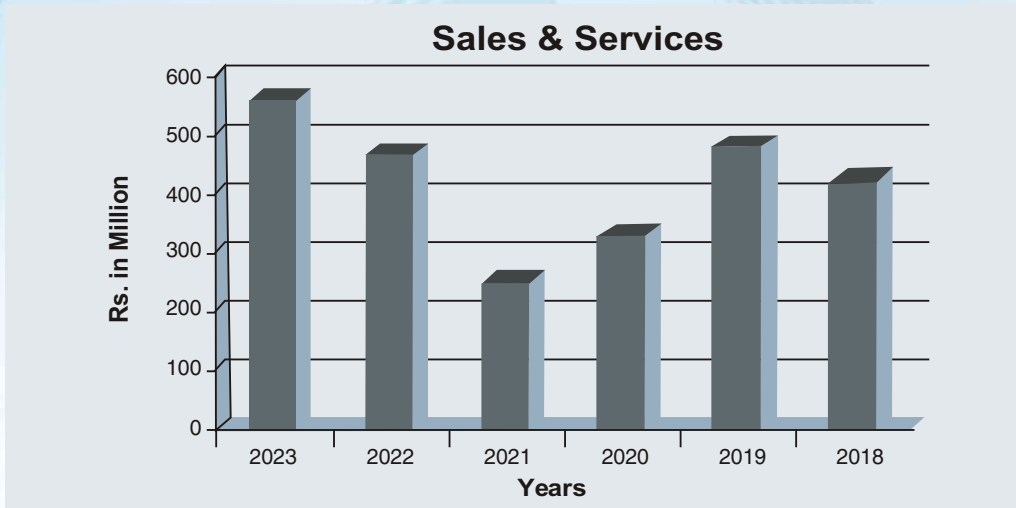
Karachi: September 27, 2023



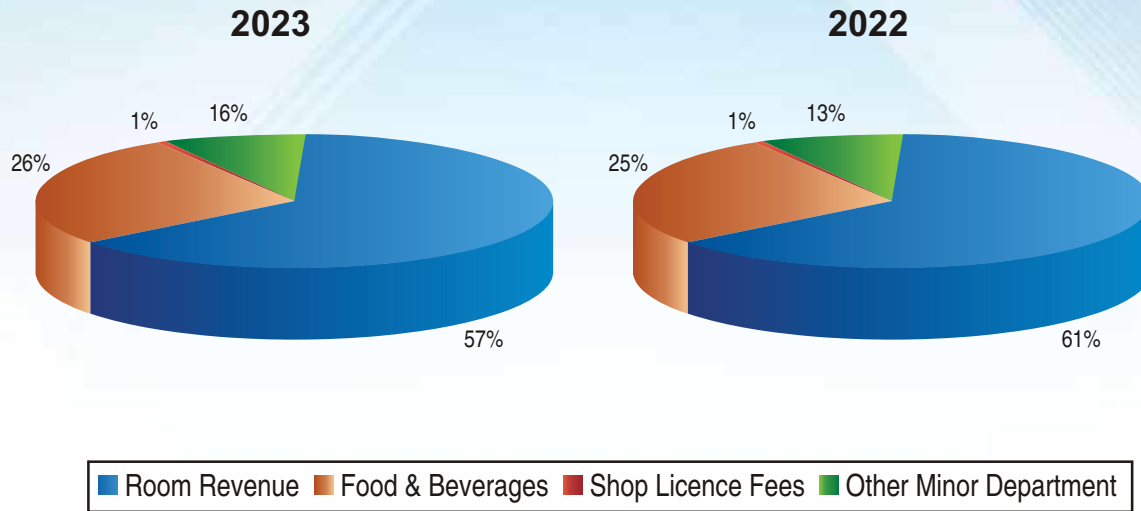
## Financial Highlights

	2023	2022	2021	2020	2019	2018
	..... Rupees '000 .....					
Sales and services - Net	559,042	464,551	249,724	326,721	480,539	416,798
Profit / (loss) before tax	58,807	60,585	(46,357)	(9,793)	55,634	(11,962)
Finance cost	—	39	268	1,082	4,235	9,749
PBIT	58,807	60,624	(46,089)	(8,711)	59,869	(2,213)
Profit / (loss) after tax	44,129	47,817	(47,165)	442	28,013	(16,967)
<b>Financial position</b>						
Current assets	102,714	134,194	108,966	106,197	95,498	119,464
Less: Current liabilities	115,608	88,232	96,396	93,381	99,994	161,630
Net working capital	(12,894)	45,962	12,570	12,816	(4,496)	(42,166)
Fixed assets - net	10,053,235	10,007,674	9,559,123	9,607,906	9,637,494	4,900,613
<b>Investments</b>						
Other non-current assets	6,035	6,080	6,080	6,080	6,080	6,080
<b>TOTAL</b>	<b>10,046,376</b>	<b>10,059,716</b>	<b>9,577,773</b>	<b>9,626,802</b>	<b>9,639,078</b>	<b>4,864,527</b>
Other non-current liabilities	280,891	292,789	254,596	256,865	276,825	223,407
<b>Shareholders equity</b>	<b>9,765,485</b>	<b>9,766,927</b>	<b>9,323,177</b>	<b>9,369,937</b>	<b>9,362,253</b>	<b>4,641,120</b>
<b>Statistics</b>						
Number of rooms	400	400	400	400	400	400
Room occupancy %	19.00	20.00	9.00	14.99	22.74	21.59
Number of employees	105	75	75	151	157	138
Earning / (loss) per share (Rs.)	2.45	2.66	(2.62)	0.02	1.56	(0.94)
Break up value per share (Rs.)	542.53	542.60	517.95	520.55	520.13	257.84
Market value per share (Rs.)	80	142	102	87	147	107.50
Dividend per share (Rs.)	2.00	4.00	—	—	1.00	—
<b>Ratios</b>						
ROCE (%)	0.60	0.60	(0.49)	(0.09)	0.64	(0.05)
ROA (%)	0.44	0.48	(0.50)	0.05	0.29	(0.35)
Current ratio	0.88	1.52	1.12	1.13	0.96	0.72
Net profit / (loss) margin (%)	7.89	10.40	(18.89)	0.14	5.83	(4.07)

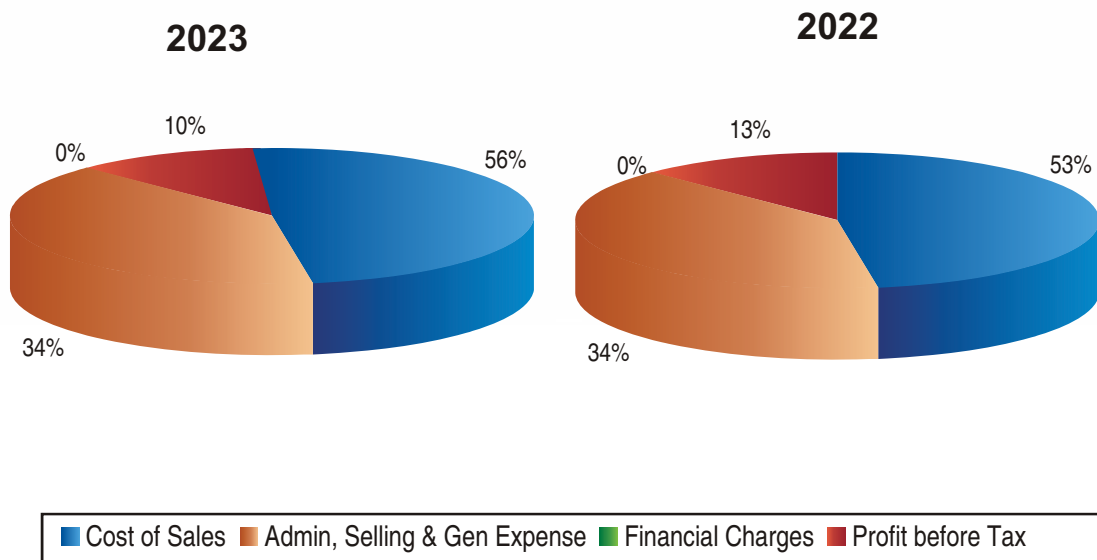
## Graphical Presentation



## Department Revenue Contribution



## Application of Revenue & Other Income



## Statement of Compliance with Listed Companies (Code of Corporate Governance) Regulations, 2019

Name of Company: Pakistan Hotels Developers Limited

Year Ended: June 30, 2023

The company has complied with the requirements of the Regulations in the following manner.

1. The total number of directors are seven as per the following.
  - a) Male : Five
  - b) Female : Two
2. The composition of the Board of Directors (the Board) is as follows.

Category	Names
Independent Directors	Mr. Qazi Ahmed Saeed Mr. Nadeem ul Haq Najmi
Executive Directors	Mr. Muzaffar Baweja Mr. Zubair Baweja
Non-Executive Directors	Mr. Zaheer Baweja Mrs. Shahina Khalid Mrs. Shazia Jamal

- The Board has constituted on December 28th 2021 for a term of three years.
  - The Chairman of the Board is Non-Executive Director.
3. The directors have confirmed that none of them is serving as a director on more than seven listed companies, including this company.
  4. The company has prepared a "Code of Conduct" and has ensured that appropriate steps have been taken to disseminate it throughout the company along with its supporting policies and procedures.
  5. The Board has developed a vision/mission statement, overall corporate strategy and significant policies of the company. A complete record of particulars of significant policies along with the dates on which they were approved or amended has been maintained.
  6. All the powers of the Board have been duly exercised and decisions on relevant matters, have been taken by the Board/Shareholders as empowered by the relevant provisions of the Companies Act, ("the Act") and these Regulations.
  7. The meetings of the Board were presided over by the Chairman and in his absence, by a director elected by the Board for this purpose. The Board has complied with the requirements of the Act, and the Regulations with respect to frequency, recording and circulating minutes of meeting of the Board.
  8. The Board has a formal policy and transparent procedures for remuneration of directors in accordance with the Act and these Regulations.
  9. The Board remained fully compliant with the provision with regard to their directors' training program. Out of total of seven directors one is exempt from training program as mentioned in regulation No.19 sub regulation 2 of the Regulations. Furthermore one director has already completed this training program earlier.
  10. The Board has approved appointment of Chief Financial Officer, Company Secretary and Head of Internal Audit, including their remuneration and terms and conditions of employment and complied with relevant requirements of the Regulations.

11. The Chief Financial Officer and Chief Executive Officer duly endorsed the financial statements before approval of the Board.
12. The Board has formed Committees comprising of members given below.
- a) Audit Committee**
- |                           |          |
|---------------------------|----------|
| – Mr. Qazi Ahmed Saeed    | Chairman |
| – Mrs. Shahina Khalid     | Member   |
| – Mr. Nadeem ul Haq Najmi | Member   |
- b) HR and Remuneration Committee**
- |                           |             |
|---------------------------|-------------|
| – Mrs. Shahina Khalid     | Chairperson |
| – Mr. Qazi Ahmed Saeed    | Member      |
| – Mr. Nadeem ul Haq Najmi | Member      |
13. The terms of reference of the aforesaid committees have been formed, documented and advised to the committee for compliance.
14. The frequency of meetings of the aforesaid committees were as under.
- |                               |                   |
|-------------------------------|-------------------|
| Audit Committee               | Quarterly         |
| HR and Remuneration Committee | On required basis |
15. The Board has set up an effective internal audit function who are considered suitably qualified and experienced for the purpose and are conversant with the policies and procedures of the company.
16. The statutory auditors of the company have confirmed that they have been given a satisfactory rating under the quality control review program of the ICAP, and registered with Audit Oversight Board of Pakistan that they or any of the partners of the firm, their spouses and minor children do not hold shares of the company and that the firm and all its partners are in compliance with International Federation of Accountants (IFAC) guidelines on code of ethics as adopted by the ICAP and that they and the partners of the firm involved in the audit are not a close relative( spouse, parent, dependent and non-dependent children) of the chief executive officer, chief financial officer, head of internal audit , company secretary or director of the company.
17. The statutory auditors or the persons associated with them have not been appointed to provide other services except in accordance with the Act, these listing regulations or any other regulatory requirements and the auditors have confirmed that they have observed IFAC guidelines in this regard.
18. We confirm that all other requirements of the Regulations 3, 6, 7, 8, 27, 32, 33 and 36 have been complied with.

For & on behalf of Board of Directors



**MUZAFFAR F. BAWEJA**  
Chief Executive Officer



**ZAHEER BAWEJA**  
Chairman

Karachi: September 27, 2023

## INDEPENDENT AUDITOR'S REVIEW REPORT

To the members of: **PAKISTAN HOTELS DEVELOPERS LIMITED**

### Review Report on the Statement of Compliance contained in Listed Companies (Code of Corporate Governance) Regulations, 2019

We have reviewed the enclosed Statement of Compliance with the Listed Companies (Code of Corporate Governance) Regulations, 2019 (the Regulations) prepared by the Board of Directors of **PAKISTAN HOTELS DEVELOPERS LIMITED** (the Company) for the year ended June 30, 2023 in accordance with the requirements of regulation 36 of the Regulations.

The responsibility for compliance with the Regulations is that of the Board of Directors of the Company. Our responsibility is to review whether the Statement of Compliance reflects the status of the Company's compliance with the provisions of the Regulations and report if it does not and to highlight any non-compliance with the requirements of the Regulations. A review is limited primarily to inquiries of the Company's personnel and review of various documents prepared by the Company to comply with the Regulations.

As a part of our audit of the financial statements we are required to obtain an understanding of the accounting and internal control systems sufficient to plan the audit and develop an effective audit approach. We are not required to consider whether the Board of Directors' statement on internal control covers all risks and controls or to form an opinion on the effectiveness of such internal controls, the Company's corporate governance procedures and risks.

The Regulations require the Company to place before the Audit Committee, and upon recommendation of the Audit Committee, place before the Board of Directors for their review and approval, its related party transactions. We are only required and have ensured compliance of this requirement to the extent of the approval of the related party transactions by the Board of Directors upon recommendation of the Audit Committee.

Based on our review, nothing has come to our attention which causes us to believe that the Statement of Compliance does not appropriately reflect the Company's compliance, in all material respects, with the requirements contained in the Regulations as applicable to the Company for the year ended June 30, 2023.



**Clarkson Hyde Saud Ansari**

Chartered Accountants

Engagement Partner - **Saud Ansari**

Karachi.

Dated: September 27, 2023

UDIN: CR202310149RrWmPSwuH

## INDEPENDENT AUDITOR'S REPORT

To the members of: **PAKISTAN HOTELS DEVELOPERS LIMITED**

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the annexed financial statements of **PAKISTAN HOTELS DEVELOPERS LIMITED** (the Company), which comprise the statement of financial position as at June 30, 2023, and the statement of profit or loss and other comprehensive income, the statement of changes in equity, the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, and we state that we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of the audit.

In our opinion and to the best of our information and according to the explanations given to us, the statement of financial position, and the statement of profit or loss and other of comprehensive income, the statement of changes in equity, and the statement of cash flows, together with the notes forming part thereof conform with the accounting and reporting standards as applicable in Pakistan and give the information required by the Companies Act, 2017 (XIX of 2017), in the manner so required and respectively give a true and fair view of the state of the Company's affairs as at June 30, 2023 of the profit and other comprehensive income, the changes in equity and its cash flows for the year then ended.

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as applicable in Pakistan. Our responsibilities under those standards are further described in the Auditor's 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 as adopted by the Institute of Chartered Accountants of Pakistan (the Code) and we have fulfilled our ethical responsibilities in accordance with the Code. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### 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 of 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. Following are the key audit matters:

S.No.	Key audit Matter	How the matter is addressed in our audit
1.	<p><b>Revenue Recognition</b></p> <p>Refer notes 18 to the financial statements. The Company recognized revenue of 318,886 thousand rupees and 146,554 thousand rupees from rooms and sale of food and beverages respectively for the year ended June 30, 2023.</p> <p>We identified recognition of revenue from rooms and sale of food and beverages as a key audit matter, because these are the key performance indicators of the Company and gives rise to inherent risk that rooms and food and beverages revenues could be subject to misstatement to meet expectations or targets.</p>	<p>We performed the following audit procedures to assess the recognition of revenue from rooms and food and beverages:</p> <ul style="list-style-type: none"> <li>• Obtained an understanding of the system relating to recognition of revenue and reviewed internal controls designed for recording of revenue;</li> <li>• Tested the design, implementation and operating effectiveness of key internal controls over revenue, by checking a sample of revenue transactions recorded during the year with reservations, sales invoices and other relevant underlying records;</li> <li>• Performed analytical procedures on revenue and sought management's explanation for major variances and corroborated the same with available audit evidence;</li> <li>• Tested the appropriateness of journal entries recorded in the revenue account, with the underlying documentation;</li> </ul>

S.No.	Key audit Matter	How the matter is addressed in our audit
		<ul style="list-style-type: none"> <li>Ensured that for guests staying on the last day of the year, room revenue is accrued till last night and is kept in guest ledger balance, to confirm that revenue was recorded in the appropriate accounting period; and</li> <li>Checked and compared revenue with sales tax returns.</li> </ul>
2.	<p><b>Repairs and Maintenance</b></p> <p>Repairs and maintenance expenses were charged at 59,775 thousand rupees, as disclosed in note 20. We identified this expense item as a key audit matter, because the amount is significant. There is a risk that capital expenditure or some other item could be charged to it.</p>	<p>We performed, amongst others, the following audit procedures:</p> <ul style="list-style-type: none"> <li>Determined the control risk by reviewing and documenting the internal controls over payments and expenditure;</li> <li>Tested the implementation and operating effectiveness of key internal controls over payments, by checking vendors' invoices, official approvals and application of controls designed to prevent errors.</li> <li>Extended the sample size for compliance testing.</li> <li>Analysed the repair and maintenance account, sought explanation for major amounts and corroborated with the other available information.</li> <li>Tested the appropriateness of journal entries recorded in the expense account, with the underlying documentation;</li> </ul>

### Information Other than the Financial Statements and Auditor's Report Thereon

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.

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. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of Management and Board of Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting and reporting standards as applicable in Pakistan and the requirements of Companies Act, 2017 (XIX of 2017) 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.

Boards of directors are responsible for overseeing the Company's financial reporting process.

### Auditor's 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 auditor's 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 as applicable in Pakistan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's 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 auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide the board of directors 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.


From the matters communicated with the board of directors, we determine those matters 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 auditor's 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 of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Report on Other Legal and Regulatory Requirements

Based on our audit, we further report that in our opinion:

- a) proper books of account have been kept by the Company as required by the Companies Act, 2017 (XIX of 2017);
- b) the statement of financial position, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows together with the notes thereon have been drawn up in conformity with the Companies Act, 2017 (XIX of 2017) and are in agreement with the books of account and returns;
- c) investments made, expenditure incurred and guarantees extended during the year were for the purpose of the Company's business; and
- d) no Zakat was deductible at source under the Zakat and Ushr Ordinance, 1980 (XVIII of 1980).

The engagement partner on the audit resulting in this independent auditor's report is **SAUD ANSARI**

  
**Clarkson Hyde Saud Ansari**

Chartered Accountants

Dated: September 27, 2023

UDIN: AR20231014951JwINISK

## Statement of Financial Position

As at June 30, 2023

	Notes	2023 (Rupees '000)	2022
<b>Non-current assets</b>			
Property, plant and equipment	5	10,053,235	10,007,674
Long term deposits	6	6,035	6,080
		<u>10,059,270</u>	<u>10,013,754</u>
<b>Current assets</b>			
Stores and spares	7	1,946	2,217
Inventory - food and beverages	8	3,222	2,069
Trade receivables	9	53,241	40,610
Advances, prepayments and other receivables	10	22,840	45,419
Cash and bank balances	11	21,465	43,879
		<u>102,714</u>	<u>134,194</u>
		<u>10,161,984</u>	<u>10,147,948</u>
<b>Share capital and reserves</b>			
Share capital	12	180,000	180,000
		<u>180,000</u>	<u>180,000</u>
<b>Capital reserve</b>			
Surplus on revaluation of property, plant and equipment	13	9,419,404	9,448,259
<b>Revenue reserve</b>			
Un-appropriated profit		166,081	138,668
		<u>9,765,485</u>	<u>9,766,927</u>
<b>Non current liabilities</b>			
Deferred taxation	14	276,211	288,309
Security deposits	15	4,680	4,480
		<u>280,891</u>	<u>292,789</u>
<b>Current liabilities</b>			
Unpaid dividend		16,343	15,321
Unclaimed dividend		10,497	10,251
Trade and other payables	16	88,768	62,660
		<u>115,608</u>	<u>88,232</u>
<b>Contingencies and commitments</b>			
	17		
		<u>10,161,984</u>	<u>10,147,948</u>

The annexed notes form an integral part of these financial statements.

  
**MUZAFFAR F. BAWEJA**  
 Chief Executive Officer

Karachi: September 27, 2023

  
**ZUBAIR BAWEJA**  
 Managing Director

  
**SYED HASEEN ANWER**  
 Chief Financial Officer

## Statement of Profit or Loss and other Comprehensive Income

for the year ended June 30, 2023

	Notes	2023 (Rupees '000)	2022 (Rupees '000)
Revenue	18	559,042	464,551
Less: Cost of sales and services	19	<u>315,738</u>	<u>246,190</u>
Gross profit		243,304	218,361
Less: Administrative, selling and general expenses	20	<u>188,406</u>	<u>157,895</u>
		54,898	60,466
Add: Other operating income	22	<u>5,734</u>	<u>158</u>
		60,632	60,624
Less: Financial charges	23	<u>—</u>	<u>39</u>
		60,632	60,585
Less: Other charges	24	<u>1,825</u>	<u>—</u>
		58,807	60,585
Taxation	25	<u>14,678</u>	<u>12,768</u>
<b>Net profit after taxation</b>		<u>44,129</u>	<u>47,817</u>
<b>Other comprehensive income</b>			
Items that will not be reclassified to the statement of profit or loss			
Surplus on revaluation of property, plant and equipment net of tax		—	441,379
Actuarial (Loss) on defined benefit plan net of tax		(571)	(446)
		(571)	440,933
<b>Total comprehensive income for the year</b>		<u>43,558</u>	<u>488,750</u>
Earnings per share:- basic and diluted - Rupees	28	<u>2.45</u>	<u>2.66</u>

The annexed notes form an integral part of these financial statements.

  
**MUZAFFAR F. BAWEJA**  
Chief Executive Officer

  
**ZUBAIR BAWEJA**  
Managing Director

  
**SYED HASSEEN ANWER**  
Chief Financial Officer

Karachi: September 27, 2023

## Statement of Changes in Equity

for the year ended June 30, 2023

	Share Capital	Capital reserve surplus on revaluation of Property, plant & equipment	Revenue reserve Unappropriated profit	Total
.....(Rupees '000).....				
Balance as at June 30, 2021	180,000	9,032,004	111,173	9,323,177
<b>Total comprehensive income for the year</b>				
Profit for the year	—	—	47,817	47,817
Other comprehensive income / (loss)	—	441,379	(446)	440,933
	—	441,379	47,371	488,750
Transfer to unappropriated profit due to incremental depreciation net of tax	—	(25,124)	25,124	—
Interim cash dividend paid @Rs.2.50 per share (25%) for the year 2022	—	—	(45,000)	(45,000)
<b>Balance as at June 30, 2022</b>	<b>180,000</b>	<b>9,448,259</b>	<b>138,668</b>	<b>9,766,927</b>
<b>Total comprehensive income for the year</b>				
Profit for the year	—	—	44,129	44,129
Other comprehensive income / (loss)	—	—	(571)	(571)
	—	—	43,558	43,558
Transfer to unappropriated profit due to incremental depreciation net of tax	—	(28,855)	28,855	—
Final cash dividend paid @Rs.1.50 for the year - 2022	—	—	(27,000)	(27,000)
Interim cash dividend paid @Rs.1.00 per share (10%) For the year 2023	—	—	(18,000)	(18,000)
<b>Balance as at June 30, 2023</b>	<b>180,000</b>	<b>9,419,404</b>	<b>166,081</b>	<b>9,765,485</b>

The annexed notes form an integral part of these financial statements.

  
**MUZAFFAR F. BAWEJA**  
Chief Executive Officer

  
**ZUBAIR BAWEJA**  
Managing Director

  
**SYED HASEEN ANWER**  
Chief Financial Officer

Karachi: September 27, 2023

## Statement of Cash Flows

for the year ended June 30, 2023

	Notes	2023 (Rupees '000)	2022
<b>Cash from operating activities</b>			
Cash generated from operations	26	147,646	114,557
Income taxes paid		(24,850)	(18,016)
Financial charges paid		—	(39)
Net cash from operating activities		<u>122,796</u>	<u>96,502</u>
<b>Cash from investing activities</b>			
Payment for acquisition of property, plant & equipment		(111,173)	(16,482)
Proceeds from disposal of property, plant & equipment		—	230
Profit on bank deposits		1,187	1,155
Net cash (used in) investing activities		<u>(109,986)</u>	<u>(15,097)</u>
<b>Cash from financing activities</b>			
Repayment of lease liability		—	(674)
Dividend paid		(43,732)	(44,130)
Receipt/(repayment) of short term borrowing		—	(17,746)
Net cash (used in) financing activities		<u>(43,732)</u>	<u>(62,550)</u>
Net (decrease)/increase in cash and cash equivalents		<u>(30,922)</u>	18,855
Cash and cash equivalents - at the beginning of the year		43,879	25,024
Cash and cash equivalents - at the end of the year	27	<u><u>12,957</u></u>	<u><u>43,879</u></u>

The annexed notes form an integral part of these financial statements.

  
**MUZAFFAR F. BAWEJA**  
 Chief Executive Officer

  
**ZUBAIR BAWEJA**  
 Managing Director

  
**SYED HASEEN ANWER**  
 Chief Financial Officer

Karachi: September 27, 2023

## Notes to the Financial Statements

### for the year ended June 30, 2023

#### 1 Corporate and General Information

Pakistan Hotels Developers Limited ('Company') was incorporated and domiciled in 1979 at Karachi, Pakistan under the Companies Act, 1913 (now Companies Act, 2017) as a private limited company and converted into a public limited company in 1981. The company is listed on Pakistan Stock Exchange Limited. The registered office of the company is situated at 195/2, Sharah-e-Faisal, Karachi. The company is principally engaged in hotel business and owns and operates a Five Star Hotel known as Regent Plaza Hotel and Convention Centre, Karachi.

#### 2 Basis of Presentation

##### 2.1 Statement of Compliance

These financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. The accounting and reporting standards applicable in Pakistan comprise of:

- I. International Financial Reporting Standards issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017; and
- II. Provisions of and directives issued under the Companies Act, 2017.

Where provisions of and directives issued under the Companies Act, 2017 differ from the IFRS, the provisions of and directives issued under the Companies Act, 2017 have been followed.

##### 2.2 New standards, interpretations and amendments to published approved accounting standards that are effective in the current year

New and amended standards and interpretations mandatory for the first time for the financial year beginning July 1, 2022:

###### IAS 37 Onerous Contracts

**Effective date: January 1, 2022**

Under IAS 37 'Provisions, Contingent Liabilities and Contingent Assets', a contract is 'onerous' when the unavoidable costs of meeting the contractual obligations – i.e. the lower of the costs of fulfilling the contract and the costs of terminating it – outweigh the economic benefits. The amendments clarify that the 'costs of fulfilling a contract' comprise both the incremental costs – e.g. direct labour and materials; and an allocation of other direct costs – e.g. an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract.

###### IAS 16 Proceeds before an asset's intended use

**Effective date: January 1, 2022**

Amendment to IAS 16 'Property, Plant and Equipment' prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related cost in profit or loss. The amendments apply retrospectively, but only to items of PPE made available for use in or after the beginning of the earliest period presented in the financial statements in which the company first applies the amendments.

### 2.3 Standards, interpretations and amendments to published approved accounting standards that are neither yet effective nor early adopted by the Company

The following new standards and amendments to the approved accounting standards as applicable in Pakistan are not effective for the financial year beginning on July 1, 2022 and have not been early adopted the Company:

#### IAS 1 Classification of liabilities as current or non current

**Effective date: January 1, 2024**

Under existing IAS 1 requirements, companies classify a liability as current when they do not have an unconditional right to defer settlement of the liability for at least twelve months after the end of the reporting period. As part of this amendments, the requirement for a right to be unconditional has been removed and instead, the amendments requires that a right to defer settlement must have substance and exist at the end of the reporting period. This right may be subject to a Company complying with conditions (covenants) specified in a loan arrangement. At October 31, 2022, after considering certain aspects of the amendments, the IASB reconfirmed that only covenants with which a company must comply on or before the reporting date affect the classification of a liability as current or non current. Covenants with which the company must comply after the reporting date (i.e. future covenants) do not affect a liability's classification at that date. However, when non-current liabilities are subject to future covenants, companies will now need to disclose information to help users understand the risk that those liabilities could become repayable within 12 months of the reporting date.

#### IAS 1 Disclosure of accounting policies

**Effective date: January 1, 2023**

Amendments to IAS 1, 'Presentation of Financial Statements' includes requiring companies to disclose their material accounting policies rather than their significant accounting policies, clarifying that accounting policies related to immaterial transactions, other events or conditions are themselves immaterial and as such need not be disclosed and also clarifying that not all accounting policies that relate to material transactions, other events or conditions are themselves material to a company's financial statements.

#### IAS 8 Definition of accounting estimates

**Effective date: January 1, 2023**

The International Accounting Standards Board (the Board) has issued these amendments to end diversity in treatment of accounting estimates and clarified how companies should distinguish changes in accounting policies from changes in accounting estimates, with a primary focus on the definition of and clarifications on accounting estimates. Developing an accounting estimate includes both selecting a measurement technique (estimation or valuation technique) – e.g. an estimation technique used to measure a loss allowance for expected credit losses when applying IFRS 9 Financial Instruments; and – choosing the inputs to be used when applying the chosen measurement technique – e.g. the expected cash outflows for determining a provision for warranty obligations when applying IAS 37 Provisions, Contingent Liabilities and Contingent Assets. The effects of changes in such inputs or measurement techniques are changes in accounting estimates.

#### IAS 12 Deferred Tax

**Effective date: January 1, 2023**

The amendments narrow the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. As a result, companies will need to recognize a deferred tax asset and a deferred tax liability for temporary differences arising on initial recognition of a lease and a decommissioning provision.

### **IFRS 16 Sale and Leaseback Transactions**

**Effective date: January 1, 2023**

Amendments impact how a seller-lessee accounts for variable lease payments that arise in a sale-and-leaseback transaction. On initial recognition, the seller-lessee includes variable lease payments when it measures a lease liability arising from a sale- leaseback transaction. After initial recognition, the seller-lessee applies the general requirements for subsequent accounting of the lease liability such that it recognises no gain or loss relating to the right of use it retains. The amendments introduce a new accounting model for variable payments and will require seller-lessee to reassess and potentially restate sale-and leaseback transactions entered.

#### **2.4 Basis of Measurement**

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of land, building and farm house, valuation of inventories at the lower of cost or net realisable value and certain staff retirement benefits carried at present value. In these financial statements, except for the amounts reflected in the cash flow statement, all transactions have been accounted for under the accrual basis of accounting.

#### **2.5 Functional and Presentation Currency**

These financial statements are presented in Pakistan Rupees, which is the Company's functional and presentation currency.

### **3 Use of Estimates and Judgements**

The preparation of financial statements in conformity with the approved accounting standards as applicable in Pakistan, requires management to make judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. The estimates and judgements that have a significant effect on the financial statements, are as follows:-

#### **Depreciable amount and useful lives of Property, Plant and Equipment**

In accordance with the accounting policy, the management carries out an annual assessment of depreciation amount and useful lives of assets. Further, the Company reviews the value of assets for possible impairment on an annual basis. Any change in the estimates in the future might affect the carrying amount of respective item of property, plant and equipment, with a corresponding effect on the depreciation charge and impairment.

#### **Stores and Spares**

The Company reviews the net realisable value and impairment of stores and spares to assess any diminution in the respective carrying value and wherever required provision for impairment is made. The calculation of provision involves the use of estimates with regard to future estimated use and past consumption of stores and spares along with holding

#### **Inventories – Food and Beverages**

Net realizable value of inventories of Food and Beverages is determined and provision is made for decrease in value.



### **Provision for Expected Credit Losses**

The assessment of allowance for expected credit losses, requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, based on days overdue. In particular, judgement by management is required in the estimation of the amount and timing of future cash flows, in determining the level of provision.

### **Income Taxes**

In making the estimates for income tax currently payable by the Company, the management takes into account the current income tax law and the decisions of appellate authorities on certain issues in the past.

## **4 Summary of Significant Accounting Policies**

### **4.1 Property, Plant and Equipment**

Item of property, plant and equipment is recognized as asset when it is probable that future economic benefits associated with the asset will flow to the company and its cost to the company can be measured reliably.

An item of property, plant and equipment which qualifies for recognition as an asset is initially measured at its cost. Subsequent to initial recognition leasehold land and building on leasehold land are carried at fair value, based on valuations by external independent valuer less subsequent depreciation for building. Crockery, cutlery, staff uniforms and linen are stated at their historical cost. All other operating fixed assets are stated at their historical cost less accumulated depreciation and impairment losses (if any).

Increases in the carrying amounts arising on revaluation of land, buildings and farm house are recognised, net of tax, in other comprehensive income and accumulated in revaluation surplus in shareholders' equity. To the extent that increase reverses a decrease previously recognised in the statement of profit or loss, the increase is first recognised in the statement of profit or loss. Decreases that reverse previous increases of the same asset are first recognised in other comprehensive income to the extent of the remaining surplus attributable to the asset; all other decreases are charged to the statement of profit or loss. Each year, the difference between depreciation based on the revalued carrying amount of the asset charged to the statement of profit or loss and depreciation based on the asset's original cost, net of tax, is reclassified from revaluation surplus on property, plant and equipment to unappropriated profit.

Subsequent expenditure on property, plant and equipment is added to the carrying amount of the asset when the expenditure improves the condition of the asset beyond its originally assessed standard of performance.

Capital work in progress is stated at cost, less any recognized impairment loss. Depreciation on these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Depreciation is charged so as to write off the cost or revaluation of assets, other than leasehold land and capital work-in-progress, over their estimated useful lives, using the reducing balance method, on the basis of rates specified in Note No.5. Crockery, cutlery, linen and uniforms are charged to the profit or loss account on replacement basis. The depreciation for assets acquired or disposed off during the year is charged from the date of acquisition or up-to the date of disposal of such assets respectively.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets.

### 4.2 Stores and Spares

These are valued at lower of cost and estimated net realizable value. Cost comprises cost of purchase and other costs incurred in bringing the stores and spares to their present location and condition. Cost signifies the weighted average cost. Average is calculated as each additional shipment is received.

### 4.3 Inventories - Food and beverages

Inventories are valued at the lower of cost and estimated net realizable value. Cost is calculated using the weighted average method. Average cost is calculated as each additional item is received. Net realizable value signifies the estimated selling price in the ordinary course of business less cost of completion and cost necessary to be incurred in order to make the sale.

### 4.4 Financial Instruments

The Company follows IFRS 9 “Financial Instruments” in respect of financial instruments.

#### 4.4.1 Financial Assets

- The standard prescribes three classification and measurement models for financial assets as follows:
- Measured at Amortised Cost
- Measured at Fair Value through Other Comprehensive Income (FVTOCI)
- Measured at Fair Value through Profit or Loss (FVTPL)

##### **Measured at Amortised Cost**

A financial asset shall be measured at amortised cost if it is held within a business model whose objective is to hold assets in order to collect contractual cash flows which arise on specified dates and that are solely principal and interest on the principal amount outstanding.

Amortised cost is determined using the effective interest rate method and gains and losses including impairment are recognised in the statement of profit or loss.

For financial assets measured at amortised cost, IFRS 9 requires recognition of impairment based on expected credit loss (ECL) model rather than incurred credit loss model as previously required under IAS 39. Under IFRS 9, the Company is required to ensure loss allowance of an amount equal to lifetime ECL or 12 months ECL based on credit risk.

##### **Measured at Fair Value through Other Comprehensive Income (FVTOCI)**

A financial asset is measured at fair value through other comprehensive income, if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets, and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

##### **Measured at Fair Value through Profit or Loss (FVTPL)**

A financial asset that does not meet the criteria for amortised cost or FVTOCI is measured at FVTPL.

#### 4.4.2 Financial Liabilities

The Company classifies financial liabilities as follows:

- Measured at Amortised Cost
- Measured at Fair Value through Profit or Loss (FVTPL)

Financial liabilities are measured at amortised cost, as required by para 4.2.1 of IFRS-9, unless they are required to be measured at FVTPL ( such as derivatives ) vide aforesaid para of IFRS-9 or has opted to measure them at FVTPL as per para 4.2.2 of the IFRS-9.

#### **4.4.3 Recognition of Financial Instruments**

The Company initially recognizes financial assets on the date when they are originated. Financial liabilities are initially recognized on the trade date when the entity becomes a party to the contractual provisions of the instrument.

#### **4.4.4 Initial Measurement of Financial Instruments**

At initial recognition a financial asset or financial liability, except trade receivables, is measured at fair value, plus or minus, in the case of financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to acquisition or issue of financial asset or financial liability.

##### **4.4.4.1 Trade Receivables**

Trade debts are carried at original invoice amount less an estimated amount for expected credit loss, if any. Balances considered bad and irrecoverable are written off when identified. A contract asset or trade receivable is impaired if the credit risk on that financial asset has increased significantly since the initial recognition. For trade receivables, a simplified approach under IFRS 9 to measure expected credit losses using a provision matrix based on historical credit loss experience and more forward looking information to establish the loss rates, is applied.

##### **4.4.4.2 Trade and Other Payables**

Liabilities for trade and other amounts payable are initially recognized at fair value, which is normally the transaction cost. Subsequently they are measured at amortised cost.

##### **4.4.4.3 Offsetting of Financial Instruments**

Financial assets and liabilities are offset and the net amount is reported in the financial statements only when the Company has a legally enforceable right to offset the recognised amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

#### **4.5 Staff Retirement Benefits**

The company operates a defined benefit plan comprising a funded gratuity scheme covering all permanent employees, under which benefits are paid on cessation of employment subject to a minimum qualifying period of service. An approved gratuity fund trust is established for the management of the gratuity obligation of the company. Annual contributions are made to the fund based on actuarial recommendations. The actuarial valuations are carried out using Projected Unit Credit Method. Remeasurement charge which comprises of actuarial gains and losses and the return on plan assets (excluding interest) are recognized immediately in other comprehensive income.

#### **4.6 Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax. It also includes adjustments where considered necessary, to provision for tax made in previous years arising from assessments framed during the year for such years.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the financial statements because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognized for all taxable temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilized. Such assets and liabilities are not recognized if the temporary difference arises from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realized. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

#### **4.7 Cash and Cash Equivalents**

For the purpose of cash flow, cash and cash equivalent comprise of cash and bank balances and short-term borrowings from the bank.

#### **4.8 Dividend distribution**

Dividend distribution to the shareholders is recognized as a liability in the financial statements in the period in which the dividends are approved.

#### **4.9 Revenue Recognition**

The Company follows a single five-step model for revenue recognition, in accordance with IFRS-15, and establishes a comprehensive framework for recognition of revenue from contracts with customers based on a core principle that an entity should recognize revenue representing the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

##### ***Room Revenue***

The performance obligation is satisfied at the point in time when control of room is transferred to the customer, which is mainly at the time of handing over of room key. Room revenue is recognized on the rooms occupied on daily basis and after completing all other obligation related to the room.

##### ***Food and Beverages Revenue***

The performance obligation for food and beverages and service charges levied thereon, is satisfied at the point in time when food and beverages are served to the customer. Food and beverages revenue is recognized on consumption of food and beverages by the customer.

##### ***Other Related Services***

The performance obligation is satisfied at the point in time / over time when services are provided to the customer. Revenue from other related services is recognized when the services are provided.

## 5. Property, plant and equipment for the year ended June 30, 2023

(Rs. 000')

PARTICULARS	COST/REVALUATION						Rate %	DEPRECIATION					W. D. V as at 30-06-2023
	As at 01-07-2022	Revaluation	Trans- fer	Additions	Delitions	As at 30-6-2023		As at 01-7-2022	Revaluation Adjustment	Deletion Adjustment	For the Year	As at 30-06-2023	
<b>OWNED</b>													
Leasehold land	8,900,000	—	—	—	—	8,900,000	—	—	—	—	—	—	8,900,000
Leasehold land - Gharo	4,900	—	—	—	—	4,900	—	—	—	—	—	—	4,900
Building on leasehold land	949,165	—	—	32,453	—	981,618	5	9,878	—	—	47,520	57,398	924,220
Farm House on leasehold land Gharo	10,416	—	—	—	—	10,416	5	1,045	—	—	469	1,514	8,902
Airconditioning plant	102,539	—	—	28,585	—	131,124	10	63,898	—	—	4,912	68,810	62,314
Elevators	7,449	—	—	6,061	—	13,510	10	6,449	—	—	349	6,798	6,712
Electric installation	7,486	—	—	—	—	7,486	10	7,085	—	—	40	7,125	361
Electric fancy fitting	565	—	—	—	—	565	10	534	—	—	3	537	28
Water Sprinkler & Smoke Detector System	51,110	—	—	827	—	51,937	—	6,167	—	—	4,512	10,679	41,258
Furniture and fixtures	97,236	—	—	28,988	—	126,224	10	81,801	—	—	3,049	84,850	41,374
In-house TV system	17,315	—	—	—	—	17,315	10	10,272	—	—	704	10,976	6,339
Gas connection	227	—	—	—	—	227	10	223	—	—	—	223	4
Carpets	19,907	—	—	6,930	—	26,837	10	14,399	—	—	939	15,338	11,499
Sound radio fusion system	2,440	—	—	—	—	2,440	10	2,238	—	—	20	2,258	182
Telephone installation	18,780	—	—	—	—	18,780	10	11,604	—	—	718	12,322	6,458
Crockery and cutlery	5,520	—	—	—	—	5,520	0	—	—	—	—	—	5,520
Uniforms and linen	8,879	—	—	—	—	8,879	0	—	—	—	—	—	8,879
Laundry equipments	5,008	—	—	—	—	5,008	10	4,419	—	—	59	4,478	530
Equipments and accessories	50,308	—	—	7,262	—	57,570	10	34,351	—	—	1,967	36,318	21,252
Office equipments	5,486	—	—	—	—	5,486	10	4,835	—	—	65	4,900	586
Vehicles	2,800	—	—	—	—	2,800	20	2,120	—	—	136	2,256	544
Neon signs	435	—	—	—	—	435	10	400	—	—	3	403	32
Arms	37	—	—	67	—	104	10	33	—	—	6	39	65
Diesel Generator - Caterpillar	4,100	—	—	—	—	4,100	10	3,546	—	—	55	3,601	499
Diesel Generator - Perkins	4,196	—	—	—	—	4,196	10	3,333	—	—	86	3,419	777
<b>Total</b>	<b>10,276,304</b>			<b>111,173</b>		<b>10,387,477</b>		<b>268,630</b>			<b>65,612</b>	<b>334,242</b>	<b>10,053,235</b>

Property, plant and equipment for the year ended June 30, 2022

(Rs. 000')

PARTICULARS	COST/REVALUATION						Rate %	DEPRECIATION					W. D. V as at 30-06-2022
	As at 01-07-2021	Revaluation	Transfer	Additions	Delitions	As at 30-6-2022		As at 01-7-2021	Revaluation	Disposal Adjustment	For the Year	As at 30-06-2022	
<b>OWNED</b>													
Leasehold land	8,580,000	320,000	—	—	—	8,900,000	—	—	—	—	—	—	8,900,000
Leasehold land - Gharo	4,900	—	—	—	—	4,900	0	—	—	—	—	—	4,900
Building on leasehold land	924,875	21,125	—	3,163	—	949,163	5	117,998	(149,831)	—	41,711	9,878	939,285
Farm House on leasehold land Gharo	10,416	—	—	—	—	10,416	5	552	—	—	493	1,045	9,371
Airconditioning plant	94,074	—	—	8,465	—	102,539	10	59,931	—	—	3,967	63,898	38,641
Elevators	7,449	—	—	—	—	7,449	10	6,338	—	—	111	6,449	1,000
Electric installation	7,485	—	—	—	—	7,485	10	7,041	—	—	44	7,085	400
Electric fancy fitting	565	—	—	—	—	565	10	531	—	—	3	534	31
Water Sprinkler & Smoke Detector System	49,792	—	—	1,318	—	51,110		1,245	—	—	4,922	6,167	44,943
Furniture and fixtures	97,236	—	—	—	—	97,236	10	80,086	—	—	1,715	81,801	15,435
In-house TV system	17,314	—	—	—	—	17,314	10	9,489	—	—	783	10,272	7,042
Gas connection	227	—	—	—	—	227	10	223	—	—	—	223	4
Carpets	19,434	—	—	475	—	19,909	10	13,818	—	—	581	14,399	5,510
Sound radio fusion system	2,440	—	—	—	—	2,440	10	2,216	—	—	22	2,238	202
Telephone installation	18,780	—	—	—	—	18,780	10	10,807	—	—	797	11,604	7,176
Crockery and cutlery	5,520	—	—	—	—	5,520	0	—	—	—	—	—	5,520
Uniforms and linen	8,878	—	—	—	—	8,878	0	—	—	—	—	—	8,878
Laundry equipments	5,007	—	—	—	—	5,007	10	4,354	—	—	65	4,419	588
Equipments and accessories	47,478	—	—	3,061	(230)	50,309	10	32,958	—	(185)	1,578	34,351	15,958
Office equipments	5,489	—	—	—	—	5,489	10	4,762	—	—	73	4,835	654
Vehicles	4,075	—	—	—	(1,275)	2,800	20	3,123	—	(1,173)	170	2,120	680
Neon signs	435	—	—	—	—	435	10	396	—	—	4	400	35
Arms	37	—	—	—	—	37	10	33	—	—	—	33	4
Diesel Generator - Caterpillar	4,100	—	—	—	—	4,100	10	3,485	—	—	61	3,546	554
Diesel Generator - Perkins	4,196	—	—	—	—	4,196	10	3,237	—	—	96	3,333	863
	<b>9,920,202</b>	<b>341,125</b>	<b>—</b>	<b>16,482</b>	<b>(1,505)</b>	<b>10,276,304</b>		<b>362,623</b>	<b>(149,831)</b>	<b>(1,358)</b>	<b>57,196</b>	<b>268,630</b>	<b>10,007,674</b>
<b>Right to Use Assets</b>													
Vehicles	2,450	—	—	—	(2,450)	—	20	906	—	(1,217)	311	—	—
	2,450	—	—	—	(2,450)	—		906	—	(1,217)	311	—	—
	<b>9,922,652</b>	<b>341,125</b>	<b>—</b>	<b>16,482</b>	<b>(3,955)</b>	<b>10,276,304</b>		<b>363,529</b>	<b>(149,831)</b>	<b>(2,575)</b>	<b>57,507</b>	<b>268,630</b>	<b>10,007,674</b>

		2023	2022
		(Rupees '000)	
<b>5.1</b>	Depreciation charge for the year has been allocated as follows:		
	Cost of sales and services	59,051	51,756
	Administrative, selling and general expenses	<u>6,561</u>	<u>5,751</u>
		<u><u>65,612</u></u>	<u><u>57,507</u></u>
<b>5.2</b>	Leasehold land is situated at Plot # 195/2, Shahrah-e-Faisal, Karachi with area of 13,200 sq. yds. Total covered area of building is 47,034 sq. yds. The building is being used for hotel business and operating a Five Star Hotel known as Regent Plaza Hotel and Convention Centre, Karachi.		
	Other Lands are situated at Deh Mehro, Sufico, Tappa Gujjo, Taluka Mirpur Sakro District Thatta bearing Survey No.312 and No.313 with area of 10 acres and 4 acres respectively.		
<b>5.3</b>	Leasehold land and buildings thereon are being carried at revalued amount less accumulated depreciation. The carrying amounts of the revalued leasehold lands and buildings, that would have been recognised had the assets been carried under the cost model are as under:		
	Leasehold Land - Hotel	31,191	31,191
	Hotel Building on Leasehold Land	106,541	78,573
	Leasehold Land -Farm House	2,549	2,549
	Farm House on Leasehold land	<u>4,127</u>	<u>4,344</u>
		<u><u>144,408</u></u>	<u><u>116,657</u></u>
<b>5.4</b>	Force sales value of revalued items of Property, Plant and Equipment in accordance with latest revaluation is Rs. 8,875 million (2022: Rs.8,875 million)		
		2023	2022
		(Rupees '000)	
<b>6</b>	<b>Long term deposits</b>		
	Utility deposits	<u>6,035</u>	<u>6,080</u>
<b>7</b>	<b>Stores and spares</b>		
	Consumable stores	1,140	1,364
	Stationery	<u>806</u>	<u>853</u>
		<u><u>1,946</u></u>	<u><u>2,217</u></u>
<b>8</b>	<b>Inventory - food and beverages</b>		
	Food and beverages	<u>3,222</u>	<u>2,069</u>

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	2023	2022
	(Rupees '000)	
<b>9 Trade Receivables</b>		
Trade receivables (Note No.9.1)	55,302	41,376
Provision for expected credit losses (Note No. 9.3)	<u>(2,061)</u>	<u>(766)</u>
	<u><u>53,241</u></u>	<u><u>40,610</u></u>
<b>9.1</b>	This represents Company's unconditional right to receive consideration for the provision of goods services under contract with customers.	
<b>9.2</b>	The aging of trade receivable is under	
Upto 30 days	45,856	20,945
Above 30 days upto 180 days	8,306	18,755
Above 180 days	<u>1,140</u>	<u>1,676</u>
	<u><u>55,302</u></u>	<u><u>41,376</u></u>
<b>9.3</b>	Provision for expected credit losses	
Opening balance	766	646
Provided during the year	<u>1,295</u>	<u>120</u>
	<u><u>2,061</u></u>	<u><u>766</u></u>
<b>10 Advances, prepayments and other receivables</b>		
<b>Advances</b>		
Suppliers	4,185	23,238
Income tax (net of liability)	<u>7,207</u>	<u>9,133</u>
	<u><u>11,392</u></u>	<u><u>32,371</u></u>
<b>Prepayments</b>		
Insurance	27	71
Miscellaneous	<u>326</u>	<u>351</u>
	<u><u>353</u></u>	<u><u>422</u></u>
<b>Other receivables</b>		
Receivable against sale of portion building Al-Sehat Center (Note 10.1)	<u>1,965</u>	<u>1,965</u>
Rent receivable	<u>2,942</u>	<u>3,563</u>
Miscellaneous	<u>6,188</u>	<u>7,098</u>
	<u><u>11,095</u></u>	<u><u>12,626</u></u>
	<u><u>22,840</u></u>	<u><u>45,419</u></u>
<b>10.1</b>	This amount is under litigation, as states in note no.17	
<b>11. Cash and bank balances</b>		
Cash in hand	8,261	2,009
Cash at banks - current accounts)	8,210	37,132
Cash at bank - saving account	11.1 <u>4,994</u>	<u>4,738</u>
	<u><u>21,465</u></u>	<u><u>43,879</u></u>
<b>11.1</b>	This include 4.680 million (2022:Rs. 4.480 million) being security money received from the tenants as per tenancy agreements. Such deposits do not attract any markup or interest and shall be repaid at the time of termination of lease.	



12. Share Capital Issued, subscribed and paid-up		2023	2022
		(Rupees '000)	
2023	2022		
Number of Shares			
16,580,800	16,580,800	165,808	165,808
1,419,200	1,419,200	14,192	14,192
<u>18,000,000</u>	<u>18,000,000</u>	<u>180,000</u>	<u>180,000</u>
13. Surplus on revaluation of property, plant and equipment			
Surplus on revaluation of leasehold land		8,871,160	8,871,160
Surplus on revaluation of building on leasehold land		544,856	573,533
Surplus on revaluation of Gharo Farm House		3,388	3,566
		<u>9,419,404</u>	<u>9,448,259</u>

Leasehold land bearing plot No.195/2, Main Shahrah-e-Faisal, Karachi and building on the said leasehold land were revalued by M/s. D. H. Daruvala & Co., Architects and Engineers (an independent valuer) in September 2003 resulting an increase over book value of Rs. 359.809 M and 508.280 M respectively. As on April 01, 2007 leasehold land and building on leasehold land were revalued by M/s Sardar Enterprises (an independent valuer) which resulted in increase of Rs. 1,227.750 M and Rs. 111.355 M respectively in the book value. As on May 28, 2014 leasehold land and building on leasehold land were revalued by M/s Sardar Enterprises (an independent valuer) which resulted in increase of Rs. 1,879.250 M and Rs. 226.296 M respectively in the book value. As on October 31, 2015 leasehold land and building on leasehold land were revalued by M/s. Sardar Enterprises (an independent valuer) which resulted an increase of Rs.528 M and Rs.135.228 M respectively in the book value. As on November 1st, 2018 leasehold land and building on leasehold land were revalued by M/s. Sardar Enterprises (an Independent Valuer) which resulted an increase of Rs.4,554 million and Rs.221.436 million respectively in the book value. As on 6th June, 2020 leasehold land (Gharo) and Farm House on Leasehold land at gharo revalued by M/s. Sadruddin Associates (an Independent Valuer) which resulted an increase of Rs.2.351 million and Rs.5.586 million respectively in the book value. As on April 15, 2022 leasehold land 195/2 and Building on leasehold land were fresh revalued by M/s. Joseph Lobo (Pvt) Ltd. (an Independent Valuer) which resulted an increase of Rs.320 million and Rs.170.956 million respectively in the Book value.

The incremental depreciation charged on these assets has been transferred to accumulated profit. The balance in the surplus on revaluation of property, plant and equipment account is not available for distribution amongst the shareholders neither as dividend nor as bonus unless the property associated with surplus is disposed off.

The Movement in the account of surplus on revaluation of fixed assets is as follows:

	Surplus on revaluation of		
	Leasehold land	Building on leasehold land	Gharo Farm House
(Rupees '000)			
Surplus on June 30, 2021	8,551,160	477,090	3,754
Effect of revaluation carried out on April 15, 2022	320,000	170,956	—
Effect of revaluation on deferred tax	—	(49,577)	—
Incremental depreciation (net of tax) transferred to un-appropriated profit	—	(24,936)	(188)
<b>Surplus on June 30, 2022</b>	<u>8,871,160</u>	<u>573,533</u>	<u>3,566</u>
Incremental depreciation (net of tax) transferred to un-appropriated profit	—	(28,677)	(178)
<b>Surplus on June 30, 2023</b>	<u>8,871,160</u>	<u>544,856</u>	<u>3,388</u>

	2023	2022
	(Rupees '000)	
<b>14. Deferred taxation</b>		
This represents deferred tax liability arising due to the following taxable temporary differences:		
Revaluation of property, plant and equipment	238,511	251,064
Accelerated tax depreciation	39,658	36,227
Others	(1,958)	1,018
	<u>276,211</u>	<u>288,309</u>
<b>15. Security deposits</b>		
Opening balance	4,480	4,430
Paid during the year	—	(150)
Received during the year	200	200
	<u>4,680</u>	<u>4,480</u>
The above amount represents the security money received from the tenants as per tenancy agreements. These deposits do not attract any mark up or interest and shall be repaid at the time of termination of tenancy. These are kept in deposit account as stated in note 11.1.		
<b>16. Trade and other payables</b>		
Trade creditors	26,645	10,701
<b>Accrued liabilities</b>		
Accrued expenses	25,436	22,792
Taxes and others	3,540	1,270
Sales tax	6,390	6,856
Zakat on dividend	—	—
	<u>35,366</u>	<u>30,918</u>
<b>Other liabilities</b>		
Guest credit balances	808	565
Bank balance overdrawn - (Note No.16.1)	8,508	—
Payable to employee gratuity fund (Note No.16.2)	4,690	4,276
Workers' Welfare Fund	1,780	4,416
Advance from customers	6,813	9,811
Miscellaneous	4,158	1,973
	<u>26,757</u>	<u>21,041</u>
	<u>88,768</u>	<u>62,660</u>

**16.1** This represents over drawn balance as per books of account without any corresponding facility from the bank

**16.2** As mentioned in note 4.5, the company operates an approved gratuity fund and makes contribution on actuarial recommendations; the most recent actuarial valuations were carried out by M/s. Nauman Associates, Consulting Actuaries on August 23rd, 2023 of the present value of the defined benefit obligation at June 30, 2023. The projected unit credit method, using the following significant assumptions has been used for the actuarial valuation:

	2023	2022
	(Rupees '000)	
<b>Actuarial Assumptions</b>		
Discount rate for interest cost in Profit and Loss charge	13.25%	10%
Discount rate used for year end obligation	16.25%	13.25%
Salary increase used for and obligation:		
Salary increase FY 2024 onward	15.25%	15.25%
Salary increase FY 2023 onward	N/A	12.25%
Net salary is increased at:	01-July-23	01-July-22
Mortality rate	SLIC-2001-2005	SLIC-2001-2005
Withdrawal rates	Age-based	Age-based
Retirement assumption	Age 60	Age 60
<b>Amount recognised in the statement of financial position</b>		
Present value of defined benefit obligation	6,873	6,675
Add: payable	1,826	1,630
Less: Fair value of Plan asset	(4,009)	(4,029)
	<u>4,690</u>	<u>4,276</u>
<b>Changes in present value of defined benefit obligation:</b>		
Opening present value of obligation	6,676	6,985
Current service cost	809	989
Interest cost on defined benefit obligations	777	595
Benefits due but not paid during the year	(884)	(687)
Benefits paid	(741)	(1,377)
Remeasurement	236	170
	<u>6,873</u>	<u>6,675</u>
<b>Changes in fair value of plan assets</b>		
Opening fair value of plan assets	4,029	4,414
Interest income on plan assets	563	443
Return on plan assets, excluding interest income	(336)	(276)
Benefits paid	(1,427)	(1,952)
Contribution by Company	1,180	1,400
	<u>4,009</u>	<u>4,029</u>
<b>Expense recognized in statement of profit or loss</b>		
Current service cost	809	989
Interest cost on defined benefit obligation	777	595
Interest income on plan assets	(563)	(443)
	<u>1,023</u>	<u>1,141</u>
<b>Actuarial gain/(loss) recognised in other comprehensive income</b>		
Auctorial (gains)/losses from changes in financial assumptions	39	39
Remeasurement of plan obligation - Experience adjustment	196	131
Return on plan assets, excluding interest income	336	276
Unrecognized Actuarial Gains/(Losses) at end	<u>571</u>	<u>446</u>

	2023	2022
	(Rupees '000)	
<b>Changes in net liability</b>		
Liability/(asset) as per statement of financial position	4,276	4,088
Expense chargeable to statement of profit or loss	1,023	1,142
Remeasurement chargeable in other comprehensive income	571	446
Contributions	(1,180)	(1,400)
Statement of financial position's liability	4,690	4,276

**16.3** Based on actuarial advise the company intends to charge an amount of approximately Rs.1.206 million in respect of gratuity fund in the financial statements for the year ending 30 June 2024.

Plan asset as at June 30, comprise:

Cash and bank deposits	100%	100%
Year-end sensitivity analysis (+/- 100 bps) on defined benefit obligation:		
Discount rate + 100 bps	6,281	6,135
Discount rate - 100 bps	7,542	7,285
Salary increase + 100 bps	7,550	7,292
Salary increase - 100 bps	6,264	6,120
The average duration of the defined benefit obligations is:	<b>09 years</b>	09 years

## 17 Contingencies and commitments

### Description of Legal Proceedings

Name of the Court, Agency or Authority	Description of the factual basis of the proceedings and relief sought for	Principal Parties
High Court of Sindh	Civil Aviation Authority has demanded a sum of Rs.0.336 million, being rental charges of the company's restaurant at Karachi Airport, the suit is pending in the High Court of Sindh. The company has filed a counter suit for recovery of rent of furniture, fixtures and loss of food stuff and other assets of the company retained by the Civil Aviation Authority.	Civil Aviation Authority vs Company
High Court of Sindh	Suit No.137 of 1984 has been filed by the company against Civil Aviation Authority for recovery of Rs.5.733 Million on the ground that Civil Aviation Authority allowed the company for running of one restaurant and four refreshment counters but later on they tried to open the same with another contractor when the company was trying to lift their goods from existing restaurant and four refreshment counters, they were stopped by Civil Aviation Authority.	Company vs Civil Aviation Authority
High Court of Sindh	Suit bearing No.343 of 1996 has been filed by the Company against Saudi Arabian Airlines for the cancellation of agreement dated 22.02.1990, relating to the sale of two floors and four shops on the ground floor of AL-Sehat Center, and for recovery of possession of those premises. After the institution of the above suit, Saudi Arabian Airlines has also filed conter Suit 936 of 1996 praying for the specific performance of the aforeaid agreement. Both these suits are pending in the High Court of Sindh at Karachi.	Company vs Saudi Arabian Airlines and Saudi Arabian Airlines vs Company
Income Tax Appellate Tribunal	The Additional Commissioner Inland Revenue, Audit Range A, Zone - V, Large Taxpayer Unit, Karachi, on June 21, 2017, has issued an order under section 122(5A) of the Income Tax Ordinance, 2001, for further amending the assessment for the Tax Year 2011. The Learned Assessing Officer in his said order has treated the revenue on which tax has been deducted by the clients of company under Presumptive Tax Regime and has under same observation created tax demand of Rs.9,437,198/=. The company has filed an Appeal in the Office of the Commissioner (Appeals), Large Taxpayer Unit, Karachi. The appeal was decided partially against the company. The appeal against the decision of commissioner appeals was filed in Income taxtribunal and matter is pending in tribunal.	Federal Board of Revenue vs Company and Company vs Federal Board of Revenue

	2023	2022
	(Rupees '000)	
<b>18. Revenue</b>		
Room revenue	318,886	282,619
Food and beverages revenue	146,554	118,285
Other related services (Note No. 18.1)	91,465	61,939
Shop license fee	2,137	1,708
	<u>559,042</u>	<u>464,551</u>
<b>18.1</b>	This includes revenue from convention Centre, and sale of telephone, laundry, health club and others ancillary services.	
<b>18.2</b>	The above revenue is net of applicable sales tax amounting to Rs.72.752 million (2022: Rs.60.485 million)	
<b>19. Cost of sales and services</b>		
Cost of food and beverages		
Opening stock - food and beverages	2,069	980
Purchases	64,506	53,323
Closing stock - food and beverages	(3,222)	(2,069)
Consumption during the year	<u>63,353</u>	<u>52,234</u>
<b>Direct expenses</b>		
Salaries, wages and other benefits (Note No. 19.1)	77,529	52,638
Heat, light and power	84,604	65,006
Replacement of linen, china and glassware	7,201	4,343
Uniforms	—	32
Guest transportation charges	4,315	3,027
Water charges	2,146	1,442
Decoration hire charges	705	260
Consumable stores	5,595	5,220
Guest supplies	4,887	4,479
Commission	2,213	2,025
Musical expenses	229	438
Laundry and dry cleaning	740	1,000
Security Service	—	27
Telephone, telex and other related expenses	1,347	921
License and taxes	295	351
Traveling and transportation	120	124
Printing and stationery	1,151	788
Miscellaneous	257	79
Depreciation	59,051	51,756
	<u>252,385</u>	<u>193,956</u>
	<u>315,738</u>	<u>246,190</u>
<b>19.1</b>	Includes Rs.0.051 million (2022: Rs.0.457) million) in respect of employee retirement benefits.	

	2023	2022
	(Rupees '000)	
<b>20. Administrative, selling and general expenses</b>		
Salaries and other benefits (Note 20.1 and 21)	82,333	67,090
Entertainment	138	182
Traveling and transportation	3,944	1,388
Running and maintenance of vehicle	7,326	3,109
Rent, rates and taxes	2,944	2,944
Heat, light and power	8,882	6,900
Communications	1,609	1,395
Printing and stationery	781	920
Advertisement and sales promotion	1,314	1,452
Legal and professional charges	1,263	2,061
Auditors' remuneration (Note 20.2)	621	543
Repair and maintenance	59,775	53,637
Bank commission and charges	27	98
Fee and subscription	1,748	1,910
Pest control	1,652	534
Insurance	98	107
Commissions	1,791	1,789
Provision for expected credit losses	1,295	120
Miscellaneous	575	521
Shops premium	2,500	4,850
Software charges	1,229	594
Depreciation	6,561	5,751
	<u>188,406</u>	<u>157,895</u>
<b>20.1</b>	Includes Rs.0.971 million (2022: Rs. 0.685 million) in respect of employee retirement benefits.	
<b>20.2 Auditors' remuneration</b>		
Annual Audit Fee	520	470
Certification fee	20	20
Out of pocket expenses	81	53
	<u>621</u>	<u>543</u>
<b>21 Remuneration of Chief Executive, Directors and Executives</b>		
<b>Chief Executive</b>		
Managerial Remuneration	11,647	10,808
Perquisites and allowances	6,415	4,944
Leave encashment	1,100	1,000
	<u>19,162</u>	<u>16,752</u>
<b>Directors</b>		
Managerial Remuneration	11,647	10,808
Perquisites and allowances	6,415	4,944
Leave encashment	1,100	1,000
	<u>19,162</u>	<u>16,752</u>
<b>Number of Persons</b>	<u>1</u>	<u>1</u>
<b>Executives</b>		
Managerial Remuneration	11,868	10,676
Perquisites and allowances	6,527	5,872
Leave encashment	526	372
	<u>18,921</u>	<u>16,920</u>
<b>Number of Persons</b>	<u>9</u>	<u>7</u>

	2023 (Rupees '000)	2022
<b>22. Other operating income</b>		
Profit on tender of foreign currency	131	121
Prior years' liability for workers' welfare fund written back	4,416	—
Loss on disposal of assets	—	(1,150)
Profit on saving account	1,187	1,187
	<u>5,734</u>	<u>158</u>
<b>23. Financial charges</b>		
Finance charge on lease liability	—	39
<b>24. Other charges</b>		
Workers' welfare fund	1,780	—
Long term deposit written off	45	—
	<u>1,825</u>	<u>—</u>
<b>25. Taxation</b>		
Current year	25,809	23,408
Prior year	967	794
Deferred	(12,098)	(11,434)
	<u>14,678</u>	<u>12,768</u>
<b>25.1 Tax Reconciliation</b>		
Profit before Taxation	<u>58,807</u>	<u>60,585</u>
Tax at applicable rate of 29% (29%: 2022)	17,054	17,570
Tax effect of expenses not deductible in determining taxable profit	20,647	18,841
Tax effect of items not deductible in determining accounting profit including tax effect of minimum tax	(23,990)	(24,437)
Tax effect of changes in prior year current tax	967	794
	<u>14,678</u>	<u>12,768</u>
<b>26. Cash generated from operations</b>		
Profit before taxation	58,807	60,585
<b>Adjustment for non cash and other items:</b>		
Depreciation	65,612	57,507
Log term deposit written off	45	—
Financial charges	—	39
Provision for expected credit losses	1,295	120
Profit on bank deposits	(1,187)	(1,187)
(Gain)/loss on disposal of assets	—	1,150
	<u>65,765</u>	<u>57,629</u>
	<u>124,572</u>	<u>118,214</u>
(Increase)/decrease in operating assets		
Stores and spares	271	(988)
Stock in trade	(1,153)	(1,089)
Trade debts	(13,926)	(7,033)
Advances, prepayments and other receivables	20,653	(10,653)
	<u>5,845</u>	<u>(19,763)</u>
Increase/(decrease) in operating liabilities		
Trade and other payables	17,029	16,056
Security Deposit	200	50
	<u>17,229</u>	<u>16,106</u>
	<u>147,646</u>	<u>114,557</u>

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	2023	2022
	(Rupees '000)	
<b>27. Cash and cash equivalents</b>		
Cash and bank balances	21,465	43,879
Bank Overdrawn	<u>(8,508)</u>	<u>—</u>
	<u><b>12,957</b></u>	<u><b>43,879</b></u>
<b>28. Earnings per share - Basic and Diluted</b>		
Net profit for the Year	<u><b>44,129</b></u>	<u><b>47,817</b></u>
Weighted Average Number of Ordinary Shares Out standing	<u><b>18,000</b></u>	<u><b>18,000</b></u>
Earnings per share - Bsic and Diluted - Rupees	<u><b>2.45</b></u>	<u><b>2.66</b></u>

### 29. Related Party Transactions

Related parties comprise of group companies (associates), directors, major shareholders, their close family members, gratuity fund and key management personell. Transactions with related parties during the year, other than and including those which have been disclosed elsewhere in these financial statements, are given below:

#### Related Parties

Dividend paid to director and their relatives	<u><b>39,839</b></u>	<u><b>39,991</b></u>
Loan received from directors and their relatives	<u><b>10,200</b></u>	<u><b>—</b></u>
Loan repaid to the directors and their relatives	<u><b>10,200</b></u>	<u><b>17,746</b></u>
Vehicle sold to brother of director	<u><b>—</b></u>	<u><b>200</b></u>
Amount paid to Gratuity Fund	<u><b>1,180</b></u>	<u><b>1,400</b></u>

### 30. Financial Instruments by Category

	Amortised cost	FVTPL	Total
	(Rupees '000)		
<b>As at June 30, 2023</b>			
<b>Financial Assets</b>			
Long term deposits	6,035	—	6,035
Trade receivables	55,302	—	55,302
Advances	4,185	—	4,185
Other receivables	11,095	—	11,095
Cash and Bank Balances	21,465	—	21,465
	<u><b>98,082</b></u>	<u><b>—</b></u>	<u><b>98,082</b></u>
<b>Financial Liabilities</b>			
Security deposits	4,680	—	4,680
Unpaid dividend	16,343	—	16,343
Unclaimed dividend	10,497	—	10,497
Trade and other payables	53,402	—	53,402
	<u><b>84,922</b></u>	<u><b>—</b></u>	<u><b>84,922</b></u>
<b>As at June 30, 2022</b>			
<b>Financial Assets</b>			
Long term deposits	6,080	—	6,080
Trade receivables	41,376	—	41,376
Advances	23,238	—	23,238
Other receivables	12,626	—	12,626
Cash and Bank Balances	43,879	—	43,879
	<u><b>127,199</b></u>	<u><b>—</b></u>	<u><b>127,199</b></u>



**Financial Liabilities**

Security deposits	4,480	—	4,480
Unpaid dividend	15,321	—	15,321
Unclaimed dividend	10,251	—	10,251
Trade and other payables	31,742	—	31,742
	<u>61,794</u>	<u>—</u>	<u>61,794</u>

**31. Fair Value of Financial Assets and Financial Liabilities**

Fair value is an amount for which an asset could be exchanged, or a liability settled, between knowledgeable and willing parties in an arms's length transaction. Consequently, differences may arise between the carrying values and the fair value estimates. Underlying the definition of fair value is the presumption that the company is a going concern without any intention or requirement to curtail materially the scale of its operations or to undertake a transaction on adverse terms.

**32. Financial Risk Exposure and Risk Management****32.1 Market risk**

Market risk means that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risks: price risk, interest rate risk and currency risk.

**32.1.1 Interest rate risk**

Interest rate risk arises from the possibility of changes in interest rates which affect the value of financial instruments or cash flows of a financial instrument. The company is not exposed to interest rate risk as there are no fixed interest bearing financial instruments carried at fair value. The company only has balances with banks at variable rate, therefore it is exposed to interest rate cash flow risk. Interest Rate Cash flow risk is the risk that the future cash flows related to a financial instrument will fluctuate in amount due to changes in market interest rates.

**Effective interest rate**

At the reporting date, the effective interest rate on the deposit is around 12.25% (2022: 7.32%)

**Sensitivity analysis**

The following information summarises the estimated effect of a hypothetical 100 bps increase and decrease (2022: 100 bps) in cash flow from financial asset, subject to interest rate cash flow risk. The selected hypothetical change does not reflect, what could be considered to be best or worst case scenarios. The analysis assumes that all other variables remain constant.

	Profit and Loss	
	Increase	Decrease
<b>As at June 30, 2023</b>	..... (Rupees '000).....	
Cash Flow Sensitivity - Variable Rate Financial Assets	<u>162</u>	<u>162</u>
<b>As at June 30, 2022</b>		
Cash Flow Sensitivity - Variable Rate Financial Assets	<u>162</u>	<u>162</u>

### 32.1.2 Other price risk

The Company is not exposed to any other market rate or price risk as there are no financial instruments at the reporting date that are sensitive to price fluctuations.

### 32.2 Credit risk

Credit risk represents the accounting loss that would be recognised if counter parties fail completely to perform as contracted.

#### Exposure to credit risk

The company is exposed to credit risk on trade debts, long term deposits, trade receivables, advances, other receivables and deposits with banks. The carrying amount of these financial assets represents the maximum credit exposure at the reporting date, which is detailed as follows:

	2023	2022
	(Rupees '000)	
Long term deposits	6,035	6,080
Trade receivables	55,302	41,376
Advances	4,185	23,238
Other receivables	11,095	12,626
Bank Balances	<u>13,204</u>	<u>41,870</u>
	<u><u>89,821</u></u>	<u><u>125,190</u></u>

#### Concentration of credit risk

Concentration of credit risk arises from exposure to a single debtor, or when a number of counter parties are engaged in similar business activities or have similar economic features that would cause the ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. The company believes that it is not exposed to major concentration of credit.

#### Credit risk management

To manage exposure to credit risk in respect of trade receivable, management performs credit reviews taking in to account the customer's financial position, past experience and other factors. Where considered necessary, advance payments are obtained from certain parties. Balance with banks are those having satisfactory credit ratings. Details of banks credit ratings are as follows:

S.No.	Name of Bank	Ratings		
		Short Term	Long Term	Agency
1	Bank Al-Habib Ltd.	A1+	AAA	PACRA
2	Silk Bank Limited	A2	A-	JCR-VIS
3	Summit Bank Limited	A3	BBB-	PACRA
4	National Bank of Pakistan Ltd.	A1+	AAA	JCR-VIS
5	Faysal Bank Limited	A1+	AA	PACRA
6	Habib Bank Limited	A1+	AAA	JCR-VIS
7	United Bank Limited	A1+	AAA	JCR-VIS
8	AL Baraka Bank Limited	A1	A+	PACRA
9	Meezan Bank Limited	A1+	AAA	JCR-VIS
10	Bank AL-Falah Limited	A1+	AA+	PACRA

**32.3 Liquidity Risk**

Liquidity risk is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial instruments. The company is exposed to a significant level of liquidity risk. Following are the contractual maturities of financial liabilities:

	<b>Remaining Contractual Maturities</b>		
	<b>Payable on Demand</b>	<b>Payable within a year</b>	<b>Payable after one year</b>
	(Rupees '000)		
<b>Non-Derivative Financial Liabilities as at June 30, 2023</b>			
Security deposits	4,680	—	—
Unpaid dividend	16,343	—	—
Unclaimed dividend	10,497	—	—
Trade and other payables	—	53,402	—
	<u>31,520</u>	<u>53,402</u>	—
<b>Non-Derivative Financial Liabilities as at June 30, 2022</b>			
Security deposits	4,480	—	—
Unpaid dividend	15,321	—	—
Unclaimed dividend	10,251	—	—
Trade and other payables	—	31,742	—
	<u>30,052</u>	<u>31,742</u>	—

**32.4 Capital Management**

The Board's policy is to maintain an efficient capital base so as to maintain investor creditor and market confidence and to sustain the future development of the business. The Board of Directors monitors the return on capital employed, which the company defines as operating income divided by total capital employed. The Board of Directors also monitors the level of dividends to ordinary shareholders.

	<b>2023</b>	<b>2022</b>
<b>33 Number of Employees</b>		
Total number of employees as on June 30	<u>106</u>	<u>76</u>
Average number of employees during the year June 30	<u>105</u>	<u>76</u>
<b>34 Capacity</b>		
Number of rooms	<u>400</u>	<u>400</u>
Average percentage of occupancy	<u>19%</u>	<u>20%</u>

The level of occupancy depends on the extent of movement in tourism, business and airlines sector. Further, operating of the company were resumed in August 2017, after fire incident. 252 rooms were furnished with fire fighting facility and available for occupancy. As on June 30, 2023 works-out to 30% occupancy when calculated with number of operating rooms.

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### 35 Figures

Figures have been rounded off to the nearest thousand rupees.

### 36 Date of Authorisation

These financial statements were authorised for issue on September 27, 2023 by the Board of Directors of the company



**MUZAFFAR F. BAWEJA**  
Chief Executive Officer



**ZUBAIR BAWEJA**  
Managing Director



**SYED HASEEN ANWER**  
Chief Financial Officer

Karachi: September 27, 2023

**Pattern of Shareholding – Form “34”**

Shareholders Statistics as at June 30, 2023

NO. OF SHARE HOLDERS	SHAREHOLDING			TOTAL SHARES HELD
	From		To	
297	1	-	100	6,416
84	101	-	500	27,738
21	501	-	1000	19,621
49	1001	-	5000	123,819
14	5001	-	10000	107,765
3	10001	-	15000	40,800
3	15001	-	20000	55,181
3	20001	-	25000	67,203
3	25001	-	30000	82,830
1	30001	-	35000	34,000
3	35001	-	40000	119,339
1	65001	-	70000	69,700
1	95001	-	100000	95,979
1	105001	-	110000	106,500
2	195001	-	200000	396,979
1	240001	-	245000	242,500
2	265001	-	270000	531,344
1	300001	-	305000	305,000
1	315001	-	320000	319,314
1	335001	-	340000	337,000
1	355001	-	360000	359,370
1	365001	-	370000	369,700
1	400001	-	405000	405,000
1	535001	-	540000	539,371
1	555001	-	560000	555,340
1	655001	-	660000	657,431
2	670001	-	675000	1,343,361
1	795001	-	800000	797,016
1	1195001	-	1200000	1,200,000
1	1415001	-	1420000	1,418,339
1	1550001	-	1555000	1,552,339
1	1700001	-	1705000	1,704,839
1	1750001	-	1755000	1,754,433
1	2250001	-	2255000	2,254,433
<b>507</b>				<b>18,000,000</b>

## Categories of Shareholders as on June 30, 2023

Particulars	No. of Share Holders	Shares Held	Percentage
<b>(Directors)</b>			
Mr. Zaheer Baweja	2	1,239,339	6.89
Mr. Muzaffar F. Baweja	1	1,754,433	9.75
Mr. Zubair Baweja	1	2,254,433	12.52
Mrs. Shahina Khalid	1	672,930	3.74
Mrs. Shazia Jamal	1	657,431	3.65
Qazi Ahmed Saeed	1	500	0.00
Mr. Nadeem UL Haq Najmi	1	500	0.00
<b>(Relatives of Directors)</b>			
Mr. Mansoor F. Baweja	1	196,979	1.09
Mr. S. Mahmood Baweja	1	1,704,839	9.47
Ms. Asma Mehmood Baweja	1	242,500	1.35
Mr. Mohsin Baweja	1	95,979	0.53
Mrs. Waqarunnisa Mohsin	1	539,371	3.00
Mr. Masroor F. Baweja	2	1,552,439	8.62
Mr. Amir F. Baweja	1	1,418,339	7.88
Mr. Naved Alam Baweja	1	19,000	0.11
Mrs. Nadia Zaheer	1	200,000	1.11
Mrs. Shireen Ahad	1	670,431	3.72
Mr. Talha Bin Mansoor Baweja	1	797,016	4.43
Mr. Talal Bin Mansoor Baweja	1	265,672	1.48
Mr. Talib Bin Mansoor Baweja	1	265,672	1.48
Mr. Mudabbir Muzaffar Baweja	1	305,000	1.69
Mr. Raaid Muzaffar Baweja	1	7,700	0.04
Mr. Aneeq Ahmed	1	8,765	0.05
Ms. Amtul Haseen Baweja	1	405,000	2.25
Mr. Hassan M. Baweja	1	319,314	1.77
Ms. Nida Komal Baweja	1	359,370	2.00
<b>Individuals</b>			
(Minority Shareholders)	470	1,975,547	10.98
<b>Others</b>			
Joint Stock Companies	7	68,701	0.38
IDBL (ICP Units)	1	300	0.00
Modaraba & Mutual Fund	1	2,500	0.01
<b>TOTAL</b>	<b>507</b>	<b>18,000,000</b>	<b>100.00</b>

### Shareholders holding 10% or more voting interest

1. Mr. Zubair Baweja	-	2,254,433	12.52
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The above statement include =449= Shareholders holding =17,424,589= Shares through the **M/s. Central Depository Company of Pakistan Ltd. (CDC)**.

## PROXY FORM

I/We \_\_\_\_\_ of \_\_\_\_\_  
 (NAME) (PLACE)

being a member of **PAKISTAN HOTELS DEVELOPERS LTD**, hereby appoint

\_\_\_\_\_ of \_\_\_\_\_  
 (NAME) (PLACE)

another member of the Company as my/our proxy to attend and vote for me/us and on my/our behalf at the 44<sup>th</sup> Annual General Meeting of the Company to be held on 27<sup>th</sup> October, 2023 at 3:00 P.M. at the Registered Office, 195/2, Shahrah-e-Faisal, Karachi and at any adjournment, thereof.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2023

### Specimen Signature of Proxy

Folio No. \_\_\_\_\_

Participant I.D. No. \_\_\_\_\_

Sub Account No. \_\_\_\_\_

CNIC or Passport No. \_\_\_\_\_

### Signature of Member

Folio No. \_\_\_\_\_

Participant I.D. No. \_\_\_\_\_

Sub Account No. \_\_\_\_\_

CNIC or Passport No. \_\_\_\_\_

### WITNESSES:

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

CNIC or Passport No. \_\_\_\_\_

(2) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

CNIC or Passport No. \_\_\_\_\_

### Important:

1. This form of Proxy, duly completed must be deposited with the Secretary of the Company or at our Independent Share Registrar Office M/s. F.D. Registrar Service (SMC-PVT. Ltd., 17<sup>th</sup> Floor, Saima Trade Tower – A, Karachi not less than 48 hours before the time of meeting.
2. Attested copies of CNIC or the passport of the beneficial owners and the proxy holder shall be furnished with the proxy form.
3. The proxy holder shall produce his/her original CNIC or Original Passport at the time of meeting.
4. In case of corporate entity, the Board of Directors resolution/power of attorney with specimen signature shall be submitted along with proxy form to the company.

## پاکستان ہوٹلز ڈویلپرز لمیٹڈ

پراکسی فارم

رہائش

میں / ہم

(جگہ)

(نام)

پاکستان ہوٹلز ڈویلپرز لمیٹڈ کے ممبر ہونے کی حیثیت سے یہاں مقرر کرتے ہیں

رہائش

(جگہ)

(نام)

کمپنی کا کوئی دوسرا ممبر بحیثیت میرے / ہمارے پراکسی کمپنی کے 44 واں سالانہ اجلاس عام جو 27 اکتوبر 2023 کو 3:00 بجے سے پہلے رجسٹرڈ آفس 195/2 شارع فیصل کراچی میں منعقد ہوگا میں میری جانب سے شرکت کرے، ووٹ ڈالے اور ملتوی ہونے پر اس کے بعد بھی:

2023

دن کے

دستخط اس

ممبر کے دستخط

قائم مقام کے دستخط کا نمونہ

فولیو نمبر

فولیو نمبر

شریک کا آئی ڈی نمبر

شریک کا آئی ڈی نمبر

سب اکاؤنٹ نمبر

سب اکاؤنٹ نمبر

قومی شناختی کارڈ یا پاسپورٹ نمبر

قومی شناختی کارڈ یا پاسپورٹ نمبر

گواہ نمبر ۲

گواہ نمبر ۱

دستخط

دستخط

نام

نام

پتہ

پتہ

کمپیوٹرائزڈ قومی شناختی کارڈ نمبر

کمپیوٹرائزڈ قومی شناختی کارڈ نمبر

ضروری:

- اس پراکسی فارم کو درست طریقے سے قانونی طور پر مکمل کر کے کمپنی کے سیکریٹری یا ہمارے آزاد شیئر رجسٹرار آفس میسرز ایف ڈی رجسٹرار سروس (ایس ایم سی پرائیوٹ) لمیٹڈ، 17 ویں منزل، صائمہ ٹریڈ ٹاور - A، کراچی لازمی میننگ سے 48 گھنٹے قبل جمع کرائیں
- فائدہ اٹھانے والے مالکان اور پراکسی کمپیوٹرائزڈ قومی شناختی کارڈ یا پاسپورٹ کی تصدیق شدہ کاپیاں پراکسی فارم کے ساتھ فراہم کریں۔
- میننگ کے وقت پراکسی اپنا اصل کمپیوٹرائزڈ قومی شناختی کارڈ یا اصل پاسپورٹ پیش کرے گا۔
- کارپوریٹ وجود ہونے کی صورت میں بورڈ آف ڈائریکٹرز کی قرارداد / پاور آف اٹارنی نمونہ دستخط، پراکسی فارم کے ساتھ کمپنی میں جمع کرائیں گے۔




- مذکورہ بالا معاملے کے علاوہ ہم درج ذیل نکات کی تصدیق کرتے ہیں۔
- مالیاتی بیانات کمپنیز ایکٹ 2017 کے تقاضوں اور اس کے معاملات کی مناسب حالت، آپریٹنگ نتائج، نقد بہاؤ اور ایکویٹی میں تبدیلیوں کے مطابق تیار کیے گئے ہیں۔
- (a) کمپنی کے اکاؤنٹس کی مناسب کتابوں کو کمپنیز ایکٹ 2017 کے تحت مطلوبہ طریقے سے برقرار رکھا گیا ہے۔
- (b) مالیاتی گوشواروں کی تیاری میں مناسب اکاؤنٹنگ پالیسیوں کا مسلسل اطلاق کیا گیا ہے اور اکاؤنٹنگ کے تخمینے معقول اور سمجھدار کاروباری فیصلے پر مبنی ہیں۔
- (c) بین الاقوامی مالیاتی رپورٹنگ کے معیارات (IFRS)، جیسا کہ پاکستان میں لاگو ہوتا ہے، مالی بیانات کی تیاری میں پیروی کی گئی ہے۔
- (d) اندرونی کنٹرول کے نظام کو لاگو کیا جا رہا ہے اور اس کی نگرانی کی جا رہی ہے۔
- (e) ایک جاری تشویش کے طور پر جاری رکھنے کی کمپنی کی صلاحیت کے بارے میں کوئی خاص شک نہیں ہے۔
- (f) فہرست سازی کے ضوابط کے مطابق کارپوریٹ گورننس کے بہترین طریقوں سے کوئی مادی رخصتی نہیں ہوئی ہے۔
- (g) رواں سال اور پچھلے پانچ سالوں کا کلیدی آپریٹنگ اور مالیاتی ڈیٹا اس رپورٹ کے ساتھ منسلک ہے۔
- (h) بقایا ڈیویڈنڈ اور ٹیکس، اگر کوئی ہیں، مالی بیانات میں ظاہر کیے گئے ہیں۔
- (i) 30 جون 2023 کو ختم ہونے والے سال کے دوران کمپنی کی کارکردگی سے متعلق چیپرمین کا جائزہ اور کمپنی کے لیے تشویش کے دیگر معاملات اس رپورٹ کا حصہ ہیں۔ چیپرمین کا جائزہ بورڈ آف ڈائریکٹرز نے منظور کیا۔
- (j) سال 2022-23 کے دوران منعقد ہونے والے بورڈ کے اجلاسوں کی تعداد پانچ (05) تھی۔ ڈائریکٹرز کی حاضری حسب ذیل ہے۔

ڈائریکٹرز کے نام		میٹنگز کی تعداد
حاضر	تعداد دوران ڈائریکٹرز شپ سال کے دوران	حاضر
05	05	جناب ظہیر بوجیا
05	05	جناب مظفر ایف بوجیا
05	05	جناب زبیر بوجیا
05	05	محترمہ شاہینہ خالد
05	05	محترمہ شازیہ جمال
05	05	جناب قاضی احمد سعید
05	05	جناب ندیم الحق نجفی

- (k) 30 جون 2023 تک حصص داری کا نمونہ اس رپورٹ کے ساتھ منسلک ہے۔
- (l) ہم تصدیق کرتے ہیں کہ ڈائریکٹرز اور ایف او اور ان کی شریک حیات اور نابالغ بچوں نے سال کے دوران ظاہر کردہ حصص کے علاوہ کمپنی کے حصص کا کوئی لین دین نہیں کیا۔
- (m) کوڈ آف کارپوریٹ گورننس کی تعمیل کا بیان اس رپورٹ کے ساتھ منسلک ہے۔
- (n) موجودہ آڈیٹرز میسرز گلارکسن ہائیڈرسعود انصاری، چارٹرڈ اکاؤنٹنٹس ریٹائر ہو رہے ہیں اور اہل ہونے کے بعد خود کو دوبارہ تقرری کے لیے پیش کرتے ہیں۔
- (o) بورڈ میں مالی سال کے دوران کوئی بھی آسامی خالی نہیں ہوئی۔

بورڈ آف ڈائریکٹرز کے لیے اس اس کی جانب سے

  
مظفر ایف بوجیا  
چیف ایگزیکٹو آفیسر

  
زبیر بوجیا  
ڈائریکٹر

کراچی: 27 ستمبر 2023

## قومی خزانے میں شراکت

کمپنی نے زیر جائزہ سال میں صوبائی اور وفاقی حکومتوں کو سیلز ٹیکس، انکم ٹیکس اور دیگر محصولات کی مد میں 97.80 ملین روپے کا حصہ دیا۔

## کیپٹل اخراجات

سال کے دوران ہم نے 111.173 ملین روپے ایگزیکٹو اینڈ اینڈ (الیکٹرک چلر، آلات، گیسٹ رومز اور واپسی ہاؤسز میں خرچ کیے ہیں۔ سرمایہ کی نوعیت میں خرچ ہونے والی رقم کاروباری سرگرمیوں میں بہتری کو بڑھادے گی۔

## بنیادی خطرات اور غیر یقینی صورتحال

ملک کو موجودہ سیاسی عدم استحکام اور معاشی بے یقینی نے مجموعی کاروبار کو متاثر کیا۔ اسٹیٹ بینک آف پاکستان کی جانب سے ایل سی کھولنے پر پابندی، شرح مبادلہ کی برابری، بڑھتی ہوئی مہنگائی اور صارفین کی قوت خریدہ عوامل ہیں جو نتائج کو متاثر کر سکتے ہیں۔ کمپنی کا مجموعی رسک مینجمنٹ پروگرام اپنی کارکردگی پر ممکنہ منفی اثرات کو کم کرنے پر مرکوز ہے۔ یہ کمپنی کی سینئر مینجمنٹ ٹیم کے ذریعے کیا جاتا ہے اور نتائج بورڈ آف ڈائریکٹرز کے ساتھ شیئر کیے جاتے ہیں۔

## رجحانات اور عوامل

ملک کو درپیش چیلنجوں سے افراتفر اور شرح سود پر ادا کردہ باؤ برقرار رکھنے اور روپے کو دباؤ میں رکھنے کی توقع ہے، جس سے کاروبار اور سرمایہ کاری کے ماحول پر منفی اثرات مرتب ہونے کی توقع ہے۔ آئی ایم اے کے حالیہ نیل آؤٹ پیج کے بعد مالیاتی اور اقتصادی پالیسیوں میں کفایت شعاری کے اقدامات ترقی کی رفتار کیے لیے ایک چیلنج بن سکتے ہیں۔ تاہم اس وقت جاری چین پاکستان اقتصادی راہداری (CPEC) کو کئی کی بڑھتی ہوئی دستیابی اور بنیادی ڈھانچے کی ترقی کے منصوبے کے ساتھ معیشت کو فروغ دینا چاہیے۔

## اندرونی مالیاتی کنٹرول کی کافی مقدار

بورڈ آف ڈائریکٹرز نے تمام کاموں میں موثر داخلی مالیاتی کنٹرول قائم کیے ہیں۔ آپ کی کمپنی کا آزاد اندرونی آڈٹ فنکشن مالیاتی کنٹرول کے نفاذ کی باقاعدگی سے نگرانی کرتا ہے، جبکہ آڈٹ کمیٹی اندرونی کنٹرول کے فریم ورک کی تائید کا جائزہ لیتی ہے۔

## ضمنی واقعات

سال کے اختتام اور اس رپورٹ کی تاریخ کے درمیان کمپنی کی مالی حالت کو متاثر کرنے والی کوئی مادی تبدیلیاں یا وعدے نہیں کئے گئے ہیں۔

## مادی معلومات

کمپنی کو 23 ستمبر 2023 کو SUIT ٹرسٹ نامی ممکنہ خریداری طرف سے ایک خط موصول ہوا ہے جس میں انہوں نے ہوٹل کی جائیداد کے حصول میں اپنی دلچسپی ظاہر کی ہے اور مستعدی کا مظاہرہ کرتے ہوئے جائیداد کی دستاویزات فراہم کرنے کی درخواست کی ہے۔ بورڈ آف ڈائریکٹرز نے 27 ستمبر 2023 کو منعقد ہونے والے اجلاس میں ان کی مستعدی کو مد نظر رکھتے ہوئے جائیداد کے کاغذات کی کاپیاں فراہم کرنے کی منظوری دی ہے۔

## ماحولیات پر کاروبار کا اثر

کمپنی ماحولیات کے تحفظ کے لیے اپنی ذمہ داری کو محسوس کرتے ہوئے مختلف اندرونی ورکشاپس اور سیمینارز کا انعقاد کر رہی ہے جس کے ساتھ ساتھ ہمارے ملازمین کو ماحولیات، پانی اور توانائی کی بچت کی تعلیم دینے کے لیے باقاعدگی سے تربیت دی جا رہی ہے۔ ہم نے ہوٹل کے باہر اور اندر کچھ بڑے پودے بھی لگائے ہیں جو آنکھوں کو خوشگوار لگتے ہیں اور ماحولیات کی تحفظ کے اقدامات میں اپنا حصہ ڈالتے ہیں۔

## کارپوریٹ سماجی ذمہ داری

کمپنی اپنی سماجی ذمہ داریوں کو تسلیم کرتی ہے اور کمیونٹی کے ایک اہم رکن کے طور پر اپنے عمل، نظام اور خدمات کو مسلسل بہتر بنانے کی اپنی ذمہ داری کو بھی تسلیم کرتی ہے۔ یہ غیر متعصبانہ نقطہ نظر کے ساتھ بہتر ماحول کے لیے اپنے وسائل میں حصہ ڈالنے کے لیے پرعزم ہے۔ اس کی حفاظت، صحت اور ماحولیات کی پالیسیاں ملازمین اور اسٹیک ہولڈرز کی غیر جانبدارانہ بہتری کے لیے تیار ہیں۔ ہم نے کمپنی کے مختلف شعبوں میں مختلف معاوضہ لینے والے افراد کو تعینات کیا اور اس کے بعد وہ اپنے متعلقہ شعبوں میں بہتر ملازمین حاصل کرنے کے اہل ہیں۔ مزید یہ کہ ہر سال ایک یا دو ملازمین کمپنی کے اخراجات پر جرح کرتے ہیں۔

کمپنی ایسے آلات کی تخصیص کے ذریعے توانائی کی لاگت کو کم کرنے کے لیے بھی تیار ہے جس سے ہمیں معیار پر سمجھوتہ کیے بغیر لاگت کو کم کرنے میں مدد ملتی ہے اور ہم توانائی کے موثر استعمال کے لیے عمل کو مناسب تربیت اور بریفنگ بھی دیتے ہیں اور ان طریقوں سے ہم توانائی کی کمی میں اپنا حصہ ڈال رہے ہیں۔ کسی بھی کامیاب تنظیم کے لیے گاہک کا اطمینان اور آراء کو ہم سمجھا جاتا ہے، اس لیے ہم باقاعدگی سے صارفین سے رائے لیتے ہیں اور ان کے تبصروں کی بنیاد پر ہم اپنی خدمات کو بہتر بنانے کی کوشش کرتے ہیں۔ خصوصی افراد کی بہتری کے لیے کمپنی کھلے دروازے کی پالیسی پر گامزن ہے۔ کمپنی مختلف محکموں میں بہت سے افراد کو ملازمت دیتی ہے۔

## انسانی وسائل

کمپنی نے صاف گوئی اور انصاف پسندی کو فروغ دے کر صنعتی امن اور تنظیم میں تمام ملازمین کے لیے ایک مثبت اور فعال کام کے ماحول کو برقرار رکھا۔ کمپنی ہر سطح پر عمل کی ترقی کے لیے اپنی کوششیں جاری رکھے ہوئے ہے۔ فعال طور پر صلاحیتوں کی تعمیر اور کاروباری تسلسل کے لیے ہنر کو برقرار رکھنے کے لیے۔ ملازمین کی مصروفیت کو مضبوط پالیسیوں اور طریقہ کار کے ساتھ منظم کیا گیا ہے۔ کمپنی نے ایک چیلنجنگ جانشینی کا منصوبہ بنایا ہے، جس میں کارکردگی کا جائزہ اور منتقلی کے ممکنہ لیڈروں کی ترقی کے لیے مناسب تربیت کے تقاضے شامل ہیں۔ کمپنی نے ملازمین کو بین الاقوامی سطح پر بھی ترقی کے مواقع فراہم کر کے ان کی صلاحیتوں میں اضافہ کرنا جاری رکھا۔

منافع کا اختصا

تخصیص کی تفصیلات درج ذیل ہیں۔

2021-22 روپے '000	2022-23 روپے '000
47,817	44,129
25,124	28,855
(446)	(571)
72,495	72,413
111,173	138,668
183,668	211,081
—	(27,000)
(45,000)	(18,000)
138,668	166,081

ٹیکس کے بعد منافع مقررہ اثاثوں کی اضافی فرسودگی کے دوبار تخصیص پر زائد سے منتقل سال کے لیے دیگر جامع نقصان

غیر مختص منافع آگے لایا گیا

اختصا

فائل کیش ڈیویڈنڈ @15%

یعنی 1.50 روپے فی شیئر برائے سال 2022

عبوری نقد منافع

یعنی 1 روپے فی شیئر برائے سال 2023 (@25%: 2022)

غیر مختص منافع آگے بڑھایا گیا

آمدنی

30 جون 2023 کو ختم ہونے والا زیر جائزہ مالی سال، آپ کی کمپنی نے 559.042 ملین روپے کی آمدنی حاصل کی جو گزشتہ سال کے مقابلے میں 20.34 فیصد اضافہ ظاہر کرتی ہے۔ آمدنی کے اعداد و شمار میں اضافہ بنیادی طور پر ہماری انتظامی ٹیم کی کوششوں کا نتیجہ ہے۔

فروخت اور خدمات کی لاگت

زیر جائزہ مالی سال 2022-23 کے دوران فروخت اور خدمات کی لاگت میں گزشتہ سال کے مقابلے میں 28.25 فیصد اضافہ ہوا۔ یہ اضافہ بنیادی طور پر فروخت کے حجم میں اضافے اور افراط زر کی بلند شرحوں کی وجہ سے ہوا۔

کل منافع

آپ کی کمپنی نے زیر جائزہ مالی سال کے دوران 44% مجموعی منافع کا مارجن حاصل کیا جبکہ پچھلے سال کا مارجن 47% تھا۔

خالص منافع

سال کے دوران کمپنی نے ٹیکس کے بعد 44,129 ملین روپے خالص منافع حاصل کیا، جبکہ پچھلے سال 47,817 ملین روپے حاصل کیا تھا۔ منافع میں کمی کی وجہ سے فروخت اور خدمات کی لاگت میں اضافہ ہے۔

فی شخص آمدنی 2.45 روپے ہے۔

شیئر ہولڈرز کا استحقاق

بورڈ آف ڈائریکٹرز نے مالی سال 2022-23 کے لیے لیکھ یا فنڈنگ کو پہلے سے ادا کیے گئے 10% عبوری نقد منافع کے علاوہ حتمی نقد منافع 10% کی سفارش کی ہے۔

ڈائریکٹرز کا معاوضہ

بورڈ کی طرف سے منظور شدہ ڈائریکٹر کے معاوضے کی باقاعدہ پالیسی موجود ہے۔ پالیسی میں کمپنیز ایکٹ 2017 اور کوڈ آف کارپوریٹ گورننس کے مطابق ڈائریکٹرز کے معاوضے کا شفاف طریقہ کار شامل ہے۔ بورڈ کے اجلاس میں شرکت کے لیے ڈائریکٹرز کو سال 2022-23 کے دوران کوئی فیس ادا نہیں کی گئی۔

ڈائریکٹرز اور چیف ایگزیکٹو کو سال کے دوران ادا کیے گئے معاوضے کا مفصل حساب مالیاتی گوشواروں کے نوٹ 23 میں ظاہر کیا گیا ہے۔

بورڈ آف ڈائریکٹرز میں تبدیلی

مالی سال 2022-23 کے دوران بورڈ آف ڈائریکٹرز میں کوئی تبدیلی نہیں کی گئی۔

متعلقہ پارٹی ٹرانزیکشن

کمپنی نے اپنے متعلقہ فریقوں کے ساتھ تمام لین دین کو ایک بازو کی لمبائی کی قیمت پر انجام دیا ہے سوائے اس کے جہاں اسے مالی بیانات میں ظاہر کیا گیا ہو۔ تمام پارٹی ٹرانزیکشنز کی تفصیلات آڈٹ کمیٹی کے سامنے رکھی گئیں اور اس کی سفارشات پر بورڈ آف ڈائریکٹرز نے ان کی منظوری دی۔

## ڈائریکٹرز کی رپورٹ

کمپنی کی ڈائریکٹرز 30 جون 2023 کو ختم ہونے والے سال کے کمپنی کے آڈٹ شدہ مالیاتی گوشواروں کے ساتھ اس رپورٹ کو پیش کرنے میں خوشی محسوس کرتے ہیں۔

### کمپنی کی بنیادی سرگرمیاں

پاکستان ہوٹلز ڈیولپرز لمیٹڈ (کمپنی) ایک پبلک لمیٹڈ کمپنی ہے جو 1979 میں بنائی گئی تھی اور پاکستان اسٹاک ایکسچینج میں اس کو درج کرایا گیا تھا۔ کمپنی بنیادی طور پر ہوٹل کے کاروبار میں مصروف ہے اور ریجنٹ پلازہ ہوٹل اور کنونشن سینٹر، کراچی کے نام سے مشہور فائینوٹار ہوٹل کی مالک ہے اور اسے چلاتی ہے۔

### بورڈ آف ڈائریکٹرز

30 جون 2023 تک کمپنی کے بورڈ آف ڈائریکٹرز پر مشتمل ہے:

جناب ظہیر بویجا چیئر مین

جناب مظفر بویجا چیف ایگزیکٹو

جناب زبیر بویجا

مسز شاہینہ خالد

مسز شازیہ جمال

جناب قاضی احمد سعید

جناب ندیم الحق نجفی

### بورڈ کی تشکیل

جنس	تعداد
مرد	5
خاتون	2
اقسام	نام
نان ایگزیکٹو ڈائریکٹر	جناب ظہیر بویجا - چیئر مین
	مسز شاہینہ خالد
	مسز شازیہ جمال
ایگزیکٹو ڈائریکٹر	جناب مظفر بویجا - چیف ایگزیکٹو
	جناب زبیر بویجا
آزاد ڈائریکٹر	جناب قاضی احمد سعید
	جناب ندیم الحق نجفی

### مالیاتی کارکردگی

گزشتہ سال کے مقابلے رپورٹ کے تحت سال کے لیے کمپنی کی مالی کارکردگی کی نمایاں خصوصیات حسب ذیل ہیں:

تفصیلات	2022-23 روپے '000	2021-22 روپے '000
آمدنی	559,042	464,551
مجموعی منافع	243,304	218,361
آپریٹنگ منافع	60,632	60,624
ایبیدا (EBITDA)	124,419	118,131
ٹیکس کے بعد خالص منافع	44,129	47,817
فی حصص آمدنی (EPS) روپے	2.45	2.66

## چیرمین جائزہ رپورٹ

میں بورڈ آف ڈائریکٹرز کی جانب سے پاکستان ہوٹلز ڈیولپرز کے 44 ویں سالانہ اجلاس کے تمام شرکاء کا پرتپاک خیر مقدم کرتا ہوں۔ 30 جون 2023ء کو ختم ہونے والے مالی سال کے دوران کمپنی کے آڈٹ شدہ مالیاتی حسابات اور آڈٹ رپورٹ پیش کرنا میرے لئے اعزاز کی بات ہے۔

بورڈ کی تشکیل ذیل میں دی گئی ہے:

☆ آزاد ڈائریکٹر:	02
☆ ایگزیکٹو ڈائریکٹر:	02
☆ دیگر غیر ایگزیکٹو ڈائریکٹر:	03

سال کے دوران بورڈ آف ڈائریکٹرز کی تشکیل میں کوئی تبدیلی نہیں ہوئی۔ زیر جائزہ مالی سال کے دوران کل پانچ (5) بورڈ کے اجلاس منعقد ہوئے۔ بورڈ کی مجموعی کارکردگی اور تاثیر (effectiveness) کو تسلی بخش قرار دیا گیا ہے۔ بہتری ایک جاری عمل ہے جو ایکشن پلان کی طرف جاتا ہے۔

کمپنی کے اندرونی معاملات کو مضبوط بنانے کے لئے اور کوڈ آف کارپوریٹ گورننس 2019 کے مطابق بورڈ نے ذیلی کمیٹیاں بنائی ہیں جنہوں نے میری رائے میں کمپنی کو چلانے اور انتظام کرنے میں اہم کردار ادا کیا ہے۔ یہ کمیٹیاں کوڈ آف کارپوریٹ گورننس کی مناسب تعمیل کو یقینی بناتی ہیں اور ان میں شامل ہیں:

☆ آڈٹ کمیٹی

☆ انسانی وسائل اور معاضہ کمیٹی

ملک کو کئی کثیر جہتی چیلنجز کا سامنا ہے جو دیرینہ ساختی کمزوریوں کی عکاسی کرتی ہیں۔ میکرو اکنامک عدم توازن، افراط زر کی بلند شرح، ملکی سپلائی کے جھٹکے، بیرونی قرضوں کی بلند سطح، کرنسی کی قدر میں کمی اور بین الاقوامی اقتصادی سست روی نے مالی سال 2022-23 میں جی ڈی پی کی شرح نمو 0.3 فیصد تک گر گئی ہے۔ چیلنجوں سے نمٹنے اور پائیدار میکرو اکنامک استحکام کو برقرار رکھنے کے لیے حکام نے حال ہی میں IMF کے ساتھ 9 ماہ کے عملے کی سطح کا معاہدہ کیا ہے، تاہم قوم کے آنے والے سال میں اپنی وسیع مالیاتی ضروریات کو پورا کرنے کے لیے ایک طویل المدتی پائیدار منصوبے کی ضرورت ہے۔

مذکورہ بالا وجوہات کے باوجود، کمپنی نے زیر جائزہ مالی سال کے دوران حوصلہ افزا نتائج حاصل کیے جو مقرر کردہ مقاصد کے مطابق ہیں۔ کمپنی کو 559 ملین روپے کی آمدنی ہوئی جو کہ گزشتہ سال کے مقابلے میں 20 فیصد اضافے کی عکاسی کرتا ہے اور کمپنی نے خالص منافع اور حصص داروں کو پے آؤٹ ڈیویڈنڈ حاصل کیا۔

بورڈ آف ڈائریکٹرز نے مسلسل ترقی کو یقینی بنانے کے لئے لاگت اور عمل کو بہتر بنانے کے لئے کاروباری کارکردگی پر گہری نظر رکھی، لیکن یہ مشکل وقت اور وسیع تر معاشی ماحول کمپنی اور ملک دونوں کے لیے ایک بڑا چیلنج ہے۔

ہم اپنے ملازمین کی مسلسل وابستگی اور اپنے صارفین اور اپنے تمام اسٹیک ہولڈرز کی سرپرستی کا شکریہ ادا کرنا چاہیں گے جنہوں نے کمپنی کی مسلسل حمایت کی ہے۔

Chauhan Humayun

ظہیر بویجا  
چیرمین

کراچی: 27 ستمبر، 2023

## پاکستان ہوٹلز ڈیولپرز لمیٹڈ چوالیسواں سالانہ اجلاس عام کی اطلاع

- اطلاع دی جاتی ہے کہ پاکستان ہوٹلز ڈیولپرز لمیٹڈ کا چوالیسواں سالانہ اجلاس عام درج ذیل کاروباری امور کی انجام دہی کے لئے 27 اکتوبر 2023ء کو سہ پہر 3:00 بجے کمپنی کے رجسٹرڈ آفس واقع 195/2 ریجنٹ پلازہ ہوٹل، مین شاہراہ فیصل کراچی میں منعقد کیا جائیگا۔
- 1- 28 اکتوبر 2022ء کو منعقد ہونے والے سالانہ اجلاس عام کی کارروائی کی توثیق کرنا۔
  - 2- 30 جون 2023ء کو ختم ہونے والے سال کی ڈائریکٹرز اور ڈیپوٹس کے ساتھ آڈٹ کئے گئے اکاؤنٹس کی وصولی، قبولیت اور غور و خوض کرنا۔
  - 3- بورڈ آف ڈائریکٹرز کی طرف سے تجویز کردہ حتمی نقد منافع 10 فیصد یعنی 1 روپے فی شیئر کی ادائیگی پر غور اور منظوری کے لئے 10 فیصد عبوری نقد منافع علاوہ، یعنی (1 روپے فی شیئر) مارچ 2023ء میں پہلے ہی ادا کر دیا گیا ہے اور 30 جون کو ختم ہونے والے سال کے لئے کل منافع 2 روپے فی شیئر۔
  - 4- 30 جون 2024ء کو ختم ہونے والے سال کے لئے آڈٹرز کا تقرر اور ان کے معاوضے کا تعین کرنا
  - 5- چیئرمین کی اجازت کے ساتھ کوئی اور دیگر امور۔

بورڈ کے حکم سے  
محمد طلحہ علی خان  
کمپنی سیکریٹری

کراچی  
06th اکتوبر 2023ء

### اطلاعات :-

- 1- جو ممبر سالانہ اجلاس عام میں شرکت کرنے اور ووٹ ڈالنے کا حق رکھتا ہے وہی کسی دوسرے ممبر کو ممبر کی طرف سے شریک ہونے اور ووٹ ڈالنے کیلئے بطور پراسی مقرر کرنے کا حقدار ہے۔ پراسی فارم لازمی کمپنی کے سیکریٹری کے ساتھ یا آزاد شیئر رجسٹرار کے آفس میں میٹنگ سے 48 گھنٹے پہلے جمع ہوں۔
  - 2- 20 اکتوبر 2023ء سے 27 اکتوبر 2023ء (بشمول دونوں دن) کمپنی کی شیئر ٹرانسفر بکس بند رہیں گے۔ ہر لحاظ سے مکمل ٹرانسفر ہمارے آزاد شیئر رجسٹرار آفس میسرز ایف ڈی رجسٹرار سروس (ایس ایم سی پرائیویٹ لمیٹڈ)، 17 ویں منزل، صائمہ ٹریڈ ٹاور۔ اے، کراچی میں 19 اکتوبر 2023ء تک میٹنگ میں شرکت کے حق کے لئے وصول کریں اور وقت پر صحیح طریقے سے رکھا جائے گا۔
  - 3- شیئر ہولڈرز سے درخواست کی جاتی ہے کہ ان کے پتوں میں کسی بھی تبدیلی کے بارے میں کمپنی کو مطلع کریں۔
  - 4- شیئر ہولڈرز سے یہ بھی درخواست ہے کہ اپنے قومی شناختی کارڈ نمبر (اگر غیر ملکی ہیں تو پاسپورٹ نمبر) سے مطلع کریں جو کہ ایس آر او 2003/1(49) بتاریخ 15 جنوری 2003ء اور سر نمبر 13/2004 بتاریخ مورخہ 5 مارچ 2004ء کے تحت ضروری ہے۔
- سی ڈی ای کاؤنٹ رکھنے والے سیکورٹیز اینڈ ایکس چینج کمیشن آف پاکستان کے جاری کردہ مکرملر 1 بتاریخ 26 جنوری 2000ء میں دی گئیں درج ذیل ہدایات پر عمل کریں۔

### (الف) ... سالانہ اجلاس عام میں شرکت کے لئے

- (i) افراد کی صورت میں اکاؤنٹ ہولڈر یا سب اکاؤنٹ ہولڈر اور / یا شخص جس کی سیکورٹیز گروپ اکاؤنٹ میں ہیں اور ان کی رجسٹریشن کی تفصیلات قوانین کے مطابق اپ لوڈ کی گئیں ہوں، میٹنگ میں شرکت کے وقت اپنی شناخت کی تصدیق کیلئے اپنا اصل کمپیوٹرائزڈ قومی شناختی کارڈ (سی این آئی سی) یا اصل پاسپورٹ دیکھا کر کریں گے۔
- (ii) کارپوریٹ حستی (ایٹیشن) ہونے کی صورت میں میٹنگ کے وقت بورڈ آف ڈائریکٹرز کی قرارداد / پاور آف اٹارنی، نامزد فرد کے دستخط کے نمونے کے ساتھ پیش کریں گے۔ (جب تک کہ پہلے فراہم نہیں کئے گئے ہیں)۔

### (ب) ... براکسیز کی تقرری کے لئے

- (i) افراد کی صورت میں اکاؤنٹ ہولڈر / یا سب اکاؤنٹ ہولڈر اور / یا شخص جس کی سیکورٹیز گروپ اکاؤنٹ میں ہیں اور ان کی رجسٹریشن کی تفصیلات قوانین کے مطابق اپ لوڈ کی گئی ہوں، وہ اوپر دی گئیں ضرورت کے مطابق پراسی فارم جمع کرائیں گے۔
- (ii) پراسی فارم کے دو اشخاص گواہ ہوں گے جن کے نام، پتے اور کمپیوٹرائزڈ قومی شناختی کارڈ نمبر فارم پر درج ہوں گے۔
- (iii) فائدہ اٹھانے والے مالکان اور پراسی کمپیوٹرائزڈ قومی شناختی کارڈ یا پاسپورٹ کی تصدیق شدہ کاپیاں پراسی فارم کے ساتھ جمع کرائیں گے۔
- (iv) اجلاس کے وقت پراسی اپنا اصل کمپیوٹرائزڈ قومی شناختی کارڈ یا اصل پاسپورٹ پیش کرے گا۔
- (v) کارپوریٹ کی صورت میں کمپنی کو بورڈ آف ڈائریکٹرز کی قرارداد / پاور آف اٹارنی نمونہ دستخطوں کے ساتھ فارم جمع کرائیں (جب تک پہلے فراہم نہ کئے گئے ہوں)۔

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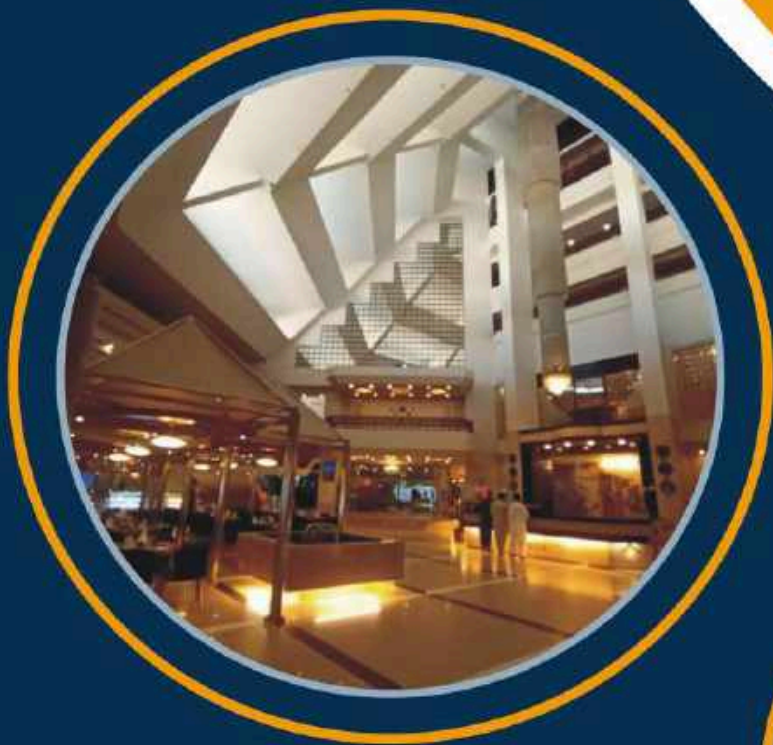


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# Regent Plaza

HOTEL & CONVENTION CENTRE

 195/2, Main Shahrah-e-Faisal, Karachi - Pakistan.

 + 92-21-35657000

 + 92-21-35631521-3

 [headoffice@rphcc.com](mailto:headoffice@rphcc.com)

 [www.rphcc.com](http://www.rphcc.com)

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