

ANNUAL REPORT 2014



ANNUAL REPORT | 2014





59/B, Kemal Ataturk Avenue

Forwarding Letter

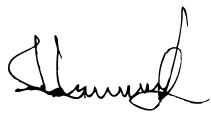
The
Shareholders
Bangladesh Securities and Exchange Commission
Registrar of Joint Stock Companies & Firms
Dhaka Stock Exchange Ltd.
Chittagong Stock Exchange Ltd.

Subject: Annual Report for the year ended 31st July, 2014.

Dear Sir(s)

We are pleased to enclose a copy of the Annual Report together with the Audited Accounts including Statement of Financial Position as at 31st July, 2014, Statement of Comprehensive Income, Changes in Equity and Cash Flows for the year ended 31st July, 2014 along with notes thereon for your record/necessary measures.

Yours sincerely



Md. Saiful Huda Anaholy
Company Secretary

1964

Established in 1964 by the legendary business icon late Jahurul Islam and the first neighborhood housing project in Bangladesh in 1964 at Pallabi

1981

Pioneering the concept of Apartment in Bangladesh

1994

Listed in Dhaka Stock Exchange, the only publicly listed real estate company in the stock exchange

1996

Listed in Chittagong Stock Exchange

2012

A beginning. Rebranding of corporate logo

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Vision

To be a world class Real Estate Developer creating maximum value by providing quality homes and business

Mission

To build and develop environment friendly Apartments, Commercial Buildings & Land Projects using the highest standards of Safety, Architecture, Engineering & Green technology.

Principles

Integrity
Accountability
Transparency

life of moments

The brand new Eastern Housing Limited logo is an interpretation of the company's core values. With inspiration, innovation and quality in its DNA, EHL defies time and challenges itself with modern designs with the coming of every era.

The logo symbolizes a burst of energy with a shift into a new perspective. Green and Yellow which surrounds the logo denotes the ethics and values of the organization. The logo in Cyan is the interpretation of the new perspective.

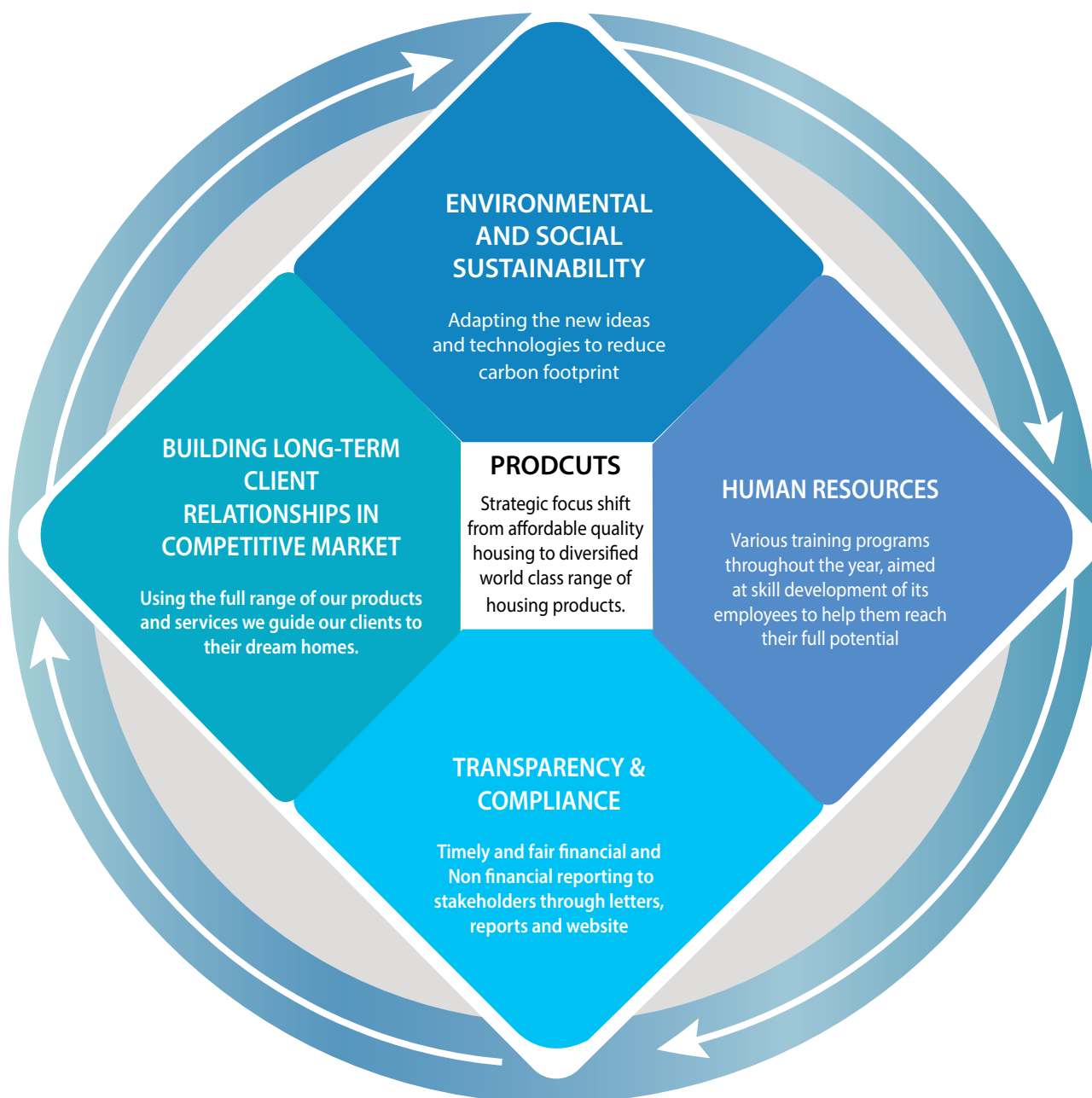
With the new look and feel, it brings 50 years of expertise together with its values in one, creating world class real estate developments to help make life of moments.



Plot - 90, Road - 23, Block - A, Banani

Our Focus Areas

We offer clients world class real estate to create life of moments. In order to create moments we have chalked our core focus area in order to reach our goals.





Founder Chairman
Late Jahurul Islam
1928-1995

Key Milestones

1964

- > Incorporated as Private Limited Company
- > First neighbourhood housing at Pallabi, Dhaka.

1981

- > First apartment project of the country started in Shiddesswary, Dhaka.

1986

- > First High Rise Apartment of Dhaka at Eskaton (20 storied)

1988

- > First Air conditioned Shopping Mall of the Country

1994

- > Listed in Dhaka Stock Exchange

1996

- > Listed in Chittagong Stock Exchange

Ongoing Projects

Apartment

- ❖ Eastern Pantha Chaya, Panthapath
- ❖ Eastern Kamalapur, North Kamalapur
- ❖ Eastern Arzoo, 61, Bijoy nagar
- ❖ 59B, Kemal Ataturk Avenue
- ❖ 2A/29, Gulshan, Dhaka
- ❖ Plot-405C, Road 27, Dhanmondi
- ❖ 80, 80/B, Indira Road, Dhaka,
- ❖ Plot -7E, Road-13, Sector 03, Uttara
- ❖ Plot-18, Road-2, Sector 11, Uttara
- ❖ Plot-47, Road-16, Sector 14 Uttara
- ❖ Plot-32, Road -12, Sector 12, Uttara
- ❖ Plot-41-43, Road-14, Sector 12, Uttara
- ❖ House - 64/A, Street -5, Old DOHS
- ❖ Plot -1/1, A, Avenue-4, Mirpur
- ❖ Plot-37, Park Road, Block-K, Baridhara
- ❖ Plot -36, Road No.100, Gulshan
- ❖ 5, Circuit House, Dhaka
- ❖ Plot-90, Road-23, Block A, Banani

Land

- ❖ Jahurul Islam City (Banasree New Town)
- ❖ Mohanagar Land Project
- ❖ Goran Chatbari (Pallabi Phase-II)
- ❖ Dehra Land Project, Savar

Corporate Information

Company Name: **Eastern Housing Limited**

Company Registration: **2161**

Tax Registration: **595731241169**

VAT Registration: **19011001444**

Legal Form

Eastern Housing Limited (the “company”), was incorporated in 1964 as a Private Limited Company under the Companies Act, 1913. In 1993 the company was registered itself with RJSC&F as a Public Limited Company which is one of the largest Real Estate Company in the private sector. The company raised its capital by way of an overwhelmingly subscribed IPO of shares and debentures through a prospectus issued in July, 1994. The company is the pioneer as well as the only Public Limited Company in the country in Real Estate Business under the private sector.

Board of Directors

Chairman

Manzurul Islam

Directors

Suraiya Begum, Director, River View Limited

Nominated by River View Limited

Md. Abdul Wadud, Director, Islam Brothers Properties Limited

Nominated by Islam Brother Properties Limited

Md. Mustafizur Rahman, Director, Islam Brothers Properties Limited

Nominated by Islam Brothers Properties Limited

Sarwar Boudius Salam, Director, Islam Brothers Properties Limited

Nominated by Islam Brothers Properties Limited

Independent Directors

Zia U Ahmed, PhD

Zahiduzzaman Faruque

Management Team

Managing Director

Dhiraj Malakar

Company Secretary

Md. Saiful Huda Anaholy

Chief Financial Officer

Md. Asadul Islam, FCA, FCS

Head of Internal Audit

Md. Moniruzzaman

Sr. Executive Director (Land)

Nazim Nowaz Chowdhury

Sr. Executive Director (Apartment)

Kazi Mohammed Zubaid

Sr. Executive Director (Supply Chain)

Md. Habibur Rahman (Bulbul)

Executive Director (Development)

Engr. S.M. Solaiman

Director (Construction)

Engr. Zahanul Haq Chowdhury

Audit Committee

Chairman

Zia U Ahmed, PhD

Members

Zahiduzzaman Faruque

Md. Abdul Wadud

Sarwar Boudius Salam

Md. Mustafizur Rahman

Legal Advisor

Huq & Company

47/1 Purana Paltan Dhaka 1000.

Statutory Auditors

M/S A. Qasem & Co

Suites No. 01-03, Level 7, Pink City, Plot - 15

Road - 103, Gulshan Avenue, Dhaka 1212.

Principal Bankers

Uttara Bank

IFIC Bank

Standard Bank

Al Arafah Islami Bank

NCC Bank

Registered Office

125/ A Motijheel Commercial Area,

Dhaka 1000, Bangladesh.

Web: www.easternhousing.com

Phone: 9566303-5, Fax: 880-2-9566311

Email: share@easternhousing.com

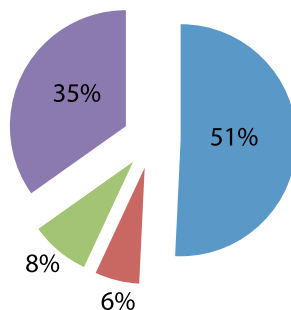
The shareholding structure of EHL is diversified. The majority of the shares are held by General Public which is 34.80%. Islam Brothers Properties Limited holds 33.03 % share whilst River View Limited holds 13.70 % shares; different financial institutions hold 6.20% of shares, whereas some other institutional shareholders are holding 8.25% of shares and other sponsor shareholders are holding 4.02%.

Shareholding position of EHL as on 31st July, 2014

Type of Shareholder	Percentage (%)	Number of Shares	Number of shareholders
Sponsors & Associates	50.75	40,925,835	12
Financial Institutions	6.20	4,990,271	52
Other institutional shareholders	8.25	6,654,038	252
General shareholders	34.80	28,064,910	20,819
Total	100.00	80,635,054	21,135

Position of shareholding: Percentage

- Sponsors & Associates
- Financial Institutions
- Other institutional shareholders
- General shareholders



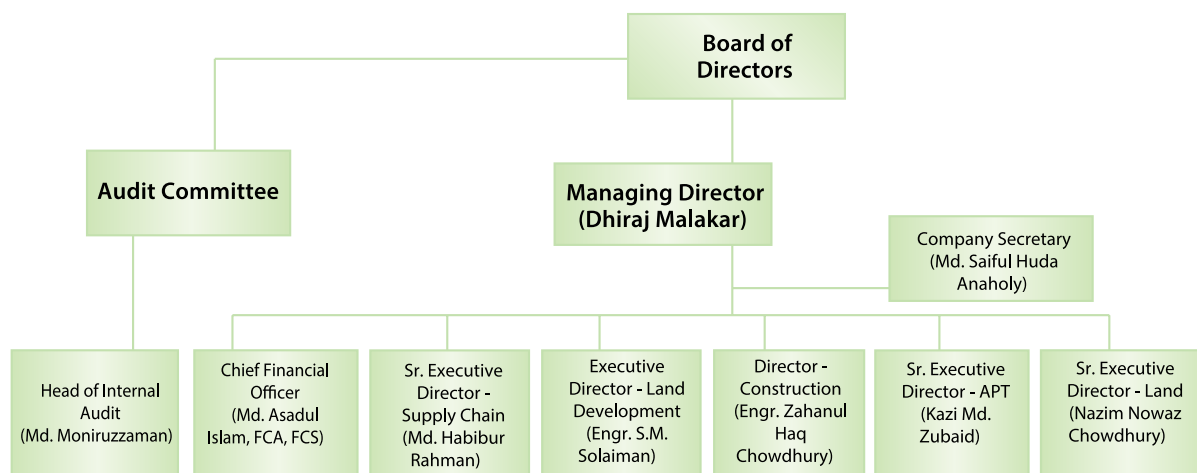
Top Twenty Shareholders as on July 31, 2014

Sl- No	Name of Shareholder	Number of Shares Held	Percentage
1	ISLAM BROTHERS PROPERTIES LTD	26,637,187	33.03%
2	RIVER VIEW LTD	11,044,687	13.70%
3	VENUS HOLDINGS LIMITED	2,696,722	3.34%
4	MANZURUL ISLAM	2,295,750	2.85%
5	SHAHJALAL ISLAMI BANK LTD	1,853,156	2.30%
6	INVESTMENT CORPORATION OF BANGLADESH	1,712,925	2.12%
7	SSBT F SSB LX A/C PDF-FM	724,212	0.90%
8	ICB UNIT FUND	538,363	0.67%
9	DEBA SADAT	460,600	0.57%
10	PUBALI BANK LIMITED	377,350	0.47%
11	MOSTAQUE AHMED SADEQUE	350,800	0.44%
12	IIDFC CAPITAL LTD	320,000	0.40%
13	AZHARUL ISLAM	278,078	0.34%
14	SYED MOHAMMAD ASRAFUL SAHED	263,600	0.33%
15	IMTIAZ MAHMUD	257,000	0.32%
16	SURAIYA BEGUM	221,009	0.27%
17	ELECTRA INTERNATIONAL LTD	214,396	0.27%
18	UNION CAPITAL LIMITED	189,262	0.23%
19	SWAPAN KUMAR DAS	186,000	0.23%
20	WAZEDUL ISLAM	184,107	0.23%
	Total:	50,805,204	63.01%



Eastern Pantha Chaya, Panthapath

Organization's Structure





MANZURUL ISLAM
Chairman

Mr. Manzurul Islam was appointed to the board in 1993. He became the Chairman in 1995 and still serving as the Chairman of Board. Mr. Islam also holds the position of Chairman in Aftab Bahumukhi Farms Limited, Aftab Feed Products Limited, Aftab Hatchery Limited, Aftab GP Farms Limited, Bengal Development Corporation, Navana Pharmaceuticals Ltd, Navana Health Care Limited, Jahurul Islam Medical College, Islam Brothers Properties Limited & Director of Lafarge Surma Cement Limited. He is also Member of the Executive Committee of Bangladesh Association of Publicly Listed Companies (BAPLC).

In addition Mr. Islam was the former Chairman of IFIC Bank Ltd and Vice Chairman of Bangladesh Association of Banks.

Mr. Islam is a graduate in Economics from University of London.

He received awards as one of the best entrepreneur personalities of the country in consecutive years in 2003 and 2004 and best young entrepreneur personality of the year in 2005. Since 1998 Mr. Islam is one of Commercially Important Person (CIP) of Bangladesh.



SURAIYA BEGUM
Nominated Director by
River View Limited

Mrs. Suraiya Begum is the wife of Late Jahurul Islam, the founder chairman of Eastern Housing Limited. She has been holding the position of Director since inception of this company.

She is a Director in different concerns of Islam Group. She had also been involved in the group overseas activities in London, Abu Dhabi and Yemen.

She holds a Bachelors degree in Arts from University of Dhaka. During her career she has been involved in many construction projects in Bangladesh.

Directors' Profile

Mr. Md. Abdul Wadud was appointed to the board in 2004. In 2011 he resigned from the board of Eastern Housing Ltd. and subsequently joined the board as Nominated Director as proposed by Islam Brother Properties Limited. He is also the Director in different concerns of Islam Group.

He had been appointed as Operative director (Finance) of Eastern Housing Limited in 1991. He played vital role in the Accounts and Finance department of Eastern Housing Limited.

Prior to joining Eastern Housing Ltd. he had served as Chief Accountant in Crescent International Ltd and Bengal Development Corporation Ltd. He obtained Bachelor of Commerce in Accounting from Dhaka University and completed Group – I of Chartered Accountancy Practical Training in 1964. He had been the Chief Financial Officer of Bengal Development Corporation Limited's 90 km Sila-Duwagin and 5000 housing project in UAE.



MD. ABDUL WADUD
Nominated Director by
Islam Brothers Properties Limited

Mr. Md. Mostafizur Rahman was appointed to the board in 2004. He is a business professional for a period of over 40 years. In 2011 he resigned from the board of Eastern Housing Ltd. and subsequently joined the board as Nominated Director as proposed by Islam Brother Properties Limited. He is also a member of the Audit Committee.

He holds Bachelor's degree in Arts and proprietor of M/s. Mostafizur Rahman, a construction company and Hotel Shahina.



MD. MOSTAFIZUR RAHMAN
Nominated Director by
Islam Brothers Properties Ltd.

Mr. Sarwar Boudius Salam was appointed to the board of Eastern Housing Limited in 2005. He was the former independent director of Eastern Housing Limited. In 2012 he resigned from the board of Eastern Housing and subsequently joined the board as Nominated Director as proposed by Islam Brother Properties Limited. Prior to joining Eastern Housing Limited he worked in Uttara Bank and Navana Pharmaceuticals Ltd. He is a business professional and currently owns a company called Onion Ring.

He had been a director for a few years in the Board of Directors of Uttara Bank Limited. He holds a Masters Degree in Commerce from the University of Dhaka. He is also a member of the Audit Committee.



SARWAR BOUDIUS SALAM
Nominated Director by
Islam Brothers Properties Ltd.

Directors' Profile



ZIA U. AHMED, PhD
Independent Director

Zia U. Ahmed, PhD is the Chairman of Audit Committee and also an independent director. Dr. Zia U. Ahmed is the Founder and Chairman of Venture Investment Partners Bangladesh Ltd. (VIPB) which is the first private social venture capital investment company with focus on SME segment in Bangladesh. He is also the Founder and Managing Partner of SEAF Bangladesh Ventures LLC which is an alternate investment vehicle for long term capital to emerging SMEs in Bangladesh. Dr. Ahmed has over thirty years of experience in finance sector.

He holds a PhD degree in Economics from the University of Virginia, USA.



ZAHIDUZZAMAN FARUQUE
Independent Director

Mr. Faruque has a BA and MA (Economics) from Dhaka University. He has been working as a professional journalist for last 35 years. He is the editor of first Bengali economic newspaper Dainik Arthaneeti and was the former Economic page editor of Daily Ittefaq. He was also former Member of Advisory Board of the Securities & Exchange Commission. He is at present the Bangladesh Correspondent of Japanese news agency Kyodo News. He is also a member of the Audit Committee.



Eastern Kamalapur, North Kamalapur

Management Team's Profile



DHIRAJ MALAKAR
Managing Director

Mr. Dhiraj Malakar was appointed as Managing Director, EHL on 23rd November, 2010. Before joining as Managing Director, he was worked as an advisor to Eastern Housing Limited.

Mr. Malakar served more than 35 years in the public sector in different capacities in the field level as well as a policy level of the People's Republic of Bangladesh and Former Secretary, Ministry of Food and Disaster Management.

He served as a Deputy Commissioner & Joint Secretary in different ministries such as Ministry of Industry, Sports and Youth, Ministry of Planning & Member, Planning Commission. He is well versatile in Land Management and Land Regulatory subjects through his employment in the Land Regulatory Department of the Government in different capacities.



NAZIM NOWAZ CHOWDHURY
Senior Executive Director (Land)

Born in Bhadeswar, Sylhet Mr. Nazim Nowaz Chowdhury started his career with Bengal Development Corporation (BDC), a unit of Islam Group in Abu Dhabi, UAE in Company's 5,000 independent houses construction project in 1977. Beside houses, BDC constructed an important road project in UAE connecting UAE & Saudia Arabia (Sellah-Duagin highway). Accomplishing the business in Abu Dhabi,

Mr. Nazim Nowaz Chowdhury was transferred to Iraq in 1980 to work for BDC's different projects. BDC contributed significantly in Building modern Iraq, implementing projects like Renovation of the Shrine of Hazrat Abdul Quader Gillany (R.A), Restoration of historical houses of Baghdad, Completing two full fledged township near Iraq-Syria border, Automatic brick field, Sewerage network etc.

After successfull completion of BDC's project in Iraq, Mr. Nazim Nowaz Chowdhury joined Eastern Housing Ltd. in Bangladesh in 1986. He is now looking after the Legal Department, Land Purchase and Administration of EHL in the capacity of Senior Executive Director.



KAZI MOHAMMAD ZUBAID
Senior Executive Director (Apt)

Mr. Kazi Mohammad Zubaid appointed as Senior Executive Director for Eastern Housing Ltd in 2012. He heads the apartment unit of the company. He plays a pivotal role for development of sales, marketing and project monitoring. He actively participates in different local and international real estate fairs for and behalf of the company.

Kazi Mohammad Zubaid started his carrier with Building Technology and Ideas Ltd (bti) in 1994. He has been in the real estate sector for more than eighteen years.

Management Team's Profile

Mr. Md. Habibur Rahman (Bulbul) graduated under Dhaka University in 1971. He joined Crescent International in 1974, a jute exporting company of Islam Group in a managerial role. In 1980 he was promoted as a Director of the company. He worked in the jute sector for 22 years before joining Eastern Housing Ltd. In 2012 he was appointed as Head of supply chain in rank of Sr. Executive Director and is responsible for the supply chain function of the company for both land and apartment sector.



MD. HABIBUR RAHMAN (BULBUL)
Sr. Executive Director (Supply Chain)

Mr. S.M. Solaiman joined in Islam Group in 1977. He currently heads the Development department & also work in supply chain department in the capacity of Executive Director. He has over 39 years of professional experience in the field of Civil Engineering. He graduated in Civil Engineering in 1975. Prior to joining Eastern Housing Ltd. he worked in M/S The Engineer's Limited in Feni By-Pass project under Roads and Highways Departments and Bengal Development Corporation. He worked in various projects in sewage project & industrial prefabricated houses in Abu Dhabi, Heritage housing projects in Iraq and Project Manger in Preventative Maintenance centre under Bangladesh Railways. He also worked in various projects of Bangladesh Power Development Board, Local Government Engineering Development (LGED), BUET Civil Work, BMET & Grameen Bank.



ENGR. S.M. SOLAIMAN
Executive Director (Land Development)

A Masters in Commerce (Accounting), Mr. Asadul Islam qualified Chartered Accountancy in 2001 and Chartered Secretary in 2002.

Mr. Islam joined Eastern Housing Ltd. in 2012 as Chief Financial Officer. Mr. Islam has more than 17 years' experience. He was Deputy Controller of Accounts of Quasem Group. He then joined Abdul Monem Limited as Head of Finance. Thereafter he joined Navana Group as General Manager and later promoted to Operative Director. In addition he was Chief Financial Officer (CFO) of both Aftab Automobiles Ltd. and Navana CNG Ltd.

Mr. Islam is a Fellow Chartered Accountant (FCA) of the Institute of Chartered Accountants of Bangladesh (ICAB) and Fellow Chartered Secretary (FCS) of the Institute of Chartered Secretaries of Bangladesh (ICSB).



MD. ASADUL ISLAM FCA, FCS
Chief Financial Officer

Management Team's Profile



**ENGR. ZAHANUL HAQ
CHOWDHURY**
Director (Construction)

Mr. Chowdhury joined Eastern Housing Ltd. in 2012. He currently heads the construction department. He has over 38 years of professional experience in major Civil Engineering projects in the Gulf Countries including Saudi Arabia, Iraq, Qatar, Dubai (UAE) and Bangladesh.

He holds a Civil Engineering degree from Bangladesh University of Engineering and Technology (BUET).

Prior to joining Eastern Housing Ltd., he was Project Engineer of "THE TIGER WOODS DUBAI" planned Golf course and resort, designed by TIGER WOODS and Khatib & Alami, Consolidated Engineering Consultants of Dubai. He attended various training on Health, Safety & Environment (HSE) & Highway Survey in Iraq & Aqua-Culture training in Singapore & Thailand.



MD. SAIFUL HUDA ANAHOLY
Company Secretary

Mr. Md. Saiful Huda Anaholy joined Eastern Housing Ltd. in 1998 as Company Secretary. He has been the secretary of the company since then. He previously worked in Bengal Development Corporation in a managerial role. He attended several courses and workshop organized by Institute of Chartered Secretaries of Bangladesh (ICSB). He brings to board 15 years of secretarial experience.



MD. MONIRUZZAMAN
Head of Internal Audit

Mr. Moniruzzaman was appointed as the Chief Internal Auditor of Eastern Housing Limited on November 01, 2012. He joined EHL as Internal Auditor in 2010. Prior to joining Eastern Housing Limited he worked in Flora Limited. He Completed three years articulated studentship on October 2007 with M/s Aziz Halim Khair Choudhury (AHKC), Chartered Accountants.

He obtained CA Professional Stage 1 (knowledge Level) from The Institute of Chartered Accountants of Bangladesh and is listed as Income Tax Practitioner (ITP) under National Board of Revenue (NBR). In addition he holds Masters in Accounting (M.Com) from the Jagannath University.



2A/29, Gulshan



Manzurul Islam
Chairman

***“We believe we can present
the city skyline with more
suitable products
in the upcoming years”***

Message from the Chairman

Distinguished Shareholders,

It gives me immense pleasure to report you the growth in terms of turnover and profitability during the period under review despite of adverse situation prevailed during first half of the financial year.

I am delighted to inform you that two of our land projects namely Jahurul Islam City (Aftabnagar & Banasree) and Goran Chatbari (Pallabi Phase II) have got approval from RAJUK. The areas of the projects are 1082.49 acre and 335.41 acre respectively. It is really a great achievement for our company to have approval of these two land projects as per Private Housing Land Development Regulation - 2004 (Revised 2012). Consequently, with this approval we shall be able to prepare more plots for sale within very short period of time which will bring colossal cash inflow in the near future.

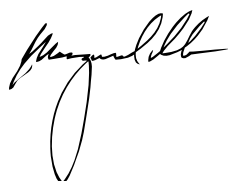
In this fiscal year turnover has increased by 15%. Land Sales stood at Tk. 86.82 crore whilst Apartment sales significantly improved to Tk. 146.47 crore. Net Profit after tax increased from Tk. 22 crore to Tk 24 crore. We have also implemented workers' profit participation fund as per the amendment in Labour Law in 2013.

You will appreciate to learn that we have separated some lands from current assets to fixed assets to ensure long term sustainable regular source of income. We have a plan to develop state of art resort and hospitality industry on those lands. As reported last year, we had started procuring land at Cox's Bazar. This procurement is still continuing in the current fiscal year.

In addition we have developed a good number of plots in last year and a massive development program has been taken this year also for undeveloped area. Moreover, we are installing utility facilities such as water line, electricity, and drainage network etc in the project area in phases to ensure a good standard of living. In addition, designated space for community facilities including university, hospital, school, college, market, playground, mosque, bus stand, police station, parks, corner shops and shopping mall etc have been kept in the project according to latest regulation.

Furthermore, we have already engaged a monitoring and investigation team for supervising building construction. The team is working to ensure rules and regulations of RAJUK during building construction. We have taken several schemes for these projects to make it more environment friendly. In this context beautiful and colorful tree plantation program has been started to make the project more green, livable and sustainable.

The focus of apartment sector has in on high end luxurious products. Exclusive office space with state of the art technologies are being built by the company. In addition we are concentrating on environment friendly building equipments and solutions. Our emphasis on the effective management and energy systems are being implemented strictly like previous years. We believe we can present the city skyline with more suitable products in the upcoming years.



Manzurul Islam,
Chairman



Plot - 405C, Road - 27, Dhanmondi

Message from the Managing Director



Dhiraj Malakar
Managing Director

Dear Shareholders,

The journey of EHL was not smooth in the reporting period. Business on the first half of the period was totally dull due to adverse situation in the country. However, the situation turned around and thus we are expecting better business in the upcoming years. Nevertheless, problems of utility connection is still been a big factor in the industry. We have dedicated necessary resources and preserving to overcome this constraint.

In the last couple of years, Eastern Housing Limited has diversified its focus from mid level consumer apartment segment to the higher end high margin apartment segment. Aesthetic design, stylish and luxurious apartments with exclusive finishing & state of the art amenities are now one of the best features of the company. This year we have completed one of exclusive apartments in the capital named 'The Envoy' located at the North Gulshan. 16 residential projects and 2 Commercial projects are presently going on in different posh areas of Dhaka City and this number of projects will increase in the following years to ensure resources are being used optimally.

During the year under review we have handed over 202 flats/shops and 461 plots to our valued customers. Sales revenue in

the year under review was Taka 233.30 crore as compared to Taka 202.87 crore in the previous year. Profit after tax stood at Taka 24.08 crore which was 9.68 % more than that of previous year. The margin was slightly affected with the new provision for workers' profit participation fund as required by amendment in Labour Law 2006.

Our sales for the 2013 - 2014 grew by 15 % compared to the year before. We have kept a constant GP margin throughout the year at 34%. Although finance expense has been increased by 34% we could maintain net margin of 10.66% throughout the year.

I am pleased to report that the company has been able to sustain our strong market position and our diversified product line. The company's earnings per share (EPS) increased to Tk. 3.08 in financial year 2013-2014 from Tk. 2.81 (restated) in financial year 2012-2013. Net Asset Value (NAV) per share is Tk. 72.68 compared to Tk. 18.43 in previous year. The main reason for big jump of the NAV was the effect of revaluation of fixed assets (land) during the year under review.

We have purchased around 29.32 acres of Land for the urban projects in the city. Further Land in Teknaf, Cox's Bazar is being acquired to turn it into a state of the art resort. We have also purchased 9 katha land at Road 84, Gulshan and also signed two JV agreements in apartments sector in this fiscal year. We had to borrow a substantial amount from the Banks with regard to these arrangements which will increase the finance cost. However, the profitability from these projects will mitigate the finance cost as mentioned above and increment of shareholders' wealth will outnumber the borrowings in the coming days.

Eastern Housing Limited remains the sole publicly listed real estate company in Bangladesh and we pride ourselves on achieving high standard of transparency and accountability. The success of Eastern Housing lies inherently with the board members, the employees, the strategic partners & shareholders. I would like express my heartfelt gratitude to all stakeholders for their continuous support for this company.



Dhiraj Malakar,
Managing Director



Eastern Arzoo, 61, Bijohnagar

Corporate Governance in Eastern Housing Ltd.

Corporate governance is the system by which companies are directed and controlled by the management in the best interest of all the stakeholders, thereby ensuring greater transparency and better and timely financial reporting.

The Board of Directors is responsible for proper governance which includes setting out Company's strategic aims, providing the necessary leadership to implement such aims, supervising the management of the business and reporting to the shareholders on their stewardships.

Eastern Housing is committed to continually reviewing all corporate governance policies and practices to ensure the ongoing transparency of the company's practices and the delivery of high standards and quality information to stakeholders.

The maintenance of effective corporate governance remains a key priority of the Board of Eastern Housing Limited. To exercise clarity about directors' responsibilities towards the shareholders, corporate governance must be dynamic and remain focused on the business objectives of the Company and create a culture of openness and accountability. Keeping this in mind, clear structure and accountabilities supported by well understood policies and procedures to guide the activities of the Company's management have been instituted.

Statements of Compliance

Bangladesh Securities and Exchange Commission's notification on Corporate Governance

As Eastern Housing Ltd. is listed on the Stock Exchanges in Bangladesh, we comply with the BSEC's notification on Corporate Governance SEC/CMRRCD/2006- 158/134/Admin/44 dated 7 August 2012. For the year ended 31st July 2014, we have complied with the relevant provisions set out in Annexure 1 in this report.

Corporate Governance Framework

Good corporate governance practices are not just a matter for the Board but are at the heart of everything that we do within the Company. The Company operates within a comprehensive governance framework.

Role of the Board

The Directors of the Board are appointed by the Shareholders at the Annual General Meeting (AGM) and accountable to the Shareholders. The Board is responsible for ensuring that the business activities are soundly administered and effectively controlled.

The Directors of the Board keep themselves informed about the Company's financial position and ensure that its activities, accounts and asset management are subject to adequate control. The Board also ensures that EHL Policies & Procedures and Codes of Conduct are implemented and maintained, and the Company adheres to generally accepted principles for good governance and effective control of Company activities.

In addition to the other legal guidelines, the Board has also adopted "Code of Conduct" for ensuring better governance.

The Code on Corporate Governance of the company sets out the principles and best practices to be applied by the company in its operations towards achieving the optimal governance framework.

The Board of Directors is responsible for protecting the rights and interests of all shareholders and also accountable for the overall management of the entity. Besides its usual legal and statutory responsibilities, the Board is responsible for the following:

- Reviewing and adopting a strategic plan for the company;
- Overseeing the conduct of the company's business to evaluate whether the business is being properly managed;
- Identifying principal risks and ensuring the implementation of appropriate systems to manage these risks;
- Succession planning, including appointing, training, fixing the compensation and where appropriate, replacing senior management;
- Developing and implementing and investor relations program or shareholder communications policy for the company;

Corporate Governance in Eastern Housing Ltd.

- Reviewing the adequacy and the integrity of the company's internal control systems and management information systems, including systems for compliance with applicable laws, and regulations, rules, directives and guidelines;
- Approving the financial statements and accounting policies of the company;
- Approving changes in the policy;
- Recommending dividend for declaration in AGM;
- Establishing committees including the Audit Committee & Executive Committee
- Receiving and reviewing reports from committees of the Board;
- Establishing and monitoring compliance with the company's standards of business conduct and other policies of the company;
- Establishing appropriate systems of corporate governance in the company;
- Considering and approving other matters specially reserved for the attention of the Board; and
- Constantly guide and assist the company in external stakeholder management.

Board Composition

The Board in EHL is comprised of seven Directors, including the Chairman who is elected from amongst the members. In addition to Board of Directors, a separate Managing Director who is an Ex Officio is present in the Board.

In compliance with the Corporate Governance Guidelines issued by Notification No SEC/CMRRCD/2006-158/134/Admin/44 dated 07 August, 2012 issued under section 2CC of the Securities and Exchange Ordinance, 1969 the Board of Directors has appointed two new Independent Directors. We believe that our Board has the optimum level of knowledge, composure and technical understanding about Company's business which, combined with its diversity of culture and background stands as the perfect platform to perform and deliver.

The name of the Board of Directors:

1. Manzurul Islam, Chairman
2. Suraiya Begum, Nominated Director
3. Zia U. Ahmed, Independent Director
4. Zahiduzzaman Faruque, Independent Director
5. Md. Abdul Wadud, Nominated Director
6. Md. Mostafizur Rahman, Nominated Director
7. Sarwar Boudius Salam, Nominated Director

Board Meetings

The meetings of the Board of Directors of Eastern Housing Ltd are generally held at the Registered Corporate Head Office of the Company. The meetings are held frequently, at least once in a quarter, to discharge its responsibilities and functions as mentioned above. Meeting is scheduled well in advance and the notice of each Board meeting is given, in writing to each director by the Company Secretary. The Board meets for both scheduled meetings and on other occasions to deal with urgent and important matters that require attention.

The Eastern Housing Ltd Board met nine times during the year 2013-2014 and took decisions on key matters. The Board is responsible for the overall system of internal control for the company and for reviewing the effectiveness of these controls.

The details of Board Meeting and attendance are given in Annexure II of this report.

Retirement and Reelection on of Directors

As per the Article of Association of the company, one-third of the directors to retire in every year shall be those who have been longest in office since their last election, but as between persons who became directors on the same day, those to retire shall (unless they otherwise agree themselves) be determined by lot, but remains eligible for re-election.

Independent Director

Eastern Housing has two independent directors namely Zia U. Ahmed & Zahiduzzaman Faruque.

Corporate Governance in Eastern Housing Ltd.

Division of work for the Board and Managing Director

The roles of the Board and Managing Director are separate and delegation of responsibilities is clearly established, set out in writing and agreed by the Board to ensure transparency and better corporate governance. To that end, EHL has also adopted "Governance Guidelines for Managing Director". The Managing Director is the authoritative head for day-to-day management in EHL. He acts to reasonably ensure that EHL operates business as per the Articles of Association (AoA), decisions made by the Board and Shareholders, as well as according to EHL Policies and Procedures and applicable regulatory legislations.

Role of the Chairman

The Chairman leads the Board in determination of its strategy and achievement of its objectives. The Chairman is responsible for organizing the business of the Board, ensuring its effectiveness and setting its agenda. The Chairman is also responsible for ensuring that the Directors receive accurate, timely and clear information. The Chairman facilitates the effective contribution of Independent Directors and ensures that constructive relations exist amongst the Directors. Minutes of Board meeting are signed by the Chairman.

Role of the Managing Director

The Managing Director is responsible for running the business and for formulating and implementing Board strategy and policy. He also has direct charge and overall control of the Company on a day-to-day basis and is accountable to the Board for the financial and operational performance of the Company.

He is to certify to the board regarding financial statement and financial transactions of the company according to the corporate governance guidelines as issued by Bangladesh Securities and Exchange Commission (BSEC).

Role of Company Secretary

To ensure effective integration and timely flow of information required by the Board and to maintain necessary liaison with internal resources as well as external agencies, the Board has appointed a Company Secretary.

The Corporate Governance Guidelines issued by the Bangladesh Securities and Exchange Commission (BSEC) also require a listed company to appoint a fully fledged Company Secretary, as distinct from other managers of the Company. In pursuance of the same, the Board of Directors has appointed Company Secretary and defined his roles & responsibilities. In EHL, among other functions, the Company Secretary:

- Advises and assist the members of the Board with respect to their duties and responsibilities as Directors and compliance with their obligations under the Companies Act, Stock Exchange requirements and issues on corporate governance
- Acts as a channel of communication and information
- Ensures that the Board's decisions are properly implemented and communicated by assisting in the implementation of corporate strategies and policies.
- Ensures proper compliance with all relevant statutory and regulatory requirements.
- Communicates with the stakeholders of the company

Role of Chief Financial Officer

The Chief Financial Officer is a versatile individual with the talent to meet a continually changing set of circumstances. He is responsible for accounts and treasury functions of the company. In addition he attends all board meeting and presents quarterly and periodical results.

He is to certify to the board regarding financial statement and financial transactions of the company according to the corporate governance guidelines as issued by Bangladesh Securities and Exchange Commission (BSEC).

Role of the Head of Internal Audit & Compliance

The Head of Internal Control & Compliance is responsible for reporting to the Board/ Audit Committee regarding any deviation from accounting and internal control systems of the Company. He is also responsible for ensuring regulatory compliance of the Company.

Price Sensitive Information

The Board of Eastern Housing Limited through the company secretary always ensures to inform all price

Corporate Governance in Eastern Housing Ltd.

sensitive information within 30 minutes of the decision or immediately upon getting such information to the BSEC and the Stock Exchanges.

The communication is done through Fax and by special messenger, and through courier service in special cases and at the same time cause publishing the same in two widely circulated daily newspapers, one in Bangla and the other in English.

Disclosure on the performance and prospect of the Company

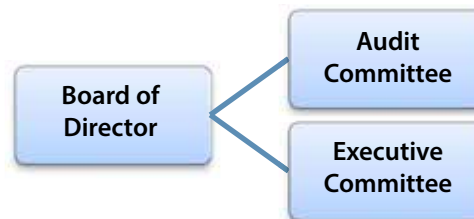
Eastern Housing Ltd. attaches high priority on timely publication of quarterly, half-yearly and annual report with comprehensive details in excess of regulatory requirements. Mediums of publication include printed materials, newspapers and the website of the Company. Price Sensitive information is released to the regulators within half an hour of the decision. The Financial Statements are prepared in accordance with IAS and IFRS as adopted by Bangladesh Accounting Standards.

Dividend Policy

The Board of Directors has a Dividend Policy which is based on company's performance and company's long term objectives.

Board Committees

There are two committees in Eastern Housing Limited.



a) Audit Committee

The EHL Audit Committee was established in late 2008 as a sub-committee of the Board and has jurisdiction over EHL. The Audit Committee is comprised of five members of the Board including the Independent Director. The Audit Committee assists the Board in discharging its supervisory responsibilities with respect to internal control, financial reporting, risk management, auditing matters and EHL's processes of monitoring compliance with applicable legal & regulatory requirements and the Code of Conduct. The Audit Committee Charter, as approved by the Board, defines the purpose, authority, composition, meetings, duties and responsibilities of the Audit Committee.

The Audit Committee met 4 (four) times during 2013-2014 and attendance of the Committee members in the meetings was as follows:

Zia U. Ahmed PhD (Chairman)	3/4
Zahiduzzaman Faruque	2/4
Md. Abdul Wadud	3/4
Md. Mustafizur Rahman	4/4
Sarwar Boudius Salam	4/4

Corporate Governance in Eastern Housing Ltd.

b) Executive Committee

The Executive Committee of Eastern Housing Ltd manages and run the affairs of the Company on behalf of the board. The Managing Director is the leader of the team. Executive Committee endeavors to achieve the strategic goals & mission of the Company set by the Board of Directors.

Standards of Business Conduct:

Eastern Housing Limited is committed to achieving high standards of integrity in public life and in all of its business practices. This commitment is set out in the standards of business conduct adopted by the company in order to conduct the company's business with honesty, integrity and transparently.

Standards of Business Conduct are a fundamental policy of the company that everyone working in Eastern Housing Limited must follow, whilst also providing support and guidance to assist the people to ensure that their conduct meets the high standards expected to them and comply with the laws and regulations applicable to the company's business and that they act with high standards of business integrity. The standards are an integral part of the principles of corporate governance in Eastern Housing Limited and are designed to:

- Ensure that decision and judgments made by the employees are lawful and comply with the ethical standards expected of a leading public limited company;
- Set a tone and culture for the organization which will enable it to be regarded as a good corporate citizen;
- Help employees who are faced with making relevant judgments in the course of doing their work;
- Assist managers in considering disciplinary matters where appropriate, give reassurance to Eastern Housing Limited's shareholders, customers and suppliers, to government and to other third parties with whom Eastern Housing Limited comes into business contact and;
- Seek to protect Eastern Housing Limited from being subject to loss as a consequence of extortion, fraud, theft, bribery and corruption, insider dealing and anti-terrorism or other dishonesty.

The Standards of Business Conduct are reviewed from time to time and updated to reflect what we see as developments and issues affecting corporate conduct and values, and the standards expected.

Statement of Internal Control

The internal control system of Eastern Housing Limited is designed to manage risks that may impede the achievement of the company's business objectives rather than eliminates these risks. The ultimate facilitator of the internal control system is the Board of Directors in order to ensure that the importance of internal controls is understood across the company and that adequate resource allocations are available. Internal control is the process by which the company's directors, management and staff obtain reasonable assurance as to the achievement of specified objectives including:-

- Efficiency and effectiveness of operations,
- maintenance of assets,
- reliability of financial and other management information,
- the prevention of fraud,
- Compliance with relevant national laws and Companies Act, BSEC Rules, Stock Exchanges Rules and Regulations.

Eastern Housing Limited continues to ensure the presence of the following components that would create an effective internal control system.

Control Environment

The Board of Directors sets the tone for an effective control environment through regular exchange views and reviews of the processes for identifying, evaluating and managing the significant risks. An effective control environment is set by top management that cascades across all business functions. Before selecting a site for land or apartment projects utmost attention and arrangement is ensured for environment.

Risk Assessment

The company has an ongoing risk management process to identify key business risks. Process risks are also assessed at the planning stages whereby objectives are reviewed along with the associated risks that may potentially affect the achievement of objectives. Appropriate risk responses are articulated to enable the company to achieve its objectives effectively.

In Eastern Housing risks can come from uncertainty in form of project failures (at any phase in design, development, material cost), legal liabilities, credit risk, accidents, natural causes and disasters as well as deliberate attack from an adversary, or events of uncertain or unpredictable root-cause.

Control Activities

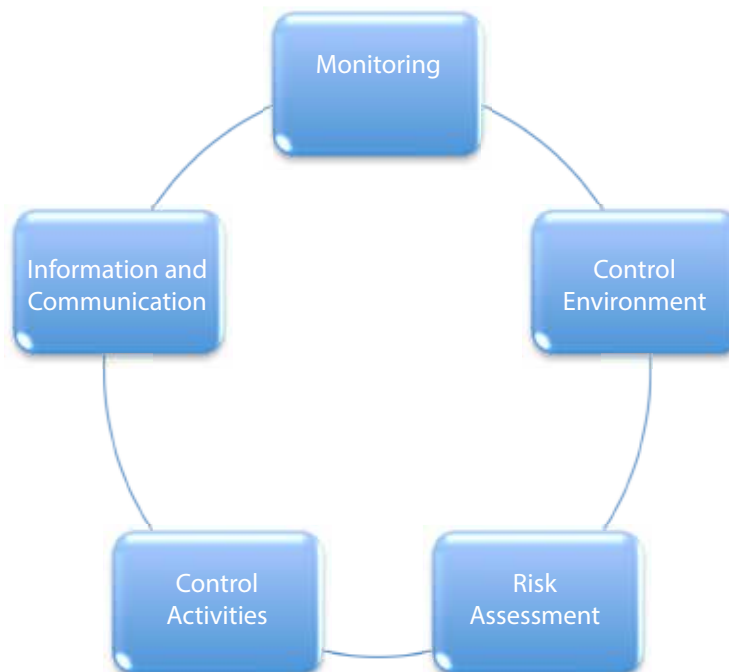
Control activities are the policies and the procedure to help ensure that management directives are carried out, and the necessary actions are taken to minimize the risks of failing to meet objectives. Policies and procedures are effectively established within the company and continuously reviewed for compliance, adequacy and improvement.

Information and Communication

The company ensures the effective flow of information on internal activities and external factors across the management levels. All individuals receive a clear message from senior management that control responsibilities must be taken seriously.

Monitoring

The system of internal control is monitored regularly through both ongoing activities and separate evaluations. Ongoing monitoring activities are conducted through regular management activities. An Internal Audit Team has been setup with five members during the year under review. The internal audit function is responsible for providing an objective and independent view of the effectiveness of operational and financial controls and procedures, as well as management action in dealing with issues of control. The internal audit function monitors the presence of the components of internal control system and reports to the audit committee.



Corporate Governance in Eastern Housing Ltd.

Development of Awareness

The Board through the Audit Committee ensures that an awareness of internal control is enhanced throughout the company. This occurs through management self assessment of controls, discussion of internal control issues at management meetings, off the job education on internal control and through creating an environment and control attitude within the company that is challenging, proactive, and considers the worst case scenarios to gauge the appropriateness of controls.

The Board has delegated the process of reviewing the effectiveness of internal controls to the Audit Committee. The committee monitored and reviewed independent assessment of business process within the company.

Accountability and Audit

In implementing and ensuring the right Governance in EHL, the Board and Executive Committee ensure the following:

Financial Reporting

EHL has strong financial reporting procedures in line with the requirements of Bangladesh Financial Reporting Standard (BFRS), Bangladesh Accounting Standard (BAS) and other related local legislations.

Going Concern

The company has at the date of the report, sufficient resources available for its estimated requirements for the next 12 months.

Related Party Transactions

Parties are considered to be related if one party has the ability to control the other party or exercises significant influence over the other party in making financial and operational decision and include associated companies with or without common Directors and key management positions. The Company has entered into transaction with other related entities in normal course of business that fall within the definition of related party as per Bangladesh Accounting Standard 24: "Related Party Disclosures." Details of these transactions are set out under Notes to the Financial Statements.

Business Review and Financial Review

Business Review and Financial Review are conducted quarterly. The purpose of Business Review is to ensure strategic control and follow-up of results based on the prevailing strategic objectives and value drivers and key changes to risk exposure. Financial Review provides the internal quarterly results follow-up for the Company. The purpose is to provide an analysis of the economic and financial situations, which will then form the basis for external reporting and presentations, and to provide quality assurance for the financial reporting. In addition, internal review on monthly financial results is conducted by Managing Director on a monthly basis.

Statutory Audit

Statutory Audit of the Company is governed by the Companies Act, 1994 and Securities and Exchange Rules 1987. As per these regulations, auditors are appointed at each Annual General Meeting (AGM) and their remuneration is also fixed by the Shareholders at the AGM. Appropriate structure is in place as per corporate governance best practices to ensure independence of statutory auditors.

Internal Audit

The Internal Audit department is independent of business operations. It undertakes a programme to address internal control and risk management processes with particular reference to the EHL Audit Charter.

It operates a risk-based methodology, ensuring that the Company's key risks receive appropriate regular examination. Its responsibilities include reviewing and reporting on the effectiveness of risk management systems and internal control with the Executive Committee, the Audit Committee and ultimately to the Board. Internal Audit facilitates oversight of risk and control systems across the company.

Compliance with Rules & Regulations

In this context, the Company provides complete set of financial statements and relevant documents to the Bangladesh Securities and Exchange Commission (BSEC), Stock Exchanges, National Board of Revenue

Corporate Governance in Eastern Housing Ltd.

(NBR), Registrar of Joint Stock Companies & Firms (RJSC), Dhaka Stock Exchange (DSE), Chittagong Stock Exchange (CSE). The CFO and Company Secretary always accommodate any queries that are raised by regulators of the country.

Employees

Employees' remuneration:

The objective of the Company's remuneration policy is to attract, motivate, reward and retain quality staff. The Board ensures that the remuneration policies are in line with the strategic objectives and corporate values of the Company, and do not give rise to conflicts between the objectives of the Company and the interests of individual Directors and key executives. The total compensation package for employees comprises salary, contributory provident fund, gratuity scheme, and other benefits plans such as maternity benefits etc.

In determining the composition of the package, the nature of the role performed and market practice are taken into consideration. To ensure that its remuneration package is competitive, the Company regularly reviews its base salary ranges and benefits package based on market data.

Codes of Conduct:

In accordance with approved and agreed Code of Conduct, Eastern Housing employees are expected to avoid personal activities and financial interests which could conflict with their responsibilities to the company. Eastern Housing employees must not seek gain for themselves or others through misuse of their positions.

Restrictions on dealings in EHL Shares by Insiders:

The Company has established policy relating to trading of EHL shares by Directors, Employees and other Insiders. The securities laws also impose restrictions on similar transactions. All the Insiders are prohibited from trading in the EHL shares, while in possession of unpublished price sensitive information in relation to the Company during prescribed restricted trading period. Directors and Employees are also required to notify their intention to trade in the EHL shares prior to initiating the same.

Relationship with Shareholders

Good corporate governance encourages dialogue with shareholders.

Communications with Shareholders

EHL is continuously striving to improve relations with its shareholders.

The quarterly financial results and all other information are published in widely circulated dailies in both Bengali and English newspaper. The information is also made available in the company website.

Half yearly and Annual Reports are sent to shareholders by post. The information is also made available in the company website.

Event based disclosure when required is disclosed through press release and stock exchanges.

All information provided to the BSEC and Stock Exchanges are immediately made available to Shareholders on our company website: www.easternhousing.com

General Meeting

The Company requires its Board and auditors to attend each Annual General Meeting (AGM) so as to be available to answer Shareholders queries on the results of the Company.

Website

All financial results are posted on the Investor Relations section of the Company's website: www.easternhousing.com

Shareholders Queries

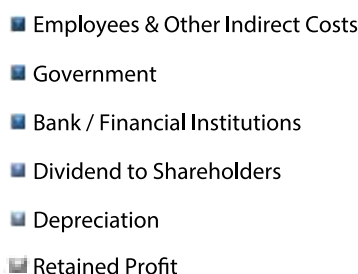
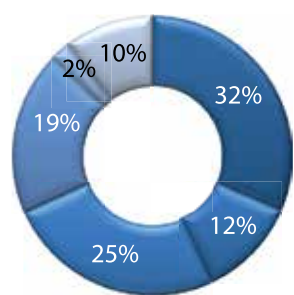
EHL has set up a separate share division in ground floor of the registered office of EHL. In addition we have special queries telephone lines and an email address. Shareholders can contact 95566303-5 Ext- 196 or mail to EHL Share Office: share@easternhousing.com for any queries and/or grievances.

Value Added Statement

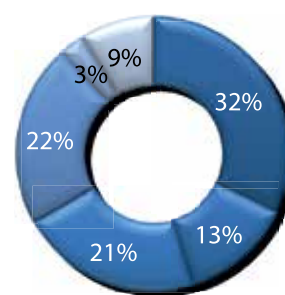
The value added statement provides a detailed account of total value addition and the distribution of the value created by the organization. Eastern Housing contributes positively to socio-economic development by empowering employees through the payment of salaries and allowances; by paying consistent dividend to the providers of capital; by assisting the regulatory capacities through paying taxes and of course keeping in mind company's continuous expansion and growth.

	2014	2013
Sales	2,333,019,487	2,028,721,932
Other Income	38,712,092	58,473,590
Less - Cost of Sales	(1,525,088,280)	(1,339,763,289)
Available for distribution	846,643,299	747,432,233
Distribution:		
Employees & Other Indirect Costs	266,732,915	239,588,035
Government	97,600,069	99,143,092
Provider of Finance:		
Bank / Financial Institutions	213,965,389	159,934,566
Dividend to Shareholders	161,270,108	161,270,109
Value Reinvested and Retained		
Depreciation	19,701,385	22,070,011
Retained Profit	87,373,433	65,426,420
	846,643,299	747,432,233

Value Added - 2014



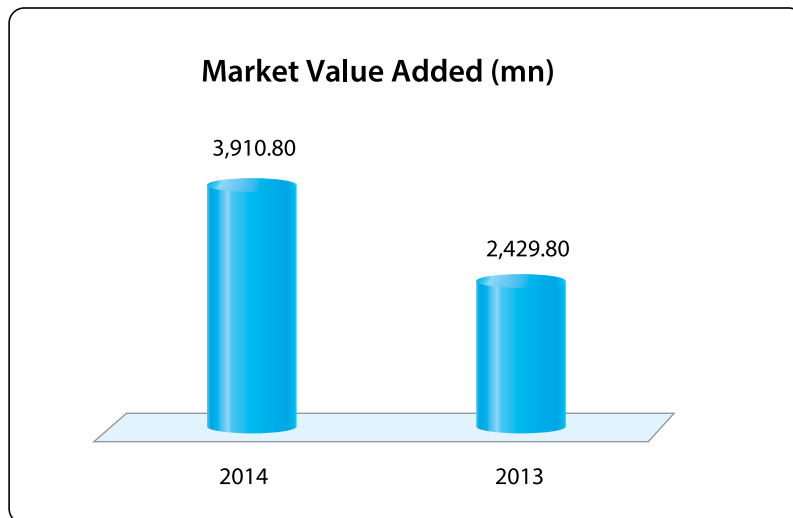
Value Added - 2013



Market Value Added Statement

Market Value Added (MVA) is a measure of external performance that indicate how the market has evaluated the company's performance in terms of market value of shares compared to book value of shares. MVA is the difference between the market value of equity of a company and the book value of equity invested in the company. A positive MVA indicates that the company could add value to shareholders wealth. The following statement indicates the MVA at the year ended on 31 July 2014 and 31 July 2013 (in million Taka):

(in million Taka)	2014	2013
Market value of shares outstanding	4,717.15	3,146.56
Book value of shares outstanding	806.35	716.76
Market value added	3,910.80	2,429.80

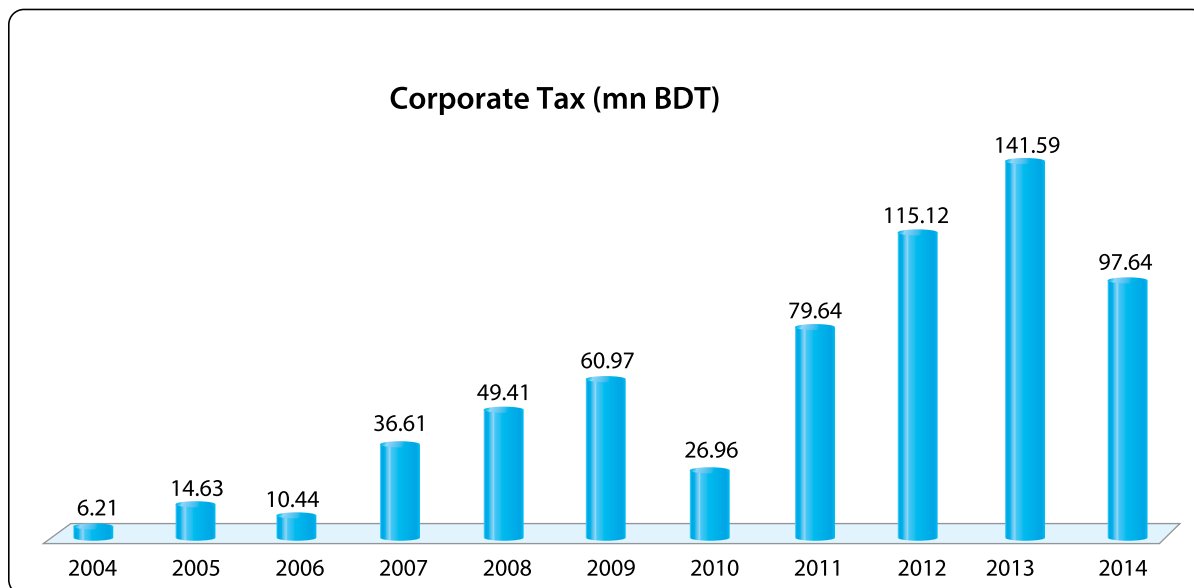


- Here we consider the closing price of EHL at 31st July for the year 2014 & 2013.
- Book value of shares outstanding = No. of shares * 10
- Market Value of shares outstanding = No. of shares * Market price per share mentioned at (a)

Contribution to National Exchequer

Eastern Housing Ltd is one of the largest corporate taxpayer in real estate sector of the country. Its contribution to the national treasure has been increasing significantly in the last few years. The contribution to the National Exchequer in 2013-14 is BDT 97.64 mn compared to BDT 141.59 mn in 2012-13.

With the payment of taxes and the investment in the real estate and development sector, Eastern Housing Ltd is making a significant contribution to the country's development and growth.





Board of Directors in 49th Annual General Meeting



Shareholders in 49th Annual General Meeting



Financial Review (FY 2013-14)

During the financial year ended 31st July, 2014, Eastern Housing Limited achieved net sales of Tk. 2,333.02 million as against Tk. 2028.72 million in the previous year registering a sales growth of 15.00%. Land unit of the company accounted a negative growth of 20.28 % and Apartment unit accounted 55.90% growth in sales.

The Net Asset Value per share (NAV) is increased to Tk. 72.68 in FY2013-14 from Tk. 18.43 (re-stated) in FY2012-13 shows 294.36% growth.

The company accounted gross profit of Tk. 803.34 million in FY2013-14 from Tk. 683.96 million in FY2012-13 registering a growth of 17.45 %. Whereas gross profit margin increased to 34.43% in FY2013-14 from 33.71 % in FY2012-13.

Operating profit has increased to Tk. 557.44 million in FY2013-14 from Tk. 439.03 million in FY2012-13 registering a growth of 26.97 %. Operating profit margin increased to 23.89 % in FY2013-14 from 21.64% in FY2012-13.

Financial income has decreased to TK. 20.99 million in FY2013-14 from Tk. 46.75 million in FY 2012-13. Company's administrative and selling expense has increased to Tk.263.62 million in FY2013-14 from Tk. 256.66 million in to FY2012-13.

Net profit after tax increased to Tk. 248.64 million in FY2013-14 from Tk. 226.70 million in FY2012-13 registering a growth of 9.68 %. The net profit margin after tax slightly decreased to 10.66 % in FY2013-14 from 11.17% in FY2012-13. Tax figure has decreased to Tk. 97.60 million in FY2013-14 from Tk. 99.14 million in FY2012-13.

Since the company accounted a growth in net profit compared to previous year, company's earnings per share (EPS) increased to Tk. 3.08 in FY2013-14 from Tk. 2.81 (restated) in FY2012-13.

The company becomes more levered in FY2013-14 than FY2012-13 as the total bank loan increased to Tk. 2004.60 million from Tk. 1028.16 million which is an increase of 94.97%.

পরিচালকমন্ডলীর প্রতিবেদন

সম্মানিত শেয়ারহোল্ডারবৃন্দ,

আমি অত্যন্ত আনন্দের সহিত ইস্টার্ন হাউজিং লিমিটেডের পরিচালকমন্ডলীর পক্ষ থেকে আপনাদেরকে কোম্পানীর ৫০তম বার্ষিক সাধারণ সভায় স্বাগত জানাচ্ছি। আপনাদের সামনে কোম্পানির কার্যাবলী এবং ৩১ জুলাই ২০১৪ তারিখে সমাপ্ত বছরের কোম্পানীর আর্থিক বিবরণী ও আর্থিক বিবরণীর উপর নিরীক্ষকের প্রতিবেদন উপস্থাপন করছি।

শুরুতেই পরিচালনা পর্ষদের পক্ষ থেকে বিগত বছরগুলোতে নিরবিচ্ছিন্ন সমর্থন ও আস্থা রেখে হাত বাড়িয়ে দেয়ার জন্য সকল সম্মানিত শেয়ারহোল্ডারদেরকে আন্তরিক ধন্যবাদ জানাচ্ছি।

পরিচালকমন্ডলীর পক্ষ থেকে অত্যন্ত আনন্দের সঙ্গে ৩১ জুলাই ২০১৪ তারিখের সমাপ্ত বছরের নিরীক্ষিত আর্থিক বিবরণী সম্মানিত সদ্যদের নিকট উপস্থাপন করছি। এই প্রতিবেদনটি ১৯৯৪ সালের কোম্পানি আইনের ধারা ১৮৪ এবং বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশনের ০৭ আগস্ট ২০১২ তারিখের প্রজ্ঞাপন নং SEC/CMRRCD/2006-158/134/Admin/44 অনুসারে পেশ করা হল।

ব্যবসায়িক পর্যালোচনা

আপনারা দেশের বর্তমান আর্থ সামাজিক পরিস্থিতি সম্পর্কে অবগত আছেন। সংকটকালীন এ পরিস্থিতি আমাদের অগ্রযাত্রাকে ব্যহত করতে পারেনি। আমরা আনন্দের সাথে জানাচ্ছি যে গত অর্থ বছরে আমরা ১৫% প্রবৃদ্ধি অর্জনে সক্ষম হয়েছি। আপনারা জেনে আনন্দিত হবেন যে রাজউক আমাদের দুটি প্রকল্পের আনুমোদন দিয়েছে যা জহুরুল ইসলাম সিটি (আফতাবনগর এবং বনশ্রী) এবং পল্লবি - ২ নামে পরিচিত। এ সম্পর্কিত একটি আলোকপাত চেয়ারম্যানের বার্তায় দৃষ্টিগোচর হবে। আলোচ্য বছরে নির্মাণকৃত ফ্ল্যাটের একটি বড় অংশ ক্রেতাদের নিকট হস্তান্তর করা হয়েছে।

অনুন্নত ভূমি ক্রয় এবং উন্নয়ন করে জমি এবং অ্যাপার্টমেন্ট বিক্রয় কোম্পানির প্রধান কাজগুলো চলমান রয়েছে।

বছরজুড়ে কোম্পানির কার্যক্রম এবং গুরুত্বপূর্ণ ঘটনাবলীর সংক্ষিপ্ত বিবরণ চেয়ারম্যানের বাণী এবং ব্যবস্থাপনা পরিচালকের পর্যালোচনা যথাক্রমে পৃষ্ঠা নং ২৬ এবং ২৯ তে উল্লেখ করা হলো। কোম্পানির বিস্তারিত আর্থিক ফলাফল ৪৩ নং পৃষ্ঠার আর্থিক পর্যালোচনায় বর্ণনা করা হয়েছে। এই প্রতিবেদনগুলো পরিচালকমন্ডলীর প্রতিবেদনের অবিচ্ছেদ্য অংশ।

আর্থিক বিবরণী সম্পর্কিত পরিচালকবৃন্দের দায়িত্ব

বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশনের ৭ আগস্ট ২০১২ তারিখের প্রজ্ঞাপন নং : SEC/CMRRCD/2006-158/134/Admin/44-এর প্রাতিষ্ঠানিক এবং আর্থিক প্রতিবেদনের কাঠামো অনুসারে পৃষ্ঠা নং ৭৫ এ আর্থিক বিবরণী সম্পর্কিত পরিচালকবৃন্দের দায়িত্ব বিস্তারিত প্রদান করা হয়েছে।

শিল্পের ভবিষ্যৎ

আর্থিক মন্দা ও ক্রমবর্ধমান ভূসম্পত্তির মূল্য বৃদ্ধি ধীরে ধীরে ব্যবসায়িক চাহিদার উপর নেতিবাচক প্রভাব বিস্তার করেছে, যা রিয়েল এস্টেট খাতের সামগ্রিক অগ্রগতির উপর প্রভাব ফেলেছে। বর্তমান বাজার বিবেচনায় ইস্টার্ন হাউজিং লিমিটেড সফলভাবে অ্যাপার্টমেন্ট ও জমির চাহিদা সৃষ্টিতে সক্ষম হয়েছে। এই অর্থবছরে আমরা জহুরুল ইসলাম সিটি এবং পল্লবিতে উন্নয়নকৃত কিছু জমি প্লট আকারে বিক্রির জন্য তৈরী করেছিলাম। আমরা ক্রেতাদের নিকট থেকে লক্ষণীয় সাড়া পেয়েছি এবং ভাল অর্থের বুকিং বিক্রিতে সক্ষম হয়েছি।

আমরা সামগ্রিক পরিকল্পনায় পরিবর্তন এনে অভিজাত এলাকায় বিনিয়োগ বৃদ্ধি করেছি। এ প্রেক্ষিতে আমরা গুলশান এবং বনানীতে জমি ক্রয় ও উন্নয়ন করেছি। আমরা আশা করছি এসব প্রকল্প থেকে অভিপ্রত মুনাফা অর্জনে সক্ষম হব।

বিভাজিত তথ্য

আর্থিক বিবরণীর ৪০ নং নোটে কোম্পানির বিভাজিত তথ্য উপস্থাপন করা হয়েছে।

পরিচালকমন্ডলীর প্রতিবেদন

বিক্রয়

আলোচ্য বছরে গত বছরের ৫৪৪ টি প্লটের তুলনায় ৪৬১ টি প্লট বিক্রয় হয় এবং ২৫২ টি অ্যাপার্টমেন্টের তুলনায় ২০২ টি অ্যাপার্টমেন্ট বিক্রয় হয়। বিক্রয়মূল্য ২,০২৮.৭২ মিলিয়ন টাকা থেকে বেড়ে ২,৩৩৩.০২ মিলিয়ন টাকায় আসে। বিক্রয়ের তুলনামূলক চিত্র নীচে দেওয়া হলো:

(মিলিয়ন টাকায়)

বিক্রয়	৩১ জুলাই ২০১৪	৩১ জুলাই ২০১৩
জমি	৮৬৮.২২	১,০৮৯.১২
অ্যাপার্টমেন্ট	১,৪৬৪.৮০	৯৩৯.৬০
মোট	২,৩৩৩.০২	২,০২৮.৭২

মুনাফা

(মিলিয়ন টাকায়)

বিবরণী	৩১ জুলাই ২০১৪	৩১ জুলাই ২০১৩
মোট ব্যবসায়িক মুনাফা	৮০৩.৩	৬৮৩.৯
ব্যবস্থাপনা ও সুদ বাবদ ব্যয়	(৪৭৭.৬)	(৪১৬.৬)
নীট ব্যবসায়িক আয়	৩২৫.৭	২৬৭.৩
অন্যান্য আয়	৩৮.৭	৫৮.৫
আয়করপূর্ব মুনাফা	৩৬৪.৪	৩২৫.৮
শ্রমিক মুনাফা অংশগ্রহণ তহবিল	(১৮.২)	-
আয়কর	(৯৭.৬)	(৯৯.১)
করের পর মুনাফা	২৪৮.৬	২২৬.৬

জমি খাত

ইস্টার্ন হাউজিং লিমিটেড এর চারটি প্রধান চলমান ভূমি উন্নয়ন প্রকল্প হচ্ছে ঢাকায় ‘জহুরুল ইসলাম সিটি’, ‘পল্লবী-২’, ‘মহানগর’ এবং সাভার ‘দেহারা’ যেখানে জমি ক্রয়ের কাজ চলছে।

মায়াকানন এবং মায়াকুঞ্জ

এই দুইটি প্রকল্পের অগ্রগতি শেয়ারহোল্ডারদের জানানো আমরা আমাদের দায়িত্ব মনে করি। যেহেতু এই দুইটি প্রকল্পে জমি বিক্রয়ে নিষেধাজ্ঞা আছে, ব্যবস্থাপনা পর্ষদ এই জমিগুলোকে অন্যভাবে ব্যবহারের চিন্তা ভাবনা করছে। আমরা আপনাদেরকে পরিকল্পনার বিস্তারিত সময়মত অবগত করবো।

মায়াকুঞ্জ প্রকল্পটি এখনও অমিমাংসিত বিষয়। সরকারের সাথে ক্ষতিপূরণের চূড়ান্ত নিষ্পত্তি এখনও ঝুলে আছে।

জহুরুল ইসলাম সিটি ও পল্লবী-২

আমরা আনন্দের সাথে জানাতে চাই আমাদের ভূমি খাতের দুইটি প্রকল্প জহুরুল ইসলাম সিটি (আফতাবনগর এবং বনশী) এবং গোরান চাটবাড়ি (পল্লবী-২) রাজউকের অনুমোদন লাভ করেছে। প্রকল্পগুলোর আয়তন যথাক্রমে ১,০৮২.৪৯ একর এবং ৩৩৫.৪১ একর। প্রাইভেট হাউজিং ল্যান্ড ডেভেলপমেন্ট রেগুলেশন - ২০০৪ (সংশোধিত ২০১২) অনুযায়ী দুইটি প্রকল্পের অনুমোদন ইস্টার্ন হাউজিং লিমিটেডের জন্য অনেক বড় প্রাপ্তি। এই অনুমোদনের ফলে আমরা এখন আফতাবনগর এবং বনশী প্রকল্পের অনেক প্লট বিক্রয় করতে পারব।

অ্যাপার্টমেন্ট খাত

গত অর্থ বছরে আমরা তিনটি প্রকল্পের নির্মাণ কাজ শেষ করেছি। প্রকল্পগুলোর নাম হচ্ছে ইস্টার্ন করিম, ইস্টার্ন নওয়াব কাটরা এবং দি এনভয়। চলমান প্রকল্পগুলোর একটি তালিকা নিম্নে প্রদান করা হলো। আমরা আশাবাদি চারটি প্রকল্প আগামী ডিসেম্বর নাগাদ শেষ হবে যার কাজের অগ্রগতি ৯৫% এর বেশি শেষ হয়েছে।

পরিচালকমন্ডলীর প্রতিবেদন

ক্রমিক নং	প্রকল্পের নাম / অবস্থান	প্রকল্পের ধরন	কাজের অগ্রগতি (%)
১	ইন্সটাণ পাছছায়া, পাছপথ	১৫ তলা আবাসিক ভবন + ১ বেইজমেন্ট	৯৮%
২	ইন্সটার্ণ কমলাপুর, নর্থ কমলাপুর	১৮ তলা বাণিজ্যিক ও আবাসিক ভবন + ২ বেইজমেন্ট	৯৭%
৩	ইন্সটার্ণ আরজু, ৬১, বিজয়নগর, ঢাকা	১৮ তলা বাণিজ্যিক ভবন + ২ বেইজমেন্ট	৯৭%
৪	৫, সার্কিট হাউজ, ঢাকা	১০ তলা আবাসিক ভবন + ১ বেইজমেন্ট	২২%
৫	প্লট - ৯০, সড়ক - ২৩, ব্লক - এ, বনানী	১০ তলা আবাসিক ভবন + ২ বেইজমেন্ট	২০%
৬	৫৯বি, কামাল আতাতুর্ক এডিনিউ, ঢাকা	১৪ তলা বাণিজ্যিক ভবন + ৩ বেইজমেন্ট	৫০%
৭	২এ/২৯, গুলশান, ঢাকা	৯ তলা আবাসিক ভবন + ২ বেইজমেন্ট	৩৫%
৮	প্লট-৪০৫সি, রোড - ২৭, ধানমন্ডি	১৪ তলা আবাসিক ভবন + ২ বেইজমেন্ট	৫৫%
৯	৮০,৮০/বি, ইন্দিরা রোড, ঢাকা	৯ তলা আবাসিক ভবন + ১ বেইজমেন্ট	৫১%
১০	প্লট-৭ই, রোড - ১৩, সেক্টর - ০৩, উত্তরা	৮ তলা আবাসিক ভবন	৯৮%
১১	প্লট-১৮, রোড - ২, সেক্টর - ১১, উত্তরা	৭ তলা আবাসিক ভবন	৬৭%
১২	প্লট-৪৭, রোড - ১৬, সেক্টর - ১৪, উত্তরা	৭ তলা আবাসিক ভবন	৪৮%
১৩	প্লট-৩২, রোড - ১২, সেক্টর - ১২, উত্তরা	৭ তলা আবাসিক ভবন	৪৮%
১৪	প্লট-৪১-৪৩, রোড - ১৪, সেক্টর - ১২, উত্তরা	৮ তলা আবাসিক ভবন	৪৮%
১৫	বাড়ি - ৬৪/এ, সড়ক - ৫, পুরাতন ডিওএইচএস	৭ তলা আবাসিক ভবন	৩৯%
১৬	প্লট -১/১, ক, এডিনিউ - ৪, মিরপুর	১৩ তলা বাণিজ্যিক ও আবাসিক ভবন	২১%
১৭	প্লট-৩৭, পার্ক রোড, ব্লক - কে, বারিধারা	১০ তলা আবাসিক ভবন	৩১%
১৮	প্লট-৩৬, রোড - ১০০, গুলশান	১৩ তলা আবাসিক ভবন + ২ বেইজমেন্ট	৪১%

আমরা নিম্নোক্ত প্রকল্পগুলো অ্যাপার্টমেন্ট নির্মাণের জন্য গ্রহণ করেছি। বিভিন্ন কর্তৃপক্ষের নিকট থেকে অনুমোদনের জন্য প্রয়োজনীয় কাগজপত্র তৈরী এবং দাখিল করা হচ্ছে। আমরা আশা করছি ২০১৪-১৫ আর্থিক বছরে প্রকল্পগুলোর নির্মাণ কাজ শুরু করতে পারব কর্তৃপক্ষের অনুমোদন সাপেক্ষে।

ক্রমিক নং	প্রকল্পের অবস্থান	ধরণ
১	১/৪, ময়মনসিংহ রোড, পরীবাগ	আবাসিক
২	প্লট - সিইএস (জি) ৫/এ, সড়ক - ১২৬, গুলশান	বাণিজ্যিক
৩	প্লট - ০৯, সড়ক - ১৭, ব্লক - ডি, বনানী	আবাসিক
৪	প্লট - এসডব্লিউ (ডি) ৩, সড়ক - ১৩, গুলশান	আবাসিক
৫	প্লট - ০৩, সড়ক - ০৩, ব্লক - কে, বারিধারা	আবাসিক
৬	প্লট - ১৩০, ব্লক - এ, নিকেতন	আবাসিক
৭	প্লট- ১২, হাতিরঝিল, মগবাজার	আবাসিক
৮	৭, সার্কিট হাউজ রোড, রমনা	আবাসিক
৯	প্লট - ৩১১, সড়ক - ১২, ব্লক - সি, বসুন্ধরা	আবাসিক
১০	প্লট - এনই(এল) ১/এ, সড়ক - ৮৪, গুলশান	আবাসিক
১১	৭৪, বিজয় নগর, সেগুন বাগিচা	আবাসিক
১২	প্লট - ২/৭, ব্লক - সি, লালমাটিয়া	আবাসিক

পরিচালকমন্ডলীর প্রতিবেদন

ঝুঁকি এবং উদ্বেগ

ঝুঁকি অনুসন্ধান ও বিশ্লেষণের একটি প্রক্রিয়া হিসেবে ব্যবসায় ঝুঁকি ব্যবস্থাপনাকে আমরা অগ্রাধিকার দিয়ে থাকি এবং ঝুঁকি সংঘটিত হওয়ার সম্ভাব্য কারণ নিরূপণ করে তার জন্য যথাযথ ব্যবস্থা নিয়ে থাকি। এই প্রক্রিয়ায় ঝুঁকি চিহ্নিতকরণ, বৈশিষ্ট্য নিরূপণ, সম্ভাব্য আশঙ্কা যাচাই, পূর্ব সতর্কতামূলক ব্যবস্থা গ্রহণ এবং বিদ্যমান খরচকে না বাড়িয়ে একটি সমন্বিত ঝুঁকি ব্যবস্থাপনা কৌশল গ্রহণ এবং নিরূপণ করা যা ঝুঁকিকে সহনীয় পর্যায়ে রাখতে সাহায্য করে। আমরা ব্যবসায় ঝুঁকি ব্যবস্থাপনার জন্য বলিষ্ঠ ব্যবস্থা গ্রহণ করেছি। ঝুঁকি নির্ধারণের জন্য পৃথক আইন এবং আভ্যন্তরীণ নিয়ন্ত্রণ বিভাগ রয়েছে। জটিলতা থাকলে আমরা বাইরের বিশেষজ্ঞের আইনী পরামর্শ নিয়ে থাকি।

বিক্রিত পণ্যের খরচ, মোট/নীট প্রান্তিক আয়ের বিশ্লেষণ

আলোচ্য বছরে প্রতিষ্ঠানটির বিক্রিত পণ্যের খরচ ১,৫২৯.৬৭ মিলিয়ন টাকা যা গত বছরে ১,৩৪৪.৭৬ মিলিয়ন টাকা ছিল। বিক্রিত পণ্যের খরচের হার চলতি বছর মোট বিক্রয়ের ৬৫.৫৭%। আমাদের মোট মুনাফা ২০১৩-১৪ সালে হয়েছে ৮০৩ মিলিয়ন টাকা যা ২০১২-১৩ সালে ৬৮৩ মিলিয়ন টাকা ছিল। নীট প্রান্তিক আয়ের হার ২০১৩-১৪ সালে ১০.৬৬% যা ২০১২-১৩ সালে ১১.১৭% ছিল।

অব্যবসায়িক লাভ ও ক্ষতি

আলোচ্য বছরে কোন ধরনের অব্যবসায়িক লাভ বা ক্ষতির কোন ঘটনা পরিলক্ষিত হয়নি। যার জন্য এই প্রতিবেদনে কোন প্রকার সমন্বয় অথবা তথ্য প্রকাশের প্রয়োজন প্রযোজ্য নয়।

সমগোত্রীয় কোম্পানির লেনদেন

বাংলাদেশ হিসাববিজ্ঞান নীতিমালা - ২৪ (সমগোত্রীয় কোম্পানির কার্যক্রমের প্রতিবেদন) অনুসারে ইস্টার্ন হাউজিং লিমিটেড সমগোত্রীয় কোম্পানিসমূহের সাথে সাধারণ ব্যবসায়িক লেনদেনে জড়িত হয়েছে। এই লেনদেনসমূহের বিস্তারিত বিবরণ আর্থিক বিবরণীর ৩২ নং নোটে প্রকাশ করা হলো।

গণপ্রস্তাবের মাধ্যমে সংগৃহীত অর্থের ব্যবহার

গণপ্রস্তাবের মাধ্যমে কোম্পানি কোন অর্থ সংগ্রহ করেনি যার ফলে এই প্রতিবেদনে কোন ধরনের সমন্বয় অথবা তথ্য প্রকাশের প্রয়োজন প্রযোজ্য নয়।

গণপ্রস্তাবের পরে আর্থিক ফলাফলের তারতম্য

এই বিষয়টি ইস্টার্ন হাউজিং লিমিটেড এর জন্য প্রযোজ্য নয়। ইস্টার্ন হাউজিং লিমিটেড ১৯৯৪ সালে প্রাথমিক গণপ্রস্তাব করে। এরপরে ইস্টার্ন হাউজিং লিমিটেড আর কোন প্রকারের প্রস্তাব আহ্বান করেনি।

ত্রৈমাসিক এবং বার্ষিক আর্থিক বিবরণীর মধ্যে তারতম্য

বছরজুড়ে প্রকাশকৃত ত্রৈমাসিক আর্থিক কার্যাবলি প্রতিবেদনগুলোর মধ্যে কোন তারতম্য নেই।

পরিচালক এবং স্বতন্ত্র পরিচালকদের সম্মানী

পরিচালকবৃন্দ পরিচালনা পর্ষদের এবং নিরীক্ষক পরিষদের সভার উপস্থিতির জন্য সম্মানী উত্তোলন করেছেন। বিস্তারিত এই প্রতিবেদনের পরিশিষ্ট - ২ এ উল্লেখ করা হয়েছে।

হিসাব বিবরণীর সততা

হিসাব বিবরণী এবং হিসাব বিবরণীর নোট বাংলাদেশ হিসাববিজ্ঞান নীতিমালা/বাংলাদেশ আর্থিক প্রতিবেদনের নীতিমালা, কোম্পানি আইন ১৯৯৪ এবং সিকিউরিটি এন্ড এক্সচেঞ্জের বিধিমালা ১৯৮৭ অনুসারে তৈরি করা হয়েছে। এই বিবরণীগুলো সততার সাথে কোম্পানির কার্যাবলী, কার্যক্রমের ফলাফল, নগদ প্রবাহ এবং মূলধনের পরিবর্তন প্রকাশ করেছে।

আর্থিক হিসাবের দলিলাদি

কোম্পানির আর্থিক হিসাবের দলিলাদি সঠিকভাবে সংরক্ষণ করা হচ্ছে।

হিসাববিজ্ঞান উপযুক্ত নীতিমালা ও আয়ব্যয়কের সংযোজ

হিসাববিজ্ঞানের উপযুক্ত নীতিমালা ধারাবাহিকভাবে হিসাব বিবরণী প্রস্তুতে অনুসরণ করা হয়েছে এবং হিসাববিজ্ঞানের আয়ব্যয়কসমূহ যুক্তিসঙ্গত ও বিচক্ষণতার সহিত বাছাই করা হয়েছে।

পরিচালকমন্ডলীর প্রতিবেদন

আইএএস/বিএএস/আইএফআরএস/বিএফআরএস-এর প্রয়োগ

আন্তর্জাতিক হিসাববিজ্ঞান নীতিমালা (আইএএস)/বাংলাদেশ হিসাববিজ্ঞান নীতিমালা (বিএএস)/আন্তর্জাতিক আর্থিক প্রতিবেদনের নীতিমালা (আইএফআরএস)/বাংলাদেশ আর্থিক প্রতিবেদনের নীতিমালা (বিএফআরএস) যথাযথভাবে আর্থিক বিবরণী প্রস্তুতের সময় অনুসরণ করা হয়েছে এবং যদি কোন ধরনের বিচ্যুতি হয়ে থাকে সেটাও প্রকাশ করা হয়েছে। প্রতিপালিত বিএএস/বিএফআরএস এর একটি তালিকা নিরীক্ষিত হিসাবের ০১ নং নোটে প্রদান করা হয়েছে।

অভ্যন্তরীণ নিয়ন্ত্রণ

কোম্পানি যুক্তিসঙ্গত প্রতিশ্রুতি প্রদানকারী অভ্যন্তরীণ নির্ভরযোগ্য নিয়ন্ত্রণ ব্যবস্থা বজায় রেখেছে যেটা কিনা যে কোন বড় ধরনের তথ্য বিকৃতির ফলে ক্ষতিসাধন থেকে রক্ষায় সামর্থ্য বহন করে। অভ্যন্তরীণ নিয়ন্ত্রণ ব্যবস্থা নিরীক্ষক পরিষদ তাদের প্রত্যেক সভায় এবং কোম্পানি ব্যবস্থাপনা পরিষদ ত্রৈমাসিক ভিত্তিতে পর্যবেক্ষণ করে।

চলমান ব্যবসায়/ভবিষ্যৎ বাণী

প্রাপ্ত তথ্যের ভিত্তিতে পরিচালকমন্ডলী মনে করে কোম্পানির সফলতার সাথে ঝুঁকি মোকাবেলা করার মত পরিকল্পনা এবং ব্যবহারযোগ্য সম্পদ আছে। কারণ কোম্পানির নানাবিধ ব্যবসায় আছে এবং এটি আর্থিকভাবে সচ্ছল। যথাযথ অনুসন্ধানের পর পরিচালকমন্ডলীর যুক্তিযুক্ত প্রত্যাশা, আজীবন কার্যক্রম চালানোর মত কোম্পানির পর্যাপ্ত ব্যবহারযোগ্য সম্পদ আছে।

বিগত বছরের পরিচালন ফলাফলের সাথে তারতম্য

বিগত বছরের পরিচালন ফলাফলের সাথে উল্লেখযোগ্য কোন তারতম্য বিদ্যমান নেই।

মূল চালিকা এবং অর্থনৈতিক তথ্য

পাঁচ বছরের সংক্ষেপকৃত মূল চালিকা এবং অর্থনৈতিক তথ্য বার্ষিক প্রতিবেদনের ৬০ নং পৃষ্ঠায় সংযুক্ত করা হয়েছে।

লভ্যাংশ

পরিচালকমন্ডলী ৩১ জুলাই ২০১৪ সমাপ্ত বছরে ১৫% নগদ লভ্যাংশ ও ৫% শেয়ার লভ্যাংশ এর সুপারিশ করেছেন, যেসব শেয়ারহোল্ডারদের নাম নিবন্ধনগ্ৰন্থে রেকর্ড ডেটে লিপিবদ্ধ থাকবে তারাই কেবল লভ্যাংশ প্রাপ্তির যোগ্য হবেন।

পরিচালক পর্ষদ ও পর্ষদ সভা

২০১৩-২০১৪ আলোচ্য বছরে মোট ৯টি পর্ষদ সভা অনুষ্ঠিত হয়েছে। পর্ষদ সভার বিস্তারিত তথ্যাদি বার্ষিক প্রতিবেদনের পরিশিষ্ট-২ এ দেওয়া হয়েছে। সব পর্ষদ সভায় কোম্পানির ব্যবস্থাপনা পরিচালক, যিনি একজন এক্স-অফিসিও, প্রধান আর্থিক কর্মকর্তা ও কোম্পানি সচিব উপস্থিত ছিলেন।

শেয়ারহোল্ডিং তথ্য

৩১ জুলাই ২০১৪ তারিখের শেয়ারহোল্ডিং তথ্য এবং অন্যান্য আনুষঙ্গিক তথ্য বার্ষিক প্রতিবেদনের পরিশিষ্ট - ৩ এ অন্তর্ভুক্ত হয়েছে।

প্রাতিষ্ঠানিক পরিচালন প্রক্রিয়ার প্রতিবেদন

বাংলাদেশ সিকিউরিটিজ এক্সচেঞ্জ কমিশনের আদেশ মোতাবেক প্রাতিষ্ঠানিক পরিচালন প্রক্রিয়ার প্রতিবেদন বার্ষিক প্রতিবেদনের পরিশিষ্ট-১ এ দেওয়া হয়েছে।

সরকারি কোষাগারে অবদান

বাংলাদেশের আবাসন খাতে ইস্টার্ন হাউজিং লিমিটেড সবচেয়ে বড় প্রাতিষ্ঠানিক করদাতার মধ্যে অন্যতম। প্রতি বছর এ কোম্পানি শুল্ক ও করের মাধ্যমে বিশাল পরিমাণ অর্থ সরকারি কোষাগারে প্রদান করে। ২০১৩-১৪ সালে ইস্টার্ন হাউজিং লিমিটেড সরকারি কোষাগারে ৯৭.৬৪ মিলিয়ন টাকা দিয়েছে।

পরিচালকমন্ডলীর নির্বাচন ও পুনঃনিয়োগ

কোম্পানির সংজ্ঞাবিধির ১৩৮ ধারা অনুযায়ী প্রতি বার্ষিক সাধারণ সভায় এক তৃতীয়াংশ পরিচালককে অবসর নিতে হবে। ১৩৯ ধারা অনুযায়ী যারা নির্বাচনের পর থেকে দীর্ঘমেয়াদে বোর্ডে আছেন তারা পর্যায়ক্রমে অবসরগ্রহণ করবেন। এর ভিত্তিতে পরিচালকমন্ডলীর জনাব মোঃ আবদুল ওয়াদুদ এবং জনাব মোঃ মোস্তাফিজুর রহমান দীর্ঘকাল দায়িত্বে ছিলেন বিধায় তারা অবসর নেবেন। ১৪০ ধারা অনুযায়ী যেহেতু তাদের যোগ্যতা রয়েছে তাই তারা নিজেদেরকে পুনঃনিয়োগের জন্য আবেদন করেছেন। পরিচালকমন্ডলীর সংক্ষিপ্ত জীবন বৃত্তান্ত ১৮ নং পৃষ্ঠায় প্রদান করা হয়েছে।

উক্ত পরিচালকবৃন্দের অন্যান্য যেসব কোম্পানিতে পরিচালক এবং পরিষদ সদস্য হিসাবে আছেন তার তালিকা দেওয়া হলো।

পরিচালকমন্ডলীর প্রতিবেদন

অন্যান্য যে সব প্রতিষ্ঠানে জনাব মোঃ আবদুল ওয়াদুদ পরিচালক হিসেবে কর্মরত রয়েছেন:

অন্যান্য কোম্পানি	পদবী
রিভারভিউ লিমিটেড	পরিচালক
আফতাব বহুমুখী ফার্মস লিমিটেড	পরিচালক
আফতাব হেচারি লিমিটেড	পরিচালক
বেঙ্গল ডেভেলপমেন্ট কর্পোরেশন লিমিটেড	পরিচালক
নাভানা ফার্মাসিউটিক্যালস লিমিটেড	পরিচালক
নাভানা হেলথ কেয়ার লিমিটেড	পরিচালক
ইসলাম ব্রাদার্স প্রোপার্টিজ লিমিটেড	পরিচালক
ইসলাম সিমেন্ট লিমিটেড	পরিচালক
দি মিলনার্স টিউবওয়্যেল লিমিটেড	পরিচালক
ভাগলপুর হোস্টিংস লিমিটেড	পরিচালক

কোম্পানির বোর্ড ব্যতীত অন্য কোন কমিটিতে অন্তর্ভুক্তি - নিরীক্ষক পরিষদ।

অন্যান্য যে সব প্রতিষ্ঠানে জনাব মোঃ মোস্তাফিজুর রহমান পরিচালক হিসেবে কর্মরত রয়েছেন:

অন্যান্য কোম্পানি	পদবী
ইসলাম ব্রাদার্স প্রোপার্টিজ লিমিটেড	পরিচালক

কোম্পানির বোর্ড ব্যতীত অন্য কোন কমিটিতে অন্তর্ভুক্তি - নিরীক্ষক পরিষদ।

ব্যবস্থাপনা পরিচালকের পুনর্নিয়োগ

ব্যবস্থাপনা পরিচালক হিসাবে জনাব ধীরাজ মালাকারের নিয়োগ আগামী ২৩ নভেম্বর ২০১৪ শেষ হবে। পরিচালকপর্ষদের বিগত ২১ সেপ্টেম্বর ২০১৪ এর সভায় ব্যবস্থাপনা পরিচালক হিসাবে পরবর্তী তিন বছরের জন্য পুনর্নিয়োগ দেওয়া হয়েছে। পুনর্নিয়োগ আগামী ২৪ নভেম্বর ২০১৪ থেকে কার্যকর হবে। ব্যবস্থাপনা পরিচালক হিসাবে পুনর্নিয়োগ শেয়ারহোল্ডারদের অনুমোদনের জন্য ৫০ তম বার্ষিক সাধারণ সভায় উপস্থাপন করা হবে।

লোকবল

এ বছরে ইস্টার্ন হাউজিং লিমিটেড এর কর্মচারী ছিল ৬৮১ জন। ইস্টার্ন হাউজিং লিমিটেড বিশ্বাস করে যে দৃঢ়, দক্ষ ও নিবেদিত লোকবল কোম্পানির সফলতার ক্ষেত্রে প্রধান চালিকা শক্তি। আমাদের প্রবৃদ্ধির উচ্চাকাঙ্ক্ষার পিছনে আমাদের কর্মচারীদের ক্রমাগত উন্নতি কাজ করছে।

ইস্টার্ন হাউজিং লিমিটেড প্রত্যেক কর্মচারীকে ব্যক্তিগত ও পেশাগত উন্নয়নের দিক দিয়ে সমান সুযোগ দিতে চায়। মানব সম্পদ উন্নয়নের সমস্ত ক্ষেত্রে বৈষম্য কঠোরভাবে নিষিদ্ধ করা হয়েছে।

ইস্টার্ন হাউজিং লিমিটেড বছর জুড়ে বিভিন্ন প্রশিক্ষণ দিয়ে থাকে যাতে কর্মচারীরা আরও বেশি দক্ষ হয়ে তাদের সম্ভাবনা সম্পূর্ণভাবে কাজে লাগাতে পারে।

ইস্টার্ন হাউজিং লিমিটেড শ্রমিক মুনাফা অংশগ্রহণ তহবিল এর বাস্তবায়ন করেছে। বাংলাদেশ শ্রম আইন - ২০০৬ (সংশোধিত ২০১৩) অনুসারে কোম্পানির আয়করপূর্ব মুনাফার ৫% মুনাফা তহবিল ধার্যের পূর্বে 'শ্রমিক মুনাফা অংশগ্রহণ তহবিল' গঠন করেছে।

স্বাস্থ্য এবং নিরাপত্তা

ইস্টার্ন হাউজিং লিমিটেড এর কর্মচারী, ক্রেতা, ঠিকাদার, সরবরাহকারী ও আগন্তুকদের জন্য পরিচ্ছন্ন ও ঝুঁকিহীন পরিবেশ প্রদান করে। আমাদের উদ্দেশ্য 'নিরাপত্তাই প্রথম'। আমরা আমাদের প্রত্যেকটি প্রকল্পে নিরাপত্তার স্বার্থে হেলমটে, বেল্ট, জাল, অগ্নিনির্বাপক যন্ত্র, অক্সিজেন সিলিভার, নিরাপত্তা মুখোশ ইত্যাদি জিনিস বাধ্যতামূলক করেছি।

নৈতিক নীতিমালা

সততার সাথে দায়িত্ব পালন ইস্টার্ন হাউজিং লিমিটেড এর পরিচালকমন্ডলীর মূলমন্ত্র। তারা একটি নৈতিক নীতিমালা মেনে চলেন যা কর্মচারীদেরকে জানানো হয়। প্রতিটি কর্মচারীকে ব্যবসা এবং নিয়ম কানূনের ক্ষেত্রে এ নীতিমালা মেনে চলতে হয়।

পরিচালকমন্ডলীর প্রতিবেদন

নিরীক্ষক

সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশনের ২৭ জুলাই ২০১১ তারিখের প্রজ্ঞাপন নংঃ SEC/CMRRCD/2009-193/104/Admin অনুসারে স্টক এক্সচেঞ্জের তালিকাভুক্ত কোন কোম্পানি একটি নির্দিষ্ট চার্টার্ড একাউন্ট্যান্ট কোম্পানিকে টানা তিন বৎসরের বেশি সংবিধিবদ্ধ নিরীক্ষক হিসাবে নিয়োগ প্রদান করতে পারবে না। এই পরিপ্রেক্ষিতে পর্ষদের সদস্যগণ এস. এফ আহমেদ এন্ড কোম্পানি, চার্টার্ড একাউন্ট্যান্টস এর নাম প্রস্তাব করেছে সংবিধিবদ্ধ নিরীক্ষক হিসাবে (বার্ষিক সাধারণ সভায় অনুমোদন সাপেক্ষে) ২০১৫ সালের ৫১ তম বার্ষিক সাধারণ সভা পর্যন্ত। এস. এফ আহমেদ এন্ড কোম্পানি, চার্টার্ড একাউন্ট্যান্টস সংবিধিবদ্ধ নিরীক্ষক হিসাবে নিয়োগের জন্য আর্থিক প্রকাশ করেছে।

নিরীক্ষণ পরিষদ এস. এফ আহমেদ এন্ড কোম্পানি, চার্টার্ড একাউন্ট্যান্টসকে ২০১৪-১৫ সালের নিরীক্ষক হিসাবে নিয়োগের জন্য সুপারিশ করেছে। পরিচালকমন্ডলী ২০১৪-১৫ সালের জন্য নিরীক্ষক হিসাবে নিয়োগের জন্য নিরীক্ষণ পরিষদের সুপারিশ অনুমোদন করেছে বার্ষিক সাধারণ সভায় অনুমোদন সাপেক্ষে।

কৃতজ্ঞতা স্বীকার

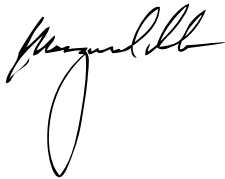
কোম্পানির এবং এর পরিচালক পর্ষদের সদস্যগণ ক্রমাগত প্রতিষ্ঠানিক কাঠামো এর গুণগতমাণ সর্বোচ্চ পর্যায়ে নেওয়ার জন্য প্রতিশ্রুতিবদ্ধ এবং এর লক্ষ্য অর্জনে কাজ করে যাচ্ছে। প্রতিষ্ঠানের সাফল্যসমূহে বিশেষ সহায়ক হিসেবে সার্বক্ষণিক সহযোগিতা এবং উপযোগী নির্দেশনার জন্য সম্মানিত শেয়ারহোল্ডার এবং অন্যান্য স্বার্থসংশ্লিষ্ট পক্ষকে পরিচালনা পর্ষদের সদস্যবৃন্দ জানাচ্ছে বিশেষ সম্মান এবং কৃতজ্ঞতা। পরিচালনা পর্ষদের পক্ষ থেকে গণপ্রজাতন্ত্রী বাংলাদেশ সরকার, জাতীয় রাজস্ব বোর্ড (এনবিআর), বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশন (বিএসইসি), ঢাকা স্টক এক্সচেঞ্জ (ডিএসই), চট্টগ্রাম স্টক এক্সচেঞ্জ (সিএসই), সেন্ট্রাল ডিপোজিটরি বাংলাদেশ লিমিটেড (সিডিবিএল) এবং কোম্পানির ব্যাংকার এবং অন্যান্য ব্যবসায়ী সহযোগীদের সহযোগিতা, সমর্থন ও সাহায্যের জন্য তাদেরকে জানাচ্ছি আন্তরিক ধন্যবাদ ও কৃতজ্ঞতা।

ইন্টার্ন হাউজিং লিমিটেডে সকল সময়ের শুভাকাঙ্ক্ষি হওয়ার জন্য আমাদের প্রত্যেক গ্রাহক এবং শুভানুধ্যায়ীদের ধন্যবাদ জ্ঞাপন করছি। আমরা আমাদের ত্যাগী এবং পরিশ্রমী কর্মীদেরও সাধুবাদ জানাচ্ছি, যাদের কারণে আজ কোম্পানি সামনের দিকে এগিয়ে যাচ্ছে।

আগামীর যে কোন প্রতিদ্বন্দ্বিতা মোকাবিলায় আমাদের চেষ্টা অব্যাহত রাখার প্রত্যয় ব্যক্ত করছি। ২০১৫ সাল এবং আগত দিনে আপনাদের সহায়তা কামনা করছি।

সবাইকে অসংখ্য ধন্যবাদ এবং শুভ কামনা।

ইন্টার্ন হাউজিং লিমিটেড এর পরিচালনা পর্ষদের পক্ষ থেকে



মনজুরুল ইসলাম
চেয়ারম্যান



Safety First

Directors' Report

It is my pleasure to welcome you all on behalf of the Board of Directors of "Eastern Housing Limited" to the 50th Annual General Meeting of the company and to place herewith the report on the statement of your company's affairs and the financial statements of the company for the year ended July 31, 2014 along with the Auditors' Report on the Financial Statements for the year ended July 31, 2014.

I on behalf of the Board of Directors of the Company express my sincere gratitude for their support and trust extended to us throughout the years.

The Directors have the pleasure in presenting to the members their Report together with the audited financial statements of the Company for the year ended July 31, 2014. This report has been prepared in compliance with section 184 of the Companies Act 1994 and Bangladesh Securities and Exchange Commission Notification No: SEC/CMRRCD/2006-158/134/Admin/44 dated 7 August 2012.

Review of Business

You are aware about the situation that prevailed in the country in the year under review. However, that situation could not hamper our growth. We are proud to announce that we have marked 15% growth compared to the previous year. You will be very happy to learn that we have got approval from RAJUK for our two projects namely Jahurul Islam City (Aftabnagar and Banasree) and Pallabi Phase II. A highlight on this issue you will find in the Chairman's message. A large portion of the flats has been handed over to the clients during the year under review.

The principal activities of the Company continued to acquire, develop and sell of lands and apartments.

The Chairman's Message on page 26 and the MD's review on pages 29 state the Company's affairs and highlight important events that occurred during the year. The Financial Review on pages 43 elaborates the financial results of the Company. These reports form an integral part of the Directors' Report.

Directors' Responsibilities for Financial Statements

The Statement of the Directors' Responsibilities for financial statements is given on page 75 of this report in accordance with the Corporate and Financial Reporting Framework in accordance with the Bangladesh Securities and Exchange Commission's Notification: SEC/CMRRCD/2006- 158/134/Admin/44 dated 7 August 2012.

Industry Outlook

The slowdown in the economy and the rise in real estate prices during previous years have reduced the demand leading to a decline in overall growth in Real Estate sector during the year under review. The scenario was different for Eastern Housing Limited. During the year under review we prepared some plots for sale at Jahurul Islam City and Pallabi Phase II. We got remarkable response from the customers and captured a good amount of booking sales.

We have shifted our strategy from low end segment to high end segment in the apartment sector. With this end in view we have purchased land at Gulshan and Banani. We are hopeful about significant profit from these projects.

Segment Information

Segment information is presented in note 40 to the financial statements of this report.

Directors' Report

Sales:

During the year under review 461 plots were sold against 544 plots in previous year and apartment sale decreased to 202 against 252 nos. of last year. In terms of value our turnover increased from Tk. 2028.72 million to Tk. 2333.02 million. The comparative sales figures are tabulated below:

(in million Taka)

Sales	31.07.2014	31.07.2013
Land	868.22	1,089.12
Apartment	1,464.80	939.60
Total	2,333.02	2,028.72

Profit:

(in million Taka)

Particulars	31.07.2014	31.07.2013
Operating Gross Profit	803.3	683.9
Overhead and Finance Expenses	(477.6)	(416.6)
Operating Income	325.7	267.3
Non-Operating Income	38.7	58.5
Profit before Taxation	364.4	325.8
Workers' Profit Participation Fund	(18.2)	-
Income Tax	(97.6)	(99.1)
Profit After Tax	248.6	226.6

Land Projects

There are four major running land development projects of Eastern Housing Limited, namely "Jahurul Islam City" (Aftabnagar), "Pallabi-II", "Mohanagar" in Dhaka and "Dehara" at Savar, where the land procurement is going on.

Mayakanon and Mayakunja

It is our duty to share the status of these two projects with the valued shareholders. As sale of this land is under embargo our management is thinking to utilize the land in a different way. We shall let you know the detail of any sustainable plans.

Regarding Mayakunja projects still it is a pending issue. Final settlement with the Government for compensation has not yet taken place.

Jahurul Islam City & Pallabi Phase II

We are delighted to inform you that two of our land projects namely Jahurul Islam City (Aftabnagar & Banasree) and Goran Chatbari (Pallabi Phase II) have got approval from RAJUK. The areas of the projects are 1082.49 acre and 335.41 acre respectively. It is really a great achievement of EHL to have approval of these two land projects as per Private Housing Land Development Regulation - 2004 (Revised 2012). With this approval we can now start selling a huge number of plots from Aftabnagar and Banasree projects.

Apartment Projects

During the year under review we have completed construction of three projects namely Eastern Karim, Eastern Nawab Katra and The Envoy. List of ongoing projects has been given here under. We are hopeful about completion of four projects by end of December which has a completion rate of more than 95%.

Sl. No	Name of the Project	Size	Total Progress (in %)
1	Eastern Pantha Chaya, Panthapath	15 Storied Residential Complex + 1 Basement	98%
2	Eastern Kamalapur, North Kamalapur	18 Storied Commercial & Residential Complex + 2 Basement	97%
3	Eastern Arzoo, 61, Bijoy Nagar, Dhaka	18 Storied Commercial Complex + 2 Basement	97%
4	5, Circuit House, Dhaka	10 Storied Residential Complex + 1 Basement	22%
5	Plot-90, Road-23, Block A, Banani	10 Storied Residential Complex + 2 Basement	20%
6	59B, Kemal Ataturk Avenue	14 Storied Commercial Complex + 3 Basement	50%
7	2A/29, Gulshan, Dhaka	9 Storied Residential Complex + 2 Basement	35%
8	Plot-405C, Road 27, Dhanmondi	14 Storied Residential Complex + 2 Basement	55%
9	80,80/B, Indira Road, Dhaka	9 Storied Residential Complex + 1 Basement	51%
10	Plot -7E, Road-13, Sector 03, Uttara	8 Storied Residential Complex	98%
11	Plot-18, Road-2, Sector 11, Uttara	7 Storied Residential Complex	67%
12	Plot-47, Road-16, Sector 14 Uttara	7 Storied Residential Complex	48%
13	Plot-32, Road -12, Sector 12, Uttara	7 Storied Residential Complex	48%
14	Plot-41-43, Road-14, Sector 12, Uttara	8 Storied Residential Complex	48%
15	House - 64/A, Street -5, Old DOHS	7 Storied Residential Complex	39%
16	Plot -1/1, KA, Avenue-4, Mirpur	13 Storied Commercial & Residential Complex	21%
17	Plot-37, Park Road, Block-K, Baridhara	10 Storied Residential Complex	31%
18	Plot -36, Road No.100, Gulshan	13 Storied Residential Complex + 2 Basement	41%

We have taken following projects for construction of apartments. Paper works are going on for these projects for getting final node from different authorities. We are expecting to start construction during 2014-2015 subject to approval from authorities.

Sl #	Project Location	Type
1	1/4, Mymensingh Road, Paribagh	Residential
2	Plot - CES(G) 5A, Road # 126, Gulshan	Commercial
3	Plot - 09, Road # 17, Block- D, Banani	Residential
4	Plot - SW(D) 3, Road # 13, Gulshan	Residential
5	Plot - 03, Road # 03, Block- K, Baridhara	Residential
6	Plot - 130, Block- A, Niketon	Residential
7	Plot - 12, Hatirjheel, Moghbazar	Residential
8	7, Circuit House Road, Ramna	Residential
9	Plot -311, Road #12, Block C, Bashundhara	Residential
10	House NE(L) 1/A, Road-84, Gulshan	Residential
11	74, Bijoy Nagar, Segunbagicha	Residential
12	Plot-2/7, Block-C, Lalmatia	Residential

Directors' Report

Risk and Concern

Risk management is the prioritized process of analyzing exposure to risk and probability of risks occurring as well as determining how best to handle such exposures. This involves identifying and characterizing the risks involved, assessing the threat from each, assessing mitigatory precautions and ways for cost effectiveness and devising a comprehensive risk management strategy to reduce those risks. We have a robust system of managing business risk. We have a separate Legal department and an Internal Control & Compliance department to identify different risk the business may face. In case of complexities we consult outside expert/legal adviser.

COGS, Gross/ Net Profit Margin Analysis

COGS of the company was Tk.1,529.67 million in the current year compared to Tk. 1,344.76 million in previous year. COGS to Sales ratio remained constant at 65.57%. Gross Profit stood at Tk. 803 million compared to Tk. 683 million in previous year. Net Profit margin was 10.65% 2013-14 compared to 11.17% in previous year.

Extraordinary Gain or Loss

No events of extra ordinary gain or loss occurred during the reporting period which would require adjustment or disclosure in the financial statements.

Related Party Transaction

EHL had to enter into transactions with the related parties as defined in the "Bangladesh Accounting Standards 24: Related Party Disclosures". Related Party Transactions are disclosed in the notes 32 of the notes to the financial statements.

Utilization of Proceeds from Public Issue

This is not applicable for EHL as no such event of collecting fund from public issues took place which would require adjustment or disclosure in the annual report.

Financial Result Deterioration after the Public Issue

This is not applicable for EHL. EHL went for Initial Public Offering (IPO) in 1994. Consequently EHL didn't go for any sort of offering since then.

Variance within the Quarterly Financial Statement and Annual Financial Statements

There was no event of significant variance between quarterly financial performances during the year under reporting.

Remuneration to Directors including Independent Director

Directors draw Board & Audit Committee Meeting attendance fees. The details are given in Annexure II of this report.

Fairness of Financial Statements

The financial statements together with the notes thereon have been drawn up in conformity with the Bangladesh Accounting Standard/Bangladesh Financial Reporting Standard, Companies Act 1994 and Securities and Exchange Rules 1987. These statements present fairly the Company's state of affairs, the results of its operations, cash flow and changes in equity.

Proper Books of Accounts

Proper books of accounts of the Company have been maintained.

Adaptation of Proper Accounting Policies and Estimates

Appropriate accounting policies have been consistently applied in preparation of the financial statements and the accounting estimates are based on reasonable and prudent judgment.

IAS/BAS/IFRS/BFRS Application

International Accounting Standards (IAS)/Bangladesh Accounting Standards (BAS)/International Financial Reporting Standards (IFRS)/Bangladesh Financial Reporting Standards (BFRS), as applicable in Bangladesh, have been followed in preparation of the financial statements and any departure there from has been adequately disclosed. The list of BAS/BFRS complied is listed on Note 1 of the audited accounts.

Internal Control

The company maintains a sound internal control system which gives reasonable assurance against any material misstatement of loss. The internal control system is regularly monitored by the Audit Committee in each meeting and by the company executive committee on quarterly basis.

Going Concern/Forward Looking Statement

Based on the available information on the future, the directors consider that the company has the plans and resources to manage its business risks successfully, as it has a diverse range of businesses and remains financially strong.

After making enquiries, the directors have a reasonable expectation that the Company have adequate resources to continue their operations for the foreseeable future.

Significant deviation from last year's operating result

There was no significant deviation from last year's result.

Key Operating and Financial Data

The summarized key operating and financial data for the five years is set out in page no. 60 in the Annual Report.

Dividend

The Board of Directors has recommended for declaration of payment of dividend @ 15% cash and 5% stock dividend for the year ended 31st July 2014 to the share holders whose name shall appear on the register of members on record date.

Board and Committee Meetings and Attendance

During the year 2013-14 total nine board meetings were held. Detail of Board meetings are shown in annexure II of the annual report. The Managing Director who is an Ex Officio, CFO and Company Secretary were present in all board meetings.

Pattern of Shareholding and Name wise details

The shareholding information as at July 31, 2014 and other related information are provided in Annexure III of the annual report.

Corporate Governance Compliance Report

In accordance with the requirement of BSEC order Corporate Governance Compliance Report is shown Annexure-I of the Annual Report.

Contribution to National Exchequer

Eastern Housing Ltd is one of the largest corporate taxpayer in real estate sector of the country. Every year the company contributes a good amount to the national exchequer in the form of duties and taxes. During the year 2013-14 EHL contributed to the government exchequer a sum of TK. 97.64 million.

Directors Election and Re-appointment

As per Article 138 of the Articles of Association of the Company one third of the Directors for the time being shall retire at the every Annual General Meeting of the company. In pursuance of Article 139 of the Articles of Association of the Company those who have been longest in the office since their last re-election are to retire by rotation. Accordingly Mr. Md. Abdul Wadud and Mr. Md. Mustafizur Rahman will retire at this Annual General Meeting being longest in the office since their appointment. Being eligible as per Article- 140 they offer themselves for re-appointment. The brief profile of the Director is given on page 18 of the annual report.

The names of companies in which the respective director also holds the directorship and the membership of committees of the board are given below:

Directors' Report

Names of companies in which Mr. Md. Abdul Wadud also holds directorship:

Interests in other company	Designation
River View Limited	Director
Aftab Bahumukhi Farms Limited	Director
Aftab Hatchery Limited	Director
Bengal Development Corporation	Director
Navana Pharmaceuticals Limited	Director
Navana Healthcare Limited	Director
Islam Brothers Properties Limited	Director
Islam Cement Limited	Director
The Milnars Tubewell Limited	Director
Bhagalpur Holdings Limited	Director

Membership in Committees of the Board - Audit Committee

Names of companies in which Mr. Md. Mustafizur Rahman also holds directorship:

Interests in other company	Designation
Islam Brothers Properties Limited	Director

Membership in Committees of the Board-Audit Committee

Re – Appointment of Managing Director

The appointment of Mr. Dhiraj Malakar as Managing Director of the Company will be expired on November 23, 2014. He has been reappointed as Managing Director of the company for a further period of three years effective from November 24, 2014 by the Board of Directors (BOD) of the company in its meeting held on September 21, 2014. His appointment as Managing Director has been placed for the approval by the shareholders in this 50th Annual General Meeting.

Employees

The total strength of EHL employees stood 681 at the end of the year. EHL believes that a strong, skilled and dedicated workforce is the key ingredient to success. The continued development of our people is a crucial element in driving our growth ambitions.

EHL aims to ensure equal opportunities for all its employees in terms of both their personal and professional development. Discrimination at all spheres of human resource management is strictly prohibited.

EHL also offers various training programs throughout the year, aimed at skill development of its employees to help them reach their full potential.

EHL has also implemented Workers Profit Participation Fund for their employees. The company provides 5% of profit before charging such expense to employees as Workers' Profit Participation Fund (WPPF) in accordance with Bangladesh Labour Act 2006 amended in 2013.

Health and Safety

EHL is committed to provide a healthy and risk-free environment for its employees, customers, contractors, suppliers, visitors, etc. Our site motto is "Safety First". We have made it compulsory that all sites must maintain safety helmet, safety belts, safety nets, fire extinguisher, oxygen cylinder mask, first aid box etc. to be present in all sites.

Ethical Code of Conduct

Performance with integrity is central to operating at EHL. The Board of Directors of the company has adopted a statement of ethical code of conduct which was circulated among the employees. All employees are required to abide by the ethical code of conduct in relation to business and regulations.

Auditors

The auditors, A. Qasem & Co., Chartered Accountants, will retire at the conclusion of the 50th Annual General Meeting. As per Bangladesh Securities and Exchange Commission Notification no. SEC/CMRRCD/2009-193/104/ Admin dated July 27, 2011 every public listed company shall not appoint any firm of Chartered Accountants as its statutory auditors for a consecutive period exceeding three years. Therefore, the board of directors has proposed S. F. Ahmed & Co. Chartered Accountants to engage as statutory auditors (subject to approval at the 50th Annual General meeting) up to 51st Annual General meeting to be held in 2015. S. F. Ahmed & Co, Chartered Accountants have expressed their willingness to accept appointment as statutory auditors.

The Audit Committee recommends appointment of S.F. Ahmed & Co., Chartered Accountants as the auditors of the Company for the year 2014- 2015. The Directors endorsed the recommendation of the Audit Committee for appointment of the auditors for the year 2014-15 subject to the approval in the Annual General Meeting.

Acknowledgements

The Company and its Board of Directors is committed to continuously striving for the highest standards of corporate governance. The Company & its Board of Directors would like to extend its foremost regard and appreciation to the valued Shareholders and other stakeholders of the Company for their persistent support and guidance to the company that led to the cumulative achievements. The Board also expresses their gratitude to the Government of Peoples Republic of Bangladesh, National Board of Revenue (NBR), Registrar of Joint Stock Companies and Firms (RJSC), Bangladesh Securities and Exchange Commission (BSEC), Central Depository Bangladesh Limited (CDBL), Dhaka Stock Exchange (DSE), Chittagong Stock Exchange (CSE), the Company's bankers, and other business partners for their the cooperation, positive support, and guidance.

We would like to thank each and every client for their continued support. We also extend our well wishes to our employees whose dedication and hard work bring the benefits for the company. We promise that we will continue our journey towards a bright future. We look forward to your continued support in 2015 and the days ahead.

Thanking you all and with best regards.

For and on behalf of the Board of Directors of Eastern Housing Limited,



Manzurul Islam
Chairman



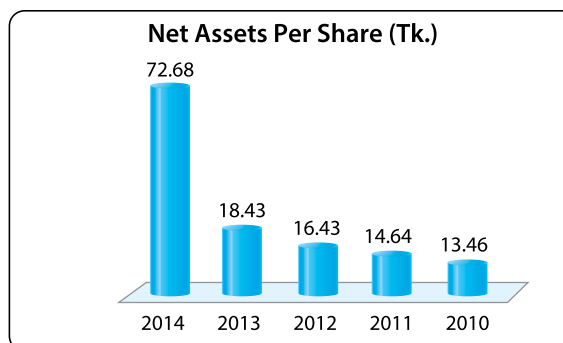
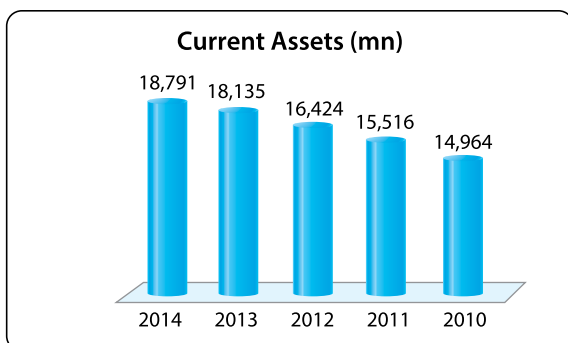
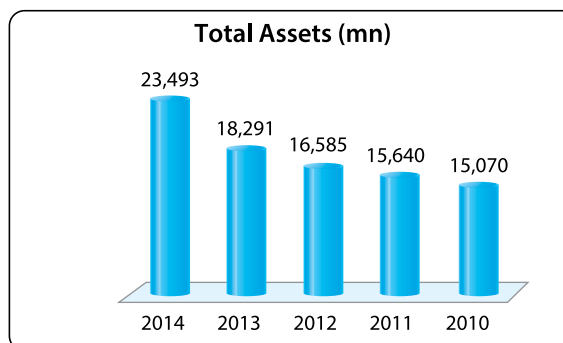
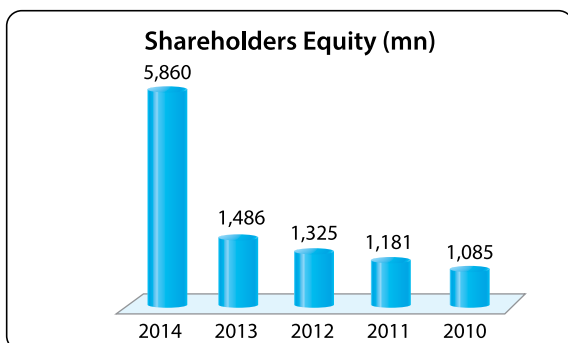
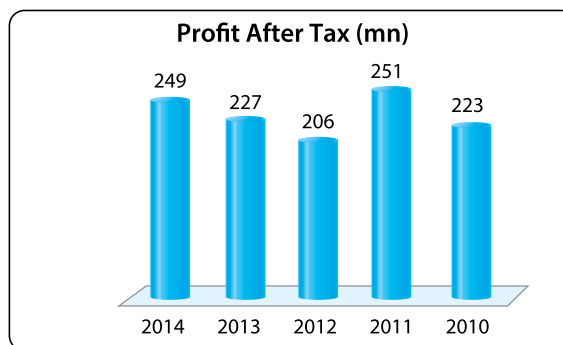
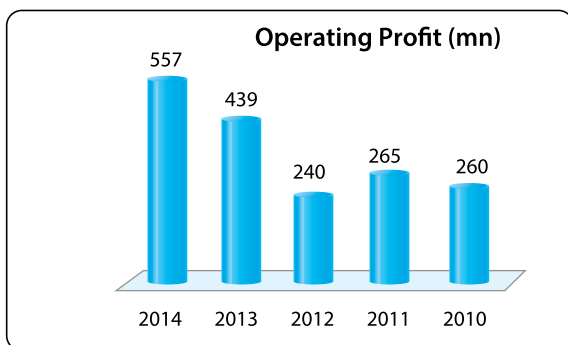
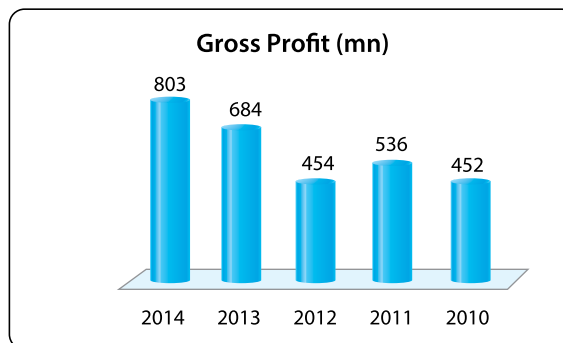
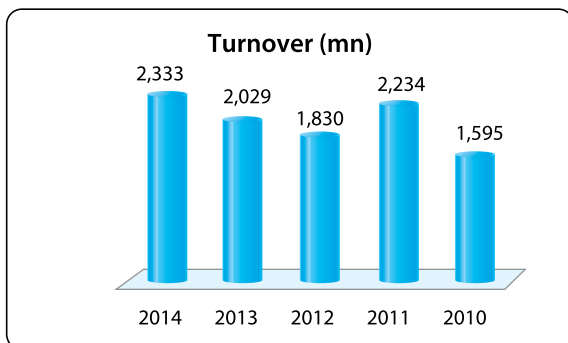
A view of Jahurul Islam City (Banasree New Town)

Five Year Financial Summary

Results of Operations	2014	2013	2012	2011	2010
Turnover (Net)	2,333,019,487	2,028,721,932	1,829,635,067	2,234,047,200	1,595,086,400
Gross Profit	803,344,732	683,961,215	453,767,597	536,236,200	451,951,100
Operating Profit	557,443,785	439,027,152	239,834,880	265,478,800	260,390,300
Profit Before Tax	346,243,610	325,839,621	305,898,691	314,315,200	307,279,300
Profit After Tax	248,643,541	226,696,529	206,035,073	250,909,800	222,777,500
Balance Sheet					
Authorized Capital	2,000,000,000	2,000,000,000	2,000,000,000	1,000,000,000	1,000,000,000
Issued & Paid up capital	806,350,540	716,756,040	651,596,400	620,568,000	620,568,000
Shareowners Equity	5,860,410,196	1,486,383,763	1,324,846,873	1,180,868,600	1,085,100,800
Total Assets	23,493,131,160	18,291,412,654	16,585,460,371	15,639,874,500	15,070,078,700
Current Assets	18,790,716,700	18,134,961,158	16,423,596,877	15,516,219,300	14,963,538,700
Ordinary Share Information (Comparatives Restated)					
Number of Shares Outstanding	80,635,054	71,675,604	65,159,640	62,056,800	62,056,800
Cash Dividend (Tk.)*	120,952,581	71,675,604	65,159,640	62,056,800	155,142,000
Net Assets Per Share (Tk.)	72.68	18.43	16.43	14.64	13.46
Market Price Per Share (Tk.)	58.50	43.90	51.00	98.35	75.70
NOCFPS	(10.07)	(10.65)	(10.55)	3.59	6.40
Earnings Per Share (Tk.)	3.08	2.81	2.56	3.11	2.76
Dividend Per Share (Tk.)*	1.50	1.00	1.00	1.00	2.50
Bonus Share*	5.00%	12.50%	10.00%	5.00%	-
Financial Ratios					
Gross Profit Margin	34.43%	33.71%	24.80%	24.00%	28.33%
Operating Profit Margin	23.89%	21.64%	13.11%	11.88%	16.32%
Net Profit Margin	10.66%	11.17%	11.26%	11.23%	13.97%
Return on Assets	1.06%	1.30%	1.28%	1.63%	1.54%
Return on Equity	4.24%	16.13%	16.45%	22.15%	21.84%
Current Ratio (Times)	1.08	1.09	1.1	1.09	1.09
Quick Ratio (Times)	0.12	0.14	0.24	0.23	0.21
Internal Capital Generation	4.24%	15.25%	15.55%	21.25%	20.53%
Debt Service Coverage (Times)	0.26	1.50	2.18	2.59	3.7
Cost of Sales to Revenue Ratio	65.57%	66.29%	75.20%	76.00%	71.67%
Administrative and Selling Cost to Revenue Ratio	11.30%	12.65%	12.20%	12.30%	12.01%
Finance Cost to Revenue Ratio	9.17%	7.88%	6.58%	2.85%	3.56%
Inventory Turnover (Times)	0.09	0.09	0.11	0.14	0.1
Payables Turnover (Times)	0.36	0.40	0.53	0.72	0.77
Others					
Number of Employees	681	693	715	2,053	2,068
EBITDA	580,705,948	511,311,585	451,801,077	394,099,700	380,145,600

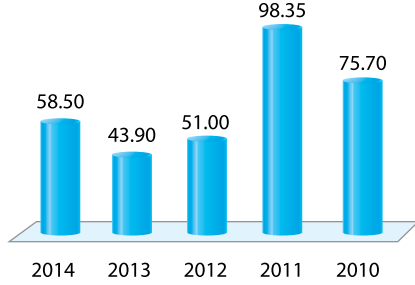
*Cash & Bonus Dividend proposed for 2013-2014

Five Year Financial Summary

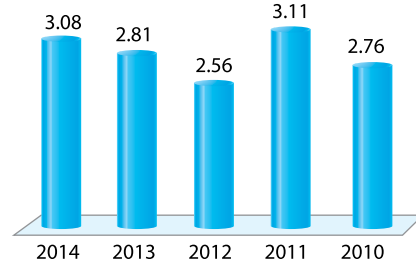


Five Year Financial Summary

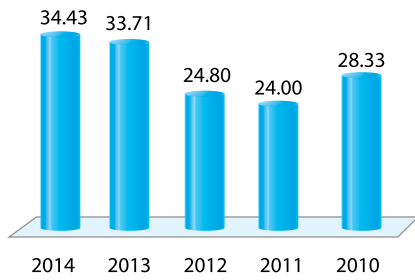
Market Price Per Share (Tk.)



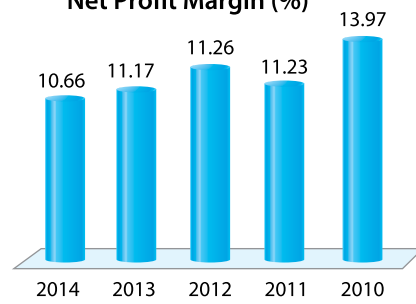
Earnings Per Share (Tk.)



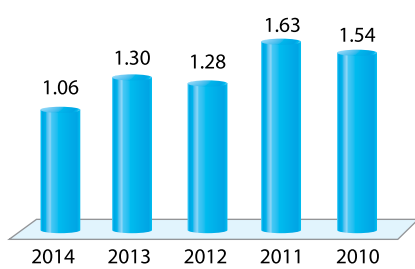
Gross Profit Margin (%)



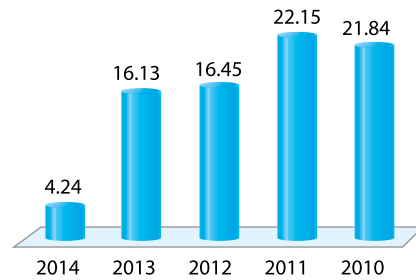
Net Profit Margin (%)



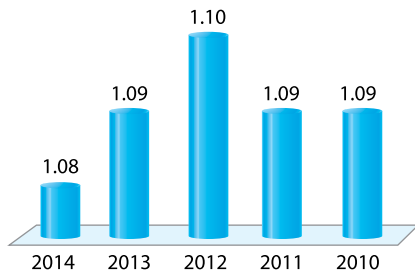
Return on Assets (%)



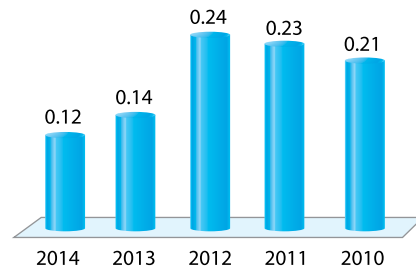
Return on Equity (%)



Current Ratio (times)



Quick Ratio (times)



Certificate on Corporate Governance Compliance

S. F. AHMED & CO
Chartered Accountants
— Established : 1958

House 51 (3rd Floor)
Road 9, Block F, Banani
Dhaka 1213, Bangladesh

Eastern Housing Limited

Auditors' Certificate on the Compliance with Corporate Governance For the year ended 31 July 2014

We have examined the compliance with Corporate Governance by Eastern Housing Limited (the Company) for the year ended 31 July 2014 as stipulated in notification no. SEC/CMRRCD/2006-158/134/Admin/44 dated 07 August 2012, as amended vide notification dated 21 July 2013 and 18 August 2013 of Bangladesh Securities and Exchange Commission.

The compliance with Corporate Governance is the responsibility of the management of the Company. Our examination was limited to the procedures and implementation thereof as adopted by the Company for ensuring the compliance with Corporate Governance.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned notification.



Dhaka, Bangladesh
Dated, 21 September 2014



S. F. AHMED & CO
Chartered Accountants

Corporate Governance Compliance Status

Annexure - I

The Compliance of notification of Bangladesh Securities and Exchange Commission

Status of compliance with the conditions imposed by the Bangladesh Securities and Exchange Commission's Notification No SEC/CMRRCD/2006-158/134/Admin/44 dated 07 August, 2012 issued under section 2CC of the Securities and Exchange Ordinance, 1969 is presented below:

Condition No.	Title	Compliance Status ('√' has been put in the appropriate column)		Remarks (If any)
		Complied	Not Complied	
1	Board of Directors (BoD)			
1.1	Board's Size (number of Board members – minimum 5 and Maximum 20)	√		
1.2	Independent Directors			
1.2 (i)	At least one fifth (1/5) of the total number of Directors shall be Independent Directors	√		
1.2 (ii)	Independent Director means a director:			
1.2 (ii) (a)	who either does not hold any share in the company or holds less than one percent (1%) shares of the total paid-up shares of the company	√		
1.2 (ii) (b)	who is not a sponsor of the company and is not connected with the company's any sponsor or director or shareholder who holds one percent(1%) or more shares of the total paid-up shares of the company on the basis of family relationship. His/her family members also should not hold above mentioned shares in the company	√		
1.2 (ii) (c)	who does not have any other relationship, whether pecuniary or otherwise, with the company or its subsidiary/associated companies	√		
1.2 (ii) (d)	who is not a member, director or officer of any stock exchange	√		
1.2 (ii) (e)	who is not a shareholder, director or officer of any member of stock exchange or an intermediary of the capital market	√		
1.2 (ii) (f)	who is not a partner or executive or was not a partner or an executive during the preceding 3 (three) years of the company's statutory audit firm	√		
1.2 (ii) (g)	who shall not be an independent director in more than 3 (three) listed companies	√		
1.2 (ii) (h)	who has not been convicted by a court of competent jurisdiction as a defaulter in payment of any loan to a bank or a Non-Bank Financial Institution (NBFI)	√		
1.2 (ii) (i)	who has not been convicted for a criminal offence involving moral turpitude	√		
1.2 (iii)	Independent Director(s) shall be appointed by BoD approved by the shareholders in the Annual General Meeting (AGM)	√		
1.2 (iv)	The post of independent director(s) cannot remain vacant for more than 90(ninety) days	None		

Corporate Governance Compliance Status

Condition No.	Title	Compliance Status ('√' has been put in the appropriate column)		Remarks (If any)
		Complied	Not Complied	
1.2 (v)	The Board shall lay down a code of conduct of all Board members and annual compliance of the code to be recorded			
1.2 (vi)	The tenure of office of an independent director shall be for a period of 3(three) years, which may be extended for 1 (one) term only	√		
1.3 (i)	Independent Director shall be a knowledgeable individual with integrity who is able to ensure compliance with financial, regulatory and corporate laws and can make meaningful contribution to business			
1.3 (ii)	Independent Director should be a Business Leader/ Corporate leader/Bureaucrat/University Teacher with Economics or Business Studies or Law background/ Professionals like Chartered Accountants, Cost & Management Accountants, Chartered Secretaries. The independent director must have at least 12 (twelve) years of corporate management/professional experiences	√		
1.3 (iii)	In special cases the above qualifications may be relaxed subject to prior approval of Commission	None		
1.4	The Chairman of the Board and the Chief Executive Officer (CEO) shall be different individuals. The Chairman shall be elected from among the directors. The Board of Directors shall clearly define respective roles and responsibilities of the Chairman and the CEO	√		
1.5	The Director's Report shall include the following additional statements:			
1.5 (i)	Industry outlook and possible future developments in the industry	√		
1.5(ii)	Segment-wise or product-wise performance	√		
1.5 (iii)	Risks and concerns	√		
1.5 (iv)	A discussion on Cost of Goods sold, Gross Profit Margin and Net Profit Margin	√		
1.5(v)	Discussion on continuity of any Extra-Ordinary gain or loss	√		
1.5(vi)	Basis for related party transactions - a statement of all related party transactions should be disclosed in the annual report	√		
1.5(vii)	Utilization of proceeds from public issues, rights issues and/or through any other instrument	√		
1.5(viii)	An explanation if the financial results deteriorate after the company goes for Initial Public Offering (IPO)	None		
1.5(viii)	An explanation if the financial results deteriorate after the company goes for Initial Public Offering (IPO)	None		
1.5(ix)	If significant variance occurs between Quarterly Financial performance and Annual Financial Statements, the management shall explain about the variance	None		

Corporate Governance Compliance Status

Condition No.	Title	Compliance Status ('√' has been put in the appropriate column)		Remarks (If any)
		Complied	Not Complied	
1.5(x)	Remuneration to directors including independent directors			
1.5(xi)	The financial statements present fairly its state of affairs, the result of its operations, cash flows and changes in equity	√		
1.5(xii)	Proper books of account have been maintained			
1.5(xiii)	Adaptation of appropriate accounting policies & estimates	√		
1.5(xiv)	IAS/BAS/IFRS/BFRS, as applicable in Bangladesh, have been followed and adequate disclosure for any departure	√		
1.5(xv)	The system of internal control is sound in design and has been effectively implemented and monitored	√		
1.5(xvi)	Going Concern (ability to continue as a going concern)			
1.5(xvii)	Highlight and explain significant deviations from the last year's operating results	√		
1.5(xviii)	Key operating and financial data of at least preceding 5 (five) years shall be summarized	√		
1.5(xix)	Reason for non declaration of Dividend			Not applicable (declaring dividend regularly)
1.5 (xx)	The number of Board meetings held during the year and attendance by each director	√		
1.5 (xxi)	Pattern of shareholding and name wise details (disclosing aggregate number of shares):			
1.5 (xxi) (a)	Parent/Subsidiary/Associated Companies and other related parties	√		
1.5 (xxi)(b)	Directors, Chief Executive Officer (CEO), Company Secretary (CS), Chief Financial Officer (CFO), Head of Internal Audit (HIA) and their spouses and minor children	√		
1.5 (xxi) (c)	Executives	√		
1.5 (xxi) (d)	Shareholders holding ten percent (10%) or more voting interest in the company	√		
1.5 (xxii)	In case of the appointment/re-appointment of a director, disclose:			
1.5 (xxii)(a)	a brief resume of the director	√		
1.5 (xxii)(b)	nature of his/her expertise in specific functional areas	√		
1.5 (xxii)(c)	names of companies in which the person also holds the directorship and the membership of committees of the board	√		
2.1	Appointment of CFO, HIA and CS and defining their respective roles, responsibilities & duties	√		
2.2	The CFO and the CS shall attend the meetings of the Board of Directors	√		
3	Audit Committee			
3(i)	The company shall have an Audit Committee as a sub-committee of the BoD	√		

Corporate Governance Compliance Status

Condition No.	Title	Compliance Status ('√' has been put in the appropriate column)		Remarks (If any)
		Complied	Not Complied	
3 (ii)	The Audit Committee shall assist the BoD in ensuring that the financial statements reflect true and fair view of the state of affairs of the company and in ensuring a good monitoring system within the business	√		
3 (iii)	The Audit Committee shall be responsible to the BoD. The duties of the Audit Committee shall be clearly set forth in writing	√		
3.1 (i)	The Audit Committee shall be composed of at least 3 (three) members			
3.1 (ii)	The BoD shall appoint members of the Audit Committee who shall be directors of the company and shall include at least 1 (one) Independent Director	√		
3.1 (iii)	All members of the audit committee should be "financially literate" and at least 1 (one) member shall have accounting or related financial management experience	√		
3.1 (iv)	Expiration of the term of service of Audit Committee members making the number lower than 3 (three) and fill up the vacancy (ies) by the Board not later than 1 (one) month from the date of vacancy(ies)	None		
3.1 (v)	The Company Secretary shall act as the secretary of the Audit Committee	√		
3.1 (vi)	The quorum of the Audit Committee meeting shall not constitute without at least 1 (one) independent director	√		
3.2 (i)	The BoD shall select the Chairman of the Audit Committee, who shall be an Independent Director	√		
3.2 (ii)	Chairman of the audit committee shall remain present in the AGM	√		
3.3	Role of Audit Committee			
3.3 (i)	Oversee the financial reporting process	√		
3.3 (ii)	Monitor choice of accounting policies and principles	√		
3.3 (iii)	Monitor Internal Control Risk management process	√		
3.3 (iv)	Oversee hiring and performance of external auditors	√		
3.3 (v)	Review the annual financial statements before submission to the board for approval	√		
3.3 (vi)	Review the quarterly and half yearly financial statements before submission to the board for approval	√		
3.3 (vii)	Review the adequacy of internal audit function	√		
3.3 (viii)	Review statement of significant related party transactions submitted by the management	√		
3.3 (ix)	Review Management Letters/Letter of Internal Control weakness issued by statutory auditors	√		

Corporate Governance Compliance Status

Condition No.	Title	Compliance Status ('√' has been put in the appropriate column)		Remarks (If any)
		Complied	Not Complied	
3.3 (x)	Disclosure to the Audit Committee about the uses/ applications of IPO funds by major category (capital expenditure, sales and marketing expenses, working capital, etc), on a quarterly basis, as a part of their quarterly declaration of financial results. Further, on an annual basis, shall prepare a statement of funds utilized for the purposes other than those stated in the prospectus	None		
3.4.1 (i)	Reporting to BoD on the activities of the Audit Committee	√		
3.4.1 (ii) (a)	Reporting to BoD on conflicts of interests	None		
3.4.1 (ii) (b)	Reporting to BoD on any fraud or irregularity or material defect in the internal control system	None		
3.4.1 (ii) (c)	Reporting to BoD on suspected infringement of laws	None		
3.4.1 (ii)(d)	Reporting to BoD on any other matter	None		
3.4.2	Reporting to BSEC (if any material impact on the financial condition & results of operation, unreasonably ignored by the management)	None		
3.5	Reporting to the Shareholders of Audit Committee activities, which shall be signed by the Chairman and disclosed in the Annual Report	√		
4.00	External / Statutory Auditors			
4.00 (i)	Non- engagement in appraisal or valuation services or fairness opinions	√		
4.00 (ii)	Non-engagement in designing and implementation of Financial Information System	√		
4.00 (iii)	Non-engagement in Book Keeping or other services related to the accounting records or financial statements	√		
4.00 (iv)	Non- engagement in Broker-Dealer services	√		
4.00 (v)	Non- engagement in Actuarial services	√		
4.00 (vi)	Non- engagement in Internal Audit services	√		
4.00 (vii)	Non- engagement in any other services that the Audit Committee Determines	√		
4.00 (viii)	No partner or employees of the external audit firms shall possess any share of the company during the tenure of their assignment	√		
5	Subsidiary Company			
5(i)	Provisions relating to the composition of the BoD of the holding company shall be made applicable to the composition of the BoD of the subsidiary company			Not applicable since none
5(ii)	At least 1 (one) Independent Director on the BoD of the holding company shall be a director on the BoD of the subsidiary company.			Not applicable since none
5(iii)	The minutes of the Board meeting of the subsidiary company shall be placed for review at the following Board meeting of the holding company			Not applicable since none

Corporate Governance Compliance Status

Condition No.	Title	Compliance Status ('√' has been put in the appropriate column)		Remarks (If any)
		Complied	Not Complied	
5(iv)	The minutes of the respective Board meeting of the holding company shall state that they have reviewed the affairs of the subsidiary company also			Not applicable since none
5(v)	The Audit Committee of the holding company shall also review the financial statements, in particular the investments made by the subsidiary company			Not applicable since none
6	The CEO and CFO shall certify to the Board that they have reviewed financial statements for the year and that to the best of their knowledge and belief:			
6(i) (a)	these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading	√		
6 (i) (b)	these statements together present a true and fair view of the company's affairs and are in compliance with existing accounting standards and applicable laws	√		
6 (ii)	there are, to the best of knowledge and belief, no transactions entered into by the company during the year which are fraudulent, illegal or violation of the company's code of conduct	√		
7 (i)	Obtaining certificate from a practicing Professional Accountant/Secretary regarding compliance of conditions of Corporate Governance Guidelines of the BSEC and include in the Annual Report	√		
7 (ii)	Directors statement in the directors' report whether the company has complied with these conditions	√		

Annexure - II

Meeting attended by the directors during 2013-14

Sl. No.	Name of the Member	Total Board Meeting	Meeting attended	Allowance Tk.	Total Audit Committee Meeting	Meeting attended	Allowance Tk.
1	Mr. Manzurul Islam, Chairman	9	7	17,500			
2	Mrs. Suraiya Begum, Director	9	6	15,000			
3	Zia Uddin Ahmed, PhD, Independent Director	9	8	20,000	4	3	7,500
4	Mr. Zahiduzzaman Faruque, Independent Director	9	6	15,000	4	2	5,000
5	Mr. Md. Abdul Wadud, Director	9	7	17,500	4	3	7,500
6	Mr. Md. Mostafizur Rahman, Director	9	7	17,500	4	4	10,000
7	Mr. Sarwar Boudius Salam, Director	9	9	22,500	4	4	10,000
8	Mr. Dhiraj Malakar, Managing Director	9	5	12,500			

In addition to board allowance, the chairman of the board of directors was given an allowance of Tk. 4,500,000 net of tax.

Corporate Governance Compliance Status

Annexure - III

The pattern of shareholdings as on 31.07.2014 is given below:

a) Parent/Subsidiary/Associated Companies and other related parties

Name of the Company	No. of Share	Percentage
Islam Brothers Properties Limited	26,637,187	33.03%
River View Limited	11,044,687	13.70%

b) The shareholding status of the Directors, Chief Executive Officer/Managing Director, Company Secretary, Chief Financial Officer, Head of Internal Audit, and their spouses and minor children as on 31.07.2014 are as follows:

Name	Designation	No. of Share	Percentage Holding
Manzurul Islam	Chairman	2,295,750	2.847%
Suraiya Begum	Director	221,009	0.274%
Md. Abdul Wadud	Director	1,299	0.002%
Sarwar Boudius Salam	Director	1,299	0.002%
Md. Mustafizur Rahman	Director	1,299	0.002%
Zia U. Ahmed PhD	Independent Director	Nil	Nil
Zahiduzzaman Faruque	Independent Director	Nil	Nil
Dhiraj Malakar	Managing Director	Nil	Nil
Saiful Huda Anaholy	Company Secretary	Nil	Nil
Asadul Islam FCA, FCS	Chief Financial Officer	Nil	Nil
Md. Moniruzzaman	Head of Internal Audit	Nil	Nil

c) Executives (as explained in the SEC/CMRRCD/2006-158/134/Admin/44 dated 7 July, 2012)- Nil

d) Shareholders holding ten percent (10%) or more voting interest in the company name wise details:

Name of the Company	No. of Share	Percentage
Islam Brothers Properties Limited	26,637,187	33.03%
River View Limited	11,044,687	13.70%



Plot - 36, Road - 100, Gulshan

Audit Committee

Introduction

The Audit Committee of Eastern Housing Limited is a sub-committee of the Board of Directors' and is appointed and authorized by the Board in pursuance of BSEC Circular to review the activities of business. The role of the Audit Committee is to monitor the integrity of the financial statements of the company and review when appropriate, make recommendations to the Main Board on business risks, internal controls, governance issues and compliance. The committee satisfies itself by means of suitable steps and appropriate information, that proper and satisfactory internal control systems are in place to identify and contain business risks and that the company's business is conducted in a proper and prudent manner.

Membership and Meetings

The Audit Committee comprises of five members and out of them, two are independent directors. The directors for 2014 were:

1. Zia U. Ahmed PhD, Chairman
2. Zahiduzzaman Faruque, Member, Audit Committee
3. Md. Abdul Wadud, Member, Audit Committee
4. Sarwar Boudius Salam, Member, Audit Committee and
5. Md. Mostafizur Rahman, Member, Audit Committee.

The committee met 4 times during 2013-2014. Invitees to the meeting are the Managing Director, CFO, & Head of Internal Audit, who regularly attended all the meeting of the year. The Company Secretary is also Secretary to the Audit Committee prepares all minutes and documents for circulation and is responsible to provide feedback on effective implementation of action plans arising from the meetings.

Responsibilities and Objectives

The operating procedure of the Audit Committee is governed by a Terms of Reference which is reviewed by the committee and ratified by the Board. The major responsibilities of the Audit Committee are:

1. Monitor the integrity of the financial statements of the company and any formal announcements relating to the company's performance, reviewing significant financial reporting judgments before their submission to the Board of Directors for approval.
2. Review the effectiveness of the accounting policies, internal control and business risk management systems of the company.
3. Monitor and review the effectiveness of the company's internal audit function.
4. Consider and discuss with the external auditors of the company the scope of their audit prior to its commencement and, subsequently the results, and review the effectiveness of the process, taking into consideration relevant professional and regulatory requirements;

Activities of the Audit Committee

In the year ended July 31, 2014, the Audit Committee carried out the following activities:

1. Reviewed the financial statements and related schedules to ensure that these reflect a true and fair view of the company's state of affairs for the year 2013-14.
2. Approved the Internal Audit Plan and reviewed all independent assessments carried out by the internal audit function.
3. Reviewed the risk management process adopted by the company and the major risks facing the business along with related mitigation plans.
4. Reviewed and approved the External Auditor's Strategy Memorandum, i.e. the scope of their work, reporting schedule and the resources for the audit.
5. Reviewed all management findings from the external audit and the effectiveness evaluation of the services of the external audit.
6. Reviewed the Audit Committee Terms of Reference.
7. Reviewed the management of self-assessment of the key controls of the business and the actions plan put forward to address any issues.
8. Reviewed the Confirmation Statement on the Standard of Internal Control and the Standards of Business Conduct signed by the Managing Director and the Chief Financial Officer.
9. Reviewed issues within the following areas. However no such occurrences were reported to the Board of Directors:
 - a. Report on conflicts of interests;
 - b. Suspected or presumed fraud or irregularity or material defect in the internal control system;
 - c. Suspected infringement of laws, including security related laws, rules and regulations.

Audit Committee Report for the Year ended July 31, 2014.

The terms of reference of the Audit Committee has been determined by the Board of Directors in accordance with the Code of Corporate Governance. The Committee is appointed and responsible to the Board of Directors. Audit Committee consists of 4 members of the Board two of them are independent directors. They are Dr. Zia U. Ahmed, Independent Director & Chairman of the Audit Committee, Mr. Zahiduzzaman Faruque, Member, Mr. Abdul Wadud, Member, Mr. Md. Mostafizur Rahman, Member, and Mr. Sarwar Boudius Salam, Member of the Audit Committee.

Audit Committee met 4 (four) times during the year and all the members of the Committee and invitees attended the meeting.

Activities carried out during the year:

In 2013-2014 the committee worked on follows:

1. Checked and verified the construction schedules and earth filling activities.
2. Checked the purchase proposal, proposals of construction materials and capital expenditure.
3. Verified the Quarterly and Final Accounts of the company.
4. Reviewed the effectiveness of internal financial control and also reviewed audit objection of Chief Internal Auditor.
5. Reviewed points or suggestions and amendments by the Internal Auditor.
6. Notified the adequacy of corporate governance.
7. Finally reported the irregularities detected to the Board.
8. Met the members of the external auditors and had discussion on financial statements.

The committee is of the opinion that adequate controls and procedures are there to provide reasonable assurance that the company's assets are safeguarded, the liabilities are properly accounted for and financial position of the company is well and adequately managed.

On behalf of the Audit Committee.



Zia U. Ahmed PhD

Chairman

Audit Committee

Dated: 21 September, 2014



Resources at work

Directors' Statement Of Responsibility For The Financial Statements

The Directors are:

- Responsible for ensuring the maintenance of proper accounting records, which disclose with reasonable accuracy the financial position of the Company at any time and from which financial statements can be prepared to comply with the Companies act 1994, Securities and Exchange Rules 1987 and the Listing Regulations of the Dhaka Stock Exchange Limited 1996:
- Required by law to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Company as at the end of the financial period and of the profit or loss for that period;
- Responsible also for ensuring the operation of systems of internal control and for taking reasonable steps to safeguard the assets of the Company and for preventing and detecting fraud and other irregularities;

The financial statements for the year ended 31 July 2014, comprising principal statements and supporting notes are set out in this report. The Directors confirm that suitable accounting policies have been consistently applied in the preparation of financial statements, supported by reasonable and prudent judgments and estimates as necessary; applicable accounting standards have been followed, and the financial statements have been prepared on the going concern basis.

The responsibilities of the auditors in relation to the financial statements are set out in the independent report signed by the auditor and included in this report.

The financial statements for the year ended 31 July 2014 are included in the Annual Report 2014, which is published by the Company in hard-copy printed form & electric form.

Going Concern

After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Internal control

The board, through the audit Committee, has reviewed the assessments of risks and internal control framework that operates in Eastern Housing Limited and has considered the effectiveness of the system of internal control in operation in the Company for the year covered by this report and upto the date of its approval by the Board of Directors.

Annual Report

The Annual Report for the year ended 31 July 2014, comprising the Report of Directors and the Financial Statements, has been approved by the Board of Directors.



59B, Kemal Attaruk Avenue, Banani

Eastern Housing Limited at Stock Exchange during 2013-2014

Dhaka Stock Exchange:

Month	Open(BDT)	High(BDT)	Low(BDT)	Close(BDT)	Total Volume (Million)
August'13	43.80	59.50	43.70	55.90	4.97
September'13	56.80	66.30	51.10	54.40	12.60
October'13	54.20	58.30	48.00	49.80	2.95
November'13	49.50	57.80	49.50	52.50	10.18
December'13	52.20	58.00	47.30	48.80	9.93
January'14	49.50	52.60	46.10	51.30	5.06
February'14	51.90	55.40	51.00	50.40	8.16
March'14	50.30	56.90	45.50	53.80	7.91
April'14	53.80	60.70	52.20	58.60	16.98
May'14	59.00	65.00	56.90	62.00	19.30
June'14	62.20	66.90	57.50	60.70	22.92
July'14	61.00	61.00	56.70	58.50	7.41
During 2013 - 2014		66.90	43.70		128.37

Chittagong Stock Exchange:

Month	Open(BDT)	High(BDT)	Low(BDT)	Close(BDT)	Total Volume (Million)
August'13	43.90	58.80	43.00	56.20	20.02
September'13	55.50	65.30	51.10	54.40	8.26
October'13	55.30	58.50	48.20	49.90	3.76
November'13	50.50	57.50	41.40	51.00	6.79
December'13	52.50	58.00	47.10	48.80	13.07
January'14	48.80	53.00	47.50	51.20	5.95
February'14	50.80	56.00	50.00	50.20	7.45
March'14	50.20	56.90	42.30	54.00	8.40
April'14	54.00	60.60	53.00	58.40	9.50
May'14	58.40	64.90	56.70	62.00	6.69
June'14	62.00	66.90	57.00	60.50	8.36
July'14	60.50	60.40	56.50	58.00	2.50
During 2013-2014		66.90	41.40		100.75

Quarterly High-Low price history of the company's Share during August 2013 - July 2014

Quarter	DSE		CSE	
	High (BDT)	Low (BDT)	High (BDT)	Low (BDT)
August 2013 to October 2013	66.30	43.70	65.30	43.00
November 2013 to January 2014	58.00	46.10	58.00	41.40
February 2014 to April 2014	60.70	45.50	60.60	42.30
May 2014 to July 2014	66.90	56.70	66.90	56.50

**Auditors' report
and
Audited financial statements
of
Eastern Housing Limited
For the year ended 31 July 2014**

Independent Auditors' Report



★ Since 1953 ★

A. Qasem & Co.

Chartered Accountants

Gulshan Pink City
Suites # 01-03, Level : 7
Plot # 15, Road # 103,
Gulshan Avenue
Dhaka - 1212, Bangladesh.
Phone : 880-2-8881824-6
Fax : 880-2-8881822
E-mail : aqasem@aqcbd.com

Independent Auditors' Report To the shareholders of Eastern Housing Limited

We have audited the accompanying financial statements of Eastern Housing Limited, which comprise the Statement of Financial Position as at 31 July 2014, and the Statement of Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Bangladesh Financial Reporting Standards (BFRS), the Companies Act 1994, the Securities and Exchange Rules 1987 and other applicable laws and regulations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Bangladesh Standards on Auditing (BSA). Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements, prepared in accordance with Bangladesh Financial Reporting Standards (BFRS), give a true and fair view of the state of the company's affairs as at 31 July 2014 and of the results of its operations and cash flows for the year then ended and comply with the Companies Act 1994, the Securities and Exchange Rules 1987, and other applicable laws and regulations.

We also report that:

- we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit and made due verification thereof;
- in our opinion, proper books of account as required by law have been kept by the company so far as it appeared from our examination of those books;
- the statement of financial position and statement of comprehensive income dealt with by the report are in agreement with the books of account and returns; and
- the expenditures incurred were for the purpose of the company's business.

Dated: Dhaka
21 September 2014



A. Qasem & Co.
Chartered Accountants

Statement of Financial Position

Eastern Housing Limited
Statement of Financial Position
As at 31 July 2014

	Amount in taka		
	As at 31 July		
	Notes	2014	2013
ASSETS			
Non-current assets			
Property, plant and equipment	04	4,697,000,944	152,693,260
Deferred tax assets	05	5,413,516	3,758,236
		<u>4,702,414,460</u>	<u>156,451,496</u>
Current assets			
Inventories	06	16,640,124,159	15,746,055,177
Advance, deposits and prepayments	07	1,551,217,228	1,834,050,300
Interest receivable	08	12,950,719	12,622,672
Deposit into Bangladesh Bank under duress	09	350,000,000	350,000,000
Investments	10	166,675,499	152,300,730
Cash and cash equivalents	11	69,749,095	39,932,279
		<u>18,790,716,700</u>	<u>18,134,961,158</u>
TOTAL ASSETS		<u>23,493,131,160</u>	<u>18,291,412,654</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the company			
Share capital	12	806,350,540	716,756,040
General reserve		274,500,000	254,500,000
Dividend equalization reserve		145,000,000	125,000,000
Revaluation reserve		4,197,058,496	-
Retained earnings	13	437,501,160	390,127,723
		<u>5,860,410,196</u>	<u>1,486,383,763</u>
Liabilities			
Non-current liabilities			
Long term loan - secured	14	-	15,962,574
Sponsors' loan	15	202,500,000	202,500,000
		<u>202,500,000</u>	<u>218,462,574</u>
Current liabilities			
Long term loan - secured - current maturity	16	29,909,998	151,340,940
Lease - current maturity	17	-	10,388,984
Bank overdraft	18	1,974,686,412	860,854,321
Advance received against allotment	19	11,161,171,497	11,359,050,106
Creditors	20	4,250,422,958	4,190,251,180
Provision for taxation	21	14,030,099	14,680,786
		<u>17,430,220,964</u>	<u>16,586,566,317</u>
Total liabilities		<u>17,632,720,964</u>	<u>16,805,028,891</u>
TOTAL EQUITY AND LIABILITIES		<u>23,493,131,160</u>	<u>18,291,412,654</u>

FOOTNOTES:

1. Auditors' Report - Page 1.
2. The accompanying notes form an integral part of these financial statements.



Md. Saiful Huda Anaholy
Company Secretary



Dhiraj Malakar
Managing Director



Md. Abdul Wadud
Director



Manzurul Islam
Chairman



A. Qasem & Co.
Chartered Accountants

Dated: Dhaka
21 September 2014

Statement of Comprehensive Income

Eastern Housing Limited
Statement of Comprehensive Income
For the year ended 31 July 2014

	Notes	Amount in taka	
		For the year ended 31 July	
		2014	2013
Revenue	22	2,333,019,487	2,028,721,932
Cost of sales	23	(1,529,674,755)	(1,344,760,717)
Gross profit		803,344,732	683,961,215
Other income	24	17,723,530	11,726,555
Administrative expenses	25	(263,624,477)	(256,660,618)
Operating profit		557,443,785	439,027,152
Finance income	26	20,988,562	46,747,035
Finance charges	27	(213,965,389)	(159,934,566)
		364,466,958	325,839,621
Workers' profit participation fund	28	(18,223,348)	-
Profit before income tax		346,243,610	325,839,621
Income tax expenses	29		
Current tax		(99,255,349)	(99,702,158)
Deferred tax		1,655,280	559,066
		(97,600,069)	(99,143,092)
Profit for the Year		248,643,541	226,696,529
Other comprehensive income		4,197,058,496	-
Total comprehensive income/(loss) for the year		4,445,702,037	226,696,529
Total comprehensive income attributable to owners of the company		4,445,702,037	226,696,529
Earnings per share : Basic	30	3.08	2.81

FOOTNOTES:

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Dated: Dhaka
21 September 2014


Statement of Changes in Equity

Eastern Housing Limited
Statement of Changes in Equity
For the year ended 31 July 2014

	Share capital	General reserve	Dividend equalization reserve	Revaluation reserve	Retained earnings	Total
	Taka	Taka	Taka	Taka	Taka	Taka
Balance as at 01 August 2012	651,596,400	234,500,000	105,000,000	-	333,750,474	1,324,846,874
Profit for the year	-	-	-	-	226,696,529	226,696,529
Current period revaluation	-	-	-	-	-	-
Dividend equalization reserve	-	-	20,000,000	-	(20,000,000)	-
Appropriation to general reserve	-	20,000,000	-	-	(20,000,000)	-
Issue of bonus shares	65,159,640	-	-	-	(65,159,640)	-
Payment of dividend	-	-	-	-	(65,159,640)	(65,159,640)
Balance as at 01 August 2013	716,756,040	254,500,000	125,000,000	-	390,127,723	1,486,383,763
Profit for the year	-	-	-	-	248,643,541	248,643,541
Current period revaluation	-	-	-	4,197,058,496	-	4,197,058,496
Dividend equalization reserve	-	-	20,000,000	-	(20,000,000)	-
Appropriation to general reserve	-	20,000,000	-	-	(20,000,000)	-
Issue of bonus shares	89,594,500	-	-	-	(89,594,500)	-
Payment of dividend	-	-	-	-	(71,675,604)	(71,675,604)
Balance as at 31 July 2014	806,350,540	274,500,000	145,000,000	4,197,058,496	437,501,160	5,860,410,196

FOOTNOTES:

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Company Secretary



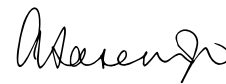
Dhiraj Malakar
Managing Director



Md. Abdul Wadud
Director



Manzurul Islam
Chairman



A. Qasem & Co.
Chartered Accountants

Dated: Dhaka
21 September 2014

Statement of Cash Flows

Eastern Housing Limited
Statement of Cash Flows
For the year ended 31 July 2014

	Amount in taka	
	For the year ended 31 July	
	2014	2013
Cash flow from operating activities		
Cash received from customers and others	2,173,524,923	1,886,968,628
Cash paid to employees/suppliers	(2,694,872,532)	(2,443,924,264)
Cash flow from operating activities	(521,347,609)	(556,955,636)
Interest paid	(192,763,195)	(159,934,566)
Income tax paid	(97,635,965)	(141,589,593)
<i>Net cash flow from operating activities</i>	(811,746,769)	(858,479,795)
Cash flow from investing activities		
Acquisition of property, plant and equipment	(38,435,633)	(19,581,334)
Sale of property, plant and equipment	-	15,000
(Increase) / decrease in fixed deposit reserve	(14,374,769)	713,533,400
<i>Net cash flow from investing activities</i>	(52,810,402)	693,967,066
Cash flow from financing activities		
Increase / (decrease) in long term borrowings	(147,782,500)	(119,870,195)
Increase / (decrease) in short term borrowings	1,113,832,091	289,387,036
Dividend paid	(71,675,604)	(65,159,640)
<i>Net cash flow from financing activities</i>	894,373,987	104,357,201
Increase / (decrease) in cash and cash equivalents	29,816,816	(60,155,528)
Cash and cash equivalents at the beginning of the year	39,932,279	100,087,807
Cash and cash equivalents at the end of the year	69,749,095	39,932,279

FOOTNOTES:

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Md. Saiful Huda Anaholy
Company Secretary



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Managing Director



Md. Abdul Wadud
Director



Manzurul Islam
Chairman



A. Qasem & Co.
Chartered Accountants

Dated: Dhaka
21 September 2014

Notes to the Financial Statements

Eastern Housing Limited
Notes to the Financial Statements
As at and for the year ended 31 July 2014

1. Corporate information

Eastern Housing Limited (the "Company") was incorporated in 1964 as a private limited company under the Companies Act 1913. In 1993 the company registered itself with the Register of Joint Stock Companies & Firms (RJSC&F) as a public limited company. The company raised its capital by subscribed IPO of shares and debentures through a prospectus issued in July 1994. The company was listed with Dhaka Stock Exchange Limited and Chittagong Stock Exchange Limited in the year 1994 and 1996 respectively.

The registered office of the company is located at "Islam Chamber", 125/A, Motijheel C/A, Dhaka-1000. The main activity of the company is to purchase land to develop the same for urban housing. The company also purchases land for construction of multi-storied apartment buildings, shopping malls and office space; the company constructs multi-storied buildings on sharing basis by virtue of agreement with the owners of land.

2. Basis of preparation

a) Statement of compliance

These financial statements have been prepared in accordance with Bangladesh Financial Reporting Standards (BFRS) which includes Bangladesh Accounting Standard (BAS) and Interpretations (BFRI - Bangladesh Financial Reporting Interpretation; and BAS - Bangladesh Accounting Standard Interpretation) relevant with BFRS/BAS.

The company's compliance with BFRS is stated below:

BAS/ BFRS No:	Title of BAS/ BFRS	Compliance Status
BAS 1	Presentation of Financial Statements	Complied
BAS 2	Inventories	Complied
BAS 7	Statement of Cash Flows	Complied
BAS 8	Accounting Policies, Changes in Accounting Estimates and Errors	Complied
BAS 10	Events After the Reporting Period	Complied
BAS 11	Construction Contracts	Not Applicable
BAS 12	Income Taxes	Complied
BAS 16	Property, Plant and Equipment	Complied
BAS 17	Leases	Complied
BAS 18	Revenue	Complied
BAS 19	Employee Benefits	Complied
BAS 20	Accounting for Government Grants and Disclosure of Government Assistance	Not Applicable
BAS 21	The Effects of Changes in Foreign Exchange Rates	Complied

Notes to the Financial Statements

BAS/ BFRS No:	Title of BAS/ BFRS	Compliance Status
BAS 23	Borrowing Costs	Complied
BAS 24	Related Party Disclosures	Complied
BAS 26	Accounting and Reporting by Retirement Benefit Plans	Not Applicable
BAS 27	Consolidated and Separate Financial Statements	Not Applicable
BAS 28	Investments in Associates	Not Applicable
BAS 29	Financial Reporting in Hyperinflationary Economies	Not Applicable
BAS 31	Interests in Joint Ventures	Not Applicable
BAS 32	Financial Instruments: Presentation	Complied
BAS 33	Earnings per Share	Complied
BAS 34	Interim Financial Reporting	Complied
BAS 36	Impairment of Assets	Complied
BAS 37	Provisions, Contingent Liabilities and Contingent Assets	Complied
BAS 38	Intangible Assets	Not Applicable
BAS 39	Financial Instruments: Recognition and Measurement	Complied
BAS 40	Investment Property	Not Applicable
BAS 41	Agriculture	Not Applicable
BFRS 1	First-time Adoption of International Financial Reporting Standards	Complied
BFRS 2	Share Based Payment	Not Applicable
BFRS 3	Business Combinations	Not Applicable
BFRS 4	Insurance Contracts	Not Applicable
BFRS 5	Non-Current Assets held for Sale and Discontinued Operations	Not Applicable
BFRS 6	Exploration for and Evaluation of Mineral Resources	Not Applicable
BFRS 7	Financial Instruments: Disclosures	Complied
BFRS 8	Operating Segments	Complied
BFRS 9	Financial Instruments	Not yet adopted as BFRS
BFRS 10	Consolidated Financial Statements	Not Applicable

Notes to the Financial Statements

BAS/ BFRS No:	Title of BAS/ BFRS	Compliance Status
BFRS 11	Joint Arrangements	Not Applicable
BFRS 12	Disclosure of Interests in Other Entities	Complied
BFRS 13	Fair Value Measurement	Not Applicable
BFRI 4	Determining Whether an Arrangement Contains a Lease	Not Applicable
BFRI 12	Service Concession Arrangements	Not Applicable
BFRI 15	Agreements for the Construction of Real Estate	Complied
BFRI 17	Distributions of Non-cash Assets to Owners	Not Applicable
BFRI 18	Transfers of Assets from Customers	Not Applicable
BFRI 19	Extinguishing Financial Liabilities with Equity Instruments	Not Applicable
BASI 12	Consolidation – Special Purpose Entities	Not Applicable
BASI 27	Evaluating the Substance of Transactions involving the Legal Form of a Lease	Not Applicable
BASI 29	Service Concession Arrangements: Disclosure	Not Applicable
BASI 32	Intangible Assets – Web Site Costs	Not Applicable

The company has also complied with the Companies Act, 1994, the Securities and Exchange Rules, 1987 and other applicable laws and regulations.

b) Authorisation for issue

These financial statements have been authorized for issue by the Board of Directors of the company on 21 September 2014.

c) Basis of measurement

These financial statements have been prepared on historical cost convention modified by the revaluation of financial assets and financial liabilities at the fair value through profit or loss.

d) Functional and presentation currency and level of precision

These financial statements are prepared in Bangladesh Taka (BDT) currency, which is the functional currency of the company. All financial information presented in BDT has been rounded off to the nearest integer.

e) Reporting period

The financial statements of the company are consistently prepared following the calendar year as reporting period. These financial statements cover one year from 01 August 2013 to 31 July 2014.

f) Use of estimates and judgments

The preparation of financial statements requires management to make judgment, estimates and assumptions that affect the application of accounting policies and the reported amounts of its assets, liabilities, income and expenses and disclosure of the contingent assets and liabilities at the date of the financial statements during the reported year. Actual results may differ from those estimates.

Notes to the Financial Statements

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have effects on the amounts recognized in the financial statements is included in the following notes:

- Note - 04 : Useful life of assets
- Note - 05 : Deferred tax
- Note - 19 : Advance received against allotment
- Note - 20 : Provision for gratuity
- Note - 20 : Accruals and other payables
- Note - 20 : Provision for warranty
- Note - 21 : Provision for income tax

3. Significant accounting policies

The accounting policies set out below have been applied consistently. Certain comparative amounts have been reclassified to conform to current year's presentation.

The principal accounting policies set out below have been adopted and applied consistently to all periods presented in the financial statements:

a) Property, plant and equipment

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

Cost includes expenditure that is directly attributable to the acquisition of the assets. The cost of self constructed asset includes the following: the cost of materials and direct labour; any other costs directly attributable to bringing the assets to a working condition for their intended use; and when the company has an obligation to remove the asset or restore the site, an estimate of the costs of dismantling and removing the items and restoring the site on which they are located.

When the part of an item of property, plant and equipment has different useful lives, they are accounted for as separate items of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment (calculated as the difference between the net proceed from disposal and the carrying amount of the item) is recognized in profit or loss.

Land is measured using the revaluation model. The revaluation was carried out by independent surveyor namely The Asian Surveyors Ltd. following the current cost account method and was approved by the board on 28.04.14. The revaluation resulted in a revaluation surplus aggregating to Tk. 4,197,058,496.

Subsequent cost

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

Notes to the Financial Statements

Depreciation

Depreciation is recognised in the Statement of Comprehensive Income on a reducing balance method over the estimated useful lives of each part of an item of property, plant and equipment.

The depreciation rates on the basis of the estimated useful lives of the assets for the current and comparative period are as follows:

	2013-14	2012-13
Land	-	-
Plant and machinery	10%	10%
Site project office	10%	10%
Internal decoration	10%	10%
Office equipment	20%	20%
Furniture and fixtures	10%	10%
Motor vehicles	20%	20%

Impairment

The carrying value of the company's assets, other than inventories, is reviewed at each date of the Statement of Financial Position to determine whether there is an indication of impairment. If any such indication exists, the recoverable amount of the asset is estimated.

An impairment loss, if any, is recognized in the Statement of Comprehensive Income whenever the carrying amount of the asset or its cash generating units exceeds its recoverable amount.

b) Borrowing costs

In compliance with the requirements of BAS - 23, "Borrowing costs" are recognized as revenue expenses in the period in which they incurred.

c) Lease

The company did not have any motor vehicles under finance lease obligation as at 31 July 2014. The lease term of the only leased motor vehicle which was present in the beginning of year was transferred to motor vehicles as the lease payments were paid in full and the company became the owner the asset.

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement at inception date: whether fulfilment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset, even if that right is not explicitly specified in an arrangement. Leases are classified as finance leases whenever the terms of lease transfer substantially all the risk and rewards of the ownership to the lessee. All other leases are classified as operating leases.

d) Finance lease

Asset held under finance leases are initially recognized as asset of the company at their fair value at the inception of the lease or, if lower, at the present value of minimum lease payments. The corresponding liability to the lessor is included in the statement of financial position as a finance lease obligation.

Lease payments are apportioned between finance expenses and reduction of lease obligation so as to achieve a constant rate of interest on the remaining balance of liability. Finance expenses are immediately recognized in the statement of comprehensive income, unless they are directly attributable to qualifying assets, in which case they are capitalized.

Notes to the Financial Statements

► *Operating lease*

Operating lease payments are recognized as an expense on straight line basis over the lease term, except where another systemic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed. Contingent rentals arising under operating leases are recognized as an expense in the period in which they incurred.

The company did not have any operating lease arrangements as at 31 July 2014.

d) **Inventories**

Inventories represents, stock of land, apartment, shops and office space held for sale in the ordinary course of business within the company's normal operating cycle which is more than a calendar year. Therefore, the company complies with the principles of BAS 2- Inventories and recognise inventories at cost using average cost formula and measure the same at reporting date at lower of cost and net realisable value.

e) **Financial instruments and its disclosures, presentation, recognition and measurement**

As per BFRS-7 all financial instruments are presented in a way so that users are enabled to evaluate the significance and nature and extent of risks arising from financial instruments to which the entity is exposed during the period and how the entity manages those risks.

f) **Non derivative financial instruments**

Non derivative financial instruments comprise investments in equity and debt securities, trade and other receivables, cash and cash equivalents, loans and borrowings, and trade and other payables. The non derivative financial instruments of Eastern Housing Limited are some financial assets such as trade and other receivables, cash and cash equivalents, and some financial liabilities like bank loan and trade and other payables.

Trade and other receivables

Trade and other receivables are recognized initially at fair value. After initial recognition these are carried at cost less any impairment losses due to uncollectibility of any amount recognised.

Trade and other payables

Trade and other payables are recognized initially at fair value.

Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and deposits held at call with banks. Bank overdrafts, if any, are shown within borrowings in current liabilities in the statement of financial position.

The net cash flow from operating activities is determined under the direct method as per BAS-7, "Statement of Cash Flows".

g) **Share capital**

Ordinary shares are classified as equity.

h) **Current assets**

The company has recognised current assets when:

- It expects to realise the assets, or intends to sell or consume it, in its normal operating cycle.
- It holds the asset primarily for the purpose of trading.
- It expects to realise asset within twelve months after the reporting year.

Notes to the Financial Statements

All other assets are classified as non-current.

i) Current liabilities

The company has recognised current liabilities when:

- It expects to settle the liability in its normal operating cycle.
- It holds the liability primarily for the purpose of trading.
- The liability is due to be settled within twelve months after the reporting year.

All other liabilities are classified as non-current.

j) Employee benefits

Defined contribution plan

A defined contribution plan is a post-employment benefit plan (provident fund) under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognized as an employee benefit expense in the statement of comprehensive income when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.

Defined benefit plan

A defined benefit plan is a post-employment benefit plan (gratuity fund) other than a defined contribution plan. The company operates an unfunded gratuity scheme, provision in respect of which is made annually covering all its permanent eligible employees.

k) Provisions

Provisions are recognized in the balance sheet when the company has a legal and constructive obligation as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate thereof can be made.

l) Contingent liabilities and assets

Contingent liabilities and assets are current or possible obligations or assets, arising from past events and whose existence is due to the occurrence or non-occurrence of one or more uncertain future events which are not within the control of the company. In accordance with BAS - 37 provisions, contingent liabilities and contingent assets are disclosed in the financial statements.

m) Revenue

When the outcome of a transaction involving sales of goods, revenue associated with the transaction shall be recognized at the end of the reporting period when all the following conditions are satisfied:

- o The amount of revenue can be measured reliably;
- o It is probable that the future economic benefits associated with the transaction will flow to the entity;
- o Significant risks and rewards have been transferred to the buyer; and
- o The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In compliance with the requirements of BAS 18 - Revenue and BFRI 15 - Agreements for the Construction of Real Estate, revenue is recognized to the extent that it is probable that the economic benefits will flow to the entity and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable excluding VAT, discounts, commission, rebates, and other sales taxes where applicable.

Notes to the Financial Statements

Company, in line with industry practice, makes allotment of the plots of land and apartments ahead of commencement of land reclamations, development and construction of apartments. The company also receives money against such allotments on instalments basis during the span of two to six years. The amount is booked under advance on allotment at the time of receipt and treated as sale only when the allotted plots of land and the apartment are registered or handed over. Sales are recognised mainly on hand-over basis for apartments since registration process takes time in Bangladesh due to procedures and customers' delayed initiatives to registers the property in own name(s) and registration basis for plots.

n) Expenditure recognition

Expenses are recognized in the statement of comprehensive income on the basis of a direct association between the cost incurred and the earnings of specific items of income. All expenditures incurred in the running of the business and in maintaining the property, plant and equipments in a state of efficiency has been charged to income in arriving at the profit for the year.

o) Finance income and finance cost

Finance income comprises interest income on funds invested in FDR, STDs & dividend income from CDBL shares.

Finance costs comprise interest expense on borrowings, overdrafts, etc. All borrowing costs are recognized in the statement of comprehensive income using the effective interest method.

p) Other income

Gain on sale of vehicles and unused materials are determined by comparing the proceeds from disposal with the carrying amounts and are recognized net with other income in the statement of comprehensive income.

q) Income tax

Income taxes comprise both current tax and deferred tax expense.

Provision for income tax has been made as per provision of the Income Tax Ordinance 1984 at prevailing corporate tax rate @ 27.5%. Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using the tax rates enacted at the reporting date and any adjustment to tax payable in respect of previous years.

r) Deferred tax

Deferred tax is recognised in compliance with BAS 12: Income Taxes, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and amounts used for taxation purposes.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the date of statement of financial position. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity.

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

Notes to the Financial Statements

s) Going concern

The directors have made an assessment of the company's ability to continue as a going concern and they do not intend either to liquidate or to cease trading. Since, there is no material uncertainties related to events or conditions at reporting date which may cast significant doubt upon the company's ability to continue as a going concern, the financial statements of the company are prepared on a going concern basis.

t) Foreign currency

Transactions in foreign currencies are translated into Bangladesh Taka (BDT) and recorded at rates of exchange ruling on the date of transaction.

u) Earnings per share

The company presents basic earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the comprehensive income/net profit after tax attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding at year end. For bonus issue without consideration, the comparative EPS is restated as if the bonus shares were issued before the beginnings of the earliest period presented. The detail calculation is shown in note 30 to the financial statements.

Diluted earnings per share: No diluted earnings per share are required to be calculated for the year as there was no scope for dilution during the year under review.

v) Workers' Profit Participation Fund (WPPF)

The company provides 5% of profit before charging such expense to employees as Workers' Profit Participation Fund (WPPF) in accordance with Bangladesh Labour Act 2006 amended in 2013.

w) Segment reporting

An operating segment is a component of the company that engages in the business activities from which it may earn revenue and incur expenses, including revenues and expense that relate to transactions with any of the company's other components. Segment results are disclosed in Note - 40 of the Financial Statements.

x) Offsetting

Assets and liabilities, and income and expenses, are not offset unless required or permitted by an IFRS.

y) Materiality and aggregation

Each material class of similar items is presented separately in the financial statements. Items of a dissimilar nature or function are presented separately unless they are immaterial.

z) Events after the reporting period

Events after the reporting date that provide additional information about the company's position at the reporting date are reflected in the financial statements. Events after the reporting period that are non-adjusting events are disclosed in the notes when material.

Notes to the Financial Statements

04.00 Property, plant, and equipment

At cost	Gross book value at cost / valuation				Depreciation			Carrying Value	
	Opening at 01.08.13	Additions during 2013-14	Disposals / transfers during 2013-14	Closing at 31.07.14	Opening at 01.08.13	Charged during 2013-14	Disposals / transfers during 2013-14	Closing at 31.07.14	2014
Plant and machinery	72,061,600	394,160	-	72,455,760	38,514,451	3,211,688	-	41,726,139	30,729,621
Site project office	30,766,300	-	-	30,766,300	16,649,859	1,348,709	-	17,998,568	12,767,732
Internal decoration	56,339,065	-	-	56,339,065	11,059,688	4,326,075	-	15,385,763	40,953,302
Office equipments	28,007,583	489,725	-	28,497,308	20,987,365	1,325,225	-	22,312,590	6,184,718
Furniture and fixture	32,046,811	289,493	-	32,336,304	24,130,021	764,911	-	24,894,932	7,441,372
Motor vehicles	90,299,275	5,534,400	3,110,000	92,723,675	45,485,990	8,724,777	2,314,436	51,896,331	40,827,344
Land	-	361,038,359	-	361,038,359	-	-	-	-	361,038,359
	309,520,634	367,746,137	3,110,000	674,156,771	156,827,374	19,701,385	2,314,436	174,214,323	499,942,448
At valuation - in 2014									
Plant and machinery	-	-	-	-	-	-	-	-	-
Site project office	-	-	-	-	-	-	-	-	-
Internal decoration	-	-	-	-	-	-	-	-	-
Office equipments	-	-	-	-	-	-	-	-	-
Furniture and fixture	-	-	-	-	-	-	-	-	-
Motor vehicles	-	-	-	-	-	-	-	-	-
Land	-	4,197,058,496	-	4,197,058,496	-	-	-	-	4,197,058,496
	-	4,197,058,496	-	4,197,058,496	-	-	-	-	4,197,058,496
At 31 July 2014	309,520,634	4,564,804,633	3,110,000	4,871,215,267	156,827,374	19,701,385	2,314,436	174,214,323	4,697,000,944
At 31 July 2013	333,474,784	19,581,334	43,535,484	309,520,634	174,810,460	22,070,011	40,053,097	156,827,374	152,693,260
Chargeable to									
Direct expenses									4,586,475
Administrative expenses									15,114,910
									19,701,385

* Lease installments for the leased motor vehicle which had a cost value of 27,000,000 and accumulated depreciation of 9,345,196 has been settled in FY 2013-14. There are no leased assets on the reporting date.

Notes to the Financial Statements

		Amount in taka	
		As at 31 July	
		2014	2013
05.00	Deferred tax		
	Opening balance	(3,758,236)	(3,199,170)
	Deferred tax expense / (income)	(1,655,280)	(559,066)
	Deferred tax liability / (asset)	<u>(5,413,516)</u>	<u>(3,758,236)</u>
05.01	Calculation of deferred tax		
		Carrying amount	Tax base
			Temporary difference
	Provision for gratuity	(26,456,032)	-
	Fixed assets	4,697,000,944	4,686,210,698
	Provision for warranty	(4,019,728)	-
	Total temporary difference	<u>4,666,525,184</u>	<u>4,686,210,698</u>
	Applicable tax rate		27.50%
	Deferred tax liability / (asset)		(5,413,516)
06.00	Inventories		
	Raw land	2,610,478,365	1,704,238,793
	Work in progress	7,766,164,339	7,445,223,699
	Developed stock	6,247,062,455	6,563,791,685
	Construction materials	16,419,000	32,801,000
		<u>16,640,124,159</u>	<u>15,746,055,177</u>
07.00	Advances, deposits, and prepayments		
	Advance against purchase (Note-07.01)	1,002,801,665	1,259,320,950
	Advance payment of income tax (Note-07.02)	214,418,429	216,688,500
	Advance against work done	329,978,340	354,436,970
	Advance against salary and wages	1,678,654	2,930,680
	Deposits against utility services	2,340,140	673,200
		<u>1,551,217,228</u>	<u>1,834,050,300</u>
07.01	Advance against purchase		
	For purchase of land	918,538,783	1,112,263,390
	For purchase of materials and others	84,262,882	147,057,560
		<u>1,002,801,665</u>	<u>1,259,320,950</u>
07.02	Advance payment of income tax		
	Opening balance	216,688,500	184,188,500
	Paid / (adjusted) during the period	(2,270,071)	32,500,000
		<u>214,418,429</u>	<u>216,688,500</u>
08.00	Interest receivable		
	Standard Bank	12,950,719	12,127,638
	Union Capital	-	495,034
		<u>12,950,719</u>	<u>12,622,672</u>
09.00	Deposit into Bangladesh Bank under duress	<u>350,000,000</u>	<u>350,000,000</u>
		<u>350,000,000</u>	<u>350,000,000</u>

During 01/11 the Caretaker Government collected Tk. 35.00 crore from Eastern Housing Limited. The management has subsequently filed writ petition in the High Court in order to recover the money. In addition a Writ Petition no 7370 of 2010 regarding the subject matter was disposed of in favour of Eastern Housing Ltd. vide judgment dated 02.10.2013.

Notes to the Financial Statements

	Amount in taka	
	As at 31 July	
	2014	2013
10.00 Investment		
FDR with Union Capital Limited	-	5,000,000
FDR with Standard Bank Limited	162,106,049	145,731,280
Investment in CDBL shares	1,569,450	1,569,450
Investment in IG Health Care Limited shares	3,000,000	-
	166,675,499	152,300,730
<p>The Board of Directors of the company has approved the investment of Tk. 3.00 million in IG Health Care Limited, a healthcare project of Islam Group against 300,000 shares of Tk. 10.00 each out of total 5,000,000 shares on May 27, 2014.</p>		
11.00 Cash and cash equivalents		
Cash in hand (Note-11.01)	4,835,019	4,015,815
Cash at bank (Note-11.02)	64,914,076	35,916,464
	69,749,095	39,932,279
11.01 Cash in hand		
Land unit - Motijheel office	375,595	503,079
Apartment unit - Motijheel office	24,444	122,862
Apartment unit - Site office imprest	4,434,980	3,389,874
	4,835,019	4,015,815
11.02 Cash at bank		
Land unit		
IFIC Bank Ltd.	2,618,609	764,599
Janata Bank Ltd.	49,166	51,034
NCC Bank Ltd.	-	29,024
Sonali Bank Ltd.	2,292	21,447
Al-Arafah Islami Bank Ltd.	2,766,809	7,975,203
Uttara Bank Ltd.	27,279,116	4,837,907
Pubali Bank Ltd.	39,786	41,516
	32,755,778	13,720,730
Apartment unit		
NCC Bank Ltd.	56,083	211,513
IFIC Bank Ltd.	2,454,714	786,076
Eastern Bank Ltd.	8,972	10,600
Standard Bank Ltd.	1,316,129	17,794
Shahjalal Islami Bank Ltd.	95,988	74,823
Prime Bank Ltd.	15,883	86,422
Uttara Bank Ltd.	1,119,582	1,596,776
Dhaka Bank Ltd.	64,946	368,205
United Commercial Bank Ltd.	4,788	4,488
Al-Arafah Islami Bank Ltd.	1,451,006	50,830
Meghna Bank Ltd.	98,615	-
Agrani Bank Ltd.	13,600	-
Rupali Bank Ltd.	99,425	-
	6,799,731	3,207,527
Dividend payment accounts		
Uttara Bank Ltd.	25,357,039	18,985,571
IFIC Bank Ltd.	1,528	2,636
	25,358,567	18,988,207
Total cash at bank	64,914,076	35,916,464

Notes to the Financial Statements

		Amount in taka	
		As at 31 July	
		2014	2013
12.00	Share capital		
12.01	Authorized share capital:		
	Balance at 01 August	2,000,000,000	2,000,000,000
	200,000,000 ordinary shares of Tk.10 each		
	Balance as at 31 July	2,000,000,000	2,000,000,000
	200,000,000 ordinary shares of Tk.10 each		
12.02	Issued, subscribed and paid up		
	60,000,000 Ordinary shares of Tk.10 each fully paid up	600,000,000	600,000,000
	Conversion of debenture into 2,056,800 Ordinary shares of Tk.10 each	20,568,000	20,568,000
	Bonus share issued at 18,578,254 Ordinary shares of Tk.10 each	185,782,540	96,188,040
		806,350,540	716,756,040

	Percentage (%)	No. of shares	No. of shareholders		Amount in taka	
			31/Jul/14	31/Jul/13	31/Jul/14	31/Jul/13
Sponsors and associates	50.75%	40,925,835	12	12	409,258,350	363,785,240
Financial institutions	6.20%	4,990,271	52	48	49,902,710	53,845,180
Other institutional shareholders	8.25%	6,654,038	252	219	66,540,380	50,921,420
General shareholders	34.80%	28,064,910	20,819	21,324	280,649,100	248,204,200
Total	100.00%	80,635,054	21,135	21,603	806,350,540	716,756,040

12.04 Classification of shares by number of shares held:

	Number of shareholders	Number of shares	Total holding (%)
Less than 500 shares	13,757	2,697,324	3.35%
501 to 5,000 shares	6,335	9,585,652	11.89%
5,001 to 10,000 shares	556	4,045,520	5.02%
10,001 to 20,000 shares	249	3,650,706	4.53%
20,001 to 30,000 shares	91	2,274,921	2.80%
30,001 to 40,000 shares	42	1,505,310	1.87%
40,001 to 50,000 shares	26	1,166,994	1.45%
50,001 to 100,000 shares	44	2,971,395	3.68%
100,001 to 1,000,000 shares	29	6,496,805	8.06%
Over 1,000,000 shares	6	46,240,427	57.35%
Total	21,135	80,635,054	100.00%

Notes to the Financial Statements

		Amount in taka	
		As at 31 July	
		2014	2013
13.00	Retained earnings and other components of equity		
	General reserve (Note-13.01)	274,500,000	254,500,000
	Dividend equalization reserve (Note-13.02)	145,000,000	125,000,000
	Revaluation reserve (Note-13.03)	4,197,058,496	-
	Retained earnings (Note-13.04)	437,501,160	390,127,723
		5,054,059,656	769,627,723
13.01	General reserve		
	Opening balance	254,500,000	234,500,000
	During the year	20,000,000	20,000,000
		274,500,000	254,500,000
13.02	Dividend equalization reserve		
	Opening balance	125,000,000	105,000,000
	During the year	20,000,000	20,000,000
		145,000,000	125,000,000
13.03	Revaluation reserve		
	Opening balance	-	-
	During the year	4,197,058,496	-
		4,197,058,496	-
13.04	Retained earnings		
	Opening balance	390,127,723	333,750,474
	Profit for the year	248,643,541	226,696,529
		638,771,264	560,447,003
	General reserve	(20,000,000)	(20,000,000)
	Dividend equalization reserve	(20,000,000)	(20,000,000)
	Bonus shares issued	(89,594,500)	(65,159,640)
	Dividend paid	(71,675,604)	(65,159,640)
		437,501,160	390,127,723
14.00	Long term loan - secured		
	Shahjalal Bank Ltd.	-	15,962,574
		-	15,962,574
15.00	Sponsors' loan	202,500,000	202,500,000
		202,500,000	202,500,000
16.00	Long term loan - secured - current maturity		
	Shahjalal Bank Ltd.	29,909,998	103,284,000
	Prime Bank Ltd.	-	40,588,239
	United Commercial Bank Ltd.	-	7,468,701
		29,909,998	151,340,940
	Security:		
	These loans are secured by equitable mortgage of land and will be due for payment after one year or more from the reporting date.		
	Terms of repayment:		
	Loans are being repaid in monthly installment following the repayment schedule.		
17.00	Lease - current maturity		
	Phoenix Finance and Investment Ltd	-	10,388,984
		-	10,388,984

Notes to the Financial Statements

		Amount in taka	
		As at 31 July	
		2014	2013
18.00	Bank overdraft		
	Dhaka Bank Ltd	-	235,421,127
	Standard Bank Ltd	761,345,196	69,404,276
	United Commercial Bank Ltd	-	39,836,880
	Southeast Bank Ltd	-	148,780,828
	Al-Arafah Islami Bank Ltd	1,150,000,000	309,630,000
	NCC Bank Ltd	63,341,216	57,781,210
		1,974,686,412	860,854,321
	These overdraft are secured against equitable mortgage of land.		
19.00	Advance received against allotment		
	Land unit- plot	7,651,311,015	7,616,082,544
	Apartment unit - flat/commercial space	3,509,860,482	3,742,967,562
		11,161,171,497	11,359,050,106
20.00	Creditors		
	Creditors for expense (Note-20.01)	42,739,967	20,485,817
	Creditors for supply / material purchase	18,035,188	103,975,147
	Liabilities against land purchase	3,981,758,525	3,908,951,432
	Liabilities for work done	53,423,630	67,084,472
	Liabilities for other finance (Note-20.02)	129,093,210	70,759,791
	Un-claimed dividend warrants (Note-20.03)	25,372,438	18,994,521
		4,250,422,958	4,190,251,180
20.01	Creditors for expense		
	Salary payable	14,392,217	13,956,093
	Workers' profit participation fund	18,223,348	-
	Audit fees	632,500	632,500
	Legal, professional and membership fees	75,000	75,000
	Electric bill and office rent	8,771,402	5,176,724
	Postage, telephone, e-mail and fax	645,500	645,500
		42,739,967	20,485,817
20.02	Liabilities for other finance		
	Provision for leave pay and gratuity (Note-20.02.01)	26,456,032	16,344,105
	Liability for co-operative society	45,308,682	28,390,498
	Liability against security deposits and others	53,308,768	19,685,888
	Warranty provision	4,019,728	6,339,300
		129,093,210	70,759,791
20.02.01	Provision for leave pay and gratuity		
	Opening balance	16,344,105	32,336,782
	Provision during the Year	14,548,340	16,335,757
		30,892,445	48,672,539
	Paid during the Year	(4,436,413)	(32,328,434)
		26,456,032	16,344,105

Notes to the Financial Statements

		Amount in taka	
		As at 31 July	
		2014	2013
20.03	Un-claimed dividend warrants		
	Opening balance	18,994,521	12,121,360
	Dividend declared and warrant issued	71,675,604	54,969,796
		90,670,125	67,091,156
	Warrant encashment from 01.08.2013 to 31.07.2014	(65,297,687)	(48,096,635)
		<u>25,372,438</u>	<u>18,994,521</u>

These are being paid gradually on presentation of warrants on revalidation of expiry date. A significant part of the amount remains unclaimed attributable to shareholders residing abroad.

21.00 Provision for tax

		Amount in taka	
		For the year ended 31 July	
		2014	2013
	Opening balance	14,680,786	24,068,221
	Provision made during the year	25,238,339	11,730,145
	Paid / adjusted during the year	(25,889,026)	(21,117,580)
		<u>14,030,099</u>	<u>14,680,786</u>

		Amount in taka	
		For the year ended 31 July	
		2014	2013
22.00	Revenue		
	Land (Note-22.01)	868,220,421	1,089,126,053
	Apartment (Note-22.02)	1,464,799,066	939,595,879
		<u>2,333,019,487</u>	<u>2,028,721,932</u>

22.01 Revenue - Land

Sl. No.	Project	No. of plot	Amount (taka)
1	Aftabnagar	179	519,151,614
2	Banasree	37	96,161,793
3	Bara Ranga Matia	10	1,815,500
4	Basaid	5	620,800
5	Daikhali	12	13,201,970
6	Dehara	33	7,303,500
7	Demra	7	8,634,450
8	Dhaksin Krishnapur	10	2,780,596
9	Ghanak Bari	3	3,849,974
10	Gobindabari	9	1,623,000
11	Khagan	1	315,000
12	Mohanogor	6	6,976,362
13	Niketan	3	4,726,350
14	Palash Bari	2	685,000
15	Pallabi	92	170,289,050
16	Paradogar	2	916,875
17	Patalia	4	2,107,880
18	Savar lot sale	26	21,115,807
19	Tayubpur	20	5,944,900
	Total	461	868,220,421

Notes to the Financial Statements

22.02 Revenue - Apartment

Sl. No.	Project	No. of flat / shop	Amount (taka)
1	Eastern Irteza	1	4,300,000
2	Eastern Noor	1	12,300,000
3	Eastern Arzoo	36	235,590,700
4	Eastern Plaza, Sylhet	1	51,004,800
5	Eastern Kamalapur	49	284,053,000
6	Eastern Karim Cottage	10	101,390,000
7	Eastern Mollika	4	3,580,000
8	Eastern Nawabkatra	6	48,457,500
9	Eastern Panthachaya	68	583,365,000
10	Eastern Plus	10	12,272,500
11	Pannaya Bithi Shopping Complex (Goran)	6	2,191,625
12	Banakunja Apt - 2	1	1,150,000
13	Dakshin Banasree "Mosque" (Shop)	8	5,143,941
14	The Envoy	1	120,000,000
	Total	202	1,464,799,066

23.00 Cost of sales

	Amount in taka	
	2014	2013
Opening stock of raw land	1,704,238,793	1,710,778,594
Purchase during the year (Note-23.01)	1,494,977,735	2,524,630,432
Transfer to PPE	(186,617,529)	-
Ending stock of raw land	(2,610,478,365)	(1,704,238,793)
Consumption of land during the year	402,120,634	2,531,170,233
Opening stock of construction materials	32,801,000	66,798,000
Purchase during the year (Note-23.02)	963,572,076	1,373,656,013
Closing stock of construction materials	(16,419,000)	(32,801,000)
Material consumption during the year	979,954,076	1,407,653,013
Direct expenses (Note-23.03)	294,504,430	298,891,537
	1,676,579,140	4,237,714,783
Opening work in process	7,445,223,699	5,227,158,530
Closing work in process	(7,766,164,339)	(7,445,223,699)
Transferred to finished stock	1,355,638,500	2,019,649,614
Opening finished stock	6,563,791,685	5,888,902,788
Finished stock available for sale	7,919,430,185	7,908,552,402
Transfer to PPE	(142,692,975)	-
Closing finished stock	(6,247,062,455)	(6,563,791,685)
	1,529,674,755	1,344,760,717

Notes to the Financial Statements

		Amount in taka	
		For the year ended 31 July	
		2014	2013
23.01	Purchase of undeveloped land		
	Land purchase	1,423,460,942	2,460,416,333
	Registration, legal and stamp cost	58,513,953	43,494,151
	Mutation & deed collection	13,002,840	20,719,948
		<u>1,494,977,735</u>	<u>2,524,630,432</u>
23.02	Development and material expense		
	Earth filling and development work	463,867,575	615,478,993
	Social & surrounding development	25,278,062	26,793,883
	Land rent / khajna	9,998,184	16,144,635
	Material cost	464,428,255	715,238,502
		<u>963,572,076</u>	<u>1,373,656,013</u>
23.03	Direct expenses		
	Salary and wages	101,299,838	102,290,619
	Festival bonus	8,393,055	8,534,111
	Overtime	2,889,673	3,327,703
	Daily labour	108,982,820	96,804,432
	Gratuity and leave pay	7,049,363	6,662,597
	Employee provident fund contribution	2,793,002	2,791,859
	Repair and maintenance	1,962,222	2,714,059
	Communication expenses	2,433,924	4,136,080
	Printing and stationery	1,216,110	2,062,739
	Power and fuel	20,891,170	24,434,200
	Entertainment	1,629,366	4,294,714
	Depreciation	4,586,475	4,997,428
	Fees and professional charge	30,377,412	35,840,996
		<u>294,504,430</u>	<u>298,891,537</u>
24.00	Other income		
	Sale proceeds of unusable materials and others	17,723,530	11,726,555
		<u>17,723,530</u>	<u>11,726,555</u>
25.00	Administrative expenses		
	Salary and allowances	117,812,018	106,363,193
	Employees provident fund contribution	2,614,541	2,353,851
	Festival bonus	11,745,521	17,293,504
	Gratuity and leave pay	7,913,326	12,694,346
	Selling & marketing expenses	15,987,636	22,598,801
	Printing and stationery	6,559,840	7,214,843
	Power and fuel	7,584,894	6,751,454
	Communication expenses	6,566,652	4,724,767
	Entertainment	4,680,691	3,435,133
	Rent, rates and taxes	34,801,729	25,175,923
	Repairs and maintenance	4,084,568	3,212,371
	Legal, professional, membership and other fees	19,805,245	16,994,875
	Insurance premium	981,008	1,108,103
	Audit fees	632,500	632,500
	Software development	708,000	467,000
	AGM expenses	4,735,834	4,099,984
	Depreciation	15,114,910	17,072,583
	Warranty expense	500,000	1,000,000
	Loss on sale / write off of fixed assets	795,564	3,467,387
		<u>263,624,477</u>	<u>256,660,618</u>

Notes to the Financial Statements

		Amount in taka	
		For the year ended 31 July	
		2014	2013
26.00	Finance income		
	Interest income	19,560,609	45,033,492
	Dividend received	1,427,953	1,713,543
		<u>20,988,562</u>	<u>46,747,035</u>
27.00	Finance charges		
	Shahjalal Bank Ltd.	13,947,424	23,471,002
	Prime Bank Ltd.	3,304,448	11,339,629
	Interest on long term loan	17,251,872	34,810,631
	Interest on overdraft	192,411,859	121,762,402
	Interest on lease	759,240	2,790,312
		<u>210,422,971</u>	<u>159,363,345</u>
	Bank charges and commission	3,542,418	571,221
		<u>213,965,389</u>	<u>159,934,566</u>
28.00	Workers' profit participation fund		
	The company provides 5% of profit before charging such expense to employees as Workers' Profit Participation Fund (WPPF) in accordance with Bangladesh Labour Act 2006 amended in 2013.		
29.00	Income tax expenses		
	Tax paid at the time of registration	71,804,628	79,298,038
	Tax deduction at sources on non-operating income	2,212,382	8,673,975
	Deferred tax (Note-05)	(1,655,280)	(559,066)
	Provision on non-operating income	25,238,339	11,730,145
		<u>97,600,069</u>	<u>99,143,092</u>
30.00	Earnings per share: Basic		
	Profit for the year	248,643,541	226,696,529
	Total number of shares	80,635,054	80,635,054
	Earnings per share : Basic	<u>3.08</u>	<u>2.81</u>
	The number of paid up ordinary shares has been increased from 71,675,604 to 80,635,054 by the issue of bonus @ 12.5% in the FY 2012-13.		
31.00	Financial risk management		
	Financial risk factors		
	Exposure to interest rate and liquidity risk arises in the normal course of the company's business. The nature of these risks and the company's approach in managing the risks are summarized below:		
	Credit risk		
	The company's primary exposure to credit risk arises through its interest receivables. At the statement of financial position date, there was no significant concentration of credit risk.		
	Interest receivable		
		<u>2014</u>	<u>2013</u>
	Standard Bank	12,950,719	12,127,638
	Union Capital	-	495,034
		<u>12,950,719</u>	<u>12,622,672</u>
	The aging of interest receivables		
	0-30 days	-	-
	31-60 days	-	-
	61-90 days	-	-
	91-180 days	12,950,719	12,622,672
	181-365 days	-	-
	More than 365 days	-	-
		<u>12,950,719</u>	<u>12,622,672</u>

Notes to the Financial Statements

Liquidity risk

The company monitors its short-term liquidity risk at operation level. The company has implemented a BOQ system and monthly rolling forecasting payment plan.

Closing balance for the period

The table below analyses the company's financial liabilities that will be settled on a net basis into relevant maturity groupings based on the remaining period at the statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant:

At 31 July 2014	Less than 1 year	1-2 years	2+ years
Loan from banks (Overdraft and term loan)	2,004,596,410	-	-
Sponsor and associates	-	-	202,500,000
Lease	-	-	-
Trade and other payables	4,264,453,057	-	-

Market risk

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

The company faces only interest risk. The only interest bearing financial instrument for the company is the short term overdraft account maintained by the company with its banks. Historically, interest rates for such instruments show little fluctuation. Interest rate risk for the company is therefore insignificant.

Capital management

The company's objectives when managing capital are to safeguard the company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the company may adjust the amount of dividends paid to shareholders, return on capital to shareholders, issue new shares or sell assets to reduce debts.

The company's gearing ratio has been updated and now calculated as net debt divided by total capital. Net debt is calculated as total borrowings, as shown in the statement of financial position less cash and cash equivalents. Total capital is calculated as equity, as shown in the statement of financial position, plus net debt.

The gearing ratios for the year ended 31 July 2014

Total borrowings	2,004,596,410
Less: Cash and cash equivalents (Note-11.0)	(69,749,095)
<i>Net debt</i>	<u>1,934,847,315</u>
<i>Total equity</i>	<u>5,860,410,196</u>
Total capital	<u>7,795,257,511</u>
Gearing ratio (Net debt / total capital)	<u>25%</u>

Fair value estimation

The carrying values of applicable financial instruments represent their fair values.

Notes to the Financial Statements

32.00 Related parties

The company in normal course of business carried out transactions on arms length basis with following related parties:

Name of the related party	Relationship	Nature of transaction	31 July 2014	31 July 2013
Islam Brothers Properties Ltd	Common Board Member	Office rent	28,360,043	17,917,240
Bengal Development Corporation Ltd	Common Board Member	Advance against construction work of Aftabnagar, Mirpur project & Ready mix concrete	54,159,879	72,294,536
Lafarge Surma Cement Ltd.	Common Board Member	Procurement of cement	5,630,075	14,661,975
			88,149,997	104,873,751

Name of the related party	Relationship	Nature of transaction	31 July 2014	31 July 2013
Islam Brothers Properties Ltd	Common Board Member	Payable	(2,027,672)	(1,262,313)
Bengal Development Corporation Ltd	Common Board Member	Advance	35,449,768	62,228,056
Lafarge Surma Cement Ltd.	Common Board Member	Payable	(887,250)	(1,485,650)

There are no provisions for doubtful debt related to the amount of outstanding balances.

33.00 Contingent assets

There was no contingent assets as at 31 July 2014.

34.00 Contingent liabilities

Potential sources of contingent liabilities are:

Total number of cases in different land projects of Eastern Housing Limited are about 275. Out of those cases, 150 cases filed by Eastern Housing Limited and 125 cases filed by personnel against Eastern Housing Ltd. However, last year 24 cases were disposed of in favour of Eastern Housing Limited.

Most of the cases are regarding land dispute. Eastern Housing Limited filed the cases against illegal fraudulent claimants of the land.

Total land in suit is 335 acre. Out of that land in suit, 98 acre in urban area and 237 acre in Savar Gazipur area. Value of the land under legal suit is approximately Tk. 80 crore.

35.00 Claim not acknowledged as debt

There was no claim against the company which is to be acknowledged as debt as at 31 July 2014.

36.00 Events after balance sheet date

The Board of Directors has recommended for declaration of payment of dividend @ 15% cash and 5% stock dividend for the year ended 31 July 2014 to the shareholders whose name shall appear on the register of members on record date.

Notes to the Financial Statements

37.00 Number of employees and top management remuneration

a) The company employed 681 (2012 - 2013: 693) permanent employees and varying number of contract employees during the year 2013 - 2014. It represent the employees having remuneration of Tk. 36,000 and above per annum.

	2014	2013
b) Key management personnel compensation comprises		
Short term benefits (Salary & other allowances)	52,031,075	56,184,111
Post employment benefits (Provident fund)	608,688	394,455
Total	52,639,763	56,578,566

*Key management personnel includes employees of the rank of Deputy General Manager and above.

c) Board attendance and fees

Nine board meetings and four audit committee meetings were held in the financial year 2013-2014. Board and audit committee attendance fees were Tk 2,500 per member per meeting. Details of board and audit committee meeting and remuneration paid during the year is mentioned in the corporate governance report.

38.00 Capital commitments

There was no capital expenditure commitments as at 31 July 2014.

39.00 Comparatives

Previous year's figure and account titles in the financial statements have been rearranged and reclassified, wherever necessary for the purpose of comparison, without creating any impact on the profit and value of assets and liabilities as reported in the financial statements for the current and preceding year.

40.00 Details of productwise segment reporting

	Land		Apartment		Total	
	Amount in taka		Amount in taka		Amount in taka	
	as at 31 July		as at 31 July		as at 31 July	
	2013-2014	2012-2013	2013-2014	2012-2013	2013-2014	2012-2013
Segment revenue						
Net sales	868,220,421	1,089,126,053	1,464,799,066	939,595,879	2,333,019,487	2,028,721,932
Segment assets						
PPE (NBV)	4,490,612,101	102,349,095	206,388,843	50,344,165	4,697,000,944	152,693,260
Cash & bank	58,489,940	33,212,016	11,259,155	6,720,263	69,749,095	39,932,279
Other assets	6,292,518,197	6,817,244,204	12,433,862,924	11,281,542,911	18,726,381,121	18,098,787,115
Total assets	10,841,620,238	6,952,805,315	12,651,510,922	11,338,607,339	23,493,131,160	18,291,412,654
Segment liabilities						
Loan	-	-	2,004,596,410	1,028,157,835	2,004,596,410	1,028,157,835
Creditors	965,299,798	948,129,617	3,285,123,160	3,242,121,562	4,250,422,958	4,190,251,179
Other liabilities	7,861,833,498	7,843,652,315	3,515,868,098	3,742,967,562	11,377,701,596	11,586,619,877
Total Liabilities	8,827,133,296	8,791,781,932	8,805,587,668	8,013,246,959	17,632,720,964	16,805,028,891

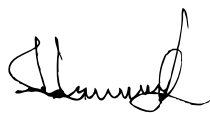
41.00 Details of disposal

Type of asset	Cost	Accumulated depreciation	Written down value	Sale price	Profit / (loss)	Mode of disposal
Motor vehicle	3,110,000	2,314,436	795,564	-	(795,564)	Transfer

Notes to the Financial Statements

42.00 General	Amount in taka	
	For the year ended 31 July	
	2014	2013
Key investor ratios:		
a) Net Asset Value (NAV) per share		
Net assets (Total assets- liabilities)	5,860,410,196	1,486,383,763
Number of ordinary shares outstanding	80,635,054	71,675,604
Net Asset Value (NAV) per share	72.68	20.74
Restated:		
Net assets (Total assets- liabilities)		1,486,383,763
Number of ordinary shares outstanding		80,635,054
Net Asset Value (NAV) per share		18.43
b) Earnings Per Share (EPS)		
Net profit after tax	248,643,541	226,696,529
Number of ordinary shares outstanding	80,635,054	71,675,604
Earnings Per Share (EPS)	3.08	3.16
Restated:		
Net profit after tax		226,696,529
Number of ordinary shares outstanding		80,635,054
Earnings Per Share (EPS)		2.81
c) Net Operating Cash Flow Per Share (NOCFPS)		
Net operating cash flows	(811,746,769)	(858,479,795)
Number of ordinary shares outstanding	80,635,054	71,675,604
Net Operating Cash Flows Per Share (NOCFPS)	(10.07)	(11.98)
Restated:		
Net operating cash flows		(858,479,795)
Number of ordinary shares outstanding		80,635,054
Net Operating Cash Flows Per Share (NOCFPS)		(10.65)

The comparative figures were restated because the number of paid up ordinary shares has been increased from 71,675,604 to 80,635,054 by the rise of bonus @ 12.5% in the FY 2012-13.



Md. Saiful Huda Anaholy
Company Secretary



Dhiraj Malakar
Managing Director



Md. Abdul Wadud
Director



Manzurul Islam
Chairman



Pallabi Land Project



Front view of Gulshan Office (Eastern Luxury Sales Office)



Meeting of Board of Directors

Notice of the 50th Annual General Meeting

Notice is hereby given that the 50th Annual General Meeting of the Shareholders of Eastern Housing Limited will be held at **Officers Club, 26, Baily Road, Dhaka on Thursday, October 30, 2014 at 10:30 AM** to transact the following business:

AGENDA

1. Consideration and adoption of the Directors' Report and the Audited Financial Statements of the company for the year ended July 31, 2014 together with the Auditors' Report thereon.
2. Declaration of Dividend for the year ended July 31, 2014 as recommended by the Board of Directors.
3. Election/Re-election of Directors.
4. Extension of the terms of service of Managing Director.
5. Appointment of Auditors and fixation of their remuneration.
6. To transact any other business with the permission of the chair.

Dated: September 21, 2014, Dhaka

By order of the Board

Sd/-
(Md. Saiful Huda Anaholy)
Company Secretary

Note :

1. The shareholders whose name appeared in the share register of the company or in the CDBL Depository Register on October 02, 2014 the Record/Book closure Date will be entitled to attend the meeting, vote thereat and receive dividend.
2. A member entitled to attend and vote at the 50th Annual General Meeting may appoint a proxy to attend and vote on his/her behalf. The proxy form, duly filled and stamped (Tk.20/-) and signed by the member must be deposited at the registered office of the company, Islam Chamber, 125/A, Motijheel Commercial Area, Dhaka- 1000 not later than 48 hours before the commencement of AGM.
3. Members are also requested to notify change of address, if any not later than 72 hours before the commencement of AGM.
4. Admission in the Venue of the Meeting will be strictly on production of attendance slip sent with the notice.

For the convenience of the registration of attendance will commence from 7:30 am and will be closed at 10:30 am.

সম্মানিত শেয়ারহোল্ডারবৃন্দের সদয় অবগতির জন্য জানানো যাচ্ছে যে, Bangladesh Securities and Exchange Commission এর বিধি-নিষেধ থাকায় আসন্ন বার্ষিক সাধারণ সভায় কোন প্রকার উপহার/খাবার প্রদানের ব্যবস্থা থাকবে না।

EASTERN HOUSING LIMITED
Registered Office: Islam Chamber
125/A, Motijheel Commercial Area, Dhaka-1000.

PROXY FORM

I/We _____ of _____ being a member of EASTERN HOUSING LIMITED hereby appoint Mr./Mrs./Miss _____ of _____ as my proxy to attend and vote for me on my behalf at the **50th ANNUAL GENERAL MEETING** of the Company to be held on **Thursday, October 30, 2014, at 10:30 am, at Officers Club, 26, Baily Road, Dhaka.**
As witness my hand this _____ day of **October, 2014.** Signed by the said in presence of _____

Revenue
Stamp
Tk.20/=

(Signature of the Proxy)

Date: _____

(Signature of the Shareholder)

Register BO/Folio No. _____

Dated: _____

(Signature of Witness)

Note : A member entitled to attend and vote at the Annual General Meeting may appoint a proxy to attend and vote in his/her stead. The Proxy Form, duly stamped, must be deposited at the Registered Office of the Company not later than 48 hours before the time appointed for the meeting.

Signature verified

Authorized Signatory

EASTERN HOUSING LIMITED
Registered Office: Islam Chamber
125/A, Motijheel Commercial Area, Dhaka-1000.

SHAREHOLDER'S ATTENDANCE SLIP

I hereby record my attendance at the **50th ANNUAL GENERAL MEETING** being held on **Thursday, October 30, 2014, at 10:30 am, at Officers Club, 26, Baily Road, Dhaka.**

Name of Member _____ Name of Proxy _____

Signature of Proxy _____

Folio #

BO A/C #

Signature of Shareholder(s)

- N.B. 1. Please note that **50th ANNUAL GENERAL MEETING** can only be attended by the honorable shareholder or properly constituted proxy. Therefore, any friend or children accompanying with honorable shareholder or Proxy cannot be allowed into the meeting.
2. Please present this slip at the Registration Desk. Signature must match with your recorded signature.

সম্মানিত শেয়ারহোল্ডারবৃন্দের সদয় অবগতির জন্য জানানো যাচ্ছে যে, Bangladesh Securities and Exchange Commission এর বিধি-নিষেধ থাকায় আসন্ন বার্ষিক সাধারণ সভায় কোন প্রকার উপহার/খাবার প্রদানের ব্যবস্থা থাকবে না।



Islam Chamber, 125/A Motijheel C/A, Dhaka- 1000, Bangladesh
www.easternhousing.com