



Annual Report 2022



A JAHURUL ISLAM COMPANY

Annual Report
2022





The Founder



Founder Chairman

Late Jahurul Islam

1928-1995



"Eastern Nabarun Residences" Plot # I/1- ka, Avenue # 4, Section # 2, Mirpur, Dhaka.

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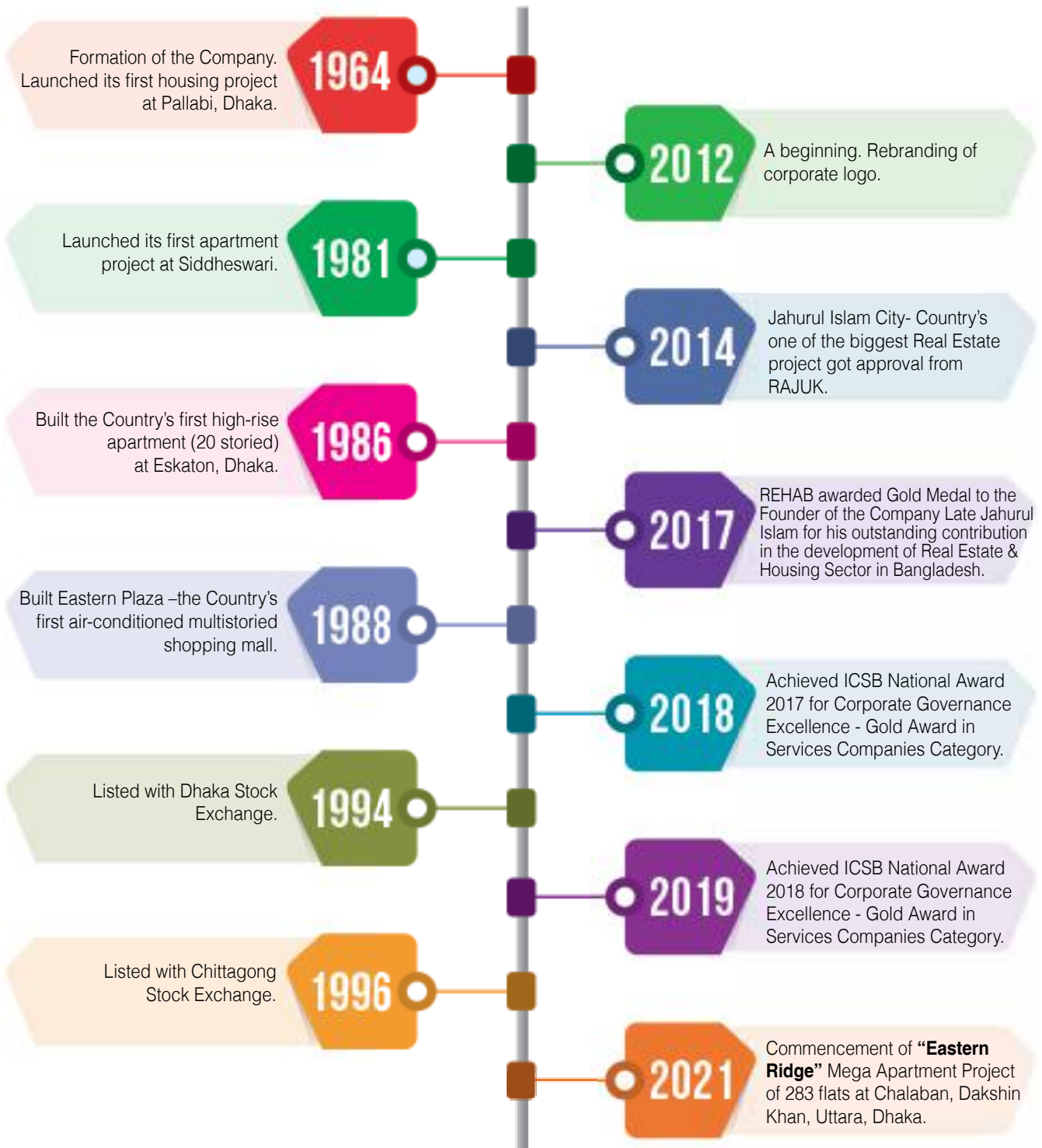
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Key Milestones



Our Vision, Mission & Principles

VISION

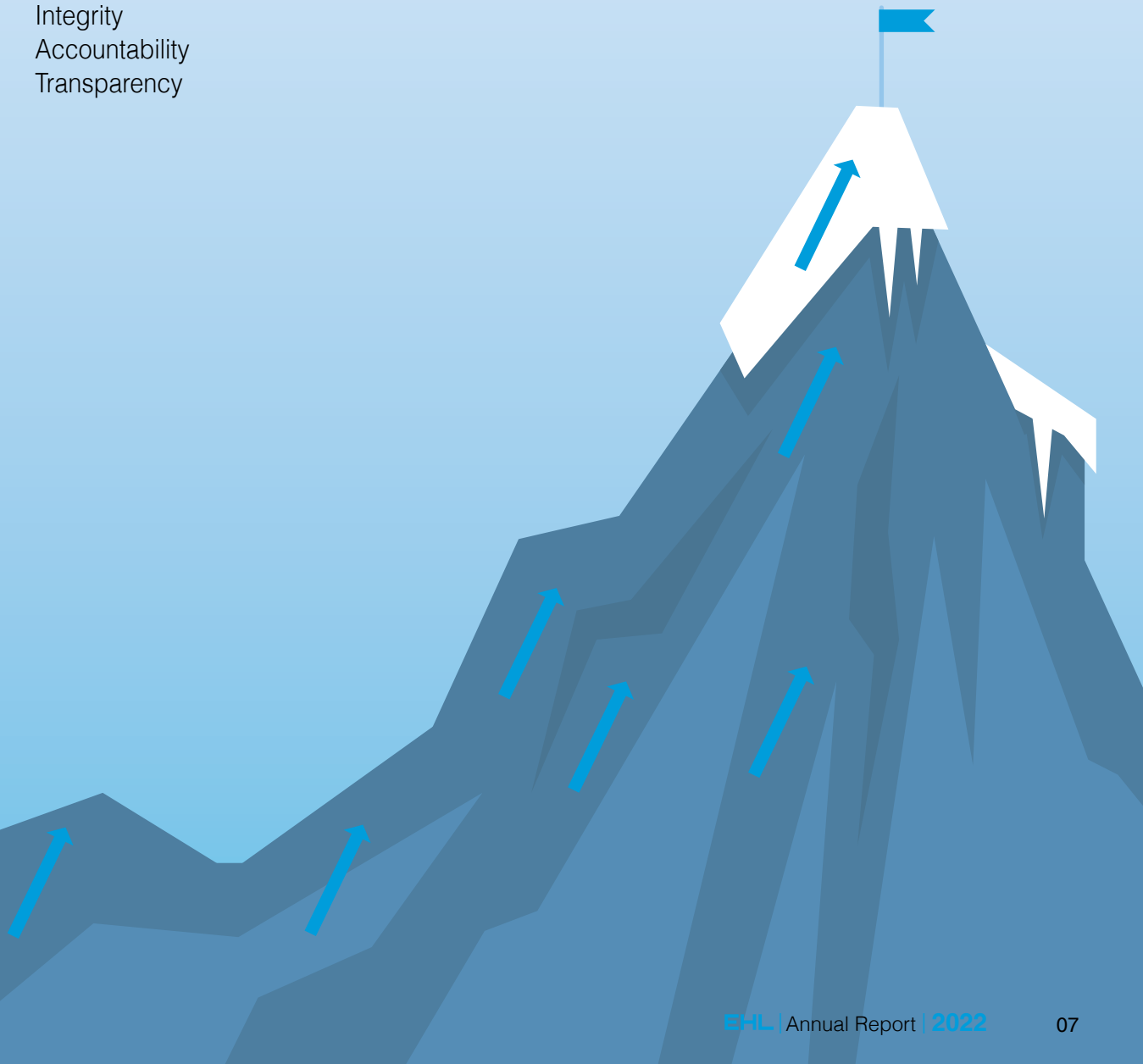
To be a world class Real Estate Developer creating maximum value by providing quality homes and business.

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



Ongoing Projects

Land

Jahurul Islam City (Aftabnagar), Dhaka.

Goran Chatbari (Pallabi Phase-II), Dhaka.

Dehra, Savar, Dhaka.

Mayakanan, Aminbazar, Savar, Dhaka.

Apartment

"The Sovereign" Plot # 7/A, Road # 90, Gulshan -2, Dhaka.

"Eastern Cascade" Plot # 16, Block -A, Banasree, Main Road, Dhaka.

"Eastern Nabarun Residences" Plot # I/1- ka, Avenue # 4, Section # 2, Mirpur, Dhaka.

Plot # 79, Road # 8, Block # C, Niketon, Gulshan-1, Dhaka.

Up coming projects

"The Crest" Plot # 10, Road # 3, Dhanmondi, Dhaka.

"Eastern Ridge" Chalaban, Dakshin Khan, Uttara, Dhaka.

"Eastern Tureet" Plot # 30, 30/1 & 32, Block # B, Jahurul Islam City Aftabnagar, Dhaka.



Corporate Information

Company Name: **Eastern Housing Limited**

Company Registration: **C-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 with the Registrar of Joint Stock Companies and Firms (RJSC) 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 public subscription in the shares and debentures of the Company in July, 1994. The Company is the pioneer as well as the only Publicly Listed Company in the Country in Real Estate Business under the private sector.

Board of Directors

Chairman

Manzurul Islam

Managing Director

Dhiraj Malakar

Directors

Suraiya Islam

Abu Luthfe Fazle Rahim Khan

Md. Abdul Wadud

Md. Abdur Rahim Choudhury

Md. Mostafizur Rahman

Independent Directors

Md. Rafiqul Islam

Kashem Humayun

Company Secretary

Salim Ahmed, FCS

Chief Financial Officer

Md. Asadul Islam FCA, FCS

Head of Internal Audit & Compliance

Md. Moniruzzaman

Bankers

Standard Bank Ltd. | The City Bank Ltd. | Union Bank Ltd. | Brac Bank Ltd. | Al-Arafah Islami Bank Ltd. | Southeast Bank Ltd. | Sonali Bank Ltd. | Uttara Bank Ltd.

Board Committees

Audit Committee

Chairman: Md. Rafiqul Islam, Independent Director

Members: Kashem Humayun, Independent Director

Md. Abdul Wadud, Director

Md. Mostafizur Rahman, Director

Md. Abdur Rahim Choudhury, Director

Secretary: Salim Ahmed, FCS

Nomination & Remuneration Committee (NRC)

Chairman: Kashem Humayun, Independent Director

Members: Abu Luthfe Fazle Rahim Khan, Director

Md. Abdur Rahim Choudhury, Director

Secretary: Salim Ahmed, FCS

Statutory Auditors

Mahfel Huq & Co.

Chartered Accountants

Corporate Governance Compliance Auditor

Mohammad Sanaullah & Associates

Chartered Secretaries & Management Consultants

Legal Advisor

Huq & Company

47/1 Purana Paltan,

Dhaka -1000, Bangladesh

Registered Office

125/A, Motijheel Commercial Area, Dhaka 1000

Bangladesh, Tel: 2223386303-5, Fax: 2223386311

Corporate Office

59/B Kemal Ataturk Avenue, Banani, Dhaka-1213

Bangladesh, Tel: +88-02-55033669

E-mail: info@easternhousing.com; share@easternhousing.com,

Web: www.easternhousing.com

Directors' PROFILE





MANZURUL ISLAM

Chairman

Mr. Manzurul Islam enrolled in the Board as Director in 1993. Subsequently he became the Chairman of the Board of Directors in 1995 and till date is serving as the Chairman of the Board. Mr. Islam has gained over 36 years of experience and knowledge in managing various businesses in Bangladesh.

Mr. Manzurul Islam is the Chairman of Islam Group - the Group comprises of Aftab Bahumukhi Farms Limited, Aftab Feed Products Limited, Aftab Hatchery Limited, Aftab GP Farms Limited, Bengal Development Corporation Limited, Islam Brothers Properties Limited, IG Foods Limited, River View Limited, Islam Cement Limited, Bhagalpur Holdings Limited, The Milners Tubewells Limited, Aftab Hatchery Northern Limited, Ultimate Agro Feed Industries Limited and MK Seed & Agriculture Industry Limited. Mr. Islam is also the Sponsor Director of LafargeHolcim Bangladesh Limited and Navana Pharmaceuticals Ltd. Former Chairman of IFIC Bank Ltd. and Vice Chairman of Bangladesh Association of Banks Mr. Islam was the President of France Bangladesh Chamber of Commerce & Industry (CCIFB). He is one of the founder and present Chairman of Jahurul Islam Medical College and Hospital.

Born in 1961, Mr. Islam completed his Graduation in Economics from the University of London, UK. 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.



SURAIYA ISLAM
Director

Mrs. Suraiya Islam 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, namely Aftab Bahumukhi Farms Limited, River View Limited, Islam Cement Limited and Bengal Development Corporation Limited. She had also been involved in the group overseas activities in London, Abu Dhabi and Yemen.

She studied in Holy Cross College, Dhaka and during her career she involved herself in different activities of the Company.



ABU LUTHFE FAZLE RAHIM KHAN
Director

Abu Luthfe Fazle Rahim Khan was appointed as Director on 26.02.2019 as nominee of Islam Brothers Properties Limited. He is also a member of the Nomination and Remuneration Committee of the Company.

Mr. Khan having more than 30 years of experience in managing various businesses in Bangladesh is the Managing Director of Aftab Bahumukhi Farms Ltd., Aftab Feed Products Ltd., Aftab Hatchery Ltd., Aftab Hatchery Northern Limited & Aftab G.P Farms Ltd. He has diversified business experience, very focused on Agricultural Sector- Animal agriculture as well as Plant agriculture. He is also Director of Bengal Development Corporation Limited, Islam Brothers Properties Limited, River View Limited, Bhagalpur Holdings Limited, The Milners Tubewells Limited, Ultimate Agro Feed Industries Limited, MK Seed & Agriculture Industry Limited and IG Foods Limited.

Mr. Abu Luthfe Fazle Rahim Khan actively associated with different National and International business association. He is the President of World Poultry Science Association, Bangladesh Branch (WPSA-BB) and Sr. Vice President of Feed Industries Association of Bangladesh (FIAB). He is also EC Member of Breeders Association of Bangladesh (BAB), Bangladesh Poultry Industries Co-ordination Committee (BPICC) and The Federation of Bangladesh Chambers of Commerce and Industry (FBCCI).

Mr. Khan obtained Masters of Commerce (M.COM) degree with distinction in Management from Faculty of Commerce, Dhaka University, Dhaka.



MD. ABDUL WADUD
Director

Mr. Md. Abdul Wadud was first appointed as Member of the Board of Directors in 2004. Subsequently in 2011 he represent in the Board as Nominated Director of Islam Brothers Properties Limited. He is also a member of the Audit Committee of the Board.

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-Duwaginand highway 5000 housing project in UAE.



MD. ABDUR RAHIM CHOUDHURY
Director

Mr. Md. Abdur Rahim Choudhury was appointed in the board as Nominated Director from River View Limited on 26.02.2019. He is also a member of the Audit Committee and Nomination and Remuneration Committee.

Mr. Choudhury joined Bengal Development Corporation (BDC) - a concern of Islam Group, in 1976 in its Abudhabi overseas 5000 Housing projects. Thereafter he was transferred to Sanaa, North Yemen in 1982. Thereafter he posted in Baghdad, Iraq in 1986 as Regional Manager and In charge of Baghdad Head Office. There he worked in Trunkey project in Al-karim & Akashat. In 1990 he was posted to BDC Head office as Chief Accountant and subsequently promoted as Operative Director (Finance) in 1996. In 2007 he was promoted as Finance Director of BDC. In 2009 he entrusted with the responsibility of the Head of Central Finance Division of Islam Group. He is also a Director in different concerns of Islam Group, namely Bengal Development Corporation Limited, IG Foods Limited, Bhagalpur Holdings Limited, The Milners Tubewells Limited and MK Seed & Agriculture Industry Limited.

Prior to joining the Islam Group he served in erstwhile EPIDC, Govt. Sector Corporation in Gas & Mineral Division from 1967 to 1976. During his long association with Islam Group he has been playing a vital role in the development of different concern of Islam Group.

Mr. Choudhury obtained Masters of Commerce (M.COM) degree in Management from Rajshahi University.



MD. MOSTAFIZUR RAHMAN
Director

Mr. Md. Mostafizur Rahman was first appointed as Member of the Board of Directors in 2004. Subsequently in 2011 he represent in the Board as Nominated Director by Islam Brothers Properties Limited. He is also a member of the Audit Committee.

He is a business professional for a period of over 40 years. He holds Bachelor's degree in Arts. He is the proprietor of M/s. Mostafizur Rahman, a construction company and Hotel Shahina.



KASHEM HUMAYUN
Independent Director

Mr. Kashem Humayun was appointed as Independent Director of Eastern Housing Limited in 2018. He is the Chairman of the Nomination and Remuneration Committee and a member of the Audit Committee.

Mr. Kashem Humayun has a MA Degree in Journalism from Dhaka University. He has been working as a professional journalist for last 46 years. He is the Managing Editor of The Daily Sangbad. During his long career as journalist he has written so many articles on National and International issues like Politics, Economics, Banking and Power sector which has been published in national dailies.

Mr. Kashem Humayun was Member of the Board of Directors of Sonali Bank Limited from 2010 to 2016 and Jiban Bima Corporation. He is now the Director of Agrani Bank Limited.

Mr. Humayun in connection with his profession has visited many countries including USA, UK, Germany, France, Italy, Australia, Thailand, Singapore, Malaysia, India, Saudi Arabia, etc.

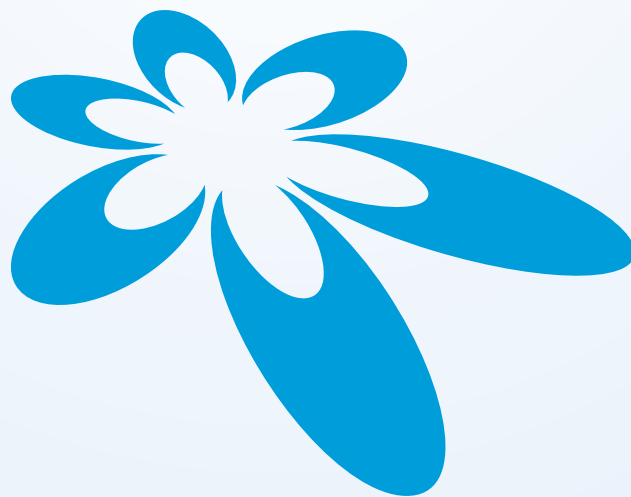


MD. RAFIQU L ISLAM
Independent Director

Mr. Md. Rafiqul Islam was appointed as Independent Director of Eastern Housing Limited on September 19, 2019. He is the Chairman of the Audit Committee of the Board.

Mr. Md. Rafiqul Islam, a retired Joint Secretary, did his Masters in Economics with Honours from Dhaka University in 1969. He also obtained MSS degree in Development Administration from University of Birmingham, UK. Mr. Islam served in the Government of the People's Republic of Bangladesh about 30 years in different ministries. He served as Deputy Commissioner & District Magistrate at Chuadanga and Mymensingh. He also worked as Chairman JUBOK Commission under Banking Division, Ministry of Finance.

Mr. Islam during his long career participated in several foreign Training, Workshop and Seminars held in India, Sri Lanka, Switzerland, Sweden Canada, UK and USA.





MANAGEMENT
Team's
PROFILE



DHIRAJ MALAKAR

Managing Director

Mr. Dhiraj Malakar was first appointed as Managing Director of Eastern Housing Limited on 23rd November, 2010. Before assuming the office of the Managing Director, he worked as an advisor to Eastern Housing Limited.

Mr. Malakar, former Secretary, Ministry of Food and Disaster Management served 36 years in the public sector in different capacities in the field level as well as a policy level of the Government of People's Republic of Bangladesh.

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.



DR. KHONDAKER SHOWKAT HOSSAIN

Deputy Managing Director

Dr. Khondaker Showkat Hossain joined in Eastern Housing Ltd. on 1st December 2020 as Deputy Managing Director.

Dr. Hossain a former Secretary to the Government worked as Secretary, Ministry of Housing & Public Works and Ministry of Expatriates' Welfare & Overseas Employment. He also served as Chairman of a Public Bank: 'Probashi Kallyan Bank'. During his 33 years in the Civil Service he also served as Divisional Commissioner, Dhaka, Joint Secretary (APD), Ministry of Public Administration and in various capacities in the Bangladesh Secretariat as well as in the field level administration.

Dr. Hossain has considerably wide experience in Land Laws and Criminal adjudication. Dr. Hossain got many International and Local trainings in various reputed institutions which include: British Civil Service College, Singapore Civil Service College, United Nations Asia and Far East Institute (UNAFEI) in Fucho, Japan. He also took higher course on Development Economics in Bradford University, UK.

He was awarded PhD degree from Dhaka University with the thesis titled: 'Socio-Economic Impact of Permanent Settlement, 1793'.

MD. ASADUL ISLAM FCA, FCS

Chief Financial Officer



Mr. Asadul Islam joined in Eastern Housing Ltd. in 2012 as Chief Financial Officer. A Masters in Commerce (Accounting), Mr. Islam qualified Chartered Accountancy in 2001 and Chartered Secretary in 2002.

Prior to his joining in EHL he served in Navana Group as Operative Director. Besides, he was Chief Financial Officer (CFO) of both Aftab Automobiles Limited and Navana CNG Limited. He also worked in Abdul Monem Limited as Head of Finance and in Quasem Group as Deputy Controller of Accounts. Mr. Islam has more than 20 years' experience in Accounting, Finance, HR and Corporate Governance.

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).

SALIM AHMED, FCS

Company Secretary

Mr. Salim Ahmed, a Fellow Member and Council Member of the Institute of Chartered Secretaries of Bangladesh (ICSB), joined Eastern Housing Limited on 3rd January, 2016 as Company Secretary.

Mr. Ahmed has more than 30 years' experience in Corporate Affairs. Prior to joining this Company he worked in Surovi Group as Group Company Secretary. He worked in Dhaka Insurance Ltd. as Company Secretary and Head of Administration & Establishment from 2000 to 2011. He started his career with Janata Insurance Company Ltd. in 1990 as Jr. Officer and before leaving that Company in 2000 he was In-charge of Board, Share & Establishment Department.

A Masters in Science (Soil Science) from Dhaka University Mr. Ahmed obtained the Chartered Secretary professional degree from the Institute of Chartered Secretaries of Bangladesh (ICSB) in 2005.



MD. MONIRUZZAMAN

Head of Internal Audit and Compliance



Mr. Moniruzzaman was appointed as 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 articleship on October 2007 with M/s Aziz Halim Khair Choudhury (AHKC), Chartered Accountants.

He obtained CA Professional Stage 1 (Certificate 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.



AKM SAHADAT HOSSAIN MAJUMDER

Senior Executive Director (Apartment)

Mr. AKM Sahadat Hossain Majumder joined Eastern Housing Limited on 1st June, 2020 as Senior Executive Director. He is the In-charge of apartment unit of EHL. He plays a pivotal role for Business development, Sales, Marketing and project monitoring. He actively participated in different local and international real estate fairs.

Mr. AKM Sahadat Hossain Majumder started his carrier with Pfizer Labs (Bangladesh) Ltd. in 1991. During his 18 years' career in real estate sector he served in Rupayan Housing Estate Ltd. as Manager from 2003 to 2006, Assurance Developments Ltd. as Sr. Manager from July 2006 to June 2007, Building Technology and Ideas Ltd (bti) as Executive Director from 2007 to 2012, Anwar Landmark Ltd. as Executive Director from 2012 to 2018. Prior to joining this Company he worked in Property Link Ltd. as Chief Executive Officer.

A Masters in Economics from Dhaka University Mr. Majumder also obtained Diploma in Marketing Management from Bangladesh Institute of Management in 2005.

MIZANUR RAHMAN KHAN

Executive Director



Mizanur Rahman Khan joined in Eastern Housing Limited on 19th September 2019 in the legal department.

He completed B.S.S (Hons), M.S.S, LL.B from Dhaka University. Then he appeared in 7th Bangladesh civil service examination (BCS) in the year 1985 and with a successful result joined in Bangladesh judicial service in 1988.

He served 31 years as judicial officer in different capacities such as Assistant Judge, Senior Assistant Judge, Joint District and Sessions Judge, Additional District & Sessions Judge and District & Sessions Judge in different District. Mr Khan worked as Deputy Secretary (admn.) in Law & Justice Division in the ministry of law, Justice and Parliamentary affairs efficiently for a long time. He was posted as Senior District & Sessions Judge in Bagerhat District & Manikgonj District and performed his responsibility with honesty, integrity & sincerity.

Prior to joining Eastern Housing Limited he was Divisional Special Judge in Dhaka. In his professional life he took part various trainings including land management in home & abroad. In his service life he disposed of many civil cases, civil appeals and important Criminal cases and he gathered vast knowledge in respect of land management.

ENGR. ZAHANUL HAQ CHOWDHURY

Executive Director (Land Development)

Engr. Zahanul Haq Chowdhury joined EHL on 30 June 2021 as Executive Director (Land Development). He also worked as the Head of Construction Department in EHL from 2011 to 2017. He is a Civil Engineering Graduate from BUET (Batch-1974).

Engr. Chowdhury has a vast experience in the field of construction of Road and Houses in home and abroad. He worked Heurtey Industries (France), Sumitomo Corporation (Japan), James Finley (UK), Binan Setegap Berhad (Malaysia), Japan Overseas Consultant-BCL JV at Jamuna Bridge Access Road Project, 22-storied World Trade Centre at Chittagong. He also worked as Civil Engineer, Army Strategic Road, Southern Iraq and Riyadh-Qassim Expressway in Saudi Arabia; Infra Structure Engineer Doha, Qatar; Resident Engineer "The Tiger Woods Dubai" a par 72 Golf Course Resort of Tatweer (Dubai Holding) at Dubai, UAE.

He attended training at Freyssinet - Heurtey Industries (France) on Sound Resonance test for Concrete Structure integrity, Schmidt Hammer test for concrete strength evaluation, strengthening of structure by epoxy injection and shotcrete.



DAWAN SHAHENUL KABIR

Director (Construction)

Engr. Dawan Shahenul Kabir has been with Islam Group since 1997. He currently heads the Construction Department of Eastern Housing Ltd. and has been with real estate industry for more than 20 (Twenty) years.

Prior to joining Eastern Housing Ltd. he worked in various Residential & Commercial Building Projects at Abu Dhabi, UAE for about five years. He also worked in some Projects of Bangladesh Water Development Board, RAJUK & MES (Navy).

Mr. Kabir obtained graduation in Civil Engineering from CUET (Batch-1982). He also completed a program of Postgraduate Certificate Course in Construction Management from BRAC University.



MD. AL AMIN

Director (Land Settlement & Mutation)

Mr. Md. Al Amin joined in Eastern Housing Limited on 24th February 2019. He is currently working as Director in Land Settlement & Mutation Department.

Prior to his joining in Eastern Housing Limited, he was a Joint Secretary to the Government of Bangladesh and served in different divisions/ministries holding the post of AC (Land), Senior Assistant Commissioner, NDC, 1st Class Magistrate, Upzila Nirbahi Office, Additional Deputy Commissioner, Deputy Commissioner, Additional Divisional Commissioner at Sylhet and Dhaka Division.

He completed M.Sc in Zoology from University of Rajshahi. During his service in the Government of Bangladesh he attended number of training and workshops in home and abroad on Law & Administration, Land Management, Disaster Management, Administration & Development etc.

DULAL CHANDRA SARKER

Executive General Manager (Material Procurement Division)



Engr. Dulal Chandra Sarker joined Bengal Development Corporation (BDC) under Islam Group in 1998. Later on he was transferred to Eastern Housing Limited in 2012 and since then he has been working in Material Procurement Division (MPD).

He started his career with BDC-NCE-FF Cruz (Philippine), a joint venture project engaged in construction of Roads and Bridges under Roads and Highways Department in 1993 as Assistant Engineer.

He obtained his B.Sc. Engineering (Civil) from Chittagong University of Engineering & Technology (CUET) in the year 1992.



Plot # 79, Road # 8, Block # C, Niketon, Gulshan-1, Dhaka.



Manzurul Islam
Chairman

Chairman's Statement

Distinguished Shareholders,

I welcome you all to the 58th Annual General Meeting of Eastern Housing Limited. I am happy to present before you the annual report of Eastern Housing Limited along with the audited Financial Statements and auditors' report thereon for the year ended June 30, 2022.

At the very outset I would like to take this opportunity to convey our deepest condolence to those who have lost their loved ones during the wave of covid 19. I also pray to almighty Allah for the salvation of the departed souls.

Dear Shareholders, you all know that due to impact of covid 19 the entire real estate sector was severely affected. Despite the global pandemic and its economic repercussions, the real estate market has been recovered gradually. Bangladesh's GDP growth rate is expected to be around 6.8% per year between 2021 and 2025, so, we hope it won't take long for the real estate market to get back to where it was.

Dear Shareholder, despite many odds, our Company once again made this year another year of success. During the year under review, our Company's total revenue stood at Tk. 331.27 crore as compared to Tk. 264.26 crore for the previous year, representing an increase of 25%. The total comprehensive income stood at Tk. 54.91 crore as compared to Tk. 37.15 crore for the previous year representing an increase of 48%. In consideration of the profitability and with a view to maintain a stable dividend policy, the Board of Directors recommended 20% cash dividend for the year ended June 30, 2022.

Dear Shareholders, as our land projects are the prime contributor in our profitability, we are emphasizing more in land projects. You are aware that purchase of land is continuing at Jahurul Islam City at Aftabnagar for its second and third phase. Total purchase in phase 2 & 3 to date is 65.03 bigha and our purchase will continue until to reach our initial target of 300 bighas of land for these two extended projects. Besides, all out efforts are being taken to clear Mayakanon Project at Amin Bazar, Dhaka.

In the residential segments, our projects achieved satisfaction of the customers for its innovative design concept that are specially created keeping in mind the new requirements of the buyers. You will be happy to know that our apartment "The Statesman" got ARCASIA AWARD for its unique architectural design. We are maintaining highest standard in quality and safety in our apartment projects. At present some of our projects are at finishing stage, namely Suraiya Centre at Banani, Nabarun at Mirpur and Cascade at Banasree. Our existing lineup of upcoming projects at Aftabnagar, Banasree, Niketon, Gulshan and Uttarkhan, Chalaban will give further inputs to the sustainability of our business momentum.

Finally, I would like to thank all of our shareholders, my colleagues in the Board, customers, and partners for their confidence on us and continuous support. My heartfelt thanks to the management and staff of EHL for their commitment and devotion to illuminate the reputation of EHL day by day. I am also thankful to the bankers, customers, suppliers and the regulatory authorities for their support and encouragement.

Best wishes,



Manzurul Islam
Chairman



Management Discussion and Analysis from Managing Director's Desk

Honorable Shareholders

I hope you and your family members are safe and doing well. The globe as a whole passing through an unprecedented tough time, due to the Covid -19 crisis. During the last two years, we lost many of our nearest and dearest ones at home and abroad. I convey my heartfelt condolence to the bereaved families, relatives and friends of those who have passed during the pandemic.

Global Economy

The global economy or world economy is the economy of the humans of the world. It is common to limit question of the world economy exclusively to human economic activity. Until the middle of the 19th century, global output was dominated by China and India. Wave of the Industrial revolution in Western Europe and Northern America shifted the shares to the Western hemisphere. As of 2022, Brazil, Canada, China, France, Germany, India, Indonesia, Italy, Japan, South Korea, Mexico, Russia, Saudi Arabia, Spain, Turkey, the United Kingdom, the United States and the European Union collectively reached an economy of at least US\$ 2 trillion by GDP in nominal or PPP terms.

A plausible alternative scenario in which risk materialize, inflation rises further and global growth will decelerate to about 2.6 percent and 2.00 percent in 2022. With increasing prices continuing to squeeze living standards worldwide. Taming inflation should be the first priority for policymakers. Tighter monetary policy may also help to improve the situation as well as polices to address specific impact on energy and food prices should focus on those most affected without distorting prices.

Bangladesh Economy

Bangladesh Economy is recovering from COVID-19 shock but the war between Russia and Ukraine is posing adverse impacts on the recovery. Bangladesh Bureau of Statistics data shows that Bangladesh economy is turning around (7.25% in FY 2022) to the previous high growth (7.88% in FY 2021).

Presently the economy has been showing some sign of recovery. Robust export earnings have facilitated economic recovery in the recent time. The inward remittance has huge positive impact on rural economy to sustain the domestic consumption demand. The foreign currency reserve is still in satisfactory position but decreasing now. The rate of inflation further increased in the FY 2022.

Business Prospects and Problems

The real estate sector in Bangladesh is one of the fastest-growing sectors in the country. The country's urban population is expanding rapidly, and there is a growing demand for housing, office space, and other commercial property. The government has been encouraging private investment in the real estate sector. The real estate sector offers a number of opportunities for investors, and it is expected to continue to grow in the coming years.

Country's economy largely depends on the real estate sector. This sector is directly contributing to the GDP by constructing residential & commercial infrastructures, developing vacant and unutilized land, assisting other industries to expand, inviting local and foreign investments, and generating employment. The real estate sector has maintained steady growth since its inception. It is safe to say that real estate companies in the country are really expanding towards complete socio-economic development. Our real estate sector is an indicator of our development as a nation and has given hope to millions of people of our country by either housing or employment. If the current market growth maintains consistency, a very bright future is waiting ahead of this sector as well as our nation.

Despite the huge prospects of this sector, the concerned authorities' role in facilitating the sector is not yet conducive to grow private sector. This sector is facing various problems like obtaining permission and or approval from different departments,

increasing price of construction materials, and delay in getting utility connections, which are major obstacles for maintaining sustainable growth of the real estate industry.

Business Performance

During the year under review our total sales increased to BDT 331.27 crore from BDT 264.26 crore of previous year registering a growth of 25%. Land sales increased by 8% while Apartment sales increased by 67% as compared to previous year. Gross profit and net profit increased by 15% and 48 % respectively as compared to last year.

Our operating expenses which is 13% of the revenue remain almost same as it was in the last year. Finance income has been tremendously increased because of investment in short term deposit.

Profit after tax stood at Tk. 54.91 Crore which is 48% more than that of previous year. The earnings per share (EPS) is Tk. 5.88 which was Tk. 3.98 in the previous year. The Company's Net Asset Value is Tk. 697.37 crore and Net Asset Value (NAV) per share is Tk. 74.71 which was Tk. 656.46 crore and Tk. 70.33 per share respectively in the previous year.

Sustainable development

We in EHL integrate sustainability into our business strategy. Our focus on sustainable development covers a range of environmental parameters including site selection and planning, pedestrian-friendly developments, indoor environmental quality, maximizing day lighting and natural ventilation, water and energy efficiency as well as responsible material sourcing. We reduce energy consumption in the buildings by using solar panel for common spaces which in turn, reduces operational carbon footprint. Our land projects are well planned having sufficient space for greenery and social amenities.

Risk and Concern

Detail of risks and its management are described in the Directors' Report and Corporate Governance Statement on page 55

Accounting Policies and Estimation of financial Statements

The preparation of financial statements in conformity with IFRSs requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

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

Changes in Accounting Policies and Estimation of financial Statements

The changes in accounting policies and estimation are described in the notes 2.6 of the financial statements.

Comparison of financial performance with Peer Industry

Eastern Housing Limited is the only Company in the Real Estate Sector listed with Dhaka and Chittagong Stock Exchanges. Therefore, it is not possible to get financial data of other Company.

Comparative analysis of Financial Performance

The key operating and financial performance of the Company for the last five years is given at page 46.

Future Plan

Primary clearance from the RAJUK has been taken for our 2nd & 3rd phase project of Jahurul Islam City, Aftabnagar. Land purchase is going on for these projects as well as for 1st phase projects and till today we have already purchased 65.03 bigha land at 2nd and 3rd phase. After acquiring the required land, project proposal will be submitted to the authority concerned for final approval. All necessary initiatives have been taken on priority basis to clear the housing project in Amin Bazar area in Savar.

The Govt. has published the DAP (Detailed Area Plan) of Dhaka City. During the preparation of DAP, Eastern Housing Limited has tremendously worked to remove the anomalies of the DAP in the different projects as well as the lands owned by EHL, like correction of roads, land use change, road alignment changes, and other facilities to include in the DAP in our respective projects. Most of the cases we could establish our demand by showing the cogent reasons to the authority concerned and most of the cases we have succeed.

According to the demand of the customers we are very much selective for taking apartment projects. At present construction of three projects are yet to start at Aftabnagar, Dhanmondi and Uttarkhan, Chalaban. Negotiations are going on for five more projects in different locations at Dhaka.

Conclusion

I would like to express my gratitude and thanks to the members of the Board for their continued support and guidance during the year. My sincere thanks to my colleagues for their dedication and commitment which contributed immensely towards the development of the Company. I would like to thank our customers, joint venture partners, and business associates for their support and my special thanks to you, our shareholders, for your continued trust in EHL.

Finally, I must thank to our honorable Chairman whose guideline and instructions helped us to run the business activities of the Company successfully even in the hard situation of Covid-19 pandemic.

Thank you all.



Dhiraj Malakar
Managing Director

Key Team Members of EHL Corporate Office



Standing from Left :

Mr. Md. Tasfiqur Rahman
General Manager (Land Purchase)

Mr. Md. Rafiqul Islam
General Manager (IT)

Mr. Tofael Ahmed
General Manager (HR & Admin)

Mr. Kamruzzaman
Assistant General Manager (Utility Department)

Sitting from left :

Mr. Sayed Akhter Newazi P.P.M (BAR)
Operative Director (Land & Enforcement)

Mr. Sheikh Shamsher Ali
Operative Director (Admin & Record)

Mr. Md. Al Amin
Director (Land Settlement & Mutation)

Mr. Zahanul Haq Chowdhury
Executive Director (Development)

Mr. Ashraf Ali Akhand
Operative Director (Planning & Regulatory)

Mr. Mohammad Mazharul Islam
Operative Director (Planning & Regulatory)

Sales & Marketing (Land) Team Members



Standing from Left :

Mr. Md. Ebrahim Khalil

Senior Executive

Mr. Md. Julhas

Executive

Mr. Yusuf Ali

Executive

Mr. Md. Jahangir Alam

Assistant Office Executive

Sitting from left:

Mr. Faruqul Islam

Manager

Mr. S.M Abu Sayeed

Deputy General Manager

Mr. Rakib Uddin Ahmed

Manager

Sales & Marketing (Apartment) Team Members



Standing from Left:

Mr. Md. Josim Uddin
Sr. Executive

Mr. Mostofa Mohasin Mintu
Sr. Executive

Mr. Mohammed Alamgir
Deputy Manager

Mr. Uzzal Chakraborty
Assistant Manager

Mr. Mohammad Mohsin
Senior Visualizer

Mr. Md. Masud Rana
Assistant Manager

Sitting from left:

Mr. Mohammad Farhaduzzaman
General Manager

Mr. AKM Sahadat Hossain Majumder
Sr. Executive Director

Mr. Suman Kumar Saha
Deputy General Manager

Legal Department Team Members



Standing from Left:

Ms. Hasina Yeasmin
Executive

Mr. Muhammad Nasir Khan
Manager

Mr. Md. Abdur Rahman
Law Consultant

Sitting from left:

Mr. Mizanur Rahman Khan
Executive Director

Mr. Md. Motiur Rahman
Operative Director

Mr. Indrajit Deb Roy
Deputy General Manager

Project Site Office



Jahurul Islam City (Aftabnagar) Site Office Team Members



Banasree & Mahanagar Land Project Site Office Team Members

Project Site Office



Pallabi Site Office Team Members



Mayakanon & Savar Site Office Team Members

Corporate Governance Statement

Corporate Governance Statement

The Board of Directors of EHL 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.

Statement of Compliance

Bangladesh Securities and Exchange Commission's notification on Corporate Governance Code

As Eastern Housing Ltd. is listed with the Stock Exchanges in Bangladesh, we comply with the BSEC's notification No. BSEC/CMRRCD/2006- 158/207/Admin/80 dated 3 June 2018. For the year ended 30th June 2022, we have complied with the relevant provisions set out in Annexure - C of 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.

The Board continuously reviews its corporate governance framework to ensure its relevance, effectiveness and sustainability in addressing the future business challenges.

Board Practices

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.

Roles and Responsibilities of the Board

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 an investor relations program or shareholder communications policy for the company;
- 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, Nomination and Remuneration 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 eight 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 BSEC's Corporate Governance Code the Board of Directors has appointed two 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.

Please refer to pages 09 to 15 for details of the Board of Directors and their profile.

Retirement and Reelection 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

The Company has complied with the notification of the Bangladesh Securities and Exchange Commission with regard to appointment of independent Director to the Board. Eastern Housing has two independent directors namely Mr. Md. Rafiqul Islam & Mr. Kashem Humayun.

Directors' Code of Conduct

The Board of Directors of Eastern Housing Limited established a separate "Code of Conduct" for its Board of Directors in compliance with the requirement of Bangladesh Securities and Exchange Commission (BSEC) notification. The "Code of Conduct" is given on pages 42 to 43

Board Committees

The Board has established three Board Committees to which it has delegated some of its responsibilities. They are the Audit Committee, Nomination and Remuneration Committee and the Executive Committee.

a) Audit Committee

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 Board of Directors 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.

The Audit Committee comprises of five members and out of them, two are independent directors. The Chairman of the Audit Committee is an Independent Director.

b) Nomination and Remuneration Committee

The Nomination and Remuneration Committee consists of three Directors including one Independent Director. Independent Director is the Chairman of the Nomination and Remuneration Committee. The Committee acts as per the terms and conditions of the Corporate Governance Code of BSEC.

c) Executive Committee

The Executive Committee of Eastern Housing Ltd. manages and runs 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.

Board Meetings

The meetings of the Board of Directors of Eastern Housing Ltd are generally held at the Registered /Corporate 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 details of Board Meeting and attendance are given in annexure - D of this report.

Division of work for the Board and Managing Director

The role 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 statements 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

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

- Advises and assists 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 meetings and presents quarterly and periodical results.

He is to certify to the board regarding financial statements 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 and Compliance

The Head of Internal Control and 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.

Secretarial Standards

The Company has complied with all the Secretarial Standards (BSS) as adopted by the Institute of Chartered Secretaries of Bangladesh (ICSB).

Price Sensitive Information

The Board of Eastern Housing Limited through the company secretary always ensures to inform all price sensitive information within 30 minutes of the decision or immediately upon getting such information to the BSEC and the Stock Exchanges and also ensure immediate publication of such information/decision in two widely circulated daily newspapers, one in Bangla and the other in English and in one on-line news portal. The communication is done through E-mail/Fax and by special messenger, and through courier service in special cases.

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 Distribution Policy

According to the directive of Bangladesh Securities and Exchange Commission (BSEC), the Board approved the Dividend Distribution Policy based on company's performance and company's long term objectives. Dividend Distribution Policy is given on page 44 of this report.

Standard of Business Conduct

Eastern Housing Limited is committed to achieving high standard 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.

Standard of Business Conduct is 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 Standard 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.

Whistleblower Policy

This policy is formulated to provide an opportunity to the employees of the Company to report to the management instances of unethical behavior, actual or suspected fraud, corruption, improper governmental activity, health and safety concerns within the company or violation of the company's Code of Conduct.

This Policy establishes a vigil mechanism for all employees to report genuine concerns regarding the above mentioned activities. The said mechanism also provides for adequate safeguards against victimization of persons who use such mechanism and makes provision for direct access to the authority. We confirm that during the financial year 2020-2021, no employee of the Company was denied access to the reporting authority. The Whistleblower Policy is applicable to all employees and all other stakeholders of Eastern Housing Limited.

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 Management

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.

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.

Financial Review

Financial Review is conducted quarterly. 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.

Corporate Governance Compliance Audit

As per the BESC's notification no. BSEC/CMRRCD/2006-158/207/Admin/80 dated 3 June 2018 the compliance auditors are appointed at each Annual General Meeting (AGM) and their remuneration is also fixed by the Shareholders at the AGM.

Internal Audit

The Internal Audit department is independent of business operations. It undertakes a program 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.

Supply Chain Management Policy

EHL has adopted a comprehensive Supply Chain Management Policy. The main objective of Supply Chain management is to improve the overall organization performance and customer satisfaction by improving product or service delivery to the consumers. Supply Chain Management involves initiation of procurement planning process to delivery of finished goods to the concerned stakeholders.

Supply Chain Management consists of all business partners, manufacturer, marketer, suppliers, transporters, warehouses, retailers and even customers. Their involvement may be direct or indirect.

Compliance with Rules and Regulations

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

Going Concern

The company has adequate resources to continue its operational existence in the foreseeable future. For this reason, the financial statements are prepared based on the going concern concept.

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 Note 36 to the Financial Statements.

Employees

Employees' remuneration Policy

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.

Policy on Employee's Participation in Management

EHL believes that employee's participation in management's decision making process gives employees the mental and psychological satisfaction and thereby increases their involvement in the affairs of the organization which contributed overall development of the Company. The objectives of employee participation in management are:

- i. To prevent the employees from being exploited by the superiors within the organization.
- ii. To have democracy in the organization.
- iii. To lead to effective growth and development of the workforce.
- iv. To encourage the employees to express their ideas and suggestions.
- v. To make improvements in the overall working environmental conditions.
- vi. To make provision of opportunities among the employees for self-expression leading to institutional peace, good relations and increased co-operation.

Code 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.

Workers' Profit Participation Fund (WPPF)

EHL has also implemented Workers' Profit Participation Fund (WPPF) 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).

Compliance with Bangladesh Labour Act

The Company has complied with the relevant conditions of Bangladesh Labour Act 2006 (as amended in 2013) in respect of Workers' Profit Participation Fund (WPPF), Provident Fund, and Gratuity etc.

Corporate social Responsibility (CSR)

Eastern Housing Limited is determined to carry out its business to achieve sustainable growth and ensure satisfaction of the customers, the employees, the vendors, the shareholders and every group of its stakeholders, in parallel with the company's corporate social responsible business approach. EHL focuses to support the social causes like Education and Youth development, Social and Environment, Religion and Art culture etc. Through the years, the company has continuously organized activities to pay back the society, hoping that everyone in the society will continue to co-inhabit with happiness and sustainable prosperity.

Company's CSR Policy

The Company will support programs and activities in the following areas.

- To contribute to poverty alleviation and to reduce inequalities faced by socially and economically backward sections of society.
- To support women empowerment, financial literacy, health, sanitation and hygiene and public awareness on various pertinent social and environmental topics.
- To promote environmental sustainability and ecological balance through sustainable livelihood initiatives focused on natural resource, afforestation and plantation programs, and awareness programs.
- To promote education and skills development through initiatives on vocational and livelihood enhancing skills development programs, and programs aimed to nurture the talent of children and students in various fields.
- To support victims of natural calamities and other disasters through relief and rehabilitation programs.

Restriction 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.

Communications with Shareholders

EHL is continuously striving to improve relations with its shareholders. The Company encourages communications with shareholders throughout the year and welcomes their participation at the shareholders' meeting. The quarterly financial results and all other information are published in widely circulated dailies in both Bengali and English newspaper and one in On-line newspaper. The information is also made available in the company website.

Annual Reports in PDF form are sent to the shareholders by e-mail to their respective e-mail address is available us. PDF form of the Annual Report is also made available in the company' website.

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

General Meeting

Annual General Meeting normally takes place within the first five months of each fiscal year. The members of the Board of Directors, Chairman of Audit Committee, Chairman of

Nomination and Remuneration Committee and the Auditors remain present at the Annual General Meeting (AGM) so as to be available to answer Shareholders queries, if any, on the results of the Company.

Website

The Company has an official website linked with the website of the stock exchanges. 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 the 5th floor of the registered office of EHL at "Islam Chamber" 125/A, Motijheel C/A, Dhaka -1000. In addition we have special queries telephone lines and an email address. Shareholders can contact + (880) 2223383443 or mail to EHL Share Office: share@easternhousing.com for any queries and/or grievances.



Dr. Khondaker Showkat Hossain, Deputy Managing Director and Mr. Mohammad Sajedur Rahman, Operative Director (Finance & Accounts) of the Company receiving the ICSB Award 2020 and the Certificate (for Corporate Governance Excellence) from the Commerce Minister Mr. Tipu Munshi MP.

Award and Recognitions

The Company achieved the ICSB National Award for Corporate Governance Excellence over the last Six years. EHL first achieved Bronze Award in 2015 in the IT, Telecom & Services Companies category. Subsequently achieved Silver Award in 2016 Gold Award consecutively in 2017 and 2018, and again Silver Award in 2019 and 2020 in the Services Companies category.



Code of Conduct

for the Members of the Board of Directors

The Board of Directors (the "Board") of Eastern Housing Limited has adopted the following Code of Conduct (the "Code ") for directors of the Company. This Code is intended to focus the Board on areas of ethical risk, to provide guidance to directors to help them recognize and deal with ethical issues, to provide mechanism to report unethical conduct, and help foster a culture of honesty and accountability. Each director must comply with the spirit of this Code.

No code or policy can anticipate every situation that may arise. Accordingly, this Code is intended to serve as a source of guiding principles for directors. Directors are encouraged to bring questions about particular circumstances that may implicate one or more of the provisions of this Code to the attention of the Chairman who may consult with inside or outside legal counsel as appropriate.

01. Directors' Responsibilities

The Board's responsibilities include a duty of care and duty of loyalty. A director's duty of care refers to the responsibility to exercise appropriate diligence in overseeing the functions of management of the Company, making decisions and taking other actions. In meeting the duty of care, directors are expected to:

- Attend and participate in board and committee meetings: Personal participation is essential. Directors may not vote or participate by proxy.
- Remain properly informed about the company's business and affairs: Directors should devote appropriate time to review and study the board matters.
- Rely on others: Directors may rely on board committees, management, employees, and professional advisors.
- Make inquiries: Directors should make inquiries about potential problems that come to their attention and follow up until they are reasonably satisfied that management is addressing them appropriately.

A director's duty of loyalty refers to the responsibility to act in good faith and in the Company's best interests, not the interests of the director, a family member or an organization with which the director is affiliated. Directors should not use their positions for personal gain.

02. Conflict of Interest:

Directors must avoid any conflicts of interest between the director and the Company. Any situation that involves, or may reasonably be expected to involve, a conflict of interest with the Company, should be disclosed promptly to the Chairman of the Board.

This Code does not attempt to describe all possible conflicts of interest which could develop. Some of the more common conflicts from which directors must refrain, however, are set out below.

- Relationship of Company with third-parties: Directors may not engage in any conduct or activities that are inconsistent with the Company's best interests or that disrupt or impair the Company's relationship with any person or entity with which the Company has or proposes to enter into a business or contractual relationship.
- Compensation from non-Company sources: Directors may not accept compensation (in any form) for services performed for the Company from any source other than the Company.
- Gifts: Directors and members of their families shall not accept gifts from persons or entities who deal with the Company in those cases where any such gift is being made in order to influence the directors' actions as a member of the Board.
- Personal use of Company assets: Directors may not use Company assets, labor or information for personal use and gains unless approved by the Board.

Code of Conduct

for the Members of the Board of Directors

03. Corporate Opportunities:

Directors are prohibited from:

- (a) taking for themselves personally opportunities related to the Company's business;
- (b) using the Company's property, information, or position for personal gain; or
- (c) competing with the Company for business opportunities, provided, however, if the Company's disinterested directors determine that the Company will not pursue an opportunity that relates to the Company's business, a director may do so.

04. Confidentiality:

Directors should maintain the confidentiality of information entrusted to them by the Company and any other confidential information about the Company that come to their knowledge from whatever source, in their capacity as a director, except when disclosure is authorized or legally mandated. For purposes of this Code, "confidential information" includes all non-public information relating to the Company.

05. Compliance with laws, rules and regulations & fair dealing:

- a) Directors shall comply and oversee compliance by employees, officers and other directors, with laws, rules and regulations applicable to the Company, including insider trading laws.
- b) Directors shall oversee fair dealing by employees and officers with the Company's customers, suppliers, competitors and employees.
- c) Directors should take all reasonable steps to ensure that necessary disclosures are being regularly made as part of their responsibility.

06. Encouraging the reporting to any illegal or unethical behavior:

Directors should promote ethical behavior and take steps to ensure that the Company:

- (a) encourages employees to talk to supervisors, managers and other appropriate personnel when in doubt about the best course of action in a particular situation;
- (b) encourages employees to report violations of laws, rules, regulations or the Company's Employee Handbook/Employee Code of Conduct to appropriate personnel; and
- (c) informs employees that the Company will not allow retaliation for reports made in good faith.

07. Compliance Procedures & Waivers:

Directors shall communicate any violation of this Code that may come to their notice promptly to the Board. Violations will be investigated by the Board or by a person or persons designated by the Board and appropriate action will be taken in the event of any violation as suggested/recommended.

Any waivers of this Code may only be granted by the Board after disclosure of all material facts by the director seeking the waiver. Waivers will only be granted in exigent circumstances.

Dividend Distribution Policy

1. Introduction

The Dividend Distribution Policy is prepared and adopted in compliance with the provisions of the Directive No. BSEC/CMRRCD/2021-386/03 dated 14 January, 2021 of the Bangladesh Securities and Exchange Commission (BSEC) regarding declaration of dividend, pay off, disbursement and compliance. In compliance with the said requirements, the Board of Directors of Eastern Housing Limited has approved the policy as stated below. The Board may review and amend this policy from time to time.

2. Objectives

The objectives of the Policy are to provide guidance to stakeholders on the dividend distribution framework adopted by the Company. The Board of Directors of the Company shall consider this policy when resolving on dividends, always in compliance with the provisions of the Companies Act, 1994, Notifications issued by the BSEC and other applicable legal provisions.

3. Basic Principle

- ❖ The Company's strategy is to pay dividend linked to long term growth objective of the Company.
- ❖ The Company is committed to enhance total shareholder return and aims to balance cash return to shareholders with the cash required for investment for sustainable income and growth. The Company also aims to build up a track record of being a consistent and sustainable dividend payment.
- ❖ The Board shall recommend interim/final cash and or stock dividend to the shareholders, which shall be subject to the approval of the shareholders at Annual general Meeting of the Company.
- ❖ The Board may consider not declaring dividend or may recommend a lower payout for a given financial year, after analyzing the prospective opportunities and threats or in the event of challenging circumstances such as financial constraint.
- ❖ The Company is presently meeting its operating expenses and dividend payments from the income generated from sale of real state products (land and apartment) and related income.
- ❖ In the event of a conflict between the Policy and the existing statutory regulations, the statutory regulations will prevail.

4. Parameters for declaration of dividend

The declaration of dividend depends on consideration of several factors (financial or otherwise in nature and influenced by internal and external economic/business environment) such as:

- i. Availability of cash balance,
- ii. Overall financial position of the Company,
- iii. Present and future profitability and growth outlook,
- iv. Present and future cash flows from operations,
- v. Any other factor(s) that the shareholders and the board of directors may deem relevant.

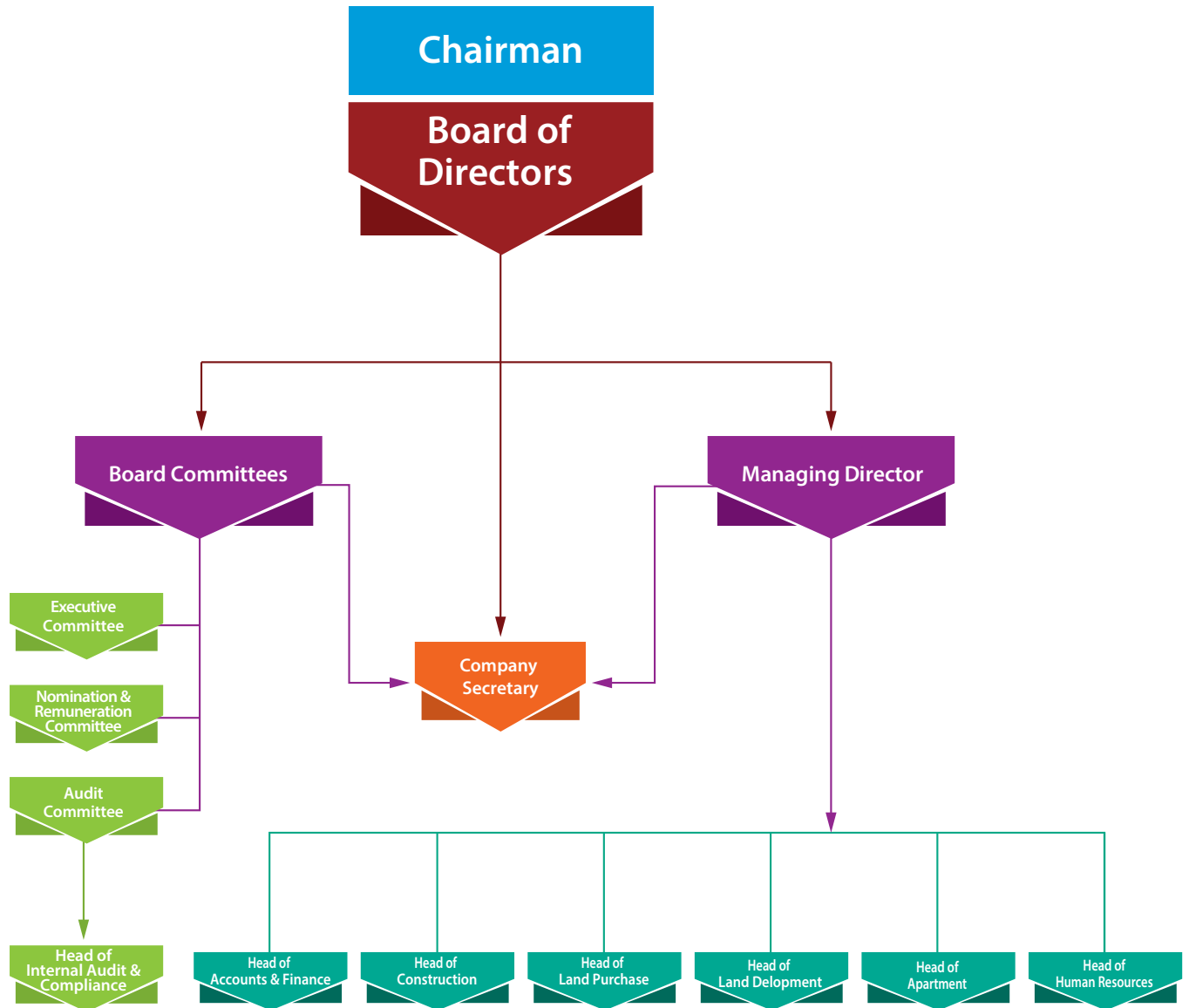
5. Disclaimer

This Policy shall not be construed as a solicitation for investments in the Company's securities/shares and shall neither act as an assurance of guaranteed returns (in any form), on investments in the Company's securities.

6. Disclosures

This policy will be disclosed on the Company's website and in the Annual Report of the Company.

Organizational Structure



Five Years' Financial Summary

Figures in BDT

Balance Sheet	2022	2021	2020	2019	2018
Authorized Capital	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000
Issued & Paid up capital	933,451,530	933,451,530	933,451,530	933,451,530	933,451,530
Shareholders' Equity	6,973,758,946	6,564,688,776	5,831,147,531	5,726,532,996	5,614,378,786
Total Assets	22,757,446,373	21,544,691,988	20,298,452,142	20,369,948,105	20,067,230,676
Current Assets	18,037,974,019	16,775,693,717	15,719,193,793	16,011,917,896	15,707,711,507

Profit & Loss Statement

Revenue	3,312,751,669	2,642,639,864	2,527,939,245	3,581,060,249	3,419,769,803
Gross Profit	1,007,998,718	877,329,956	857,459,961	1,106,005,555	1,058,994,874
Operating Profit	600,406,613	469,387,208	451,800,866	703,842,115	673,963,887
Net Profit Before Tax	700,819,056	490,551,975	377,657,512	501,211,877	470,431,129
Net Profit After Tax	549,087,900	371,533,975	291,304,841	345,517,093	324,435,844

Ordinary share information

Face Value Per Share (Tk.)	10	10	10	10	10
Numbers of Shares Outstanding	93,345,153	93,345,153	93,345,153	93,345,153	93,345,153
Cash Dividend (Tk.)*	186,690,306	140,017,730	140,017,730	186,690,306	233,362,883
Net Assets Value Per Share (Tk.)	74.71	70.33	62.47	61.35	60.15
Market Price Per Share at year end (Tk.)	57.70	54.00	38.70	53.80	49.70
Net Operating Cash Flow Per Share (Tk.)	21.8	11.29	22.99	8	9.46
Earnings Per Share (Tk.)	5.88	3.98	3.12	3.70	3.48
Dividend Per Share (Tk.)*	2.00	1.50	1.50	2.00	2.50

Financial ratios

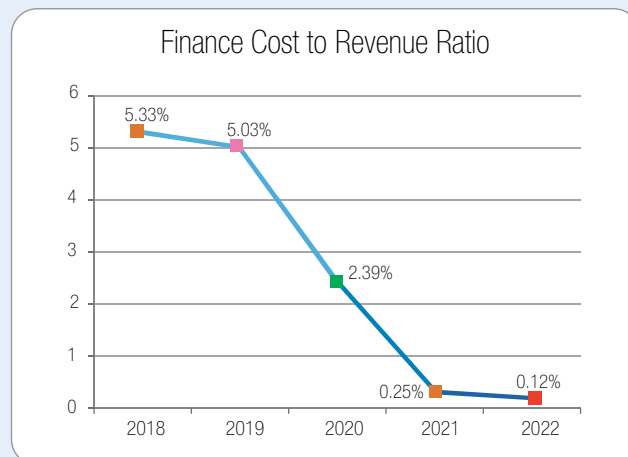
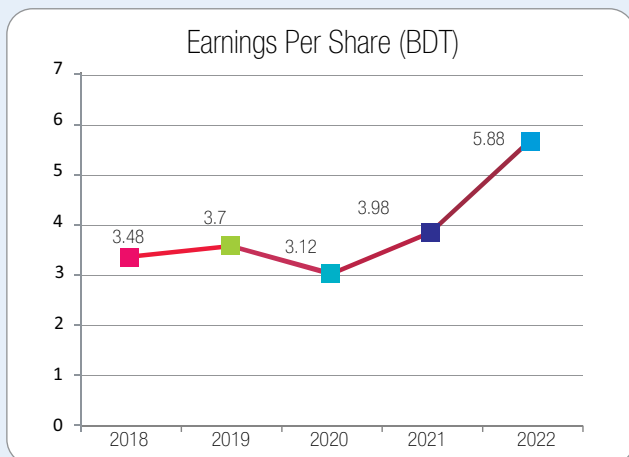
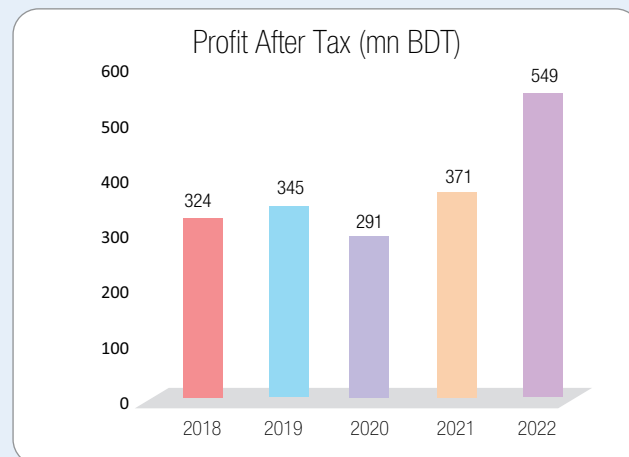
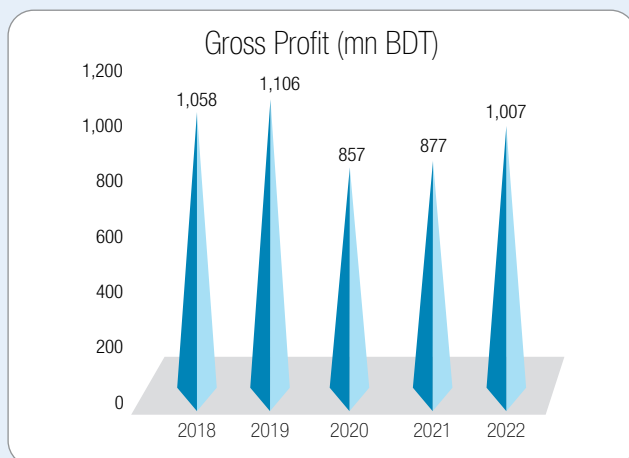
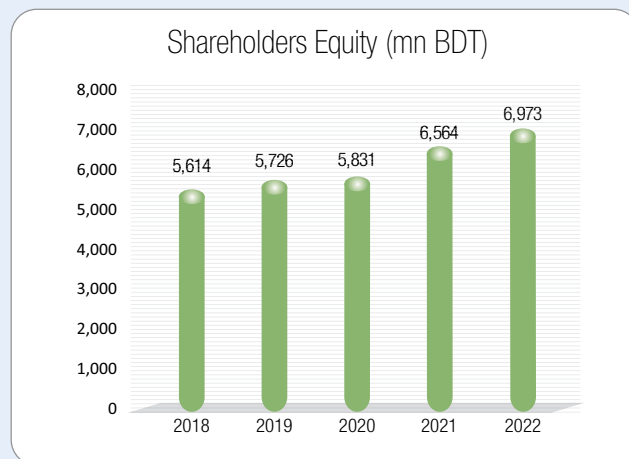
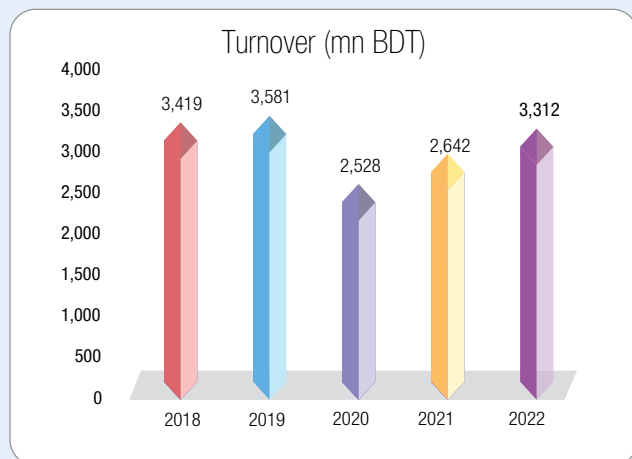
Gross Profit Margin	30.43%	33.20%	33.92%	30.88%	30.97%
Operating Profit Margin	18.12%	17.76%	17.87%	19.65%	19.71%
Net Profit Margin	16.57%	14.06%	11.52%	9.65%	9.49%
Current Ratio (Times)	1.17	1.14	1.11	1.11	1.13
Administrative and Selling Cost to Revenue Ratio	12.75%	15.99%	16.35%	12%	11.49%
Finance Cost to Revenue Ratio	0.12%	0.25%	2.39%	5.03%	5.33%

Others

Number of Employees	586	594	607	614	610
EBITDA	766,419,184	567,834,129	506,906,625	724,677,595	697,820,332

*Cash Dividend declared for 2021-2022

Financial Performance at a Glance

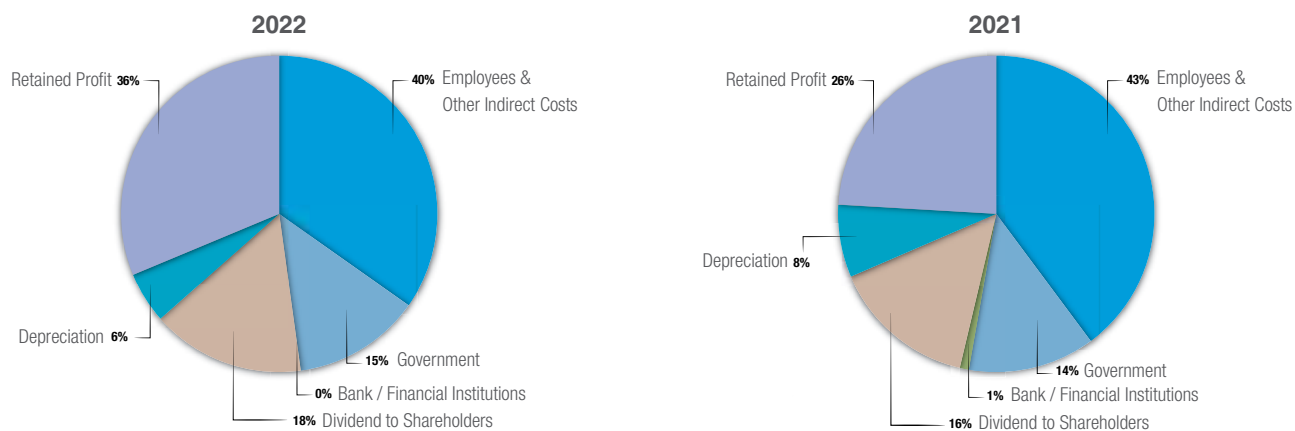


Value Added Statement

The value added statement provides a detailed account of total value addition and the distribution of the value created by the organization. Eastern Housing Ltd. 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.

	2022		2021	
Sales	3,312,751,669		2,642,639,864	
Other Income	156,161,807		68,213,590	
Cost of Sales	(2,302,622,952)		(1,762,954,293)	
Available for distribution	1,166,290,524		947,899,161	
Distribution:				
Employees & Other Indirect Cost	399,871,340	40%	376,942,459	43%
Government	151,731,156	15%	119,018,000	14%
	551,602,496		495,960,459	
Provider of Finance				
Bank/Financial Institutions	3,963,660	0%	6,521,071	1%
Dividend to Shareholders	186,690,306	18%	140,017,730	16%
	190,653,966		146,538,801	
Value Reinvested and Retained				
Depreciation	61,636,468	6%	73,883,656	8%
Retained Profit	362,397,594	36%	231,516,245	26%
	424,034,062		305,399,901	
	1,166,290,524		947,899,161	

Value Added Statement (%)



Screenshots from 57th AGM held through Virtual Platform



পরিচালকমন্ডলীর প্রতিবেদন
Directors' Report

পরিচালকমন্ডলীর প্রতিবেদন

সম্মানিত শেয়ারহোল্ডারবৃন্দ,

পরিচালকমন্ডলী ৩০ জুন ২০২২ তারিখের সমাপ্ত বছরের তাদের প্রতিবেদন ও নিরীক্ষিত আর্থিক বিবরণী সম্মানিত সদস্যদের নিকট উপস্থাপন করতে পেরে আনন্দিত। এই প্রতিবেদনটি ১৯৯৪ সালের কোম্পানি আইনের ধারা ১৮৪ এবং বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশনের ৩ রা জুন ২০১৮ তারিখের প্রজ্ঞাপন নং SEC/CMRRCD/2006-158/207/Admin/80 অনুসারে প্রণয়ন করা হয়েছে।

মূল কার্যক্রম

ইন্টার্ন হাউজিং লিমিটেড এর কার্যক্রম মূলত জমি ক্রয় ও উন্নয়ন এবং বাণিজ্যিক ও আবাসিক উভয় উদ্দেশ্যে প্লট/ফ্লট বিক্রয় করা। আলোচ্য বছরে কোম্পানীর ব্যবসার ধরনের কোন পরিবর্তন হয় নাই।

শিল্পের বর্তমান চিত্র ও সম্ভাব্য ভবিষ্যৎ উন্নয়ন

কোভিড-১৯ এর আগে বাংলাদেশের অর্থনীতি ধারাবাহিকভাবে উন্নতির দিকে যাচ্ছিলো। ২০২১ থেকে ২০২৫ সালের মধ্যে বাংলাদেশের জিডিপি বৃদ্ধির হার প্রতি বছর প্রায় ৬.৮% হবে বলে আশা করা হচ্ছিলো, তাই এটি প্রত্যাশিত যে ২০২২-২০২৩ বাংলাদেশের অন্যান্য সেক্টরের মত রিয়েল এস্টেট সেক্টরের জন্যও উন্নয়ন এবং পুনরুদ্ধারের একটি বছর হবে। দ্রুত অর্থনৈতিক প্রবৃদ্ধি, আবাসনের বর্ধিত চাহিদা, মধ্যবিত্ত শ্রেণীর উত্থান এবং মাথাপিছু আয় বৃদ্ধি সবই বাংলাদেশে আবাসন শিল্পের দ্রুত সম্প্রসারণে অবদান রেখেছে।

বাংলাদেশে জনসংখ্যা বৃদ্ধির ফলে বসবাসের জন্য মানুষ শহর অঞ্চলের দিকে ঝুঁকছে এবং শহুরে জনসংখ্যা দুই দশকেরও কম সময়ের মধ্যে দ্বিগুন হয়ে ২০০০ সালে ৩১ মিলিয়ন থেকে ২০২০ সালে ৬৮.৮ মিলিয়নে উন্নীত হয়েছে। বর্তমানে, শহরের জনসংখ্যা মোট জনসংখ্যার প্রায় ৩৯.৪%। ২০৩০ সালের মধ্যে বাংলাদেশের জনসংখ্যার অর্ধেক শহরাঞ্চলে বসবাস করবে বলে অনুমান করা হচ্ছে। ঢাকা একটি মেগা সিটি যার জনসংখ্যা খুব দ্রুত বৃদ্ধি পাচ্ছে। এই দ্রুত ক্রমবর্ধমান মানুষের আরও বেশি আবাসন সুবিধা প্রয়োজন। বাসা ভাড়া ক্রমবর্ধমান বৃদ্ধির কারণে মানুষের মধ্যে এখন ভাড়া বাড়িতে না থেকে অ্যাপার্টমেন্ট কেনার প্রবণতা বাড়ছে। এর কারণে বাংলাদেশে বিশেষ করে সমাজের মধ্যবিত্ত বা উচ্চ মধ্যবিত্তদের জন্য অ্যাপার্টমেন্টের চাহিদাও বাড়িয়ে দিচ্ছে। শহরাঞ্চলে জনসংখ্যার ঘনত্ব বৃদ্ধি এবং ঢাকা শহরে বসবাসের জন্য মানুষের আগ্রহ আবাসন পরিষেবার ব্যাপক চাহিদা তৈরি করেছে।

ব্যবসায়িক পর্যালোচনা

মহামারীর ক্ষয়ক্ষতির পর ২০২১-২০২২ অর্থবছরটি কোম্পানির জন্য একটি সফল বছর ছিল। আলোচ্য বছরে কোম্পানীর মোট বিক্রির পরিমাণ ৩৩১.২৭ কোটি টাকা যা গত আর্থিক বছরে ছিল ২৬৪.২৬ কোটি টাকা। যার মধ্যে জমির প্লট বিক্রি হয়েছে ২০১.৪৮ কোটি এবং অ্যাপার্টমেন্ট বিক্রি ছিল ১২৯.৭৯ কোটি টাকা। প্রবৃদ্ধির হার যথাক্রমে ৮% এবং ৬৭%।

আলোচ্য বছরে ৪টি অ্যাপার্টমেন্ট প্রকল্পের বিক্রি শুরু হয়েছে। প্রকল্পগুলি হল “ইস্টার্ন নবার্ন রেমিডেসেস”, মিরপুর, “দি সভরিন”, গুলশান, “ইস্টার্ন টরেট”, নিকেতন এবং “ইস্টার্ন কাসকেড”, বনশ্রী। আলোচ্য বছরে আমাদের বিভিন্ন প্রকল্পে মোট ৮৭.০২ বিঘা জমি ক্রয় করেছে। উক্ত জমিতে মাটি ভরাট ও উন্নয়ন কাজ অব্যাহত আছে। জহরুল ইসলাম সিটির ২য় ও ৩য় ধাপের প্রকল্পের প্রয়োজনীয় জমি ক্রয় ও উন্নয়ন এর পর রাজউক থেকে প্রয়োজনীয় অনুমোদন নিয়ে জমি বিক্রি শুরু করা হবে।

আর্থিক বিবরণী সম্পর্কিত পরিচালকবৃন্দের দায়িত্ব

৮২ নং পৃষ্ঠায় আর্থিক বিবরণী সম্পর্কিত পরিচালকবৃন্দের দায়িত্ব বিস্তারিত প্রদান করা হয়েছে।

বিভাজিত তথ্য

আর্থিক বিবরণীর ৪৪ নং নোটে কোম্পানির বিভাজিত তথ্য উপস্থাপন করা হয়েছে।

বিক্রয়

আলোচ্য বছরে বিক্রয়মূল্য ২৬৪.২৬ কোটি টাকা থেকে বেড়ে ৩৩১.২৭ কোটি টাকা হয়েছে। বিক্রয়ের তুলনামূলক চিত্র নীচে দেওয়া হলোঃ

(কোটি টাকায়)

বিক্রয়	২০২১-২০২২	২০২০-২১
জমি	২০১.৪৮	১৮৬.৩৮
অ্যাপার্টমেন্ট	১২৯.৭৯	৭৭.৮৮
মোট:	৩৩১.২৭	২৬৪.২৬

(কোটি টাকায়)

বিবরণী	২০২১-২০২২	২০২০-২১
মোট ব্যবসায়িক মুনাফা	১০০.৮০	৮৭.৭৩
অন্যান্য আয়	১.৪৯	১.৪৭
প্রশাসনিক এবং বিক্রয় খরচ	(৪২.২৫)	(৪২.২৭)
নীট ব্যবসায়িক মুনাফা	৬০.০৪	৪৬.৯৩
সুদ বাবদ আয়	১৪.১২	৫.৩৫
সুদ বাবদ ব্যয়	(০.৩৯)	(০.৬৫)
	৭৩.৭৭	৫১.৬৩
শ্রমিক মুনাফা অংশগ্রহণ তহবিল	(৩.৬৯)	(২.৫৮)
কর পূর্ববর্তী মুনাফা	৭০.০৮	৪৯.০৫
আয়কর	(১৫.১৭)	(১১.৯০)
কর পরবর্তী মুনাফা	৫৪.৯১	৩৭.১৫

ঝুঁকি এবং উদ্বেগ

ঝুঁকি অনুসন্ধান ও বিশ্লেষণের একটি প্রক্রিয়া হিসেবে ব্যবসায় ঝুঁকি ব্যবস্থাপনাকে আমরা অগ্রাধিকার দিয়ে থাকি এবং 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 এং 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 বাহিরের বিশেষজ্ঞের/আইনী পরামর্শ নিয়ে থাকি।

বিক্রিত পণ্যের খরচ, মোট/নীট প্রান্তিক আয়ের বিশ্লেষণ

আলোচ্য বছরে বিক্রিত পণ্যের খরচ ২৩০.৪৭ কোটি টাকা হয়েছে যা গত বছরে ১৭৬.৫৩ কোটি টাকা ছিল। বিক্রিত পণ্যের খরচের হার চলতি বছর মোট বিক্রয়ের ৭০%। ২০২১-২২ সালে মোট মুনাফা হয়েছে ১০০.৮০ কোটি টাকা যা গত বছর ছিল ৮৭.৭৩ কোটি টাকা। নীট প্রান্তিক আয়ের হার ২০২১-২২ সালে হয়েছে ১৭% যা বিগত বছরে ছিল ১৪%।

অস্বাভাবিক লাভ অথবা ক্ষতি

আলোচ্য বছরে কোন ধরনের অস্বাভাবিক লাভ বা ক্ষতির কোন ঘটনা পরিলক্ষিত হয়নি, যার ফলশ্রুতিতে এই প্রতিবেদনে কোন প্রকার সমন্বয় অথবা তথ্য প্রকাশের প্রয়োজন নাই।

সমগোত্রীয় কোম্পানির লেনদেন

বাংলাদেশ হিসাব বিজ্ঞান নীতিমালা -২৪ (সমগোত্রীয় কোম্পানির কার্যক্রমের প্রতিবেদন) অনুসারে ইস্টার্ন হাউজিং লিমিটেড সমগোত্রীয় কোম্পানিসমূহের সাথে সাধারণ ব্যবসায়িক লেনদেনে জড়িত হয়েছে। এই লেনদেনসমূহের বিস্তারিত বিবরণ আর্থিক বিবরণীর ৩৬ নং নোটে প্রকাশ করা হয়েছে।

গণপ্রস্তাবের মাধ্যমে সংগৃহীত অর্থের ব্যবহার

১৯৯৪ সালের পর গণপ্রস্তাবের মাধ্যমে কোম্পানি কোন অর্থ সংগ্রহ করেনি যার ফলে প্রতিবেদনে কোন ধরনের সমন্বয় অথবা তথ্য প্রকাশের প্রয়োজন নাই।

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 প্রকাশিত ত্রৈমাসিক আর্থিক বিবরণী এবং প্রতিবেদনগুলোর এবং বার্ষিক প্রতিবেদন এর মধ্যে কোন উল্লেখযোগ্য তারতম্য নেই।

পরিচালক এবং স্বতন্ত্রপরিচালকদের সম্মানী

পরিচালকবৃন্দ পরিচালনা পর্ষদ, নিরীক্ষা কমিটি এবং মনোনয়ন ও পারিশ্রমিক কমিটির সভার উপস্থিতির জন্য সম্মানী উত্তোলন করেছেন। বিস্তারিত এই প্রতিবেদনের পরিশিষ্ট ডি এ উল্লেখ করা হয়েছে।

হিসাব বিবরণীর ন্যয়পরায়ণতা

হিসাব বিবরণী এবং হিসাব বিবরণীর নোট বাংলাদেশ হিসাববিজ্ঞান নীতিমালা/বাংলাদেশ আর্থিক প্রতিবেদনের নীতিমালা, কোম্পানি আইন ১৯৯৪ এবং সিকিউরিটিজ এন্ড এক্সচেঞ্জ বিধিমালা ১৯৮৭ অনুসারে তৈরি করা হয়েছে। এই বিবরণীগুলো সঠিকভাবে 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 আয় ব্যয়কের সংযোজন

হিসাববিজ্ঞান উপযুক্ত নীতিমালা ধারাবাহিকভাবে হিসাব বিবরণী প্রস্তুত

অনুসরণ করা হয়েছে এবং হিসাববিজ্ঞানের আয়ব্যয়কসমূহ যুক্তিসঙ্গত ও বিচক্ষণতার সহিত বাছাই করা হয়েছে।

আইএএস/বিএএস/আইএফআরএস/বিএফআরএস-এর প্রয়োগ

আন্তর্জাতিক হিসাববিজ্ঞান নীতিমালা (আইএএস)/বাংলাদেশ হিসাববিজ্ঞান নীতিমালা (বিএএস)/ আন্তর্জাতিক আর্থিক প্রতিবেদনের নীতিমালা (আইএফআরএস)/ বাংলাদেশ আর্থিক প্রতিবেদনের নীতিমালা (বিএফআরএস) যথাযথ 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 ২.২ নং নোটে প্রদান করা হয়েছে।

আভ্যন্তরীণ নিয়ন্ত্রণ

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

সংখ্যালঘু শেয়ার-হোল্ডারগণের স্বার্থরক্ষা

পরিচালনা পর্ষদ সংখ্যালঘু শেয়ার-হোল্ডারগণের স্বার্থ রক্ষার্থে সচেষ্ট আছেন।

চলমান প্রতিষ্ঠান

প্রাপ্ত তথ্যের ভিত্তিতে পরিচালকমন্ডলী মনে করে যে কোম্পানীর 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 কোম্পানীর পর্যাপ্ত ব্যবহারযোগ্য সম্পদ আছে।

বিগত বছরের পরিচালন ফলাফলের সাথে তারতম্য

ঢাকার গুলশানে সম্পূর্ণ একটি অ্যাপার্টমেন্ট প্রকল্প একবারে বিক্রির কারণে গত বছরের তুলনায় পর্যালোচনাধীন বছরে রাজস্বের উল্লেখযোগ্য ইতিবাচক পরিবর্তন হয়েছে। অ্যাপার্টমেন্ট খাতের আয় গত বছরের তুলনায় ৬৭% বৃদ্ধি ছিল এবং মোট রাজস্ব বৃদ্ধি ছিল ২৫%। শেয়ার প্রতি আয় (ইপিএস) এবং শেয়ার প্রতি নেট অপারেটিং ক্যাশ ফ্লোতে (এনওসিএফপিএস) উল্লেখযোগ্য ইতিবাচক প্রবৃদ্ধি হয়েছে। বৃদ্ধির হার ছিল যথাক্রমে ৪৮% এবং ৯৩%। শেয়ার প্রতি আয় বৃদ্ধির পিছনে দুটি প্রধান কারণ হল পূর্বে উল্লিখিত হিসাবে রাজস্ব উল্লেখযোগ্য বৃদ্ধি এবং আর্থিক আয় (Finace Income) ১৬৭% বৃদ্ধি। নিয়মিত জমির কিস্তি সংগ্রহের পাশাপাশি আমরা উপরে উল্লিখিত অ্যাপার্টমেন্ট প্রকল্পের বিক্রয় আয় হিসাবে একটি উল্লেখযোগ্য পরিমাণ টাকা পেয়েছি, এটি পর্যালোচনাধীন বছরে নগদ তারল্য প্রবাহ (এনওসিএফপিএস) বৃদ্ধির প্রধান কারণ।

মূল চালিকা এবং অর্থনৈতিক তথ্য

পাঁচ বছরের সংক্ষেপকৃত মূল পরিচালনা এবং অর্থনৈতিক তথ্য বার্ষিক প্রতিবেদনের ৪৬ নং পৃষ্ঠায় সংযুক্ত করা হয়েছে।

লভ্যাংশ

পরিচালকমন্ডলী ৩০ জুন ২০২২ সমাপ্ত বছরে ২০% অর্থাৎ প্রতিটি ১০ টাকা মূল্যের শেয়ারের বিপরীতে ২.০ টাকা নগদ লভ্যাংশ এর সুপারিশ করেছেন, যেসব শেয়ারহোল্ডারের নাম নিবন্ধনগ্রহণে রেকর্ড ডেটে লিপিবদ্ধ থাকবে তারাই কেবল লভ্যাংশ প্রাপ্তির যোগ্য হবেন।

অন্তর্বর্তীকালীন লভ্যাংশ

আলোচ্য বছরে নগদ/বোনাস শেয়ার হিসাবে কোন অন্তর্বর্তীকালীন লভ্যাংশ ঘোষণা করা হয়নি।

শেয়ারহোল্ডিং তথ্য

৩০ জুন ২০২২ তারিখের শেয়ারহোল্ডিং তথ্য এবং অন্যান্য আনুষঙ্গিক তথ্য এই প্রতিবেদনের পরিশিষ্ট-ই ৭৫ নং পৃষ্ঠায় এ অন্তর্ভুক্ত হয়েছে।

সরকারি কোষাগারে অবদান

বাংলাদেশের আবাসন খাতে ইষ্টার্ণ হাউজিং লিমিটেড সবচেয়ে বড় প্রাতিষ্ঠানিক করদাতার মধ্যে অন্যতম। প্রতি বছর এ কোম্পানি গুণ্ড ও করের মাধ্যমে বিশাল পরিমাণ অর্থ সরকারি কোষাগারে প্রদান করে। এই বছর কোম্পানি সরকারি কোষাগারে ১৪.০৫ কোটি টাকা জমা দিয়েছে।

অনাদায়ী/দাবিহীন লভ্যাংশ ও শেয়ার ক্যাপিটাল মার্কেট স্ট্যাবিলাইজেশন ফান্ডে হস্তান্তর

বাংলাদেশ সিকিউরিটিজ অ্যান্ড এক্সচেঞ্জ কমিশনের (বিএসইসির) বিজ্ঞপ্তি এবং সিএমএস (ক্যাপিটাল মার্কেট স্ট্যাবিলাইজেশন) ফান্ড বিধিমালার নির্দেশিকা অনুসারে তিন বছর বা তার বেশি সময়ের অনাদায়ী বা দাবিহীন সমস্ত লভ্যাংশ এবং সেই সাথে বোনাস শেয়ার ও এর লভ্যাংশ উক্ত বিধিমালায় নির্ধারিত পদ্ধতি অনুসারে ক্যাপিটাল মার্কেট স্ট্যাবিলাইজেশন ফান্ডে (সিএমএসএফ) স্থানান্তর করতে হবে।

তদনুসারে কোম্পানী ২০২১-২২ অর্থ বছরে বিগত ১৯৯৫ সাল হতে ২০১৭ সাল পর্যন্ত সমুদয় অনাদায়ী বা দাবিহীন লভ্যাংশ যার পরিমাণ টাকা ৫,০২,৫৯,৫৮৩ (পাঁচ কোটি দুই লক্ষ ঊনষাট হাজার পাঁচ শত তিরিশি) টাকা মাত্র সিএমএস ফান্ডে হস্তান্তর করা হয়েছে। এছাড়াও ৭৬৯,১৫১ সংখ্যক শেয়ার এবং ২০১৮ সালের অনাদায়ী ও দাবিহীন লভ্যাংশ টাকা ৭৩,৯৪,১২৭/- (তেহাত্তর লক্ষ চুরানব্বই হাজার এক শত সাতাশ) টাকা মাত্র সিএমএস ফান্ডে হস্তান্তর করা হয়েছে।

কোম্পানীর ওয়েব সাইটে যে সকল শেয়ার ও লভ্যাংশ সিএমএস ফান্ডে হস্তান্তর করা হয়েছে তার তালিকা প্রকাশ করা হয়েছে। শেয়ার হোল্ডারগনবৃন্দ সিএমএস ফান্ডের বিধি মোতাবেক তাদের লভ্যাংশ ও শেয়ার প্রাপ্তির জন্য সিএমএস ফান্ডের কর্তৃপক্ষের নিকট কোম্পানীর মাধ্যমে আবেদন করতে পারেন।

ক্রেডিট রেটিং

কোম্পানী দীর্ঘমেয়াদে AA+ (Double A Plus) রেটিং অর্জন করেছে যা উচ্চ নিরাপত্তা প্রদানকারী আর্থিক বাধ্যবাধকতার সময়মত সেবা প্রদানের জন্য অত্যন্ত শক্তিশালী ক্ষমতা নির্দেশ করে এবং স্বল্পমেয়াদী ST-1 রেটিং অর্জন করেছে যা আর্থিক প্রতিশ্রুতির সময়মত পরিশোধের জন্য সবচেয়ে শক্তিশালী ক্ষমতা নির্দেশ করে এবং সর্বনিম্ন ক্রেডিট ঝুঁকি বহন করে।

পরিচালক পর্ষদ, নিরীক্ষা কমিটি এবং মনোনয়ন ও পারিশ্রমিক কমিটির সভা ২০২১-২০২২ আলোচ্য বছরে মোট পরিচালক পর্ষদের ৬টি, নিরীক্ষা কমিটির ৪ টি এবং মনোনয়ন ও পারিশ্রমিক কমিটির ১টি সভা অনুষ্ঠিত হয়েছে। সভার বিস্তারিত তথ্যদি এই প্রতিবেদনের পরিশিষ্ট-ডি এ দেওয়া হয়েছে। পরিচালক পর্ষদের সকল সভায় কোম্পানির ব্যবস্থাপনা পরিচালক, প্রধান আর্থিক কর্মকর্তা, কোম্পানী সচিব ও অভ্যন্তরীণ নিরীক্ষা ও প্রতিপালন প্রধান উপস্থিত ছিলেন।

পরিচালকমণ্ডলীর পুনঃনিয়োগ

কোম্পানির সংজ্ঞাবিধির ১৩৮ ধারা অনুযায়ী ইসলাম ব্রাদার্স প্রপার্টিজ লিমিটেড কর্তৃক মনোনীত পরিচালক জনাব মোঃ আব্দুল ওয়াদুদ এবং

রিভার ভিউ লিমিটেড কর্তৃক মনোনীত পরিচালক জনাব সুরাইয়া ইসলাম ৫৮ তম বার্ষিক সাধারণ সভায় অবসর গ্রহণ করবেন। কোম্পানীর সংজ্ঞাবিধির ১৪০ ধারা অনুসারে, তারা পুনঃ নিয়োগের যোগ্য হওয়ায় তারা পুনরায় নির্বাচনের জন্য নিজেদের আহ্ব প্রকাশ করেছেন। কোম্পানীর পরিচালনা পর্ষদ তাদের পুনরায় নিয়োগের সুপারিশ করেন। বার্ষিক প্রতিবেদনের ১২ - ১৩ নং পৃষ্ঠায় পরিচালকদের সংক্ষিপ্ত পরিচিতি উল্লেখ করা হয়েছে।

স্বতন্ত্র পরিচালক নিয়োগ

স্বতন্ত্র পরিচালক জনাব মোঃ রফিকুল ইসলামের তিন বছরের মেয়াদ ১৮ই সেপ্টেম্বর, ২০২২ তারিখে শেষ হবে। কর্পোরেট গভর্ন্যান্স কোড-২০১৮, অনুযায়ী স্বতন্ত্র পরিচালক হিসাবে তার মেয়াদ আরো তিন বৎসর বৃদ্ধি করা যায়। তদানুসারে, কোম্পানীর ৫৮ তম বার্ষিক সাধারণ সভায় শেয়ারহোল্ডারদের অনুমোদন সাপেক্ষে কোম্পানীর পরিচালনা পর্ষদ আরও তিন বছরের জন্য জনাব মোঃ রফিকুল ইসলামকে স্বতন্ত্র পরিচালক হিসেবে পুনঃনিয়োগ দিয়েছেন। বার্ষিক প্রতিবেদনের ১৫ নং পৃষ্ঠায় জনাব মোঃ রফিকুল ইসলামের একটি সংক্ষিপ্ত পরিচিতি উল্লেখ করা হয়েছে।

মনোনয়ন ও পারিশ্রমিক কমিটি

বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশন এর কর্পোরেট গভর্ন্যান্স কোড ২০১৮ অনুযায়ী কোম্পানীতে মনোনয়ন ও পারিশ্রমিক কমিটি গঠন করা হয়েছে। কমিটির নীতিমালা ও শর্তাবলী এবং কার্যক্রম বার্ষিক প্রতিবেদন এর ৭৮-৮০ পৃষ্ঠায় প্রদান করা হয়েছে।

নিরীক্ষা কমিটি

বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশন এর কর্পোরেট গভর্ন্যান্স কোড ২০১৮ অনুযায়ী কোম্পানীতে নিরীক্ষা কমিটি গঠন করা হয়েছে। কমিটির নীতিমালা ও শর্তাবলী এবং কার্যক্রম বার্ষিক প্রতিবেদন এর ৭৬-৭৭ পৃষ্ঠায় প্রদান করা হয়েছে।

ব্যবস্থাপনা পর্যালোচনা ও বিশ্লেষণ

ব্যবস্থাপনা পরিচালকের স্বাক্ষরিত কোম্পানীর বিষয়াদি পরিচালনার আলোচনা এবং বিশ্লেষণ বার্ষিক প্রতিবেদনের ২৬-২৭ পৃষ্ঠায় প্রদান করা হয়েছে। এই বিবৃতিটি পরিচালক মণ্ডলীর প্রতিবেদনের প্রতিপাদ্য অবিচ্ছেদ্য অংশ।

মূখ্য নির্বাহী ও মূখ্য অর্থনৈতিক কর্মকর্তার ঘোষণা

বার্ষিক প্রতিবেদনের ৫৯ পৃষ্ঠায় মূখ্য নির্বাহী ও মূখ্য অর্থনৈতিক কর্মকর্তার ঘোষণা প্রদান করা হয়েছে।

কর্পোরেট গভর্ন্যান্স প্রতিপালন প্রতিবেদন

ইষ্টার্ণ হাউজিং লিমিটেড কর্পোরেট সুশাসন যথাযথভাবে মেনে চলে। বার্ষিক প্রতিবেদনের ৩৪ থেকে ৪০ পৃষ্ঠায় এর বিস্তারিত উল্লেখ করা হয়েছে। বাংলাদেশ সিকিউরিটিজ এন্ড এক্সচেঞ্জ কমিশনের আদেশ মোতাবেক প্রাতিষ্ঠানিক পরিচালন প্রক্রিয়ার প্রতিবেদন এই প্রতিবেদনের পরিশিষ্ট-সি ৬১-৭৩ নং পৃষ্ঠায় এ দেওয়া হয়েছে।

অধিকতর বিএসইসি এর ৩রা জুন ২০১৮ এর নোটিফিকেশন অনুযায়ী মেসার্স সানাউল্লাহ এন্ড এসোসিয়েটস প্রদত্ত কর্পোরেট গভর্ন্যান্স কমপ্লাইয়েন্স স্যাটিফিকেট পরিশিষ্ট-বি ৬০ নং পৃষ্ঠায় এ দেয়া হয়েছে।

নিরীক্ষক নিয়োগ

কোম্পানি আইন ১৯৯৪ এর ধারা ২১০ মোতাবেক বর্তমানে কর্মরত সংবিধিবদ্ধ নিরীক্ষক মেসার্স মাহফেল হক এন্ড কোং, চার্টার্ড একাউন্ট্যান্টস, ৫৮ তম বার্ষিক সাধারণ সভায় অবসর গ্রহণ করবেন।

তারা ৩০.৬.২০২২ শে সমাপ্ত অর্থ বছরের নিরীক্ষা কাজ সম্পন্ন করে সময়মত প্রতিবেদন দাখিল করেছেন। তারা পুনঃনিয়োগের যোগ্য বিষয় ইতোমধ্যে তারা পুনঃ নিয়োগের আবেদন করেছেন এবং তারা তাদের পারিশ্রমিক বাড়িয়ে ৭.০০ লক্ষ টাকা করার অনুরোধ করেছেন। গত বৎসরে তাদের পারিশ্রমিক ছিল ৬.০০ লক্ষ টাকা।

কোম্পানীর নিরীক্ষা কমিটি ২০২২-২০২৩ সালের নিরীক্ষক হিসাবে মেসার্স মাহফেল হক এন্ড কোং, চার্টার্ড একাউন্ট্যান্টসকে নিয়োগের জন্য সুপারিশ করেছেন। পরিচালকমন্ডলী ২০২২-২৩ সালের জন্য নিরীক্ষক হিসাবে ৭.০০ লক্ষ টাকা ফিতে মেসার্স মাহফেল হক এন্ড কোং, চার্টার্ড একাউন্ট্যান্টসকে নিয়োগের জন্য নিরীক্ষা কমিটির সুপারিশ ৫৮ তম বার্ষিক সাধারণ সভায় শেয়ারহোল্ডার কর্তৃক অনুমোদন সাপেক্ষে অনুমোদন করেছেন।

কর্পোরেট গভর্ন্যান্স কমপ্লাইয়েন্স অডিটর নিয়োগ

৩০শে জুন ২০২২ সমাপ্ত বছরে মোহাম্মদ সানাউল্লাহ অ্যান্ড অ্যাসোসিয়েটস, চার্টার্ড সেক্রেটারীজ এন্ড ম্যানেজমেন্ট কনসালট্যান্টস, বিএসইসির কর্পোরেট গভর্ন্যান্স কোড অনুযায়ী কোম্পানীর কমপ্লাইয়েন্স অডিট পরিচালনা করে এবং সময়মত প্রতিবেদন দাখিল করেছেন।

২০২২-২০২৩ বছরের জন্য মোহাম্মদ সানাউল্লাহ অ্যান্ড অ্যাসোসিয়েটস, চার্টার্ড সেক্রেটারীজ এন্ড ম্যানেজমেন্ট কনসালট্যান্টস ১১ সেপ্টেম্বর, ২০২২ তারিখের চিঠির মাধ্যমে কোম্পানীর কমপ্লাইয়েন্স অডিটর হিসাবে কাজ করার আগ্রহ প্রকাশ করেছেন এবং তাদের পারিশ্রমিক ৭৫,০০০/- টাকা করার জন্য অনুরোধ করেছেন। গত বছর তাদের ফি ছিল ৬৫০০০/- টাকা।

পরিচালনা পর্ষদ মেসার্স মোহাম্মদ সানাউল্লাহ এন্ড এসোসিয়েটসকে ২০২২-২৩ সনের জন্য কর্পোরেট গভর্ন্যান্স কমপ্লাইয়েন্স অডিটর হিসাবে ৭৫,০০০/- টাকা ফিতে নিয়োগের জন্য ৫৮তম বার্ষিক সাধারণ সভায় শেয়ার হোল্ডার কর্তৃক অনুমোদনের জন্য সুপারিশ করেছেন।

লোকবল

এ বছরে ইষ্টার্ণ হাউজিং লিমিটেড এর কর্মচারী ছিল ৫৮৬ জন। ইষ্টার্ণ হাউজিং লিমিটেড বিশ্বাস করে যে দৃঢ়, দক্ষ ও নিবেদিত লোকবল কোম্পানির সফলতার ক্ষেত্রে প্রধান চালিকা শক্তি। এইইচএল জাতি, ধর্ম, লিঙ্গ এবং বর্ণ নির্বিশেষে কর্মক্ষেত্রে সকলের জন্য সমান সুযোগ প্রদান করে। কোম্পানীর ব্যবস্থাপনা কর্তৃপক্ষ ও কর্মচারীদের মধ্যে সুসম্পর্ক বজায় আছে।

স্বাস্থ্য এবং নিরাপত্তা

ইষ্টার্ণ হাউজিং লিমিটেড এর কর্মচারী, ক্রেতা, ঠিকাদার, সরবরাহকারী ও আগন্তুকদের জন্য পরিচ্ছন্ন ও ঝুঁকিহীন পরিবেশ প্রদান করে। আমরা আমাদের প্রত্যেকটি প্রকল্পে নিরাপত্তা হেলমেট, বেল্ট, নিরাপত্তা জাল, অগ্নি নির্বাপক যন্ত্র, অস্টিজেন সিলিন্ডার, নিরাপত্তা মুখোশ ইত্যাদি ব্যবহার বাধ্যতামূলক করেছি।

নৈতিক নীতিমালা

সততার সাথে দায়িত্ব পালন ইষ্টার্ণ 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।

আইন এবং প্রবিধান এর প্রতিপালন

কোম্পানী দেশের আইন ও বিধি লঙ্ঘনের কোন কর্মকাণ্ডের সাথে জড়িত ছিল না। কোম্পানী সংশ্লিষ্ট সকল নিয়ন্ত্রক কর্তৃপক্ষের বিধিবিধান প্রতিপালন নিশ্চিত করে থাকে।

পরিবেশ সুরক্ষা

পরিবেশগত বিষয়গুলি সুরক্ষা করার জন্য কোম্পানী প্রতিশ্রুতিবদ্ধ। পরিচালনা পর্ষদের জানামতে কোম্পানী এমন কোনও কর্মকাণ্ডের সাথে জড়িত ছিল না যা পরিবেশের জন্য ক্ষতিকর হতে পারে।

কর্পোরেট সামাজিক দায়বদ্ধতা (CSR)

কোম্পানী সামাজিক দায়বদ্ধতার তাগিদে সমাজকল্যাণ মূলক কার্যক্রম অব্যাহত রেখেছে। আলোচ্য বছরে কোম্পানীর পক্ষ হতে শিক্ষা সম্প্রসারণে বিভিন্ন শিক্ষা ও ধর্মীয় প্রতিষ্ঠানে ২৫.১৮ লক্ষ টাকা অনুদান হিসাবে দিয়েছে।

পুরস্কার ও স্বীকৃতি

ইনষ্টিটিউট অব চার্টার্ড সেক্রেটারীজ অব বাংলাদেশ (আইসিএসবি) প্রদত্ত সেবা খাতে জাতীয় পুরস্কার "কর্পোরেট গভর্ন্যান্স এক্সিল্যান্স (সিলভার) এওয়ার্ড-২০২০" অর্জন করে।

কৃতজ্ঞতা স্বীকার

কোম্পানীর সার্বিক সাফল্যে সার্বক্ষণিক সহযোগিতা এবং সময় উপযোগী নির্দেশনার জন্য সম্মানিত শেয়ারহোল্ডার এবং অন্যান্য স্বার্থসংশ্লিষ্ট সকল পক্ষকে পরিচালনা পর্ষদের পক্ষ থেকে জানাচ্ছি বিশেষ সম্মান এবং কৃতজ্ঞতা। 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 পরিচালনা পর্ষদের পক্ষ থেকে জানাচ্ছি আন্তরিক ধন্যবাদ ও কৃতজ্ঞতা।

কোম্পানীর পরিচালনা পর্ষদের পক্ষ থেকে এর সকল কর্মীদের কোম্পানীর উন্নয়নে তাদের অবদানের জন্য আন্তরিক কৃতজ্ঞতা প্রকাশ করছি।

আগামীতে আমাদের ভিশন- "বিশ্বমানের উন্নত মানসম্পন্ন অ্যাপার্টমেন্ট তৈরী ও ব্যবসার উন্নয়ন" আমাদের লক্ষ্য অর্জনে আগত দিনে আপনাদের ধারাবাহিক সহায়তা কামনা করছি।

ইষ্টার্ণ হাউজিং লিমিটেড এর পরিচালনা পর্ষদের পক্ষ থেকে



মনজুরুল ইসলাম

চেয়ারম্যান

সেপ্টেম্বর ১৫, ২০২২

Directors' Report

Dear Shareholders

The Directors have the pleasure in presenting to the shareholders their Report together with the audited financial statements of the Company for the year ended June 30, 2022. 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/2006-158/207/Admin/80 dated 03 June 2018.

Principal Activities

The principal activities of Eastern Housing Limited are to purchase land, develop and sell plots/apartments both for commercial and residential purposes. There was no change in nature of the business of the company, during the year under review.

Industry outlook and possible future development

Bangladesh economy has been growing consistently high before COVID -19. Bangladesh's GDP growth rate is expected to be around 6.8% per year between 2021 and 2025, so it is expected that 2022 -2023 will be a year of development and recovery for Bangladesh's real estate sector. Rapid economic growth, increased demand for housing, the emergence of a middle class, and rising per capita income have all contributed to the real estate industries' steady expansion in Bangladesh.

Population growth in Bangladesh is skewed towards urban areas and urban population has doubled in less than two decades from 31 million in 2000 to 68.8 million in 2020. Currently, urban population comprises almost 39.4% of the total population. Half of the Bangladesh population is estimated to live in urban areas by 2030. The population in Dhaka, the mega city, is increasing very fast. This rapidly increasing people need more housing facilities. More and more increase in house rent implies that people would become less interested to stay in rented house and would try or tend to buy home. This is also increasing the demand of apartments in Bangladesh especially for the middle or upper middle class people in the society. This huge lift in the urban density and rush of the people to Dhaka city has created great demand of accommodation and housing services.

Review of Business

The financial year 2021-2022 was a successful year for the Company after the debacle of pandemic. Our total sale has been raised to Tk. 331.27 crore from Tk. 264.26 crore of previous year. Out of which, land sale was Tk. 201.48 crore and apartment sale was Tk. 129.79 crore representing increase of 8% and 67% respectively.

During the year under review we have launched sale of four apartment projects, namely Eastern Nabarun Residences at Mirpur, The Sovereign at Gulshan, Eastern Cascade at Banasree, Eastern Turret at Niketon, Gulshan. Sales are going on of these projects.

We have purchased 87.02 bigha land at different location of our land projects. Procurement of undeveloped land

and development thereon is going on. After purchasing a substantial land in phase 2 & 3 of Juhurul Islam City, land will be developed/prepared for sale after getting necessary approvals from the concerned authorities.

Directors' Responsibilities for Financial Statements

The Statement of the Directors' Responsibilities for financial statements has been elaborated in the page 82 of this report.

Segment Information

Details of product wise Segment information is presented in note 44 to the financial statements of this report.

Sales:

During the year under review in terms of value our turnover increased from Tk. 264.26 crore to Tk. 331.27 crore. The comparative sales figures are tabulated below

(In crore Taka)

Sales	2021-2022	2020-2021
Land	201.48	186.38
Apartment	129.79	77.88
Total:	331.27	264.26

Profit:

(In crore Taka)

Particulars	2021- 2022	2020-2021
Gross profit	100.80	87.73
Other operating income	1.49	1.47
Administrative and selling expense	(42.25)	(42.27)
Operating profit	60.04	46.93
Finance income	14.12	5.35
Finance expense	(0.39)	(0.65)
	73.77	51.63
Contribution to workers' profit participation fund	(3.69)	(2.58)
Net profit before tax	70.08	49.05
Income tax expense	(15.17)	(11.90)
Net profit after tax	54.91	37.15

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 and Compliance department to identify different

business risks. In case of complexities we consult outside expert/ legal adviser.

COGS, Gross/ Net Profit Margin Analysis

COGS of the company were Tk. 230.47 crore in the current year compared to Tk. 176.53 crore in previous year. COGS to Sales ratio was 70%. Gross Profit stood at Tk. 100.80 crore compared to Tk. 87.73 crore of previous year. Net Profit margin was 17% to turnover in 2021-22 as compared to 14% of previous year.

Extraordinary Gain or Loss

No events of extra ordinary gain or loss occurred during the reporting period requiring 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 note 36 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 after the Initial Public Offering (IPO) in 1994.

Financial Result Deterioration after the Public Issue

This is not applicable for EHL. EHL went for Initial Public Offering (IPO) in 1994. Consequently EHL did not 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 and annual financial statements during the year under review.

Remuneration to Directors including Independent Director

Directors draw attendance fees for attending the Board meeting, Audit Committee meetings and the Nomination & Remuneration Committee meeting. The details are given in Annexure I of this report.

Fairness of Financial Statements

The financial statements together with the notes thereon have been drawn up in conformity with the International Accounting Standards/ International Financial Reporting Standards, 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 therefore has been adequately disclosed. The list of BAS/BFRS complied is listed on Note 2.2 of the audited accounts.

Internal Control

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

Minority Shareholders Protection

Minority shareholders interest always looked after by the Board.

Going Concern

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 significant positive variation in the revenue during the year under review as compared to last year because of sale of one apartment project at Gulshan, Dhaka at one go. In the apartment segment there was 67% growth compared to last year and total revenue growth was 25%. There were significant positive growth in Earning per Share (EPS) and Net Operating Cash Flow per Share (NOCFPS). The growth rate were 48% and 93% respectively. There are two main reasons behind the growth in EPS are significant growth in revenue as mentioned earlier and increase of Finance Income by 164%. In addition to the regular collection we have received a substantial amount as sale proceeds of the apartment project mentioned above, this is the main reason of increasing the NOCFPS during the year under review.

Key Operating and Financial Data

The summarized key operating and financial data for the five years is set out in page 46 of the Annual Report.

Dividend

The Board of Directors has recommended for declaration of payment of cash dividend @ 20% i.e. Tk. 2.00 per share of Tk. 10 each for the year ended 30 June, 2022 to the shareholders whose name shall appear on the register of members on record date.

Interim Dividend

No stock/cash dividend was declared during the period under review as interim dividend.

Pattern of Shareholding and Name wise details

The shareholding information as at June 30, 2022 and

other related information are provided in annexure - E of the Annual Report.

Contribution to National Exchequer

Eastern Housing Limited 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 tax. During the year the Company contributed to the government exchequer a sum of Tk. 14.05 crore.

Transfer of Unclaimed / Unpaid Dividends & shares to Capital Market Stabilization Fund (CMSF)

In compliance with the Notification of Bangladesh Securities and Exchange Commission (BSEC) and as per guideline of the CMS (Capital Market Stabilization) Fund Rules all dividends remaining unpaid or unclaimed for a period of 3 years or more and also the shares in respect of which the dividend has not been claimed by the shareholders are required to be transferred to the Capital Market Stabilization Fund (CMSF) in accordance with the procedure prescribed in the Rules.

Accordingly, during FY 2021-2022, the Company has transferred the unpaid or unclaimed dividend of Tk. 5,02,59,583/- (Five Crore Two Lac Fifty Nine Thousand Five Hundred Eighty Three) only for the year 1995 to 2017 on September, 30, 2021. Further, 7,69,151 shares were transferred to CMS Fund in respect of those shares had not been claimed by the shareholders and Tk. 73,94,127/- (Seventy Three Lac Ninety Four Thousand One Hundred Twenty Seven) only also transferred to CMS Fund against dividend unpaid or unclaimed for the year 2018. The details of the shares and the Dividends so transferred are available on the website of this Company.

Members can claim from CMSF Authority their dividend entitlements and /or shares transferred to CMSF by following the required procedure as mentioned in the CMSF Rules.

Credit Rating

The Company achieved AA+ (Double A Plus) rating in the long term which indicates very strong capacity for timely servicing of financial obligations offering high safety. In short term rated ST-1 indicates strongest capacity for timely payment of financial commitments and carries lowest credit risk.

Disclosures related to Board and Committee Meetings and Attendance

During the year 2021-22 total six board meetings, four Audit Committee meetings and one Nomination and Remuneration Committee meeting were held. Detail of the Board meetings, Audit Committee meetings and Nomination and Remuneration Committee meeting are shown in annexure - D of the Annual Report. The Managing Director, Chief Financial Officer (CFO), Company Secretary (CS) and Head of Internal Audit and Compliance (HIAC) were present in all board meetings.

Directors Reappointment

As per Article 138 of the Articles of Association of the Company, Director Mrs. Suraiya Islam nominated by River View Limited and Director Mr. Md. Abdul Wadud nominated by Islam Brothers Properties Limited will retire at the 58th Annual

General Meeting. As per Article 140, being eligible they have offered themselves for reelection. The Board recommends their reappointment. The brief profile of the Directors is given on page 12-13 of the Annual Report.

Appointment of Independent Director

The three years term of Independent Director Mr. Md. Rafiqul Islam will expire on September 18, 2022. As per Corporate Governance Code -2018, the tenure of his directorship may be extended for further one tenure of three years. The Nomination & Remuneration Committee recommended for his reappointment. Accordingly the board reappointed Mr. Md. Rafiqul Islam as Independent Director for another term of three years subject to approval of the shareholders at the 58th Annual General Meeting of the Company. A brief profile of Mr. Md. Rafiqul Islam is given on page 15 of the Annual Report.

Nomination and Remuneration Committee

A Nomination and Remuneration Committee is in existence in accordance with the condition No. 6 of the Corporate Governance Code, 2018 under the head Nomination and Remuneration Committee (NRC) for matters relating to constitution, meetings, functions of the Committee; and the remuneration policy formulated by this Committee. The report of the Committee is given on page 78-80 of the Annual Report.

Audit Committee

An Audit Committee is in existence in accordance with the condition No. 5 of the Corporate Governance Code, 2018 under the head Audit Committee. The report of the Committee is given on page 76-77 of the Annual Report.

Management's Discussion and Analysis of Company's Affairs

The Management's discussion and analysis of Company's affairs signed by the Managing Director are given on page 26-27 of this report. This statement is an integral part of the Directors' Report.

Declaration by the CEO and the CFO

Declaration by the Managing Director/CEO and CFO has been given on page 59

Corporate Governance Compliance Report

Eastern Housing Limited adheres to appropriate good Corporate Governance practices, as described on pages 34-40 of this Annual Report.

The Company also complied with all the requirements of Corporate Governance as required by the Bangladesh Securities and Exchange Commission (BSEC). In accordance with the BSEC Notification Corporate Governance Compliance Report is shown in Annexure-C of this Report.

Further in compliance with the BSEC notification dated June 3, 2018 M/s. Mohammad Sanaulah & Associates, Chartered Secretaries in Practice issued the Corporate Governance Compliance Certificate which is shown in Annexure- B of this report.

Appointment of Auditors

As per section 210 of the Companies Act 1994, the Company's statutory Auditors M/s. Mahfel Huq & Co. will

retire at the 58th AGM of the Company. They carried out the audit for the year ended 30.06.2022 and submitted their report in time. They have done their job properly. They are eligible for re-appointment. Meanwhile, they have expressed their interest for re-appointment as an Auditor of the company for the year 2022-2023 and requested to increase the fees to Tk. 7,00,000/- (Taka Seven Lac) from Tk. 6,00,000/- (Taka Six Lac) vide their letter dated September 08, 2022.

The Audit Committee has recommended appointing M/s. Mahfel Huq & Co., Chartered Accountants as the auditors of the Company for the year 2022- 2023.

The Board of Directors endorsed the recommendation of the Audit Committee for the appointment of Mahfel Huq & Co., Chartered Accountants as the auditors for the Company for the year 2022-2023 at a fee of Tk. 7,00,000- (Taka Seven Lac) only.

Appointment of Corporate Governance Compliance Auditor

For the year ended June 30, 2022 M/s. Mohammad Sanaullah & Associates, Chartered Secretaries, conducted the Compliance audit of the Company as per Corporate Governance Code of BSEC and they have done their job properly and submitted their report in time.

For the year 2022-2023 M/s. Mohammad Sanaullah & Associates, Chartered Secretaries & Management Consultants has expressed their interest to conduct the compliance audit at a fee of Tk. 75,000/- (Seventy Five Thousand) of the Company vide their letter dated September 11, 2022.

The Board recommended the appointment of M/S. Mohammad Sanaullah & Associates for compliance audit of Eastern Housing Limited for the year 2022-2023 and also recommending their fees at Tk. 75,000/- (Seventy Five Thousand) only for approval of the shareholders of the Company in the 58th Annual General Meeting.

Employees

The total strength of EHL employees stood 586 at the end of the year. EHL believes that a strong, skilled and dedicated workforce is the key ingredient to success. EHL provides equal opportunity in workplace irrespective of race, religion, gender and colour. The relationship between the management and the employees in the Company was excellent throughout the year.

Health and Safety

EHL is committed to provide a healthy and risk-free environment for its employees, customers, contractors, suppliers, visitors, etc. 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.

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.

Compliance with Laws and Regulations

The Company was not involved in any activities contravening the laws and regulations of the Country. The Company ensures compliance with the provisions of all concerned regulatory authorities.

Environmental Protection

The Company is committed to protect the environmental issues. To the best of the Board's knowledge, the Company was not involved in any activity which might be harmful to environment.

Corporate Social Responsibility

The Company continues to contribute to the welfare of the local communities through its CSR projects.

During the year the company has donated Tk. 25.18 Lac in different Educational and Religious Institutions.

Awards & Recognitions

The Institute of Chartered Secretaries of Bangladesh (ICSB) awarded our Company the ICSB National Award -2020 for Corporate Governance Excellence (Silver Award) in the Services Companies Category.

Acknowledgement

The Company and 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 cooperation, positive support, and guidance.

The Board also wishes to express its sincere appreciation to all employees of EHL for their contribution towards the progress of the Company.

We look forward to your continued support in the days ahead to achieve our vision – “To be a world class Real Estate Developer creating maximum value by providing quality homes and business.”

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



Manzurul Islam

Chairman

September 15, 2022

Declaration by MD and CFO

Annexure - A
As Per condition No.1 (5) (xxvi)

September 15, 2022

To
The Board of Directors
Eastern Housing Limited
59/B Kamal Ataturk Avenue
Banani, Dhaka-1213.

Subject: Declaration on Financial Statements for the year ended June 30, 2022

Dear Sir,

Pursuant to the condition No. 1(5)(xxvi) imposed vide the Commission's Notification No. BSEC/CMRRCD/2006-158/207/ Admin/80 dated June 3, 2018 under Section 2CC of the Securities and Exchange Ordinance 1969, we do hereby declare that:

- (1) The Financial Statements of Eastern Housing Limited (EHL) for the year ended on June 30, 2022 have been prepared in compliance with International Accounting Standards (IAS) or International Financial Reporting Standards (IFRS), as applicable in the Bangladesh and any departure therefrom has been adequately disclosed;
- (2) The estimates and judgments related to the financial statements were made on a prudent and reasonable basis, in order for the financial statements to reveal a true and fair view;
- (3) The form and substance of transactions of the Company's state of affairs have been reasonably and fairly presented in its financial statements;
- (4) To ensure above, the Company has taken proper and adequate care in installing a system of internal control and maintenance of accounting records;
- (5) Our internal auditors have conducted periodic audits to provide reasonable assurance that the established policies and procedures of the Company were consistently followed; and
- (6) The management's use of the going concern basis of accounting in preparing the financial statements is appropriate and there exists no material uncertainty related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern.

In this regard, we also certify that:

- (i) We have reviewed the financial statements for the year ended on June 30, 2022 and to the best of our knowledge and belief:
 - (a) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - (b) these statements collectively present true and fair view of the Company's affairs and are in compliance with existing accounting standards and applicable laws.
- (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 in violation of the code of conduct for the Company's Board of Directors or its members.

Sincerely yours,



Md. Asadul Islam
Chief Financial Officer



Dhiraj Malakar
Managing Director



Mohammad Sanullah & Associates
Chartered Secretaries & Management Consultants

Report to the Shareholders of Eastern Housing Limited

on

Compliance of Corporate Governance Code

We have examined the compliance status to the Corporate Governance Code by Eastern Housing Limited for the year ended 30 June 2022. This Code relates to the Notification No. BSEC/CMRRCD/2006-158/207/Admin/80 dated 3 June 2018 of the Bangladesh Securities and Exchange Commission.

Such compliance with the Corporate Governance Code is the responsibility of the Company. Our examination was limited to the procedures and implementation thereof as adopted by the Management in ensuring compliance to the conditions of the Corporate Governance Code.

This is a scrutiny and verification and an independent audit on compliance of the conditions of the Corporate Governance Code as well as the provisions of relevant Bangladesh Secretarial Standards (BSS) as adopted by the Institute of Chartered Secretaries of Bangladesh (ICSB) in so far as those standards are not inconsistent with any condition of this Corporate Governance Code.

We state that we have obtained all the information and explanations, which we have required, and after due scrutiny and verification thereof, we report that, in our opinion and subject to the remarks as reported in the Status of Compliance Statement:

- (a) The Company has complied with the conditions of the Corporate Governance Code as Stipulated in the above-mentioned Corporate Governance Code issued by the Commission;
- (b) The company has complied with the provisions of the relevant Bangladesh Secretarial Standards (BSS) as adopted by the Institute of Chartered Secretaries of Bangladesh (ICSB) as required by this Code;
- (c) Proper books and records have been kept by the company as required under the Companies Act, 1994, the securities laws and other relevant laws; and
- (d) The governance of the company is satisfactory.

For: **Mohammad Sanullah & Associates**

September 15, 2022



Mohammad Sanullah FCS

Chartered Secretaries & Management Consultants

Corporate Governance Compliance Status

Status of compliance with conditions imposed by the Bangladesh Securities and Exchange Commission's Notification No. BSEC/CMRRCD/2006-158/207/Admin/80 dated 03 June, 2018 issued under 2CC of the Securities and Exchange Commission Ordinance, 1969 is presented below:

Report under condition No. 9:00

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
1	Board of Directors			
1(1)	Board's Size (Number of Directors - Minimum 5 and Maximum 20).	Complied		There are 8 (eight) Members in the Board.
1(2)	Independent Directors			
1(2) (a)	At least one-fifth (1/5) of directors should be Independent Directors;	Complied		There are 2 (two) Independent Directors in the Board.
1(2) (b)(i)	Independent Director does not hold any share in the company or holds less than 1% shares of the total paid-up capital;	Complied		The Independent Directors have declared their compliances.
1(2)(b)(ii)	Non connectivity with the company's any sponsor or director or shareholder who holds 1% or more shares on the basis of family relationship;	Complied		Do
1(2)(b)(iii)	who has not been an executive of the company in immediately preceding 2 (two) financial years;	Complied		Do
1(2)(b)(iv)	who does not have any other relationship, whether pecuniary or otherwise, with the company or its subsidiary or associated companies;	Complied		Do
1(2)(b)(v)	who is not a member or TREC (Trading Right Entitlement Certificate) holder, director or officer of any stock exchange;	Complied		Do
1(2)(b)(vi)	who is not a shareholder, director excepting independent director or officer of any member or TREC holder of stock exchange or an intermediary of the capital market;	Complied		Do
1(2)(b)(vii)	who is not a partner or an executive or was not a partner or an executive during the preceding 3 (three) years of the concerned company's statutory audit firm or audit firm engaged in internal audit services or audit firm conducting special audit or professional certifying compliance of this Code;	Complied		Do
1(2)(b)(viii)	who is not independent director in more than 5 listed companies;	Complied		Do
1(2)(b)(ix)	who has not been convicted by a court of competent jurisdiction as a defaulter in payment of any loan or any advance to a bank or a Non-Bank Financial Institution (NBFI); and	Complied		Do
1(2)(b)(x)	who has not been convicted for a criminal offence involving moral turpitude;	Complied		Do

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
1(2)(c)	The independent director(s) shall be appointed by the Board and approved by the shareholders in the Annual General Meeting (AGM);	Complied		The appointments are duly approved at AGM.
1(2)(d)	The post of independent director(s) cannot remain vacant for more than 90 (ninety) days;	Complied		No vacancy occurred
1(2)(e)	The tenure of office of an independent director shall be for a period of 3 (three) years, which may be extended for 1 (one) tenure only:	Complied		Mr. Kashem Humayun is in his 2nd term of Office and Mr. Rafiqul Islam is in his first term of office.
1(3)	Qualification of Independent Director			
1(3)(a)	Independent director shall be a knowledgeable individual with integrity who is able to ensure compliance with financial laws, regulatory requirements and corporate laws and can make meaningful contribution to the business;	Complied		The qualification and background of IDs justify their abilities as such
1(3)(b)(i)	Business Leader who is or was a promoter or director of an unlisted company having minimum paid-up capital of Tk. 100.00 million or any listed company or a member of any national or international chamber of commerce or business association;	Complied		Do
1(3)(b)(ii)	Corporate Leader who is or was a top level executive not lower than Chief Executive Officer or Managing Director or Deputy Managing Director or Chief Financial Officer or Head of Finance or Accounts or Company Secretary or Head of Internal Audit and Compliance or Head of Legal Service or a candidate with equivalent position of an unlisted company having minimum paid up capital of Tk. 100.00 million or of a listed company;	N/A		Do
1(3)(b)(iii)	Former official of government or statutory or autonomous or regulatory body in the position not below 5th Grade of the national pay scale, who has at least educational background of bachelor degree in economics or commerce or business or law;	Complied		Mr. Rafiqul Islam is a retired Joint Secretary of Government of the People's Republic of Bangladesh.
1(3)(b)(iv)	University Teacher who has educational background in Economics or Commerce or Business Studies or Law;	N/A		N/A
1(3)(b)(v)	Professional who is or was an advocate practicing at least in the High Court Division of Bangladesh Supreme Court or a Chartered Accountant or Cost and Management Accountant or Chartered Financial Analyst or Chartered Certified Accountant or Certified Public Accountant or Chartered Management Accountant or Chartered Secretary or equivalent qualification;	N/A		N/A
1(3)(c)	The independent director shall have at least 10 (ten) years of experiences in any field mentioned in clause (b);	Complied		They have vast experience.
1(3)(d)	In special cases, the above qualifications or experiences may be relaxed subject to prior approval of the Commission.	N/A		No such approval required

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
1(4)	Duality of the Chairperson of the Board and the Managing Director or Chief Executive Officer			
1(4)(a)	The positions of the Chairperson of the Board and the Managing Director (MD) and/or Chief Executive Officer (CEO) of the company shall be filled by different individuals;	Complied		They are different individuals
1(4)(b)	The Managing Director (MD) and/or Chief Executive Officer (CEO) of a listed company shall not hold the same position in another listed company;	Complied		Compliance declared
1(4)(c)	The Chairperson of the Board shall be elected from among the non-executive directors of the company;	Complied		The Chairperson is elected from amongst non-executive directors.
1(4)(d)	The Board shall clearly define respective roles and responsibilities of the Chairperson and the Managing Director and/or Chief Executive Officer;	Complied		The roles and responsibilities of the Chairperson and the Managing Director are clearly defined.
1(4)(e)	In the absence of the Chairperson of the Board, the remaining members may elect one of themselves from non-executive directors as Chairperson for that particular Board's meeting; the reason of absence of the regular Chairperson shall be duly recorded in the minutes.	Complied		In absence of Chairman Mr. Md. Abdul Wadud, Director presided over the meeting as Chairperson in three occasions.
1(5)	The Directors' Report to Shareholders			
1(5)(i)	An industry outlook and possible future developments in the industry;	Complied		Stated in the Directors' Report
1(5)(ii)	The segment-wise or product-wise performance;	Complied		Do
1(5)(iii)	Risks and concerns including internal and external risk factors, threat to sustainability and negative impact on environment, if any;	Complied		Do
1(5)(iv)	A discussion on Cost of Goods sold, Gross Profit Margin and Net Profit Margin, where applicable;	Complied		Do
1(5)(v)	A discussion on continuity of any extraordinary activities and their implications (gain or loss);	Complied		Do
1(5)(vi)	A detailed discussion on related party transactions along with a statement showing amount, nature of related party, nature of transactions and basis of transactions of all related party transactions;	Complied		Do
1(5)(vii)	A statement of utilization of proceeds raised through public issues, rights issues and/or any other instruments;	N/A		Do
1(5)(viii)	An explanation if the financial results deteriorate after the company goes for Initial Public Offering (IPO), Repeat Public Offering (RPO), Rights Share Offer, Direct Listing, etc.;	N/A		Do
1(5)(ix)	An explanation on any significant variance that occurs between Quarterly Financial performances and Annual Financial Statements;	Complied		Do

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
1(5)(x)	A statement of remuneration paid to the directors including independent directors;	Complied		Do
1(5)(xi)	A statement that the financial statements prepared by the management of the issuer company present fairly its state of affairs, the result of its operations, cash flows and changes in equity;	Complied		Do
1(5)(xii)	A statement that proper books of account of the issuer company have been maintained;	Complied		Do
1(5)(xiii)	A statement that appropriate accounting policies have been consistently applied in preparation of the financial statements and that the accounting estimates are based on reasonable and prudent judgment;	Complied		Do
1(5)(xiv)	A statement that International Accounting Standards (IAS) or International Financial Reporting Standards (IFRS), as applicable in Bangladesh, have been followed in preparation of the financial statements and any departure there from has been adequately disclosed;	Complied		Do
1(5)(xv)	A statement that the system of internal control is sound in design and has been effectively implemented and monitored;	Complied		Do
1(5)(xvi)	A statement that minority shareholders have been protected from abusive actions by, or in the interest of, controlling shareholders acting either directly or indirectly and have effective means of redress;	Complied		Do
1(5)(xvii)	A statement that there is no significant doubt upon the issuer company's ability to continue as a going concern, if the issuer company is not considered to be a going concern, the fact along with reasons there of shall be disclosed;	Complied		Do
1(5)(xviii)	An explanation that significant deviations from the last year's operating results of the issuer company shall be highlighted and the reasons thereof shall be explained;	Complied		Do
1(5)(xix)	A statement where key operating and financial data of at least preceding 5 (five) years shall be summarized;	Complied		Do
1(5)(xx)	An explanation on the reasons if the issuer company has not declared dividend (cash or stock) for the year;	N/A		Dividend declared
1(5)(xxi)	Board's statement to the effect that no bonus share or stock dividend has been or shall be declared as interim dividend;	Complied		Stated in the Directors' Report
1(5)(xxii)	The total number of Board meetings held during the year and attendance by each director;	Complied		6 (six) meetings conducted during the reporting year
1(5)(xxiii)	A report on the pattern of shareholding disclosing the aggregate number of shares (along with name-wise details where stated below) held by:			
1(5)(xxiii)(a)	Parent or Subsidiary or Associated Companies and other related parties (name-wise details);	Complied		Stated in Annexure-E in the Annual Report
1(5)(xxiii)(b)	Directors, Chief Executive Officer, Company Secretary, Chief Financial Officer, Head of Internal Audit and Compliance and their spouses and minor children (name-wise details);	Complied		Stated in Annexure-E in the Annual Report.

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
1(5)(xxiii)(c)	Executives;	Complied		Do
1(5)(xxiii)(d)	Shareholders holding ten percent (10%) or more voting interest in the company (name-wise details)	Complied		Do
1(5)(xxiv)	In case of appointment or reappointment of a director, a disclosure on the following information to the shareholders:-			
1(5)(xxiv)(a)	a brief resume of the director;	Complied		Do
1(5)(xxiv)(b)	nature of his or her expertise in specific functional areas;	Complied		Do
1(5)(xxiv)(c)	names of companies in which the person also holds the directorship and the membership of committees of the Board;	Complied		Do
1(5)(xxv)	A Management's Discussion and Analysis signed by CEO or MD presenting detailed analysis of the company's position and operations along with a brief discussion of changes in the financial statements, among others, focusing on:			
1(5)(xxv)(a)	accounting policies and estimation for preparation of financial statements;	Complied		Stated in the Management Discussion and Analysis from Managing Director's Desk.
1(5)(xxv)(b)	changes in accounting policies and estimation, if any, clearly describing the effect on financial performance or results and financial position as well as cash flows in absolute figure for such changes;	Complied		Do
1(5)(xxv)(c)	comparative analysis (including effects of inflation) of financial performance or results and financial position as well as cash flows for current financial year with immediate preceding five years explaining reasons thereof;	Complied		Do
1(5)(xxv)(d)	compare such financial performance or results and financial position as well as cash flows with the peer industry scenario;	Complied		Do
1(5)(xxv)(e)	briefly explain the financial and economic scenario of the country and the globe;	Complied		Do
1(5)(xxv)(f)	risks and concerns issues related to the financial statements, explaining such risk and concerns mitigation plan of the company;	Complied		Do
1(5)(xxv)(g)	future plan or projection or forecast for company's operation, performance and financial position, with justification thereof, i.e., actual position shall be explained to the shareholders in the next AGM;	Complied		Do
1(5)(xxvi)	Declaration or certification by the CEO and the CFO to the Board as required under condition No. 3(3) shall be disclosed as per Annexure-A;	Complied		Declaration included in the Annual Report.
1(5)(xxvii)	The report as well as certificate regarding compliance of conditions of this Code as required under condition No. 9 shall be disclosed as per Annexure-B and Annexure-C.	Complied		The certificate is included in the Annual Report

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
Meetings of the Board of Directors				
1(6)	The company shall conduct its Board meetings and record the minutes of the meetings as well as keep required books and records in line with the provisions of the relevant Bangladesh Secretarial Standards (BSS) as adopted by the Institute of Chartered Secretaries of Bangladesh (ICSB).	Complied		Company maintains a book for Board Meeting Minutes as per the provision of Bangladesh Secretarial Standards (BSS) as adopted by the Institute of Chartered Secretaries of Bangladesh (ICSB).
1(7) Code of Conduct for the Chairperson, other Board members and Chief Executive Officer				
1(7)(a)	The Board shall lay down a code of conduct, based on the recommendation of the Nomination and Remuneration Committee (NRC) at condition No. 6, for the Chairperson of the Board, other board members and Chief Executive Officer of the company;	Complied		Code of Conduct as recommended by the NRC and approved by the Board is in place.
1(7)(b)	The code of conduct as determined by the NRC shall be posted on the website of the company including, among others, prudent conduct and behavior; confidentiality; conflict of interest; compliance with laws, rules and regulations; prohibition of insider trading; relationship with environment, employees, customers and suppliers; and independency.	Complied		The code of conduct is duly posted in the Company's website
2 Governance of Board of Directors of Subsidiary Company.				
2(a)	Provisions relating to the composition of the Board of the holding company shall be made applicable to the composition of the Board of the subsidiary company;	N/A		There is no subsidiary company of Eastern Housing Limited
2(b)	At least 1 (one) independent director on the Board of the holding company shall be a director on the Board of the subsidiary company;	N/A		Do
2(c)	The minutes of the Board meeting of the subsidiary company shall be placed for review at the following Board meeting of the holding company;	N/A		Do
2(d)	The minutes of the respective Board meeting of the holding company shall state that they have reviewed the affairs of the subsidiary company also;	N/A		Do
2(e)	The Audit Committee of the holding company shall also review the financial statements, in particular the investments made by the subsidiary company.	N/A		Do
3 Managing Director (MD) or Chief Executive Officer (CEO), Chief Financial Officer (CFO), Head of Internal Audit and Compliance (HIAC) and Company Secretary (CS).				
3(i)(a)	The Board shall appoint a Managing Director (MD) or Chief Executive Officer (CEO), a Company Secretary (CS), a Chief Financial Officer (CFO) and a Head of Internal Audit and Compliance (HIAC);	Complied		The Board has duly appointed the MD, CFO, CS and Head of Internal Audit (HIAC)

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
3(i)(b)	The positions of the Managing Director (MD) or Chief Executive Officer (CEO), Company Secretary (CS), Chief Financial Officer (CFO) and Head of Internal Audit and Compliance (HIAC) shall be filled by different individuals;	Complied		They are different individuals.
3(i)(c)	The MD or CEO, CS, CFO and HIAC of a listed company shall not hold any executive position in any other company at the same time;	Complied		They don't hold any position in any other Company.
3(i)(d)	The Board shall clearly define respective roles, responsibilities and duties of the CFO, the HIAC and the CS;	Complied		The roles, responsibilities and duties of MD, CFO, CS and HIAC are clearly defined
3(i)(e)	The MD or CEO, CS, CFO and HIAC shall not be removed from their position without approval of the Board as well as immediate dissemination to the Commission and stock exchange(s).	Complied		No case in the reporting year.
3(2)	Requirement to attend Board of Directors' Meetings The MD or CEO, CS, CFO and HIAC of the company shall attend the meetings of the Board: Provided that the CS, CFO and/or the HIAC shall not attend such part of a meeting of the Board which involves consideration of an agenda item relating to their personal matters.	Complied		In practice
3(3)	Duties of Managing Director (MD) or Chief Executive Officer (CEO) and Chief Financial Officer (CFO)			
3(3)(a)	The MD or 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:	Complied		Stated in the Annual Report
3(3)(a)(i)	these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;	Complied		Do
3(3)(a)(ii)	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;	Complied		Do
3(3)(b)	The MD or CEO and CFO shall also certify that there are, to the best of knowledge and belief, no transactions entered into by the company during the year which are fraudulent, illegal or in violation of the code of conduct for the company's Board or its members;	Complied		Do
3(3)(c)	The certification of the MD or CEO and CFO shall be disclosed in the Annual Report.	Complied		Disclosed in the Annual Report
4	Board of Directors' Committee.			
4(i)	Audit Committee;	Complied		Do
4(ii)	Nomination and Remuneration Committee.	Complied		Do

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
5	Audit Committee.			
5(i)(a)	The company shall have an Audit Committee as a sub-committee of the Board;	Complied		Do
5(i)(b)	The Audit Committee shall assist the Board 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;	Complied		Do
5(i)(c)	The Audit Committee shall be responsible to the Board; the duties of the Audit Committee shall be clearly set forth in writing.	Complied		Do
5(2)	Constitution of the Audit Committee			
5(2)(a)	The Audit Committee shall be composed of at least 3 (three) members;	Complied		The Audit Committee is comprised of 5 (five) members.
5(2)(b)	The Board shall appoint members of the Audit Committee who shall be nonexecutive directors of the company excepting Chairperson of the Board and shall include at least 1 (one) independent director;	Complied		Constituted as per the Corporate Governance Code 2018.
5(2)(c)	All members of the audit committee should be “financially literate” and at least 1 (one) member shall have accounting or related financial management background and 10 (ten) years of such experience;	Complied		Do
5(2)(d)	When the term of service of any Committee member expires or there is any circumstance causing any Committee member to be unable to hold office before expiration of the term of service, thus making the number of the Committee members to be lower than the prescribed number of 3 (three) persons, the Board shall appoint the new Committee member to fill up the vacancy immediately or not later than 1 (one) month from the date of vacancy in the Committee to ensure continuity of the performance of work of the Audit Committee;	N/A		No such case found in the reporting year.
5(2)(e)	The company secretary shall act as the secretary of the Committee;	Complied		In practice
5(2)(f)	The quorum of the Audit Committee meeting shall not constitute without at least 1 (one) independent director.	Complied		In practice
5(3)	Chairperson of the Audit Committee			
5(3)(a)	The Board shall select 1 (one) member of the Audit Committee to be Chairperson of the Audit Committee, who shall be an independent director;	Complied		Mr. Rafiqul Islam has been appointed as Chairman of Audit Committee who is an Independent Director.

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
5(3)(b)	In the absence of the Chairperson of the Audit Committee, the remaining members may elect one of themselves as Chairperson for that particular meeting, in that case there shall be no problem of constituting a quorum as required under condition No. 5(4)(b) and the reason of absence of the regular Chairperson shall be duly recorded in the minutes.	N/A		No such case in the reporting year
5(3)(c)	Chairperson of the Audit Committee shall remain present in the Annual General Meeting (AGM):	Complied		In practice.
5(4)	Meeting of the Audit Committee			
5(4)(a)	The Audit Committee shall conduct at least its four meetings in a financial year:	Complied		4 (Four) meetings held in the reporting year.
5(4)(b)	The quorum of the meeting of the Audit Committee shall be constituted in presence of either two members or two third of the members of the Audit Committee, whichever is higher, where presence of an independent director is a must.	Complied		In practice
5(5)	Role of Audit Committee The Audit Committee shall:-			
5(5)(a)	Oversee the financial reporting process;	Complied		The AC performed as per CGC 2018.
5(5)(b)	monitor choice of accounting policies and principles;	Complied		Do
5(5)(c)	monitor Internal Audit and Compliance process to ensure that it is adequately resourced, including approval of the Internal Audit and Compliance Plan and review of the Internal Audit and Compliance Report;	Complied		Do
5(5)(d)	oversee hiring and performance of external auditors;	Complied		Do
5(5)(e)	hold meeting with the external or statutory auditors for review of the annual financial statements before submission to the Board for approval or adoption;	Complied		Do
5(5)(f)	review along with the management, the annual financial statements before submission to the Board for approval;	Complied		Do
5(5)(g)	review along with the management, the quarterly and half yearly financial statements before submission to the Board for approval;	Complied		Do
5(5)(h)	review the adequacy of internal audit function;	Complied		Do
5(5)(i)	review the Management's Discussion and Analysis before disclosing in the Annual Report;	Complied		Do
5(5)(j)	review statement of all related party transactions submitted by the management;	Complied		Do
5(5)(k)	review Management Letters or Letter of Internal Control weakness issued by statutory auditors;	Complied		Do
5(5)(l)	oversee the determination of audit fees based on scope and magnitude, level of expertise deployed and time required for effective audit and evaluate the performance of external auditors;	Complied		Do

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
5(5)(m)	oversee whether the proceeds raised through Initial Public Offering (IPO) or Repeat Public Offering (RPO) or Rights Share Offer have been utilized as per the purposes stated in relevant offer document or prospectus approved by the Commission:	Complied		Do
5(6)	Reporting of the Audit Committee			
5(6)(a)(i)	The Audit Committee shall report on its activities to the Board.	Complied		In practice.
5(6)(a)(ii)	The Audit Committee shall immediately report to the Board on the following findings, if any:-			
5(6)(a)(ii)(a)	report on conflicts of interests;	N/A		No such incidence arose
5(6)(a)(ii)(b)	suspected or presumed fraud or irregularity or material defect identified in the internal audit and compliance process or in the financial statements;	N/A		Do
5(6)(a)(ii)(c)	suspected infringement of laws, regulatory compliances including securities related laws, rules and regulations;	N/A		Do
5(6)(a)(ii)(d)	any other matter which the Audit Committee deems necessary shall be disclosed to the Board immediately;	Complied		Do
5(6)(b)	Reporting to the Authorities If the Audit Committee has reported to the Board about anything which has material impact on the financial condition and results of operation and has discussed with the Board and the management that any rectification is necessary and if the Audit Committee finds that such rectification has been unreasonably ignored, the Audit Committee shall report such finding to the Commission, upon reporting of such matters to the Board for three times or completion of a period of 6 (six) months from the date of first reporting to the Board, whichever is earlier.	N/A		No such incidence arose
5(7)	Reporting to the Shareholders and General Investors Report on activities carried out by the Audit Committee, including any report made to the Board under condition No. 5(6)(a)(ii) above during the year, shall be signed by the Chairperson of the Audit Committee and disclosed in the annual report of the issuer company.	Complied		The activities of the AC are duly reported in the Annual Report
6	Nomination and Remuneration Committee (NRC).			
6(1)(a)	The company shall have a Nomination and Remuneration Committee (NRC) as a subcommittee of the Board;	Complied		Disclosed in the Annual report
6(1)(b)	The NRC shall assist the Board in formulation of the nomination criteria or policy for determining qualifications, positive attributes, experiences and independence of directors and top level executive as well as a policy for formal process of considering remuneration of directors, top level executive;	Complied		The NRC duly discharged its responsibilities as per CGC 2018.
6(1)(c)	The Terms of Reference (ToR) of the NRC shall be clearly set forth in writing covering the areas stated at the condition No. 6(5)(b).	Complied		Stated in the annual report.

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
6(2)	Constitution of the NRC			
6(2)(a)	The Committee shall comprise of at least three members including an independent director;	Complied		The NRC is comprised of 3 (Three) members including an Independent Director.
6(2)(b)	All members of the Committee shall be non-executive directors;	Complied		In practice.
6(2)(c)	Members of the Committee shall be nominated and appointed by the Board;	Complied		The NRC members are appointed by the Board
6(2)(d)	The Board shall have authority to remove and appoint any member of the Committee;	Complied		In practice.
6(2)(e)	In case of death, resignation, disqualification, or removal of any member of the Committee or in any other cases of vacancies, the board shall fill the vacancy within 180 (one hundred eighty) days of occurring such vacancy in the Committee;	N/A		No such case in the reporting year
6(2)(f)	The Chairperson of the Committee may appoint or co-opt any external expert and/or member(s) of staff to the Committee as advisor who shall be non-voting member, if the Chairperson feels that advice or suggestion from such external expert and/or member(s) of staff shall be required or valuable for the Committee;	N/A		No such case in the year
6(2)(g)	The company secretary shall act as the secretary of the Committee;	Complied		In practice.
6(2)(h)	The quorum of the NRC meeting shall not constitute without attendance of at least an independent director;	Complied		Do
6(2)(i)	No member of the NRC shall receive, either directly or indirectly, any remuneration for any advisory or consultancy role or otherwise, other than Director's fees or honorarium from the company.	Complied		Do
6(3)	Chairperson of the NRC			
6(3)(a)	The Board shall select 1 (one) member of the NRC to be Chairperson of the Committee, who shall be an independent director;	Complied		The NRC Chairman selected by the Board from an Independent Directors.
6(3)(b)	In the absence of the Chairperson of the NRC, the remaining members may elect one of themselves as Chairperson for that particular meeting, the reason of absence of the regular Chairperson shall be duly recorded in the minutes;	N/A		No such case in the reporting year
6(3)(c)	The Chairperson of the NRC shall attend the annual general meeting (AGM) to answer the queries of the shareholders:	N/A		The NRC Chairman was present in the last AGM

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
6(4)	Meeting of the NRC			
6(4)(a)	The NRC shall conduct at least one meeting in a financial year;	Complied		1 (One) meeting was held in the reporting year.
6(4)(b)	The Chairperson of the NRC may convene any emergency meeting upon request by any member of the NRC;	N/A		No such case in the year
6(4)(c)	The quorum of the meeting of the NRC shall be constituted in presence of either two members or two third of the members of the Committee, whichever is higher, where presence of an independent director is must as required under condition No. 6(2)(h);	Complied		In practice.
6(4)(d)	The proceedings of each meeting of the NRC shall duly be recorded in the minutes and such minutes shall be confirmed in the next meeting of the NRC.	Complied		In practice.
6(5)	Role of the NRC			
6(5)(a)	NRC shall be independent and responsible or accountable to the Board and to the shareholders;	Complied		In practice.
6(5)(b)	NRC shall oversee, among others, the following matters and make report with recommendation to the Board:			
6(5)(b)(i)(a)	the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate suitable directors to run the company successfully;	Complied		In practice.
6(5)(b)(i)(b)	the relationship of remuneration to performance is clear and meets appropriate performance benchmarks;	Complied		Do
6(5)(b)(i)(c)	remuneration to directors, top level executive involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the company and its goals;	Complied		Do
6(5)(b)(ii)	devising a policy on Board's diversity taking into consideration age, gender, experience, ethnicity, educational background and nationality;	Complied		Do
6(5)(b)(iii)	identifying persons who are qualified to become directors and who may be appointed in top level executive position in accordance with the criteria laid down, and recommend their appointment and removal to the Board;	Complied		Do
6(5)(b)(iv)	formulating the criteria for evaluation of performance of independent directors and the Board;	Complied		Do
6(5)(b)(v)	identifying the company's needs for employees at different levels and determine their selection, transfer or replacement and promotion criteria;	Complied		Do
6(5)(b)(vi)	developing, recommending and reviewing annually the company's human resources and training policies;	Complied		Do
6(5)(c)	The company shall disclose the nomination and remuneration policy and the evaluation criteria and activities of NRC during the year at a glance in its annual report.	Complied		The NRC report duly disclosed in the Annual Report.
7	External or Statutory Auditors.			
7(1)	Issuer company shall not engage its external auditors to perform the following service of the company.			

Condition No.	Title	Compliance Status		Remarks (if any)
		Complied	Not complied	
7(1)(i)	appraisal or valuation services or fairness opinions;	Complied		As declared by the auditor's
7(1)(ii)	financial information systems design and implementation;	Complied		Do
7(1)(iii)	book-keeping or other services related to the accounting records or financial statements;	Complied		Do
7(1)(iv)	broker-dealer services;	Complied		Do
7(1)(v)	actuarial services;	Complied		Do
7(1)(vi)	internal audit services or special audit services;	Complied		Do
7(1)(vii)	any service that the Audit Committee determines;	Complied		Do
7(1)(viii)	audit or certification services on compliance of corporate governance as required under condition No. 9(1);	Complied		Do
7(1)(ix)	any other service that creates conflict of interest.	Complied		Do
7(2)	No partner or employees of the external audit firms shall possess any share of the company they audit at least during the tenure of their audit assignment of that company; his or her family members also shall not hold any shares in the said company.	Complied		Do
7(3)	Representative of external or statutory auditors shall remain present in the Shareholders' Meeting (Annual General Meeting or Extraordinary General Meeting) to answer the queries of the shareholders.	Complied		Representative of external auditor was present in the last AGM
8	Maintaining a website by the Company.			
8(1)	The company shall have an official website linked with the website of the stock exchange.	Complied		In practice
8(2)	The company shall keep the website functional from the date of listing.	Complied		In practice
8(3)	The company shall make available the detailed disclosures on its website as required under the listing regulations of the concerned stock exchange(s).	Complied		In practice.
9	Reporting and Compliance of Corporate Governance.			
9(1)	The company shall obtain a certificate from a practicing Professional Accountant or Secretary (Chartered Accountant or Cost and Management Accountant or Chartered Secretary) other than its statutory auditors or audit firm on yearly basis regarding compliance of conditions of Corporate Governance Code of the Commission and shall such certificate shall be disclosed in the Annual Report.	Complied		The Company obtained the certificate of Compliance from M/s. Mohammad Sanaullah & Associates is duly disclosed in the Annual Report.
9(2)	The professional who will provide the certificate on compliance of this Corporate Governance Code shall be appointed by the shareholders in the annual general meeting.	Complied		The compliance auditor M/s. Mohammad Sanaullah & Associates is duly appointed by the shareholders at AGM.
9(3)	The directors of the company shall state, in accordance with the Annexure-C attached, in the directors' report whether the company has complied with these conditions or not.	Complied		Detailed status is given at Annexure-C and published in the Annual Report..

Directors' Attendance and Remuneration during 2021-2022

The statement of remuneration paid to the Directors for attending meeting of the Board of Directors and Audit Committee and Nomination and Remuneration Committee during the financial year under reporting are noted below:

Sl. No.	Name of Directors	Board Meeting		Audit Committee		NRC		Total Fees Paid (Tk.)
		Attendance	Fees (Tk.)	Attendance	Fees (Tk.)	Attendance	Fees (Tk.)	
1	Mr. Manzurul Islam Chairman	3/6	15,000					15,000
2	Mrs. Suraiya Begum Director	5/6	30,000					30,000
3	Mr. Abu Lutfe Fazle Rahim Khan Director	3/6	25,000			1/1	5,000	30,000
4	Mr. Md. Abdur Rahim Choudhury Director	6/6	40,000	4/4	30,000	1/1	5,000	75,000
5	Mr. Md. Abdul Wadud Director	6/6	40,000	4/4	30,000			70,000
6	Mr. Md. Mostafizur Rahman Director	6/6	40,000	4/4	30,000			70,000
7	Mr. Md. Rafiqul Islam Independent Director	6/6	40,000	4/4	30,000			70,000
8	Mr. Kashem Humayun Independent Director	6/6	40,000	4/4	30,000	1/1	5,000	75,000
Total			270,000		150,000		15,000	435,000

The pattern of shareholdings as on 30.06.2022 is given below:

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

Name of the Company	No. of Share	Percentage of Holding
Islam Brothers Properties Limited	30,835,872	33.03%
River View Limited	12,785,605	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 30.06.2022 are as follows.

Name	Designation	No. of Share	Percentage of Holding
Manzurul Islam	Chairman	2,979,524	3.19%
Suraiya Begum	Director	255,843	0.27%
Abu Luthfe Fazle Rahim Khan	Director	Nil	Nil
Md. Abdur Rahim Choudhury	Director	1498	0.00%
Md. Abdul Wadud	Director	1,502	0.00%
Md. Mostafizur Rahman	Director	1,502	0.00%
Rafiqul Islam	Independent Director	Nil	Nil
Kashem Humayun	Independent Director	Nil	Nil
Dhiraj Malakar	Managing Director	Nil	Nil
Salim Ahmed, FCS	Company Secretary	Nil	Nil
Asadul Islam FCA, FCS	Chief Financial Officer	Nil	Nil
Md. Moniruzzaman	Head of Internal Audit & Compliance	Nil	Nil

c) Executives

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

Name of the Company	No. of Share	Percentage of Holding
Islam Brothers Properties Limited	30,835,872	33.03%
River View Limited	12,785,605	13.70%

Audit Committee Report for the year ended June 30, 2022

The terms of reference of the Audit Committee has been determined by the Board of Directors of the Company in accordance with the conditions of Corporate Governance Code of Bangladesh Securities and Exchange Commission (BSEC).

The Committee is appointed by and responsible to the Board of Directors. At present the Audit Committee consists of 5 members of the Board two of them are independent directors. The Audit Committee comprising of the following:

- i. Mr. Md. Rafiqul Islam, Independent Director and Chairman of the Audit Committee,
- ii. Mr. Kashem Humayun, Independent Director Member,
- iii. Mr. Md. Abdur Rahim Choudhury, Member,
- iv. Mr. Abdul Wadud, Member, and
- v. Mr. Md. Mostafizur Rahman, Member.

Mr. Salim Ahmed FCS, Company Secretary acts as Secretary of the Committee.

Role and Responsibilities of the Audit Committee

The responsibilities and specific duties of the Audit Committee have been defined in the “Terms of Reference (ToR)” of the Audit Committee in line with the Corporate Governance Code 2018.

The Audit Committee of EHL shall:-

- (a) Oversee the financial reporting process;
- (b) monitor choice of accounting policies and principles;
- (c) monitor Internal Audit and Compliance process to ensure that it is adequately resourced, including approval of the Internal Audit and Compliance Plan and review of the Internal Audit and Compliance Report;
- (d) oversee hiring and performance of external auditors;
- (e) hold meeting with the external or statutory auditors for review of the annual financial statements before submission to the Board for approval or adoption;
- (f) review along with the management, the annual financial statements before submission to the Board for approval;
- (g) review along with the management, the quarterly and half yearly financial statements before submission to the Board for approval;
- (h) review the adequacy of internal audit function;
- (i) review the Management’s Discussion and Analysis before disclosing in the Annual Report;
- (j) review statement of all related party transactions submitted by the management;
- (k) review Management Letters or Letter of Internal Control weakness issued by statutory auditors;
- (l) oversee the appointment of Audit firm and determination of audit fees based on scope and magnitude, level of expertise deployed and time required for effective audit and evaluate the performance of external Auditors; and any other activities as assigned by the board of the Company from time to time.

Activities carried out during the year 2021-2022

During the financial year ended on June 30, 2022 four meetings of the Audit Committee were held. The details of attendance of the members have been shown in the Annexure- II of this report. The Chief Financial Officer (CFO), the Head of Internal Audit and Compliance (HIAC) attend the meeting by invitation.

The following activities were carried out by the Audit Committee:

1. Reviewed the Quarterly, Half yearly and Annual Financial Statements of the Company before submission to the Board for their approval.
2. Reviewed the effectiveness of internal control and also reviewed audit objection of Head of Internal Audit and also reviewed points or suggestions and amendments by the Internal Auditor.
3. Met with the members of the external auditors and had discussion on the audit of financial statements of the Company.
4. Reviewed the annual financial statements of the Company prior to submission to the Board for approval. The review was to ensure that the financial reporting and disclosures were in compliance with the Securities Laws, provision of the Companies Act 1994, International Financial Reporting Standards (IFRS) as applicable in Bangladesh.
5. Reviewed statement of all related party transactions submitted by the management.
6. Recommended the appointment of M/s. Mahfel Huq & Co., Chartered Accountants, as External Auditors of the Company for the year 2022-2023.

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 activities of the company is well managed.

On behalf of the Audit Committee,



Md. Rafiqul Islam

Chairman

Audit Committee

September 15, 2022

Report of the Nomination and Remuneration Committee 2021-2022

As per the requirements of the BSEC Code of Corporate Governance the Board of Directors of Eastern Housing Limited has constituted a Nomination and Remuneration Committee (NRC) in July, 2018. The NRC is a Sub - Committee of the Board.

Composition of the Committee

The Nomination and Remuneration Committee (NRC) consist of three Directors including one Independent Director. Independent Director is the Chairman of the Committee. The Committee acts as per the terms and conditions of the Corporate Governance Code of BSEC. The Committee members are:

- | | | |
|----|---|----------|
| 1. | Mr. Kashem Humayun
Independent Director | Chairman |
| 2. | Mr. Abu Luthfe Fazle Rahim Khan
Director | Member |
| 3. | Mr. Md. Abdur Rahim Choudhury
Director | Member |

Company Secretary Mr. Salim Ahmed, FCS acts as the Secretary of the Committee.

The Managing Director and the CFO & Head of HR attend the meeting, as and when required by invitation.

Major Role and Responsibilities of the Committee

- i. The Committee is an independent sub-committee of the Board and responsible or accountable to the Board and to the shareholders of the Company.
- ii. The Committee discharges the responsibilities and acts as stipulated in the Terms of Reference (ToR) of the Nomination and Remuneration Committee adopted by the Board in line with the Corporate Governance Code 2018.

The activities of the NRC during the year were as follows:

- i. During the year under review the Committee met once. The Managing Director and the Chief Financial Officer and Head of Human Resources attended the meeting by invitation of the Committee. The attendance record of the members is shown in Annexure I.
- ii. Reviewed the management's proposals for the annual increment/ promotion/ enhancement of salary and renewal of contract appointments of Senior Management of the Company.
- iii. Recommended appointment of Engr. Zahanul Haq Chowdhury, as Executive Director for Land (Development) department.
- iv. Evaluate the performance of retiring Directors and recommended for reappointment of Directors Mrs. Suraiya Islam nominated by River View Limited and Mr. Md. Abdul Wadud nominated by Islam Brothers Properties Limited.
- v. Recommended reappointment of Mr. Md. Rafiqul Islam as Independent Director for another term of three years

On behalf of the Committee



Kashem Humayun

Chairman

Nomination and Remuneration Committee

September 15, 2022

Nomination and Remuneration Policy

This Nomination and Remuneration Policy is being formulated in compliance with condition no.6 of the Corporate Governance Code of Bangladesh Securities and Exchange Commission (BSEC). This policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated by the Nomination and Remuneration Committee (NRC or the Committee) and has been approved by the Board of Directors of Eastern Housing Limited.

Definitions

“**Remuneration**” means any money or its equivalent given to any person for services rendered by him and includes perquisites as defined under the Income Tax Ordinance, 1984

“**Key Managerial Personnel**” (KMP) means:

- i) Managing Director, or Chief Executive Officer or Manager and in their absence, a Whole-time Director;
- ii) Chief Financial Officer;
- iii) Company Secretary; and
- iv) such other officer as may be prescribed.

“**Senior Managerial Personnel**” (SMP) mean the personnel of the company who are members of its core management team excluding Board of Directors. Normally, this would comprise all members of management, of rank equivalent to General Manager and above, including all functional heads.

Objective:

The objective of the policy is to ensure that

- the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the company successfully;
- relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
- remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the company and its goals.

APPOINTMENT AND REMOVAL OF DIRECTOR, KEY MANAGERIAL PERSONNEL AND SENIOR MANAGEMENT

- a. The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend his / her appointment, as per Company's Policy.
- b. A person should possess adequate qualification, expertise and experience for the position he / she is considered for appointment. The Committee has authority to decide whether qualification, expertise and experience possessed by a person is sufficient / satisfactory for the position.

EVALUATION

The Committee shall carry out evaluation of performance of Director, KMP and Senior Management Personnel yearly or at such intervals as may be considered necessary.

REMOVAL

The Committee may recommend with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the Companies Act, 1994, rules and regulations and the policy of the Company.

RETIREMENT

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Act and the prevailing policy of the Company. The Board will have the discretion to retain the Director, KMP, Senior Management Personnel in the same position/ remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

POLICY FOR REMUNERATION TO DIRECTORS/KMP/SENIOR MANAGEMENT PERSONNEL

1. Remuneration to Managing Director / Whole-time Directors:
 - a. The Remuneration/ Commission etc. to be paid to Managing Director / Whole-time Directors, etc. shall be governed as per provisions of the Companies Act, 1994 and rules made there under or any other enactment for the time being in force and the approvals obtained from the Members of the Company.
 - b. The Nomination and Remuneration Committee shall make such recommendations to the Board of Directors, as it may consider appropriate with regard to remuneration to Managing Director / Whole-time Directors.
2. Remuneration to Non- Executive / Independent Directors:
 - a. The Non-Executive / Independent Directors may receive meeting fees and such other remuneration as permissible under the provisions of Companies Act, 1994. The amount of meeting fees shall be such as may be recommended by the Nomination and Remuneration Committee and approved by the Board of Directors.
 - b. Any remuneration paid to Non- Executive / Independent Directors for services rendered which are of professional in nature shall not be considered as part of the remuneration for the purposes of clause (a) above if the following conditions are satisfied:
 - i) The Services are rendered by such Director in his capacity as the professional; and
 - ii) In the opinion of the Committee, the director possesses the requisite qualification for the practice of that profession.
3. Remuneration to Key Managerial Personnel and Senior Management:
 - a. The remuneration to Key Managerial Personnel and Senior Management shall consist of fixed pay and incentive pay in accordance with the Company's Policy.

IMPLEMENTATION

- a. The Committee may issue guidelines, procedures, formats, reporting mechanism and manuals in supplement and for better implementation of this policy as considered appropriate.
- b. The Committee may delegate any of its powers to one or more of its members.



"The Sovereign" Plot # 7/A, Road # 90, Gulshan -2, Dhaka.

Directors' Responsibilities 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, the Listing Regulations of the Exchanges and other applicable Laws and Regulations.
- 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 June 30, 2022, 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.

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

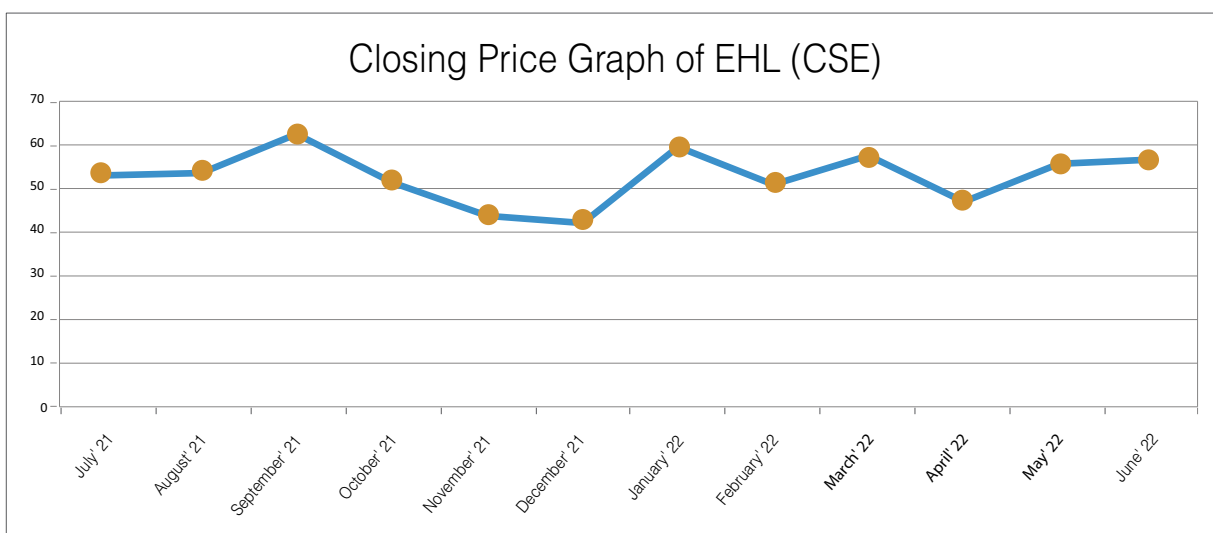
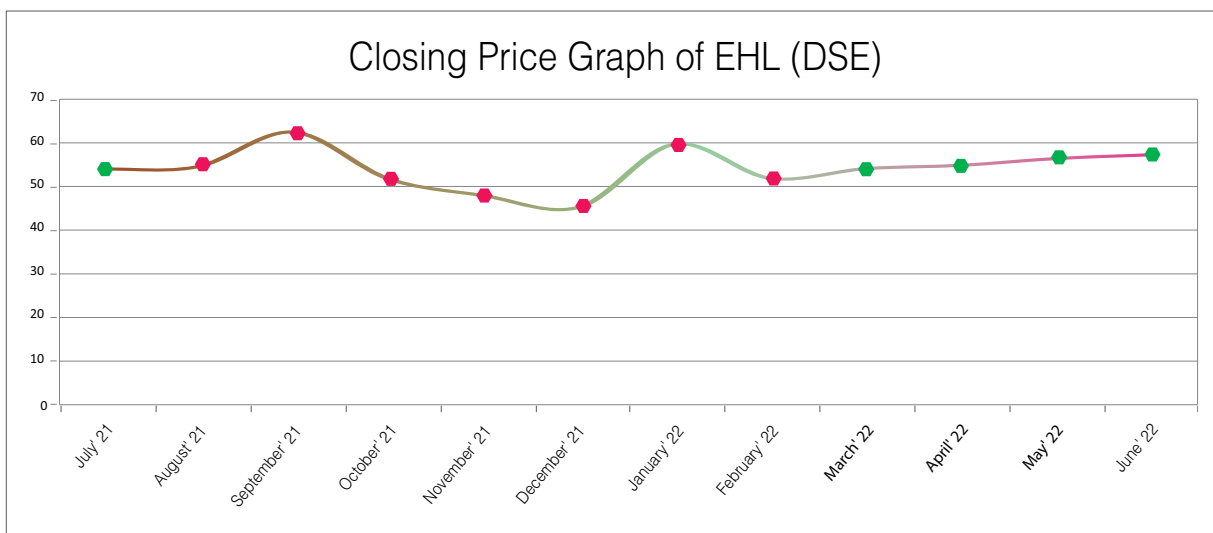
The board, through the Audit Committee, has reviewed the assessments of risks and internal control framework that operates in Eastern Housing Limited and has considered the effectiveness of the system of internal control in operation in the Company for the year covered by this report and up to the date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

Annual Report

The Annual Report for the year ended June 30, 2022, comprising the Report of Directors and the Financial Statements, has been approved by the Board of Directors.

EHL Share Performance During July 2021-June 2022

Month	Dhaka Stock Exchange:			Chittagong Stock Exchange:		
	High (BDT)	Low (BDT)	Close (BDT)	High (BDT)	Low (BDT)	Close (BDT)
July'21	59.10	53.20	54.70	58.50	37.80	54.80
August'21	59.30	54.00	55.20	59.60	51.20	55.20
September'21	67.50	55.20	62.40	67.00	55.30	62.30
October'21	65.70	48.70	52.70	65.50	48.00	53.50
November'21	58.80	49.00	49.20	59.00	47.00	47.40
December'21	53.00	45.80	46.80	55.00	45.20	46.10
January'22	63.80	47.00	59.90	63.90	50.50	60.00
February'22	62.50	52.50	52.80	62.20	53.00	53.10
March'22	58.50	48.00	54.80	61.10	46.90	58.40
April'22	56.20	51.40	55.50	60.00	53.40	50.00
May'22	73.50	54.70	56.90	73.10	53.90	56.90
June'22	64.70	57.30	57.70	64.50	57.50	57.70





"Eastern Cascade" Plot # 16, Block -A, Banasree Main Road, Dhaka.



"The Crest" Plot # 10, Road # 3, Dhanmondi, Dhaka



**Independent Auditor's Report
and
Audited Financial Statements
of
Eastern Housing Limited**
as at & for the year ended 30 June 2022

Independent Auditor's Report

to the Shareholders of Eastern Housing Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Eastern Housing Limited (the "Company"), which comprise the Statement of Financial Position as at 30 June 2022, and along with the Statement of Profit or Loss and Other Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements of Eastern Housing Limited give a true and fair view of the financial position of the Company as at 30 June 2022, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs), the Companies Act, 1994 and other applicable laws and regulations.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), together with the ethical requisition that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code and the Institute of Chartered Accountants of Bangladesh (ICAB) Bye Laws. We believe that the audit evidence we have obtained is reasonably sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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

Key Audit Matters	How our audit addresses the key audit matters
1. Revenue	
<p>The company's reported revenues of BDT 3,312,751,669 which is recognized in the statement of profit or loss and other comprehensive income. This is material amount which is subject to considerable inherent risk due to the complexity of recognition of revenue from sale of land and apartments (In case of land, it is recognized as revenue and treated as a 'sale' only when the allotted plots of land are registered to the respective customers. In case of apartments, it is recognized as revenue and treated as a 'sale' on hand-over basis when the risk and rewards associated with the products are significantly transferred to the buyer and the buyer has the possession of the products).</p> <p>In addition, there is a significant impact of the application of "International Financial Reporting Standard 15-Revenue from Contracts with Customers" (IFRS 15) from the effective time. According to this standard revenue is being recognized at appoint of time, which is upon the Company satisfying its performance obligation and the customer obtaining control of the promised goods/assets.</p> <p>Considering those, proper application of the accounting standard is considered to be complex and to a certain extent based on estimates and assumptions made by management. Therefore, Recognition of revenue from sale of properties considered as key audit matter.</p>	<p>Our procedures in relation to recognition of revenue from sales of properties included:</p> <ul style="list-style-type: none"> • We read the accounting policy for revenue recognition of the Company and assesses compliance of the policy in terms of principles enunciated under IFRS 15; • We obtained and understood revenue recognition process including identification of performance obligations and determination of transfer of control of the lands and apartments underlying the performance obligation to the customers; • We assessed the measurement evaluation of determining revenue recognition from sale of lands and apartments at a point of time in accordance with the requirements under IFRS 15; • We, on a sample basis inspected the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the property to the customer based on which revenue being recognized. • We assessed the disclosures made in accordance with IFRS 15.
<p>[See note 27.00 to the financial statements]</p>	

2. Advanced received against allotment	
<p>The company reported advance received against allotment at BDT 13,914,804,741 in the Statement of Financial position.</p> <p>This is a significant material amount which represents Current Liability 77.14% of Current Assets.</p> <p>The amounts which have been received as advanced against allotments can be defined as advanced against sales, but to follow the revenue recognition criteria as per IFRS-15 Revenue from contracts with customers, the company follows the following procedure:</p> <p>After sales agreement the company starts receiving installments from customer and thus treats this as 'Advanced received against allotments'. When the installments being completed then the company makes the agreements to transfer the ownership and after that recognize the revenue against that sales and transfer the amount from 'Advance against allotment' to 'Revenue'.</p> <p>As its inherent nature of payment procedure and material amount, we defined it as a key audit matter.</p> <p>[See note: 23.00 to the financial statements]</p>	<p>Our procedures in relation to recognition of advanced received against allotment included:</p> <ul style="list-style-type: none"> • We, on a sample basis inspected the underlying customer contracts and payment schedule to verify the installments received against those contracts. • We performed payables confirmation on the balance as a part of audit procedure. • We have performed the occurrence, completeness, accuracy and cut-off test on sample basis. • Though this is a significant liability of the company but it has same amount of land and apartments as inventories recorded at cost value.

Reporting on other information

Management is responsible for the other information. The other information comprises all of the information in the Annual Report other than the financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

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

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

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

Management is responsible for the preparation and fair presentation of the financial statements of the Company and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Report on other Legal and Regulatory Requirements

In accordance with the International Financial Reporting Standards (IFRS), the Companies Act, 1994, we also report that:

- (i) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit and made due verification thereof;
- (ii) in our opinion, proper books of account as required by law have been kept by the Company so far as it appeared from our examination of those books;
- (iii) the company's statement of financial position and statement of profit or loss and other comprehensive income together with the annexed notes dealt with by the report are in agreement with the books of account and returns; and
- (iv) the expenditures incurred were for the purpose of the Company's business for the year;



Md. Abdus Satter Sarkar, FCA

ICAB Enrollment No. 1522

For and on behalf of,

Mahfel Huq & Co. Chartered Accountants

Firm Registration No. P-46323

DVC: 2209151522AS597942

Place: Dhaka

Dated: 15 September 2022

Statement of Financial Position

Eastern Housing Limited
Statement of financial position
as at 30 June 2022

PARTICULARS	Notes	Amount in BDT	
		As at 30 June	
		2022	2021
ASSETS:			
Non-Current Assets			
		4,719,472,354	4,768,998,271
Property, plant & equipment	4.00	4,653,470,754	4,684,619,666
Right of use assets	5.00	56,177,029	77,737,790
Investments	6.00	1,569,450	1,569,450
Deferred tax assets	7.00	8,255,121	5,071,365
Current Assets			
		18,037,974,019	16,775,693,717
Inventories	8.00	13,276,321,394	14,081,178,531
Advances, deposits and prepayments	9.00	774,884,417	698,222,844
Accounts & other receivable	10.00	143,308,640	107,340,206
Short term investments	11.00	3,349,550,028	1,360,428,426
Deposit with Bangladesh Bank	12.00	350,000,000	350,000,000
Cash and cash equivalent	13.00	143,909,540	178,523,710
Total Assets		22,757,446,373	21,544,691,988
EQUITY & LIABILITIES:			
Shareholder's Equity :			
		6,973,758,946	6,564,688,776
Share capital	14.00	933,451,530	933,451,530
General reserve	15.00	274,500,000	274,500,000
Dividend equalisation reserve	16.00	145,000,000	145,000,000
Revaluation reserve	17.00	3,873,931,511	3,873,931,511
Retained earnings	18.00	1,746,875,905	1,337,805,735
Non-current Liabilities			
		312,242,470	310,648,170
Sponsor's loan (Interest free)		202,500,000	202,500,000
Retirement benefit obligations (Gratuity)	19.00	102,848,391	89,872,986
Lease liabilities-non current portion	20.00	6,894,079	18,275,184
Current Liabilities			
		15,471,444,957	14,669,355,042
Lease liabilities-current portion	21.00	20,923,560	30,845,411
Bank overdraft	22.00	-	860,953
Advance received against allotment	23.00	13,914,804,741	13,069,697,727
Accounts payable	24.00	1,503,239,538	1,485,134,907
Provision for income tax	25.00	17,020,500	10,676,966
Unclaimed dividend	26.00	15,456,618	72,139,078
Total Liabilities		15,783,687,427	14,980,003,212
Total Shareholder's Equity & Liabilities:		22,757,446,373	21,544,691,988
Net Asset Value (NAV) per share		74.71	70.33

The annexed notes form an integral part of these financial statements

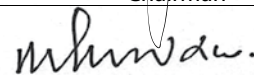

Company Secretary


Managing Director


Director


Chairman

Signed in terms of our separate report of even date annexed


Md. Abdus Satter Sarkar, FCA
ICAB Enrollment No. 1522
For and on behalf of,
Mahfel Huq & Co, Chartered Accountants
Firm Registration No. P-46323
DVC: 2209161522AS697992

Dated, Dhaka
15 September 2022

Statement of Profit or Loss and Other Comprehensive Income

Eastern Housing Limited
Statement of Profit or Loss and Other Comprehensive Income
for the year ended 30 June 2022

PARTICULARS	Notes	Amount in BDT	
		For the year ended 30 June	
		2022	2021
Revenue	27.00	3,312,751,669	2,642,639,864
Cost of sales	28.00	(2,304,752,951)	(1,765,309,908)
Gross profit		1,007,998,718	877,329,956
Other operating income	29.00	14,900,490	14,709,227
Administrative & selling expenses	30.00	(422,492,595)	(422,651,975)
Operating profit		600,406,613	469,387,208
Finance income	31.00	141,261,317	53,504,363
Finance expenses	32.00	(3,963,660)	(6,521,071)
		737,704,270	516,370,500
Contribution to worker's profit participation fund	24.01	(36,885,214)	(25,818,525)
Profit before tax		700,819,056	490,551,975
Income tax expenses	33.00	(151,731,156)	(119,018,000)
Profit for the year		549,087,900	371,533,975
Other comprehensive income		-	502,025,000
Total comprehensive income for the year		549,087,900	873,558,975
Earnings Per Share (EPS)	34.00	5.88	3.98

The annexed notes form an integral part of these financial statements


Company Secretary

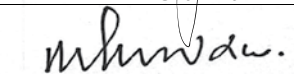

Managing Director


Director


Chairman

Signed in terms of our separate report of even date annexed

Dated, Dhaka
15 September 2022


Md. Abdus Satter Sarkar, FCA
ICAB Enrollment No. 1522
For and on behalf of,
Mahfel Huq & Co. Chartered Accountants
Firm Registration No. P-46323
DVC: 2209161522AS697992

Statement of Changes in Equity

Eastern Housing Limited
Statement of changes in equity
for the year ended 30 June 2022

PARTICULARS	Amount in BDT					
	Share capital	General reserve	Dividend equalisation reserve	Revaluation reserve	Retained earnings	Total
At 1st July 2021	933,451,530	274,500,000	145,000,000	3,873,931,511	1,337,805,735	6,564,688,776
Profit for the year	-	-	-	-	549,087,900	549,087,900
Dividend declared	-	-	-	-	(140,017,730)	(140,017,730)
At 30 June 2022	933,451,530	274,500,000	145,000,000	3,873,931,511	1,746,875,905	6,973,758,946

PARTICULARS	Amount in BDT					
	Share capital	General reserve	Dividend equalisation reserve	Revaluation reserve	Retained earnings	Total
At 1st July 2020	933,451,530	274,500,000	145,000,000	3,371,906,511	1,106,289,490	5,831,147,531
Profit for the year	-	-	-	-	371,533,975	371,533,975
Dividend declared	-	-	-	-	(140,017,730)	(140,017,730)
Revaluation reserve	-	-	-	502,025,000	-	502,025,000
At 30 June 2021	933,451,530	274,500,000	145,000,000	3,873,931,511	1,337,805,735	6,564,688,776


The annexed notes form an integral part of these financial statements


Company Secretary


Managing Director


Director


Chairman


Md. Abdus Satter Sarkar, FCA
ICAB Enrollment No. 1522
For and on behalf of,
Mahfel Huq & Co. Chartered Accountants
Firm Registration No. P-46323
DVC: 2209161522 AS 637992

Dated, Dhaka
15 September 2022

Statement of Cash Flows

Eastern Housing Limited
Statement of cash flows
for the year ended 30 June 2022

PARTICULARS	Amount in BDT	
	For the year ended 30 June	
	2022	2021
A. Cash Flows From Operating Activities:		
Cash received from customers and others	4,182,190,673	3,254,510,556
Cash paid to employees/suppliers	(2,007,146,984)	(2,075,650,924)
Income tax paid	(140,475,751)	(125,422,783)
Net Cash (Used In)/Generated By Operating Activities	2,034,567,938	1,053,436,849
B. Cash Flows From Investing Activities		
Acquisition of property, plant and equipment	(8,926,795)	(55,998,459)
Investments	-	3,000,000
Short term investments	(1,989,121,602)	(860,428,426)
Proceeds from sale of property, plant and equipment	-	6,800,000
Interest received	94,433,431	52,647,592
Dividend received	1,427,952	856,771
Net Cash (Used In)/Generated By Investing Activities	(1,902,187,014)	(853,122,522)
C. Cash Flows From Financing Activities		
Proceeds from/(repayment of) short term borrowings	(860,953)	(431,590)
Decrease in lease finance	(21,302,956)	(1,110,956)
Interest paid	(4,813,455)	(5,671,276)
Dividend paid	(140,017,730)	(140,017,730)
Net Cash (Used In)/Generated By Financing Activities	(166,995,094)	(147,231,552)
D. Increase/(Decrease) In Cash And Cash Equivalent (A+B+C)	(34,614,170)	53,082,775
Opening Cash and Cash Equivalent	178,523,710	125,440,935
Closing Cash & Cash Equivalent	143,909,540	178,523,710
E. Net Operating Cash Flow Per Share (NOCFPS)	21.80	11.29



Company Secretary



Managing Director



Director



Chairman



Md. Abdus Satter Sarkar, FCA
ICAB Enrollment No. 1522
For and on behalf of,
Mahfel Huq & Co. Chartered Accountants
Firm Registration No. P-46323
DVC: 2209161522AS837992

Dated, Dhaka
15 September 2022

Notes to the Financial Statements

Eastern Housing Limited
Notes to the financial statements
as at and for the year ended 30 June 2022

1 Reporting entity

1.1 Company profile

Eastern Housing Limited ("the company") was incorporated in 1964 as a private limited company under the Companies Act 1913. In 1993 it was converted into a public limited company. The company raised its capital by subscribing through Initial Public Offering (IPO) of shares and debentures through a prospectus issued in July 1994. The company is listed with Dhaka Stock Exchange Limited and Chittagong Stock Exchange Limited since 1994 and 1996 respectively. The registered office of the company is located at "Islam Chamber", 125/A, Motijheel Commercial Area, Dhaka 1000.

1.2 Nature of business

The main activity of the company is purchase of land and to develop the same for urban housing. The company also purchases land for construction of multi-storied apartment buildings, shopping malls and office spaces. The company constructs multi-storied buildings on sharing basis by virtue of agreement with the owners of land.

2 Basis of preparation of financial statements

2.1 Basis of measurement

The financial statements have been prepared on going concern basis under the historical cost convention except for the following material items where applicable in the statement of financial position:

Basis of measurement	Material items
Fair Value (FV)	Property, plant and equipment (PPE)
Present Value (PV)	Liability for the defined benefit obligation

2.2 Statement of compliance

The financial statements of the company have been prepared in accordance with International Accounting Standards (IAS) and International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and adopted by The Institute of Chartered Accountants of Bangladesh (ICAB) vide letter no 1/1/ICAB-2017 dated 14 December 2017. The compliance status of these IASs & IFRSs are as follows:

Name of The Standards	Compliance status
IAS 1: Presentation of Financial Statements	Complied
IAS 2: Inventories	Complied
IAS 7: Statement of Cash Flows	Complied
IAS 8: Accounting Policies, Changes in Accounting Estimates and Errors	Complied
IAS 10: Events after the Reporting Period	Complied
IAS 12: Income Taxes	Complied
IAS 16: Property, Plant and Equipment	Complied
IAS 19: Employee Benefits	Complied
IAS 20: Accounting for Government Grants and Disclosure of Government Assistance	Not applicable
IAS 21: The Effects of Changes in Foreign Exchange Rates	Not applicable
IAS 23: Borrowing Costs	Complied
IAS 24: Related Party Disclosures	Complied
IAS 26: Accounting and Reporting by Retirement Benefit Plans	Not applicable

Notes to the Financial Statements

Name of The Standards	Compliance status
IAS 27: Separate Financial Statements	Not applicable
IAS 28: Investment in Associates and Joint Ventures	Not applicable
IAS 29: Financial Reporting in Hyperinflationary Economics	Not applicable
IAS 32: Financial Instruments: Disclosure and Presentation	Complied
IAS 33: Earnings Per Share	Complied
IAS 34: Interim Financial Reporting	Complied
IAS 36: Impairment of Assets	Complied
IAS 37: Provisions, Contingent Liabilities and Contingent assets	Complied
IAS 38: Intangible Assets	Complied
IAS 40: Investment Property	Not applicable
IAS 41: Agriculture	Not applicable
IFRS 1: First time Adoption of International Financial Reporting Standards	Not applicable
IFRS 2: Share based Payment	Not applicable
IFRS 3: Business Combinations	Not applicable
IFRS 4: Insurance Contracts	Not applicable
IFRS 5: Non-current Assets Held for Sale and Discontinued Operations	Complied
IFRS 6: Exploration for and Evaluation of Mineral Resources	Not applicable
IFRS 7: Financial Instruments: Disclosures	Complied
IFRS 8: Operating Segments	Complied
IFRS 9: Financial Instruments	Complied
IFRS 10: Consolidated Financial Statements	Not applicable
IFRS 11: Joint Arrangements	Not applicable
IFRS 12: Disclosure of Interests in Other Entities	Not applicable
IFRS 13: Fair Value Measurement	Complied
IFRS 14: Regulatory Deferral Accounts	Not applicable
IFRS 15: Revenue from Contracts with Customers	Complied
IFRS 16: Leases	Complied

Compliance with other regulatory requirements

The Company complied with the requirements of following laws and regulations from various government bodies:

- i) The Companies Act, 1994;
- ii) The Income Tax Ordinance, 1984 and amendment thereon;
- iii) The Income Tax Rules, 1984;
- iv) The Value Added Tax and Supplementary Duty Act 2012;
- v) The Value Added Tax and Supplementary Duty Rule 2016;
- vi) The Stamp Act, 1899;
- vii) The Bangladesh Labor Act, 2006 and amended in 2015;
- viii) The Bangladesh Securities and Exchange Ordinance, 1969;
- ix) The Bangladesh Securities and Exchange Rules, 1987;
- x) Listing Regulations of Dhaka and Chittagong Stock Exchanges;
- xi) Any other applicable laws and regulations of the land.

2.3 Functional and presentation currency

The financial statements are presented in Bangladesh Taka (Taka/Tk/BDT), which is the company's functional and presentation currency. Except as indicated, financial information presented in Bangladesh Taka has been rounded off to the nearest taka.

Notes to the Financial Statements

2.4 Reporting period

The financial period of the company covers one year from 1 July to 30 June and is followed consistently.

2.5 Comparative information

Comparative information has been disclosed in respect of the year ended 30 June 2021 for all numerical information in the financial statements and also the narrative and descriptive information where it is relevant for understanding of the current year's financial statements.

2.6 Use of estimates and judgments

The preparation of financial statements in conformity with IFRSs requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

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

In particular, information about significant areas of estimates and critical judgments in applying accounting policies that have the most significant effect on the amount recognised in these financial statements are stated in the following notes:

Note 3.7 - Employee benefits

Note 4 - Property, plant and equipment

Note 7 - Deferred tax assets/(liabilities)

Note 24 - Accounts payable

Note 25 - Provision for income tax

Note 37-38 - Contingencies

2.7 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. The Company has adequate resources to continue in operation for the foreseeable future. The current resources of the Company provide sufficient funds and attributable credit facilities to meet the present requirements of its existing business. 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, for this reason, management continues to adopt going concern basis in preparing the financial statements.

2.8 Accrual basis of accounting

The company prepares its financial statements, except the statement of cash flows, using the accrual basis of accounting. When the accrual basis of accounting is used, an entity recognises the elements of financial statements such as assets, liabilities, equity, income and expenses when they satisfy the definitions and recognition criteria for those elements in the conceptual framework.

2.9 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.

2.10 Offsetting

The entity does not offset assets and liabilities or income and expenses, unless required or permitted by any IFRSs.

2.11 Events after the reporting period

Events after the reporting period that provide additional information about the Company's position at the reporting date or those that indicate the going concern assumption is not appropriate are reflected in the financial statements. Amounts recognised in the financial statements are adjusted for events after the reporting period that provide evidence of conditions that existed at the end of the reporting period. No adjustment is given in the financial statements for events after the reporting period that are indicative of conditions that arose after the reporting period. Material non-adjusting events are disclosed in the financial statements.

2.12 Date of authorisation

The financial statements were authorised for issue by the Board of Directors on 15 September 2022 for publication.

Notes to the Financial Statements

3.0 Summary of significant accounting policies

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

3.1 Property, plant and equipment

3.1.1 Recognition

The cost of an item of property, plant and equipment shall be recognised as an asset if, and only if:

- a) it is probable that future economic benefits will flow to the entity; and
- b) the cost of the item can be measured reliably.

3.1.2 Measurement at recognition

An item of property, plant and equipment qualifying for recognition is initially measured at its cost. Cost comprises 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.

3.1.3 Subsequent costs

Subsequent to initial recognition, 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. All other repair and maintenance expenses are charged in the statement of profit or loss and other comprehensive income as they are incurred.

3.1.4 Derecognition

An asset is derecognised on disposal or when no further economic benefits are expected from its use. Gain or loss on disposal of an asset is determined as the difference of net disposal proceeds and the carrying amount of the asset and is recognised as gain or loss from disposal of asset under other income/expense in the statement of profit or loss and other comprehensive income.

3.1.5 Impairment

The carrying amount of the entity's non-financial assets, other than inventories and deferred tax assets (considered as disclosed separately under respective accounting standards), are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated. However, no such conditions that might be suggestive of a heightened risk of impairment of assets existed at the reporting date.

3.1.6 Depreciation

Depreciation is commenced when the asset is in the location and condition necessary for it to be capable of operating in the manner intended. Property plant and equipment of the company are depreciated using reducing balance method. Full month's depreciation is charged for the month of acquisition. On disposal of an asset, depreciation is charged up to the month prior to the disposal. Each significant part of an item of property, plant and equipment is depreciated separately, using their useful lives. If any residual value is considered for an asset on its expiry of expected life, the value is deducted from the cost to arrive at the depreciable amount. The residual value and useful life of an asset are reviewed in each year end. Depreciation is expressed in terms of percentage of cost of the related assets. The depreciation rates per annum applicable to different categories of property, plant and equipment are as follows:

<u>Asset category</u>	<u>Rate of depreciation</u>
Plant and machinery	10%
Site project office	10%
Office equipment	20%
Furniture and fixtures	10%
Motor vehicles	20%
Office building	5%
Land	-

Notes to the Financial Statements

3.2 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Non-derivative financial instruments comprise deposits, trade and other receivables, cash and cash equivalents, trade and other payables, share capital and interest-bearing borrowings.

3.2.1 Financial assets

The Company initially recognises receivables and deposits on the date that they are originated. All other financial assets are recognised initially on the date at which the Company becomes a party to the contractual provisions of the transaction.

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

The Company's financial assets comprise advance, deposits and prepayments, investments and cash & cash equivalents.

3.2.1.1 Investment in shares of Central Depository Bangladesh Ltd. (CDBL)

Investment in share of Central Depository Bangladesh Ltd. (CDBL) is recorded at cost and represent insignificant holding.

3.2.1.2 Advance, deposits and prepayments

Advances with no stated interest are measured at the original amount if the effect of discounting is immaterial.

Deposits are measured at payment value.

3.2.1.3 Short term investments

Investment in fixed deposits is shown in the financial statements at its cost and interest income is recognised quarterly.

3.2.1.4 Cash and cash equivalent

Cash and cash equivalent include cash in hand, balance and deposits with financial institutions that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

3.2.2 Financial liabilities

The Company initially recognises financial liabilities in its statement of financial position when the Company becomes a party to the contractual provisions of the liability. The Company recognises such financial liability when its contractual obligations arising from past events are certain and the settlement of which is expected to result in an outflow from the entity of resources embodying economic benefits.

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expired.

The Company's financial liabilities comprise bank overdraft and accounts payable.

3.2.2.1 Accounts payable

Trade and other payables are recognised when its contractual obligations arising from past events are certain and the settlement of which is expected to result in an outflow from the Company of resources embodying economic benefits. Trade and other payables are recognised initially at fair value.

3.3 General reserve

Initially General Reserve was created only for presentation in the statement of Changes in Equity. But at that time there was no segregation of balances in the Balance Sheet, therefore, it is a part of Retained Earnings. However there was no movement in the General Reserve during the year under review.

3.4 Dividend equalization reserve

Initially Dividend equalization reserve was created only for presentation in the statement of Changes in Equity. But at that time there was no segregation of balances in the Balance Sheet, therefore, it is a part of Retained Earnings. However there was no movement in the Dividend Equalization Reserve during the year under review.

Notes to the Financial Statements

3.5 Sponsors' loan (interest free)

Sponsors' Loan (Interest free) has been carried forward since inception of IPO of Eastern Housing Limited. Since then there was no movement in the Balance of Sponsors' Loan.

3.6 Inventories

Inventories represents, stock of land, apartments, shops and office spaces 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 IAS - 2 "Inventories" and recognise inventories at the reporting date at lower of cost and net realisable value. Cost of inventory is measured using average cost formula.

3.7 Employee benefits

The company maintains both defined contribution plan and defined benefit plan for its eligible permanent employees. The eligibility is determined according to the terms and conditions set forth in the respective deeds. The company has accounted for and disclosed employee benefits in compliance with the provisions of IAS 19: Employee Benefits.

The cost of employee benefits is charged off as revenue expenditure in the period to which the contributions relate. The company's employee benefits include the following:

3.7.1 Defined contribution plan (provident fund)

The company has a recognised employee's provident fund with effect from 18 October 1987 vide letter # PF1/89-90/2079-81 dated 12 June 1990. This registered provident fund scheme (Defined Contribution Plan) for employees of the company eligible to be members of the fund in accordance with the rules of the provident fund constituted under an irrevocable trust. All permanent employees contribute 10% of their basic salary to the provident fund and the company also makes equal contribution. The company recognises contribution to defined contribution plan as an expense when an employee has rendered services in exchange for such contribution. The legal and constructive obligation is limited to the amount it agrees to contribute to the fund.

3.7.2 Defined benefit plan

Gratuity fund

A defined benefit plan is a post-employment benefit plan (gratuity fund) other than a defined contribution plan. The obligation is one month's last basic salary or wages of the regular employees. The company operates an unfunded gratuity scheme, provision in respect of which is made annually covering all its permanent eligible employees.

Worker's Profit Participation Fund (WPPF)

The Company has been operating a fund for workers as "Workers' Profit Participation Fund" since 2015 and 5% of the profit before charging such expense has been transferred to this fund as per section 234 of Bangladesh Labour Act 2006 (amended in 2015).

3.8 Provision

A provision is recognised in the statement of financial position when the Company has a legal or constructive obligation as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is probable that an outflow of resources embodying economic benefits are required to settle the obligation, the provisions are reversed.

3.9 Contingent liabilities

The Company does not recognize contingent liability but discloses the existence of contingent liability in the financial statements. A contingent liability is a probable obligation that arises from past events whose existence will be confirmed by occurrence or non-occurrence of uncertain future events not within the control of the Company or a present obligation that is not recognized because outflow of resources is not likely or obligation cannot be measured reliably.

Notes to the Financial Statements

3.10 Contingent assets

The Company does not recognize contingent assets but discloses the existence of contingent asset in the financial statements. A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity.

3.11 Revenue recognition

The company has recognized revenue as per IFRS-15 Revenue from Contract with Customers. The company has recognized revenue when (or as) the entity satisfies a performance obligation. This core principle is delivered in a five-step model framework:

- i) Identify the contract(s) with a customer;
- ii) Identify the performance obligations in the contract;
- iii) Determine the transaction price;
- iv) Allocate the transaction price to the performance obligations in the contract;
- v) Recognise revenue when (or as) the entity satisfies a performance obligation.

Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the company expects to be entitled in exchange for those goods.

Revenue is measured based on the consideration specified in a contract with a customer net of returns, discounts, free issues.

The company's typical performance obligations include the following:

i) Sale of land

Sale of land is recognised when the company registers the plots of land. 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' as 'current liability' at the time of receipt and treated as a 'sale' only when the allotted plots of land are registered to the respective customers. Sales are recognised mainly when the risk and rewards associated with the products are significantly transferred to the buyer and the buyer has the possession of the land.

ii) Sale of apartment

Company, in-line with industry practice receives money against such sale on instalment basis during the span of two to six years. The amount is booked under 'advance against sale' as 'current liability' at the time of receipt and treated as a 'sale' only when the apartments are handed over to the respective customers. Sales are recognised mainly on hand-over basis for apartments when the risk and rewards associated with the products are significantly transferred to the buyer and the buyer has the possession of the products. The registration process takes time in Bangladesh due to the existing procedures to be followed in terms of regulations and also customers' delayed initiatives to register the property in own name(s) as there is no statutory deadline compulsorily to be followed for such registration.

3.12 Finance income and expense

Finance income comprises interest on financial deposits with banks. Finance income is recognised on an accrual basis and shown under statement of profit or loss and other comprehensive income. Finance costs comprise interest expense on overdraft and borrowings.

3.13 Income tax

Income tax expense comprises of current and deferred tax. Income tax expense is recognized in the statement of profit or loss and other comprehensive income and accounted for in accordance with the requirements of IAS 12: Income Taxes.

3.13.1 Current tax

As per section 53FF of the Income Tax Ordinance (ITO) 1984, it is made compulsory for the real estate or land development business entities to pay, irrespective of profit or loss, income tax as per prescribed rate per square meter of the apartments and in case of land at certain percentage at the time of their registration. Provision for income tax for the financial year has been made at prevailing corporate tax rate @ 20.00% or income tax paid under section 53FF of the said Ordinance or tax @ 0.60% of the gross receipts, whichever is higher in accordance with 82(c) of the ITO 1984. 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.

Notes to the Financial Statements

3.13.2 Deferred tax

The company has recognised deferred tax using balance sheet method in compliance with the provisions of IAS 12: Income Taxes. The company's policy of recognition of deferred tax assets/ liabilities is based on temporary differences (taxable or deductible) between the carrying amount (book value) of assets and liabilities for financial reporting purpose and its tax base, and accordingly, deferred tax income/expense has been considered to determine net profit after tax.

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

3.14 Earnings per share

The Company presents its basic earnings per share (EPS) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year.

Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding, for the effects of all dilutive potential ordinary shares, if any. However, dilution of EPS is not applicable for these financial statements as there was no potential dilutive ordinary shares at the reporting date.

3.15 Statement of cash flows

Statement of cash flows is prepared under direct method in accordance with IAS-7 "Statement of Cash Flows" as required by the Bangladesh Securities and Exchange Rules 1987.

3.16 Segment reporting

A segment is a distinguishable component of the entity that is engaged in providing products within a particular economic environment which is subject to risks and rewards that are different from those of other segments. The entity's primary format for segment reporting is based on business segments. The business segments i.e., Apartment and Land are determined based on entity's management and internal reporting structure. Details as per IFRS - 8 "Operating Segments" is given in note 43 to the financial statements.

3.17 Leases

3.17.1 Company as lessee

The Company assesses at initiation of a contract whether the contract is, or contains a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration, then the Company consider the contract as a lease contract.

The Company as a lessee applies a single recognition and measurement approach for all leases, except for short-term leases, or, and lease of low value of assets. The Company recognises lease liabilities to make lease payment and right-of-use assets representing the right to use the underlying assets.

If tenor of a lease contract does not exceed twelve months from the date of initiation/application, the Company considers the lease period as short term in line with the recognition threshold of RoU assets as per Fixed Asset Policy of the Company.

3.17.2 Right-of-use (RoU) asset

The Company recognises the right-of-use (RoU) asset at the commencement date of the lease (i.e. the date the underlying asset is available for use). RoU asset are measured at cost less any accumulated depreciation and impairment of losses and adjusted for any measurement of lease liabilities. The cost of RoU assets includes the amount of lease liabilities recognised, initial direct cost incurred, and lease payment made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight line basis over the lease term, or remaining period of the lease term.

The Company assessed all lease contracts live in financial year 2021-2022 and recognised as RoU of asset of all leases, except short term assets as per IAS 16 and IFRS 16. The RoU asset are presented in the note 5 of these financial statements.

3.17.3 Lease liabilities

At the commencement of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed and variable lease payment (less any adjustment for initial payment), and amount is expected to be paid under residual value of guarantees. The lease payments also include the exercise price of purchase option reasonably certain to be exercised by the Company and payment of penalties for terminating the lease. The lease payment has been discounted using the Company's implicit borrowing rate.

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
4.00 Property, Plant & Equipment			
A. Cost/revaluation			
Opening balance		4,941,406,072	4,729,182,388
Addition during the year		8,926,795	527,976,963
Disposal/adjustment during the year		-	(315,753,279)
Total		4,950,332,867	4,941,406,072
B. Accumulated Depreciation			
Opening balance		256,786,406	241,551,737
Charged during the year		40,075,707	41,257,242
Disposal/adjustment during the year		-	(26,022,573)
Total		296,862,113	256,786,406
Net book value (A-B)		4,653,470,754	4,684,619,666
5.00 Right of use asset			
A. Cost			
Opening balance		164,383,242	134,336,746
Addition during the year		-	30,046,496
Total		164,383,242	164,383,242
B. Depreciation			
Opening balance		86,645,452	54,019,038
Charged during the year		21,560,761	32,626,414
Total		108,206,213	86,645,452
Net book value (A-B)		56,177,029	77,737,790
6.00 Investments			
Investment in shares of CDBL		1,569,450	1,569,450
Total		1,569,450	1,569,450
7.00 Deferred tax assets/(liabilities)			
Carrying amount at reporting date:			
Property, plant and equipment		(4,653,470,754)	(4,684,619,666)
Right of use assets - Motor vehicle		(43,261,190)	(52,928,468)
Provision for gratuity		102,848,391	89,872,986
Provision for leave pay		4,228,719	4,126,357
Warranty provision		45,970,968	45,500,000
Total		(4,543,683,866)	(4,598,048,791)

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
Tax base at reporting date:			
Property, plant and equipment		4,541,698,279	4,567,659,722
Right of use assets - Motor vehicle		43,261,190	52,928,468
Total		4,584,959,469	4,620,588,190
Temporary difference		41,275,603	22,539,399
Applicable tax rate		20.00%	22.50%
Deferred tax assets		8,255,121	5,071,365
8.00 Inventories			
Undeveloped land		3,106,874,543	2,280,525,227
Work in progress		6,248,472,842	6,651,178,962
Finished goods		3,914,425,666	5,121,907,497
Construction materials		6,548,343	27,566,845
Total		13,276,321,394	14,081,178,531
9.00 Advances, deposits and prepayments			
Land purchase		403,470,696	384,054,633
Supply/material purchase		47,438,847	44,158,906
Income tax	9.01	206,413,163	214,508,790
Work done		111,498,176	49,319,685
Salary and wages		3,089,595	3,206,890
Utility services		2,973,940	2,973,940
Total		774,884,417	698,222,844
9.01 Advance income tax			
Opening balance		214,508,790	204,508,790
Paid/adjusted during the year		(8,095,627)	10,000,000
Total		206,413,163	214,508,790
10.00 Accounts & other receivable			
Trade receivables		95,478,845	104,910,345
Interest receivables		47,829,795	2,429,861
Total		143,308,640	107,340,206
11.00 Short term investments			
FDR - Standard Bank Ltd.		223,544,192	1,018,670,522
MTDR - Union Bank Ltd.		120,460,852	210,100,782
MTDR - Al Arafah Islami Bank Ltd.		502,526,234	31,657,122
FDR - NRBC Bank Ltd.		105,595,000	100,000,000
FDR-Southeast Bank Ltd.		997,423,750	-
FDR-Brac Bank Ltd.		700,000,000	-
FDR- The City Bank Ltd		450,000,000	-
FDR-IFIC Bank Ltd		250,000,000	-
Total		3,349,550,028	1,360,428,426

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
12.00 Deposit with Bangladesh Bank		350,000,000	350,000,000
<p>During the tenure from 2006 to 2008, BDT 35.00 crore was collected from Eastern Housing Limited by the then Caretaker Government. The management has subsequently filed a Writ Petition No.7370 of 2010 with the Honourable High Court Division to recover the money. The said Writ Petition was disposed of in favour of Eastern Housing Limited vide judgment dated 02 October 2013.</p> <p>Against the said judgment and order of the Honourable High Court Division, Bangladesh Bank as petitioner filed Civil Appeal No. 339 of 2015 (arising out of Civil Petition for leave to Appeal No. 1498 of 2015) before the Appellate Division of the Supreme Court against Eastern Housing Limited and others. Upon hearing of this Civil Appeal, the Appellate Division of the Supreme Court dismissed the appeal vide judgment dated 16 March 2017.</p> <p>Against the judgment dated 16 March 2017, Bangladesh Bank filed Civil Review Petition No. 486 of 2017 before the Appellate Division of the Supreme Court.</p> <p>Upon hearing of the Civil Review Petition No. 486 of 2017, the Appellate Division of the Supreme Court on 06 November 2018 (granted leave in the Civil Review Petition) allowed the review. Case was renumbered as Civil Appeal No.382 of 2019. Hearing on this Civil Appeal No. 382 of 2019 will be held soon in the Appellate Division of the Supreme Court.</p>			
13.00 Cash & cash equivalent			
Cash in hand	13.01	5,086,004	3,428,616
Cash at bank	13.02	138,823,536	175,095,094
Total		143,909,540	178,523,710
13.01 Cash in hand			
Apartment unit- Site office imprest		4,364,204	2,878,102
Land unit- Head office		514,639	425,441
Apartment unit- Head office		207,161	125,073
Total		5,086,004	3,428,616
13.02 Cash at Bank			
Land unit:			
Uttara Bank Ltd.		99,579	570,491
Al-Arafah Islami Bank Ltd.		5,485,602	5,229,968
IFIC Bank Ltd.		641,727	3,114,485
The City Bank Ltd.		9,994,152	15,632,700
Union Bank Ltd.		48,102,649	36,544,461
Standard Bank Ltd.		7,470,068	2,785,765
BRAC Bank Ltd.		2,574,226	25,833,799
Sonali Bank Ltd.		14,188,113	21,859,205
Dutch Bangla Bank Ltd.		10,992,878	6,224,792
NRBC Bank Ltd.		46,115	123,188
Sub-total		99,595,109	117,918,854
Apartment unit:			
Uttara Bank Ltd.		947,012	999,512
Dhaka Bank Ltd.		177,301	178,141
Southeast Bank Ltd.		698,377	3,574,250
Al-Arafah Islami Bank Ltd.		1,934,269	7,082,707
Standard Bank Ltd.		162,626	1,764,426
The City Bank Ltd.		6,443,487	4,547,428
Union Bank Ltd.		13,258,443	11,140,497
Sonali Bank Ltd.		658,584	299,939
BRAC Bank Ltd.		2,281,951	8,483,075
Sub-total		26,562,050	38,069,975
Dividend payment account:			
Uttara Bank Ltd.(Account 01)		9,238,697	19,106,265
Uttara Bank Ltd.(Account 20-21)		3,427,680	-
Sub-total		12,666,377	19,106,265
Total		138,823,536	175,095,094

Notes to the Financial Statements

Amount in BDT

PARTICULARS	Notes	As at and for the year ended	
		30 June 2022	30 June 2021
14.00 Share Capital			
Authorised Capital:			
200,000,000 Ordinary Shares of BDT 10 each		2,000,000,000	2,000,000,000
Issued, Subscribed & Paid up Capital			
60,000,000 Ordinary Shares of BDT 10 each		600,000,000	600,000,000
Conversion of debenture into 2,056,800 ordinary shares of BDT 10 each		20,568,000	20,568,000
Bonus share issued at 31,288,353 ordinary shares of BDT 10 each		312,883,530	312,883,530
Total		933,451,530	933,451,530

14.01 Composition of shareholding

Year 2022				
Category	Number of shares	No. of shareholders	Percentage (%)	Amount in BDT
Sponsors and associates	47,302,646	11	50.67%	473,026,460
Financial institutions	11,983,741	70	12.84%	119,837,410
Other institutional shareholders	14,847,854	190	15.91%	148,478,540
General shareholders	19,210,912	10,729	20.58%	192,109,120
Total	93,345,153	11,000	100.00%	933,451,530

Year 2021				
Category	Number of shares	No. of shareholders	Percentage (%)	Amount in BDT
Sponsors and associates	47,376,751	12	50.75%	473,767,510
Financial institutions	15,729,833	229	16.85%	157,298,330
Other institutional shareholders	15,229,497	111	16.32%	152,294,970
General shareholders	15,009,072	9,872	16.08%	150,090,720
Total	93,345,153	10,224	100.00%	933,451,530

14.02 Classification of shares by number of shares held

Level of Share Holding	Number of shareholders	Number of shares	Total holding (%)
Less than 500 shares	6,999	1,382,558	1.48%
501 to 5,000 shares	3,207	5,425,910	5.81%
5,001 to 10,000 shares	368	2,813,979	3.01%
10,001 to 20,000 shares	202	2,933,437	3.14%
20,001 to 30,000 shares	70	1,709,799	1.83%
30,001 to 40,000 shares	42	1,479,385	1.58%
40,001 to 50,000 shares	30	1,388,501	1.49%
50,001 to 100,000 shares	40	3,014,233	3.23%
100,001 to 1,000,000 shares	33	11,200,511	12.00%
Over 1,000,000 shares	9	61,996,840	66.42%
Total	11,000	93,345,153	100%

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
15.00 General reserve			
Opening balance		274,500,000	274,500,000
Addition during the year		-	-
Total		274,500,000	274,500,000
16.00 Dividend equalisation reserve			
Opening balance		145,000,000	145,000,000
Addition during the year		-	-
Total		145,000,000	145,000,000
17.00 Revaluation reserve			
Opening balance		3,873,931,511	3,371,906,511
Addition during the year		-	502,025,000
Total		3,873,931,511	3,873,931,511
18.00 Retained earnings			
Opening Balance		1,337,805,735	1,106,289,490
Total comprehensive income for the year		549,087,900	371,533,975
Dividend Paid		(140,017,730)	(140,017,730)
Total		1,746,875,905	1,337,805,735
19.00 Retirement benefit obligations (Gratuity)			
Opening Balance		89,872,986	83,163,054
Provision during the year		18,526,245	19,289,078
Paid during the year		(5,550,840)	(12,579,146)
Total		102,848,391	89,872,986
20.00 Lease liabilities: Non-current portion			
Right of use assets: Motor vehicles			
IDLC Finance Ltd.		-	4,339,772
Standard Bank Ltd.		-	6,273,778
Al-Arafah Islami Bank Ltd.		1,777,075	2,544,630
Right of use assets: Building		5,117,004	5,117,004
Total		6,894,079	18,275,184
21.00 Lease liabilities: Current portion			
Right of use assets: Motor vehicles			
IDLC Finance Ltd.		5,812,002	5,895,878
Standard Bank Ltd.		5,348,895	6,302,921
Al-Arafah Islami Bank Ltd.		747,378	682,435
Right of use assets: Building		9,015,285	17,964,177
Total		20,923,560	30,845,411
22.00 Bank overdraft			
Standard Bank Ltd.		-	828,394
NRBC Bank Ltd.		-	32,559
Total		-	860,953

Notes to the Financial Statements

		<i>Amount in BDT</i>	
PARTICULARS	Notes	As at and for the year ended	
		30 June 2022	30 June 2021
23.00 Advance received against allotment			
Land Unit: Plot		12,722,821,537	11,775,152,889
Apartment Unit: Flat/Commercial space		1,191,983,204	1,294,544,838
Total		13,914,804,741	13,069,697,727
24.00 Accounts payable			
Expense	24.01	96,523,109	78,979,404
Supply/Material purchase		61,726,063	22,140,426
Land purchase		936,000,796	948,189,536
Construction work done		36,002,484	8,287,719
Other liabilities	24.02	372,987,086	427,537,822
Total		1,503,239,538	1,485,134,907
24.01 Payables for expenses			
Salary		23,909,165	11,994,129
Worker's Profit Participation Fund (WPPF)		36,885,214	25,818,525
Audit fee		540,000	540,000
Legal, professional and membership fees		6,241,670	7,575,000
Electric bill and office rent		28,641,003	32,439,510
Postage, telephone, e-mail and fax		306,057	612,240
Total		96,523,109	78,979,404
24.02 Other liabilities			
Provision for leave pay	24.02.1	4,228,719	4,126,357
Liabilities for co-operative society		35,303,377	35,658,377
Liabilities against security deposit and others	24.02.2	287,484,022	342,253,088
Warranty provision		45,970,968	45,500,000
Total		372,987,086	427,537,822
24.02.1 Provision for leave pay			
Opening balance		4,126,357	4,333,340
Provision during the year		4,256,352	4,127,998
Paid during the year		(4,153,990)	(4,334,981)
Total		4,228,719	4,126,357
24.02.2 Liabilities against security deposit and others			
Withholding VAT		9,696,820	3,613,664
Withholding income tax		6,258,993	3,813,845
Employer and employees contributions to provident fund		1,616,329	1,555,638
Provision for interest		-	849,795
Security deposit and others		269,911,880	332,420,146
Total		287,484,022	342,253,088

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
25.00 Provision for income tax			
Opening balance		10,676,966	8,750,924
Provision during the year		39,394,558	11,926,042
Payment/Adjustment during the year		(33,051,024)	(10,000,000)
Total		17,020,500	10,676,966
26.00 Unclaimed dividend			
Opening balance		72,139,078	69,377,281
Dividend declared and warrant issued (net of tax)		115,367,043	115,121,974
Warrant encashment during the year		(114,395,793)	(112,360,177)
Payment to capital market stabilization fund		(57,653,710)	-
Total		15,456,618	72,139,078
27.00 Revenue			
<u>Project Name:</u>			
Banakunja Apt		-	1,600,000
Banasree		129,171,975	339,141,080
Daikhali		-	2,525,000
Demra & Paradagar		5,310,000	4,521,600
Eastern Arzoo		-	10,397,256
Eastern Idris Chemon Villa		15,900,000	49,600,000
Eastern Irfan Centre		1,055,000,000	-
Eastern Iyakub Plaza		-	1,225,000
Eastern Kamalapur Complex		-	7,790,000
Eastern Khodeja Villa		74,816,532	80,485,053
Eastern Mollika		-	21,850,000
Eastern Moriyum Residence		-	520,000,000
Eastern Nawabkatra		-	8,850,000
Eastern Panthachaya		-	12,825,000
Eastern Plus		-	14,168,125
Eastern Shantineer		152,181,045	-
Gobindabari		-	250,000
Jahurul Islam City (Aftabnagar)		1,772,354,717	1,415,586,705
Niketan		-	1,645,000
Pallabi Phase II		103,651,150	96,557,000
Eastern Chowdhury House		-	29,542,000
Eastern Manoshi		-	22,088,095
Savar Lot Sale		4,366,250	1,755,150
Savar Project		-	237,800
Total		3,312,751,669	2,642,639,864

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
28.00 Cost of sales			
Opening stock of undeveloped land		2,280,525,227	2,999,537,834
Add: Purchase of undeveloped land	28.01	911,286,416	1,136,050,684
Less: Closing stock of undeveloped land		3,106,874,543	2,280,525,227
Consumption of land during the year (a)		84,937,100	1,855,063,291
Opening stock of construction materials		27,566,845	17,995,527
Add: Development and material expense	28.02	299,999,816	518,695,776
Less: Closing stock of construction materials		6,548,343	27,566,845
Consumption of material during the year (b)		321,018,318	509,124,458
Direct expenses (c)	28.03	288,609,582	284,341,115
Total cost transferred to work in process (a+b+c)		694,565,000	2,648,528,864
Add: Opening work in process		6,651,178,962	5,360,608,225
Less: Closing work in process		6,248,472,842	6,651,178,962
Total cost transferred to finished stock		1,097,271,120	1,357,958,127
Add: Opening finished stock		5,121,907,497	5,243,205,999
Finished stock available for sale		6,219,178,617	6,601,164,126
Add: Transfer from PPE/adjustment		-	286,053,279
Less: Closing finished stock		3,914,425,666	5,121,907,497
Cost of sales		2,304,752,951	1,765,309,908
28.01 Purchase of undeveloped land			
Land purchase		750,339,268	1,033,238,224
Registration, legal and stamp cost		141,802,061	82,026,538
Mutation and deed collection		19,145,087	20,785,922
Total		911,286,416	1,136,050,684
28.02 Development and material expense			
Earth filling and development work		74,166,803	198,129,301
Material cost		187,246,742	284,967,812
Social & surrounding development		35,028,050	30,961,033
Khajna		3,558,221	4,637,630
Total		299,999,816	518,695,776
28.03 Direct expenses			
Salary and wages		112,677,931	112,657,830
Daily labour		108,688,818	112,788,864
Fees and professional charge		26,304,736	19,749,601
Power and fuel		11,022,288	13,748,971
Festival bonus		12,689,327	8,777,575
Gratuity and leave pay		7,951,767	6,626,620
Depreciation		2,129,999	2,355,615
Employee provident fund contribution		2,376,659	2,604,195
Overtime		226,843	399,330
Repair and maintenance		1,747,971	1,564,047
Communication expenses		944,520	1,078,030
Entertainment		1,105,214	1,353,571
Printing & stationary		743,509	636,866
Total		288,609,582	284,341,115

Notes to the Financial Statements

PARTICULARS	Notes	<i>Amount in BDT</i>	
		As at and for the year ended	
		30 June 2022	30 June 2021
29.00 Other operating income			
Sale proceeds of unusable materials and others		14,900,490	11,586,654
Gain on sale of fixed assets		-	3,122,573
Total		14,900,490	14,709,227
30.00 Administrative & selling expenses			
Salary and allowances		210,687,122	190,066,688
Employees provident fund contribution		4,367,335	4,070,431
Festival bonus		27,585,996	16,779,815
Gratuity and leave pay		13,592,181	15,634,360
Selling & marketing expenses		15,125,124	13,453,974
Printing and stationery		4,311,500	3,284,214
Power and fuel		2,775,624	2,399,588
Communication expenses		3,139,994	3,575,438
Entertainment		4,972,572	5,671,484
Rent, rates and taxes		10,317,851	326,609
Repairs and maintenance		12,254,648	12,043,888
Legal, professional, membership and other fees		9,138,484	29,633,419
Insurance premium		1,892,082	2,257,906
Audit fees		747,500	747,500
Software development		175,000	180,000
AGM expenses		-	1,125,000
Depreciation		59,506,469	71,528,041
Relocation expenses		-	159,500
Warranty expense		39,929,317	48,071,915
Interest on Lease liability		1,973,796	1,642,205
Total		422,492,595	422,651,975
31.00 Finance income			
Interest income		139,833,365	52,647,592
Dividend income		1,427,952	856,771
Total		141,261,317	53,504,363
32.00 Finance expenses			
Interest on overdraft		1,566	286,521
Interest on lease		2,157,521	4,663,807
Bank charge, commission and others		1,804,573	1,570,743
Total		3,963,660	6,521,071
33.00 Income tax expenses			
Current tax	33.01	154,914,912	117,348,825
Deferred tax (income)/expenses	33.02	(3,183,756)	1,669,175
Total		151,731,156	119,018,000

Notes to the Financial Statements

PARTICULARS	Notes	Amount in BDT	
		As at and for the year ended	
		30 June 2022	30 June 2021
33.01 Current tax			
Income tax paid at the time of registration		103,445,646	97,632,204
Income tax deduction at source		12,074,708	7,790,579
Provision for income tax made during the year		39,394,558	11,926,042
Total		154,914,912	117,348,825
33.02 Deferred tax (income)/expenses			
Deferred tax assets /(liabilities) at the beginning of the year		5,071,365	6,740,540
Less: Deferred tax assets /(liabilities) at the end of the year		8,255,121	5,071,365
Total		(3,183,756)	1,669,175
34.00 Earnings per share (EPS)	34.01	5.88	3.98
34.01 Basic earnings per share			
Profit attributable to ordinary shareholder		549,087,900	371,533,975
Weighted average number of shares outstanding		93,345,153	93,345,153
EPS		5.88	3.98

34.02 Diluted earning per share

No diluted earning per share is required to be calculated for the year as there was no scope for dilution during the period.

35.00 Financial risk management objectives and policies

The company has exposure to the following risks:

- I. Credit risk
- II. Liquidity risk
- III. Market risk

The Board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies, procedures and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. This note presents information about the Company's exposure to each of the following risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital. The Board of Directors reviews and agrees policies for managing each of these risks which are summarised below.

I. Credit risk

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

The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position.

Exposure to credit risk

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

Notes to the Financial Statements

PARTICULARS	Notes	Amount in BDT	
		As at and for the year ended	
		30 June 2022	30 June 2021
Advances, deposits and prepayments	9.00	774,884,417	698,222,844
Short term Investments	11.00	3,349,550,028	1,360,428,426
Deposit with Bangladesh Bank	12.00	350,000,000	350,000,000
Cash at bank	13.02	138,823,536	175,095,094
Total		4,613,257,981	2,583,746,364

II. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or other financial assets. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation. Typically, the Company ensures that it has sufficient cash and cash equivalents to meet expected operational expenses, including financial obligations through preparation of the cash flow forecast, based on time line of payment of financial obligations and accordingly arrange for sufficient liquidity/fund to make the expected payments within due dates. Moreover, the Company has short term credit facilities with scheduled commercial banks to ensure payment of obligation in the event that there is insufficient cash to make the required payment. The requirement is determined in advance through cash flow projections and credit lines with banks are negotiated accordingly.

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

The table below analyses the company's financial liabilities that will be settled on a net basis in to relevant maturity groupings based on the remaining period at the statement of financial position to the contractual maturity date. The amount 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:

Year ended 30 June 2022	On demand	Less than 3 months	3-12 months	1-5 years	Over 5 years	Amount in BDT
						Total
Loans from banks (Overdraft)	-	-	-	-	-	-
Sponsor and associates	202,500,000	-	-	-	-	202,500,000
Accounts payable	-	-	1,503,239,538	-	-	1,503,239,538
	202,500,000	-	1,503,239,538	-	-	1,705,739,538

Year ended 30 June 2021	On demand	Less than 3 months	3-12 months	1-5 years	Over 5 years	Amount in BDT
						Total
Loans from banks (Overdraft)	860,953	-	-	-	-	860,953
Sponsor and associates	202,500,000	-	-	-	-	202,500,000
Accounts payable	-	-	1,557,273,985	-	-	1,557,273,984
	203,360,953	-	1,557,273,985	-	-	1,760,634,937

III. Market risk

Market risk is the risk that the fair values or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risks: interest rate risk and currency risk. The financial instruments held by the company that are affected by market risk are principally loans and borrowings.

The Company's exposure to the risk of changes in market interest rates relates primarily to its long-term debt obligations with floating interest rates. Historically, interest rates for such instruments show little fluctuation. Therefore, interest rate risk for the company is insignificant.

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company does not deal with foreign currencies, therefore, no exposure to foreign currency risk.

Notes to the Financial Statements

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 ratio for the year ended 30 June 2022 :

	<i>Amount in BDT</i>	
	2022	2021
Total borrowings	-	860,953
Cash and cash equivalents (note 13)	(143,909,540)	(178,523,710)
Net debt	(143,909,540)	(177,662,757)
Total equity	6,973,758,946	6,564,688,776
Total capital	6,829,849,406	6,387,026,019
Gearing ratio (Net debt/total capital)	-2%	-3%

36.00 Related party disclosures

36.01 Transactions with key management personnel

	<i>Amount in BDT</i>	
	2022	2021
Short term benefits (salary and other allowances)	52,750,200	43,578,000
Post employment benefits (provident fund)	-	-
	52,750,200	43,578,000

36.02 Other related party transactions

The Company carried out a number of transactions with related parties in the normal course of business on arms length basis. The name of these related parties, nature of transactions and their total value have been set in accordance with the provisions of IAS 24: Related party disclosures.

Name of the related party	Relationship	Nature of transaction	<i>Amount in BDT</i>			
			Transaction values for the year ended 30 June		Receivable/ (Payable) outstanding as at 30 June	
			2022	2021	2022	2021
Islam Brothers Properties Ltd.	Common Board Member	Office rent	5,497,650	5,472,000	-	-
Lafarge Holcim Bangladesh Ltd.	Common Board Member	Procurement of cement	1,060,500	2,633,709	(277,627)	(159,080)
Aftab Bahumukhi Firms Ltd.	Common Board Member	Advance against booking sale	5,000,000	-	191,740,000	196,740,000
Mr. Manzurul Islam	Chairman	Signing money and payment under JV arrangement of flats which are sold to EHL.	100,000,000	200,000,000	-	100,000,000
Total			111,558,150	208,105,709	191,462,373	296,580,920

Notes to the Financial Statements

37.00 Contingent assets

There was no contingent assets as at 30 June 2022.

38.00 Contingent liabilities

Potential sources of contingent liabilities are:

Total number of cases in different land projects of Eastern Housing Limited are about 243. Out of those cases, 155 cases filed by Eastern Housing Limited and 91 cases filed by different personnel against Eastern Housing Limited. However, 12 cases were disposed of in favor of Eastern Housing Limited during the year under review.

Most of the cases are regarding land dispute. Eastern Housing Limited filed the cases against illegal fraudulent claimants of the land. Total land under suit is approximately 160 acre. Value of the land under legal suit is approximately BDT 61 crore.

39.00 Claim not acknowledged as debt

There was no claim against the company which is to be acknowledged as debt as at 30 June 2022.

40.00 Events after reporting period

The Board of Directors in their board meeting held on 15 September 2022, has recommended a cash dividend @ 20% for the year ended 30 June 2022.

41.00 No, of employees

The number of regular permanent employees receiving remuneration of Tk. 36,000 or above per annum at reporting date was as follows:

	2022	2021
Number of employees	586	594

In addition, there was a varying number of seasonal and temporary workers working throughout the year, as required.

42.00 Remuneration of directors

Six board meetings, four audit committee meetings and a nomination and remuneration committee meeting were held in the financial year 2021-2022. Board, audit committee and nomination and remuneration committee meeting attendance fees were BDT 5,000 per member per meeting which has been increased to BDT 10,000 per member per meeting during the year under review. Details of board, audit committee and nomination and remuneration committee remuneration paid during the year is mentioned in the corporate governance report.

43.00 Capital commitments

There was no capital expenditure commitments as at 30 June 2022.

Notes to the Financial Statements

44.00 Details of product wise segment reporting

Segment	Amount in BDT					
	Land		Apartment		Total	
	As at and for the year ended 30 June					
	2022	2021	2022	2021	2022	2021

Segment revenue

Net sales	2,014,854,092	1,863,819,335	1,297,897,577	778,820,529	3,312,751,669	2,642,639,864
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Segment assets

PPE (Net book value)	4,050,571,086	4,050,467,328	602,899,668	634,152,338	4,653,470,754	4,684,619,666
Cash and cash equivalent	112,776,125	137,450,560	31,133,415	41,073,150	143,909,540	178,523,710
Other assets	13,005,565,909	11,426,293,077	4,954,500,170	5,255,819,020	17,960,066,079	16,682,112,097
Total assets	17,168,913,120	15,614,210,965	5,588,533,253	5,931,044,508	22,757,446,373	21,545,255,473

Segment liabilities

Loans	-	32,559	-	828,394	-	860,953
Lease obligation	11,160,897	22,812,349	16,656,742	26,308,246	27,817,639	49,120,595
Accounts payable	1,103,175,221	1,141,972,516	400,064,317	415,301,469	1,503,239,538	1,557,273,985
Other liabilities	13,021,342,198	12,043,306,133	1,231,288,052	1,329,441,546	14,252,630,250	13,372,747,679
Total liabilities	14,135,678,316	13,208,123,557	1,648,009,111	1,771,879,655	15,783,687,427	14,980,003,212

Amount in BDT	
As at and for the year ended 30 June	
2022	2021

45.00 Key investor ratios:

a) Net Asset Value (NAV) per share

Net assets (Total assets- Total liabilities)	6,973,758,946	6,564,688,777
Number of ordinary shares outstanding	93,345,153	93,345,153
Net Asset Value (NAV) per share	74.71	70.33

b) Earnings Per Share (EPS)

Net profit after tax	549,087,900	371,533,975
Number of ordinary shares outstanding	93,345,153	93,345,153
Earnings Per Share (EPS)	5.88	3.98

c) Net Operating Cash Flow Per Share (NOCFPS)

Net operating cash flows	2,034,567,938	1,053,436,849
Number of ordinary shares outstanding	93,345,153	93,345,153
Net Operating Cash Flows Per Share (NOCFPS)	21.80	11.29



 Company Secretary



 Managing Director



 Director



 Chairman

**Schedule of Property, plant and equipment
As at and for the year ended 30 June 2022**

Annexure-1

Notes to the Financial Statements

Amount in BDT

Category of assets	Cost or revaluation			Rate (%)	Depreciation			Net Book Value as at 30 June 2022	
	Balance as at 1 July 2021	Addition during the year	Disposal/ Adjustment during the year		Balance as at 1 July 2021	Charged during the year	Adjustment during the year		Balance as at 30 June 2022
Cost									
Plant and machinery	73,130,760	-	-	10%	57,266,945	1,515,654	-	58,782,599	14,348,161
Site project office	30,766,300	-	-	10%	24,391,476	609,063	-	25,000,539	765,761
Office equipment	31,735,975	1,228,995	-	20%	23,638,290	1,581,365	-	25,219,655	7,745,315
Furniture and fixtures	1,133,869	-	-	10%	626,310	48,496	-	674,806	459,063
Motor vehicles	66,967,594	7,697,800	-	20%	40,886,056	5,880,329	-	46,766,385	27,899,009
Office building	732,871,574	-	-	5%	109,977,329	30,440,800	-	140,418,129	592,453,445
Land	416,921,768	-	-	-	-	-	-	-	416,921,768
As at 30 June 2022	1,353,527,840	8,926,795	-		256,786,406	40,075,707	-	296,862,113	1,065,592,522
As at 30 June 2021	1,357,275,877	25,951,963	29,700,000		241,551,737	41,257,242	26,022,573	256,786,406	1,096,741,434
Revaluation									
Land	3,587,878,232	-	-	-	-	-	-	-	3,587,878,232
As at 30 June 2022	4,941,406,072	8,926,795	-		256,786,406	40,075,707	-	296,862,113	4,653,470,754
As at 30 June 2021	4,729,182,388	527,976,963	315,753,279		241,551,737	41,257,242	26,022,573	256,786,406	4,684,619,666
Right of use assets									
Motor vehicles	103,634,576	-	-	20%	50,706,108	9,667,278	-	60,373,386	43,261,190
Building	60,748,666	-	-		35,939,344	11,893,483	-	47,832,827	12,915,839
As at 30 June 2022	164,383,242	-	-		86,645,452	21,560,761	-	108,206,213	56,177,029
As at 30 June 2021	134,336,746	30,046,496	-		54,019,038	32,626,414	-	86,645,452	77,737,790

Notes to the Financial Statements

Annexure-2

Reconciliation of net profit with cash flows from operating activities

Reconciliation of net income or net profit with cash flows from operating activities making adjustment for non-cash items, for non-operating items and for the net changes in operating accruals has been disclosed as per BSEC notification BSEC/CMRRCD/2006-158/208/Admin/81 dated 20 June 2018.

	<i>Amount in BDT</i>	
	As at and for the year ended 30 June	
	2022	2021
Cash flow from operating activities		
Profit before tax	700,819,056	490,551,975
Adjustments:		
Depreciation expense	61,636,468	73,883,656
Gain on sale of fixed assets	-	(3,122,573)
Interest expense	3,963,660	6,521,071
Income from investment	(141,261,317)	(53,504,363)
	625,157,867	514,329,766
(Increase)/decrease of current assets		
(Increase)/decrease in inventory	804,857,137	(173,777,667)
(Increase)/decrease in advance deposit and prepayment	(84,757,200)	124,648,257
(Increase)/decrease accounts receivable	9,431,500	202,193,966
Increase/(decrease) of current liabilities		
Increase in advance received against allotment	845,107,014	597,161,465
Increase/(decrease) in accounts payable	18,954,426	(89,644,290)
Increase/(decrease) in unclaimed dividend	(56,682,460)	(2,761,797)
Increase in gratuity provision	12,975,405	6,709,932
Tax paid during the year	(140,475,751)	(125,422,783)
Net cash flow from operating activities	2,034,567,938	1,053,436,849
Total cash flow from operating activities- Indirect Method*	2,034,567,938	1,053,436,849
Total cash flow from operating activities- Direct Method*	2,034,567,938	1,053,436,849

*Details in the statement of cash flows

View of Our Land Projects



Jahurul Islam City (Aftabnagar), Dhaka.

View of Our Land Projects



Pallabi, Dhaka.



Dehra, Savar.

Eastern Housing Limited

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

Notice of the 58th Annual General Meeting

Notice is hereby given that the 58th Annual General Meeting of the Shareholders of Eastern Housing Limited will be held on **Wednesday, November 09, 2022 at 10:30 AM**. The AGM will be held virtually by using digital platform through the link <https://ehi.bdvirtualagm.com> to transact the following businesses:

AGENDA

1. To receive and adopt the Directors' Report and the Audited Financial Statements of the Company for the year ended June 30, 2022 together with the Auditors' Report thereon.
2. To declare dividend for the year ended June 30, 2022.
3. To elect/reelect Directors.
4. To reappoint Independent Director.
5. To appoint Statutory Auditors and to fix their remuneration.
6. To appoint Corporate Governance Compliance Auditor and to fix their remuneration.

By order of the Board



(Salim Ahmed, FCS)
Company Secretary

Dated: September 15, 2022
Dhaka.

Note :

1. **October 12, 2022** is the record date. Shareholders whose name will be appeared in the Members' / Depository Register on that date they will be eligible to attend the AGM and receive dividend.
2. Pursuant to the Bangladesh Securities and Exchange Commission's (BSEC) Notification No. BSEC/CMRRC/2006-158/208/Admin/81 dated June 20, 2018, soft copy of the Annual Report-2022 will be sent to members respective email addresses as available in their Beneficiary Owner (BO) Accounts maintained with the CDBL. Soft copy of the Annual Report 2022 will also be available at the Company's website at: www.easternhousing.com
3. A member entitled to attend and vote at the Annual General Meeting may appoint a proxy in his stead. The proxy form, duly filled and stamped with a revenue stamp of Tk. 20/- and signed by the member must be sent by email to share@easternhousing.com not later than 48 hours before the commencement of the AGM.
4. (i) Shareholders bearing BO ID are requested to update their respective **BO ID** with **12 digits Taxpayer's Identification Number (e-TIN)** and address through their respective Depository Participant (DP) before the '**Record Date**'; and
(ii) Shareholders bearing Folio Numbers are also requested to submit their **12 digits Taxpayer's Identification Number (e-TIN)** to the Share Department of the Company latest by **08th October, 2022**; failing which Income Tax at Source will be deducted from cash dividend @ 15% instead of 10% as per regulation.
5. The shareholders will be able to submit their questions/comments and vote electronically 24 hours before commencement of the AGM i.e. from 10:30 am Tuesday, November 08, 2022 and or during the AGM. For logging into the system, the shareholders need to put their 16-digit Beneficial Owner (BO) ID number /Folio Number by visiting the link <https://ehi.bdvirtualagm.com>
6. We encourage the members to log into the system prior to the meeting on **November 09, 2022**. Please allow ample time to login and establish your connectivity. Please contact +880177756643 in case of technical difficulties in accessing the virtual meeting.
7. Shareholders may submit their questions in advance by email to share@easternhousing.com or to the Company Secretary at salim@easternhousing.com

Eastern Housing Limited

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

PROXY FORM

I/We.....
of.....

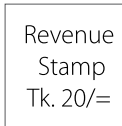
being a member of **EASTERN HOUSING LIMITED** hereby appoint

Mr./Mrs./Miss.....
of.....

as my proxy in my/our absence to attend and vote for me on me/our behalf at the 58th ANNUAL GENERAL MEETING of the Company to be held on Wednesday, November 09, 2022 and any adjornment thereof

As witness my hand this day of November, 2022.

.....
(Signature of the Proxy)
Date



.....
(Signature of the Shareholder)

BO ID of Member/Register Folio No.

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 sent by email to **share@easternhousing.com** not later than 48 hours before the commencement of the AGM.

Signature vetified

.....
Authorized Signatory





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E-mail: info@easternhousing.com

125/A, Motijheel Commercial Area, Dhaka 1000. Bangladesh

Tel: +88-02-223386303-5, Fax: +88-02-223386311

E-mail: share@easternhousing.com

Web: www.easternhousing.com

Hotline 16721