

ट्रेड टावर लिमिटेड

Trade Tower Limited



सोह्रौं वार्षिक प्रतिवेदन

आ. व. २०८१/०८२

TRADE TOWER LIMITED

Board of Director



Shiva Hari Dangal
Group Chairman



Sushma Lamsal
Group Director



Satish Neupane
Group Director



Navraj Bista
Group Director



Bharat Raj Koirala
Group Director

ट्रेड टावर लिमिटेड
थापाथली, काठमाण्डौ

प्रतिनिधि नियुक्त गर्ने फारम (प्रोक्सी)

श्री सञ्चालक समिति,
ट्रेड टावर लिमिटेड,
थापाथली, काठमाण्डौ ।

विषय : प्रतिनिधि नियुक्त गरिएको बारे ।

महाशय,

..... जिल्ला.....म.पा./न.पा./गा.प. वडा नं. ..... बस्ने म/हामी .... ले त्यस संस्थाको शेयरधनीको हैसियतले मिति २०८२ साल पुष ३० गते बुधबार (१४ जनवरी २०२६) का दिन हुने सोह्रौं वार्षिक साधारण सभामा स्वयं उपस्थित भई छलफल तथा निर्णयमा सहभागी हुन नसक्ने भएकाले उक्त सभामा भाग लिनका लागि मेरो/हाम्रो प्रतिनिधित्व गरी भाग लिन ..... जिल्ला ..... न.पा./गा.वि.स. बस्ने त्यस संस्थाका शेयरधनी श्री ..... शेयर प्रमाण पत्र नं. ..... लाई मेरो/हाम्रो प्रतिनिधि मनोनयन गरी पठाएको छु/छौं ।

प्रतिनिधि हुनेको		**प्रतिनिधि नियुक्त गर्नेको**	
नाम	:	**नाम**	:
दस्तखत	:	**दस्तखत**	:
शेयरधनी नं.	:	**शेयरधनी नं.**	:
हितग्राही परिचय नं.	:	**हितग्राही परिचय नं.**	:
शेयर संख्या	:	**शेयर संख्या**	:
मिति	:	**मिति**	:

(द्रष्टव्य : यो निवेदन साधारण सभा हुनु भन्दा कम्तीमा ७२ घण्टा अगावै कम्पनीको प्रधान कार्यालयमा पेश गरिसक्नु पर्नेछ ।)

ट्रेड टावर लिमिटेड
थापाथली, काठमाण्डौ

प्रवेश-पत्र

शेयरधनीको नाम :
शेयरधनी नं. :
हितग्राही परिचय नं. :
कुल शेयर संख्या :
शेयरधनीको दस्तखत:

.....
(विवेक महर्जन)
कम्पनी सचिव
मिति २०८२।०९।३०

(सभा कक्षमा प्रवेश गर्न यो प्रवेश-पत्र अनिवार्य रुपमा लिई आउनुहुन अनुरोध छ ।)

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Trade Tower Limited
ट्रेड टावर लिमिटेड

का.म.न.पा. ११, थापाथली, काठमाडौं

सोह्रौं वार्षिक साधारण सभा सम्बन्धी सूचना

ट्रेड टावर लिमिटेड कम्पनीको मिति २०८२।०९।०४ गते शुक्रवार ३:३० बजे बसेको सञ्चालक समितिको २१०औं बैठकको निर्णय अनुसार कम्पनीको सोह्रौं वार्षिक साधारण सभामा देहायका विषयहरूमा छलफल तथा निर्णय गर्नको लागि निम्न अनुसार बस्ने भएको हुँदा सम्पूर्ण शेयरधनी महानुभावहरूलाई उपस्थितिको लागि यो सूचना प्रकाशित गरिएको छ ।

वार्षिक साधारण सभा हुने मिति, समय र स्थान

मिति : २०८२।०९।३० (14th January 2026, Wednesday)
स्थान : होटल कृष्टल पशुपती, (Hotel Crystal Pashupati) पिङ्गलास्थान, गौशाला, काठमाण्डौं ।
समय : बिहान ११:०० बजे देखि

वार्षिक साधारण सभामा छलफल तथा निर्णयका लागि निर्धारित विषय सूची

(क) सामान्य प्रस्ताव :

१. आर्थिक वर्ष २०८१/०८२ को सञ्चालक समितिको वार्षिक प्रतिवेदन छलफल गरी पारित गर्ने ।
२. लेखा परिक्षकको प्रतिवेदन सहितको आ.व.२०८१/०८२ को वासलात, नाफा नोक्सानको हिसाब र नगद प्रवाह विवरण लगायतका वित्तिय विवरणहरू छलफल गरी पारित गर्ने ।
३. कम्पनी ऐन, २०६३ को दफा १११ अनुसार आ.व.२०८२/०८३ का लागि बाह्य लेखापरिक्षकको नियुक्ति तथा निजको पारिश्रमिक निर्धारण गर्ने ।

(ख) विशेष प्रस्ताव :

१. कम्पनीको प्रबन्धपत्र तथा नियमावलीमा आवश्यक संशोधनहरु गर्ने बारे ।
२. नयाँ संचालक समिति चयन गर्ने सम्बन्धमा ।
३. विभिन्न कम्पनीका संस्थापक शेयरमा गरिएको लगानी अनुमोदन गर्ने तथा आगामी दिनमा आवश्यकता अनुसार नयाँ कम्पनीहरुमा लगानी गर्न संचालक समितिलाई स्वीकृती प्रदान गर्ने सम्बन्धमा ।
४. अन्य कम्पनी संगमर्जर गर्ने, म्ब गर्ने, मर्जरको सम्झौता गर्न संचालक समितिलाई अख्तियारी प्रदान गर्ने सम्बन्धमा ।
५. आगामी दिनमा नयाँ परियोजनाहरुको अध्ययन, विकास गर्ने सम्बन्धमा कम्पनीले जग्गा-जमिन वा भवनलिजमालिने वा खरिदगर्नेवा आफ्नो स्वामित्वमा भएका संरचनाहरुपुनःसबलिजमा दिने वा म्यानेजमेन्टकन्ट्रयाक्टमा दिने वा लिने निर्णय गर्न संचालकसमितिलाई दिने अख्तियारी सम्बन्धमा ।
६. कम्पनीले आगामी दिनमा विकास गर्ने नयाँ परियोजनाहरुको लागि बैंक तथा अन्य वित्तियसंस्थाहरुबाट आवश्यक कर्जा कम्पनी ऐन, २०६३ को दफा १०५ (ख) अनुरुप तोकिएको सिमा भन्दा बढी भएमा त्यस्तो कर्जा सापटी लिने अख्तियारी संचालक समितिलाई प्रदान गर्ने सम्बन्धमा ।
७. कम्पनीले आगामी दिनमा विकास गर्ने नयाँपरियोजनाहरुको लागि आवश्यकता अनुसार छोटो अवधिको कर्जा लिने अख्तियारी संचालकसमितिलाई प्रदान गर्नेसम्बन्धमा ।
८. ट्रेड टावर लिमिटेड अन्तर्गतका ट्रेड मार्क, अनुमतिपत्र, स्वीकृति आदि आफ्नै शतप्रतिशत लगानी भएका कम्पनीमा सार्ने वा Trade mark usage agreement गर्न आवश्यक अनुसार निर्णय गर्न संचालकसमितिलाई अख्तियारी दिने ।
९. होटलसंचालन गर्न ट्रेड टावर लिमिटेडको पूर्ण स्वामित्व भएको क्रिस्टलहस्पिटालिटी (प्रा) लि. नामको कम्पनी स्थापना गरिएकोहुँदा सो को अनुमोदन गर्ने र सोही कम्पनी अन्तर्गत क्रिष्टल पशुपति होटलसंचालन गर्न आवश्यक कानुनी तथा प्रशासनिकव्यवस्था मिलाउने अख्तियारी संचालक समितिलाई दिने ।
१०. कम्पनीको प्रवन्धपत्र तथा नियमावलीमा हुने संशोधन सम्बन्धमा नियामक निकायहरु, नेपाल धितोपत्र बोर्ड, नेपाल स्टक एक्सचेन्ज लिमिटेड, कम्पनी रजिष्ट्रारको कार्यालय वा अन्य कुनै कारणले कम्पनी अध्यावधिक गर्न कम्पनीको प्रबन्धपत्र र नियमावलीमासंशोधन वा कुनै फेरबदलको सुझाव आएमा वा आवश्यक भएमा सो कार्य गर्नसंचालक समितिलाई अख्तियारी प्रदान गर्ने सम्बन्धमा ।

(ग) विविध :

साधारण सभा सम्बन्धि सामान्य जानकारीहरु

१) शेयरधनीहरुको दस्तखतको लागि शेयरधनी उपस्थिति पुस्तिका बिहान ०९:०० बजेबाट खुल्ला गरिनेछ ।

२) साधारण सभामा उपस्थित हुने शेयरधनीहरुले आफ्नो परिचय पत्र स्पष्ट खुल्ने फोटो सहितको कुनै प्रमाण पत्र तथा हितग्राही खाता खोली शेयरको अभौतिकीकरण गरिएको विवरण देखिने (म्झकबत ब्अअयगलत क्तबतझभलत) वा साथमा शेयर प्रमाण पत्र लिई सभामाभागलिन हुन अनुरोध छ ।

३) सोह्रौं वार्षिक साधारण सभाको प्रयोजनका लागि २०८२/०९/१६ गते एक दिनका लागि सेयरको दर्ता किताब बन्द रहनेछ । २०८२/०९/१४गतेका दिनसम्म नेपाल स्टकएक्सचेञ्ज लिमिटेडमा कारोबार भई तीन कार्यदिनअर्थात २०८२/०९/१८ गते भित्र दाखेल खारेजको लागि प्राप्त शेयरहरुबाट कायम रहेका शेयरधनीहरु मात्र यस सभामा भाग लिन योग्य हुनेछन् ।

४) साधारण सभामा भाग लीन आफ्नो प्रतिनिधि नियुक्त गर्न चाहने शेयरधनीहरुले प्रचलित कम्पनी कानुनले तोकेको ढाँचामा वा वार्षिक प्रतिवेदन पुस्तिका अनूसारको प्रतिनिधिपत्र (प्रोक्सी) नियुक्त गर्नु पर्नेछ । तर प्रतिनिधि नियुक्त गर्नु भएका शेयरधनी आफै उपस्थित भई हाजिरी पुस्तिकामा दस्तखत गरेमा वा निर्वाचनमा भाग लिएमा प्रतिनिधि पत्र स्वतः बदर हुनेछ ।

५) एक भन्दा बढी व्यक्तिहरुको संयुक्त नाममा शेयर दर्ता रहेको अवस्थामा सर्वसम्मत बाट प्रतिनिधि चयन गरिएको एक जनाले मात्र वा लगत किताबमा पहिलो नाम उल्लेख भएको व्यक्तिले सभामा भागलिन सक्नु हुनेछ । कुनै संगठित संस्था वा कम्पनीले शेयर खरिद गरेको हकमा त्यस्तासंगठित संस्था वा कम्पनीले मनोनीत गरेको प्रतिनिधिले शेयरवालाको हैसियतले सभामा भाग लिन सक्नु हुनेछ ।

६) कुनै शेयरधनीमहानुभावहरुले छलफलका विषयहरु मध्ये विविध शिर्षक अन्तर्गत कम्पनी सम्बन्धी कुनै विषयमा छलफल गर्न/गराउन चाहेमा सभा सुरु हुनु भन्दा ७ कार्यदिन अगावै कम्पनी सचिव मार्फत सञ्चालक समितिको अध्यक्षलाई लिखित रुपमा प्रस्तावदिनुपर्नेछ । तर त्यस्तो प्रस्ताव साधारण सभामा छलफल वा बहसको रुपमा समावेश गर्ने वा नगर्ने अधिकार सञ्चालक समितिको अध्यक्षमा निहित हुनेछ ।

७) साधारण सभामा भाग लिन प्रतिनिधि (एचयहथ)नियुक्त गर्न चाहने शेयरधनीहरुलेरितपुर्वक प्रोक्सी फारम भरी सभा हुनुभन्दा ७२ घण्टा अगावै यस कम्पनीको रजिस्टर्ड कार्यालय ट्रेड टावर, आठौँ तल्ला, थापाथलीमा कम्पनीले तोकेको प्रोक्सी फारम भरेर पेस गरिसक्नु पर्नेछ ।

८) सोह्रौं वार्षिक साधारण सभा सम्बन्धी थप जानकारी आवश्यक परेमा कार्यालय समय भित्र कम्पनीको रजिष्टर्ड कार्यालय, आठौं तल्ला, ट्रेड टावर लिमिटेड, थापाथली, काठमाण्डौंमा सम्पर्क राख्नु हुन अनुरोध गरिन्छ । थप जानकारीको लागि कम्पनीको टेलिफोन नं.०१-५१११०००वा वेबसाइट www.tradetower.com.np बाट प्राप्त गर्न सक्नु हुनेछ ।

९) संचालकको निर्वाचन सम्बन्धी कार्यक्रम मिति २०८२/०९/२५ देखि सुरुहुनेहुँदा निर्वाचन तालिका साधारण सभा हुने स्थानमा प्रकाशित गरिने छ ।

सञ्चालक समितिको आज्ञाले
कम्पनी सचिव

अध्यक्षको मन्तव्य

आदरणीय शेयरधनी महानुभावहरु,



हाम्रो न्यानो आतिथ्यलाई स्वीकार गर्नु भइ यस गरिमामय साधारण सभामा भौतिक तथा अभौतिकरुपमा उपस्थित हुनु भएका आदरणीय व्यक्तित्व वर्ग एवं उपस्थित महिला तथा सज्जनवृन्द ।

आज यस ट्रेड टावर लि. को सोह्रौँ वार्षिक साधारण सभामा उपस्थित हुनु भएका सम्पूर्ण महानुभावहरु सबैमा सर्वप्रथम म हार्दिक स्वागत एवं अभिवादन व्यक्त गर्दछु । साथै मलाई यस गरिमामय सभामा संचालक समितिका तर्फबाट आ.ब. २०८१/०८२ को वार्षिक प्रतिवेदन प्रस्तुत गर्न पाउँदा मलाई हर्षको अनुभूति भइरहेको छ ।

सर्वप्रथम हाम्रो यो संस्था विक्रम संम्बत २०६७ सालमा स्थापना भइ संचालनमा सफलतापूर्वक आफ्नो सोह्रौँ वर्ष पुरा गरेकोमा यस कम्पनीसँग सम्बन्धित र सरोकार राख्ने हामी र हाम्रा सबै शुभ-चिन्तकहरु अत्यन्त उत्साहित एवं गौरवान्वित हुन पुगेका छौं । यसका लागि यस कम्पनीका आदरणीय शेयरधनीमहानुभावहरु एवं संचालक समितिका सदस्यहरुको निरन्तर एवं भरपर्दो सहकार्यका कारणले मात्र हाम्रो कम्पनी आजको यस अवस्थामा आइपुगेको हो भन्ने कुरामा दुइमत छैन । अब आगामी वर्षहरुमा समेत यो सम्बन्ध अझ बढी मजबुत हुनेछ भन्ने कुरामा मैले विश्वास लिएको छु ।

हामीले यस कम्पनीका तर्फबाट विगतमा संचालन गरेका बिभिन्नपरियोजनाहरुशतप्रतिशत नै सफल भई सोबाट हाम्रो कम्पनीलाई थप आय आर्जन गराएको कुरा र यस बीचमा आई परेका विभिन्न समस्याहरुलाई समाधान गर्दै हाम्रो कम्पनीले विगतका दिनमा झैँ प्राप्त गरेको प्रतिष्ठा र कार्य अनुभव आगामी दिनमा पनि उपलब्धि पूर्वक रहिरहने छ भन्ने मलाई लागेको छ ।हामीले कम्पनीको स्थापना कालमा लगानी गर्ने शेयरधनीमहानुभावहरुको शेयर लगानीको ११८%(प्रतिशत) रकम लाभांश मार्फत विगतका वर्षहरुमा नै उपलब्ध गराइ सकेको कुरा स्मरण गराउँदै अबका दिनमा पनि यस व्यवसायमा गरेको लगानी फलदायी बनाउन प्रतिबध्दता समेत यहाँहरु समक्ष राख्न चाहन्छु ।

आदरणीय शेयरधनी महानुभावहरु,

हामी सबैको अथक प्रयासबाट ट्रेड टावर गौशाला अहिले आएर 'होटलक्रिष्टल पशुपति' निर्माण एवं संचालनमा ल्याउन सफल भएका छौं । विगत ४ वर्ष देखि हाम्रो कम्पनीलाई धितोपत्र बोर्डमा समावेश गर्न गरिएको प्रयासमा हामी पुर्ण रुपमा सफल हुन पुगेकाले सो समस्या समाधान हुन पुगेको छ । अब आगामी दिनमा विगतको वर्षहरुमाझैं हाम्रा शेयर धनीहरुबाट हाम्रो यो परियोजनाको (होटलक्रिष्टल पशुपति प्रा.लि) व्यवसायिक कृयाकलाप संचालन गर्ने गराउने कार्यमा सहयोग र निर्देशन प्राप्त गर्दै रहने छौं भन्ने कुरामा मैले विश्वास लिएको छु ।

राष्ट्रकै लागि एउटा नौलो व्यवसायिक प्रयोग हो भन्ने हामीलाई विश्वास छ -ट्रेड टावर थपाथली,गौसाला जस्ता परियोजनाहरु । आज हामीले तमाम शुभचिन्तक तथा शेयरधनीमहानुभावहरुलाई हाम्रो आफ्नै होटलमा स्वागत गर्न पाउँदा हामी सारै हर्ष विभोर भएका छौं । तर विगतमा देखा परेको प्राकृतिक दैविक प्रकोप, कोरोना महामारी , छिमेकी देशहरुरुस र युक्रेनमा बेलाबखत हुने आपसीयुध्द, हालै भयको जेन-जी आन्दोलन पछि ध्वस्त हुन पुगेको राष्ट्रिय सम्पत्ति विवरणले हामी सबै दुखीत हुन पुगेका छौं, साथै व्यवसायमा पुग्न गएको क्षति र असर समस्याका रुपमा देखा परेता पनि यसका कारण यथार्थ बोध गरि चुनौतीका रुपमा लिएर अघि बढ्ने प्रण गरेको छु। साथै हामी संग रहेका ५ वटा सभाकक्ष, ९० वटा सुविधा सम्पन्न कोठाहरु (रुम) तथा आधुनिक रेष्टुरेण्ट, कफी हाउस समेतमा शेयरधनीमहानुभावहरुले विशेष छुट लिई सदुपयोग गर्न पनि म हार्दिक अनुरोध गर्दछु ।

हाम्रो व्यवसायमा केही चुनौतीहरु पनि बेला बखत देखा पर्ने गरेको छ। उदाहरणका रुपमा भन्नु पर्दा हालै भएको जेन-जी आन्दोलनका कारण पर्यटन क्षेत्रमा ठूलो असर पर्न गएको छ । आफ्नो अनुकूल समय पारेर देश विदेशका खास गरेर भारतीय तिर्थयात्रीहरुले बुक गरेका रुमहरु सबै रद्द हुन पुगे । बाडी पहिरो र यातायात क्षेत्रमा हुने अवरोधले पनि गाडी बसबाट आउने तीर्थयात्रीहरुलाई सकस हुने गरेको छ। जसको सिधै असर हामी जस्ता व्यवसायीहरुलाई पर्ने गरेको छ। अहिलेको समयमा आर्थिक गतिविधिमा देखा परेको मन्दीका कारण प्रायः धेरैको क्रयशक्ति र खर्च गर्ने इच्छा घटेका कारण सबै जसो व्यवसायमा चरम शिथिलताको प्रत्यक्ष असर हामीमा पनि परेको छ ।

अतः यी र यस्तै बेला बखत आइपर्ने समस्याहरुलाई मनन गरी आ-आफ्नो तर्फबाट पाउने सहयोग र विश्वासबाट नै हाम्रो दृढ संकल्प, शेयरधनीहरुको एकता र विश्वास एवं हामीहरु प्रतिको सद्भावबाट सामना गर्न हामी सक्षम रहने कुरा म यहाँहरु समक्ष विश्वास दिलाउन चाहन्छु ।

अन्त्यमा, हामी सबैको एकता, विश्वास र संकल्पबाट तयार गरिएको यस परियोजना (होटल) को सपना सफल पार्न आगामी दिनमा हामी सबैले आ-आफ्नो क्षेत्रबाट धैर्यता, संयमता तथा त्रुटी सुधार गर्दै लैजाने रणनीतिका साथ कार्य गर्ने प्रण गर्दछौं । हाम्रो यस कम्पनीको प्रगति र सफलताकालागि प्रत्यक्ष-परोक्षरुपमा सहयोग, सल्लाह, राय सुझाव दिनु भई आ-आफ्नो क्षेत्रबाट पुर्याउनु भएको योगदानकालागि सम्पूर्ण शेयरधनीमहानुभावहरु, सहयोगी बैंक तथा वित्तियसंस्थाहरु, लेखा परिक्षक, ग्राहकवर्ग, व्यवस्थापन लगायत संस्थाका सम्पूर्ण कर्मचारी परिवार, पत्रकार मित्रहरु, सम्पूर्ण शुभचिन्तक तथा सम्बन्धित सबै पक्षलाई संचालक समितिको तर्फबाट हार्दिक धन्यवाद सहितको न्यानो अभिवादन ज्ञापन गर्दै आगामी दिनहरुमा समेत निरन्तर सहयोगको अपेक्षा गर्दछौं । धन्यवाद !

शिबहरी दंगाल
अध्यक्ष
ट्रेड टावर लिमिटेड
मिति : २०८२ पुष ३० गते

कम्पनी ऐन, २०६३ को दफा १०५ उपदफा (४) बमोजिम

ट्रेड टावर लिमिटेड
सञ्चालक समितिको प्रतिवेदन
आर्थिक वर्ष २०८१/०८२

आदरणीय शेयरधनी महानुभावहरु,

ट्रेड लिमिटेड कम्पनीको सोह्रौं वार्षिक साधारण सभामा म यहाँहरुलाई हार्दिक स्वागत गर्न चाहन्छु। म यस गरिमामय सभामा सञ्चालक समितिको तर्फबाट आर्थिक वर्ष २०८१/०८२ को सञ्चालक समितिको प्रतिवेदन र सोही वर्षको लेखापरीक्षण भएका वित्तिय विवरणहरु सभा समक्ष स्वीकृतिको लागि प्रस्तुत गर्दछु।

१. आर्थिक वर्ष २०८१/०८२ को कारोबारको सिंहावलोकन

कम्पनीको आर्थिक वर्ष २०८१/०८२ का आर्थिक गतिविधिहरु बुँदागत रुपमा प्रस्तुत गर्दछु।

(क) आम्दानी तथा खर्चको तुलनात्मक विवरण

ट्रेड टावर लिमिटेड कम्पनीको विगत तीन आर्थिक वर्षको आम्दानी तथा खर्चको तुलनात्मक विवरण तालिकामा प्रस्तुत गरिएको छ।

तालिका नं. १ : आम्दानी तथा खर्चको तुलनात्मक विवरण

विवरण	आर्थिक वर्ष २०८१/२०८२	आर्थिक वर्ष २०८०/२०८१	आर्थिक वर्ष २०७९/२०८०
आम्दानी			
संचालन आम्दानी	९९,८२५,८८३	१७,५३१,३८७	-
अन्य आम्दानी	९४,८२९,६७९	९३,३६९,१४२	९०,१०९,७९०
जम्मा आम्दानी	**१९४,६५५,५६२**	**११०,९००,५२९**	**९०,१०९,७९०**
खर्चहरु			
संचालनखर्चहरु	२८,२४३,७७८	५,१९५,८१२	-
कर्मचारी खर्चहरु	२८,२३२,३१६	११,९३१,९५१	५,५२८,१६१
प्रशासनिक तथा संचालनखर्चहरु	४१,४०८,२७९	२८,२७०,९७४	३२,५२७,६६८
वित्तीय लागत	४०,८४२,१४१	१४,८४२,४४२	७,३१२,२४२
ह्रास र परिशोधन खर्च	५५,७८३,३३०	३०,२५५,५४७	२४,८१०,६९७
जम्मा खर्च	**१९४,५०९,८४४**	**९०,४९६,७२६**	**७०,१७८,७६८**
कर अघिको नाफा	**१४५,७१८**	**२०,४०३,८०३**	**१९,९३१,०२२**
कर्मचारी लाभको प्रावधान	१४,५७२	-	-
सामाजिक उत्तरदायित्व	१४५७		
आयकर खर्च	३८४४८१६.०२	-	७,८५३,५७८
स्थगन कर	१०८,०३१	९३३,४४२	१,५४८,७६६
यस वर्षको नाफा	**(३,६०७,०९६)**	**२१,३३७,२४५**	**१३,६२६,२११**
प्रतिशेयर आम्दानी	**(०.८)**	**५.६३**	**३.५९**

(ख) लक्षित आम्दानी र वास्तविक आम्दानी

१.ट्रेड टावर लिमिटेड, थापाथली

२०८१/०८२	लक्षित आम्दानी	वास्तविक आम्दानी	प्रतिशत %
जम्मा	**९७,१५९,२५१/-**	**९४,८२९,६७९/-**	**९७.६०%**

२.होटल क्रिष्टल पशुपति, गौशाला

२०८१/०८२	लक्षित आम्दानी	वास्तविक आम्दानी	प्रतिशत %
जम्मा	७८,५४०,६१४/-	९९,८२५,८८३/-	१२७.१०%

(ग) कुल खर्चको विवरण

यस आर्थिक वर्ष २०८१/२०८२ मा कम्पनीले लिएको बैंक कर्जाको व्याज भुक्तानी बापत रु.४०,८४२,१४१/-,ह्रासकट्टी खर्च रु ५५,७८३,३३०/-,कर्मचारी खर्च रु २८,२३२,३१६/-,अन्य प्रशासनिक खर्च रु ४१,४०८,२७९/- तथा संचालन खर्च रु २८,२४३,७७८/- खर्च भएको छ ।

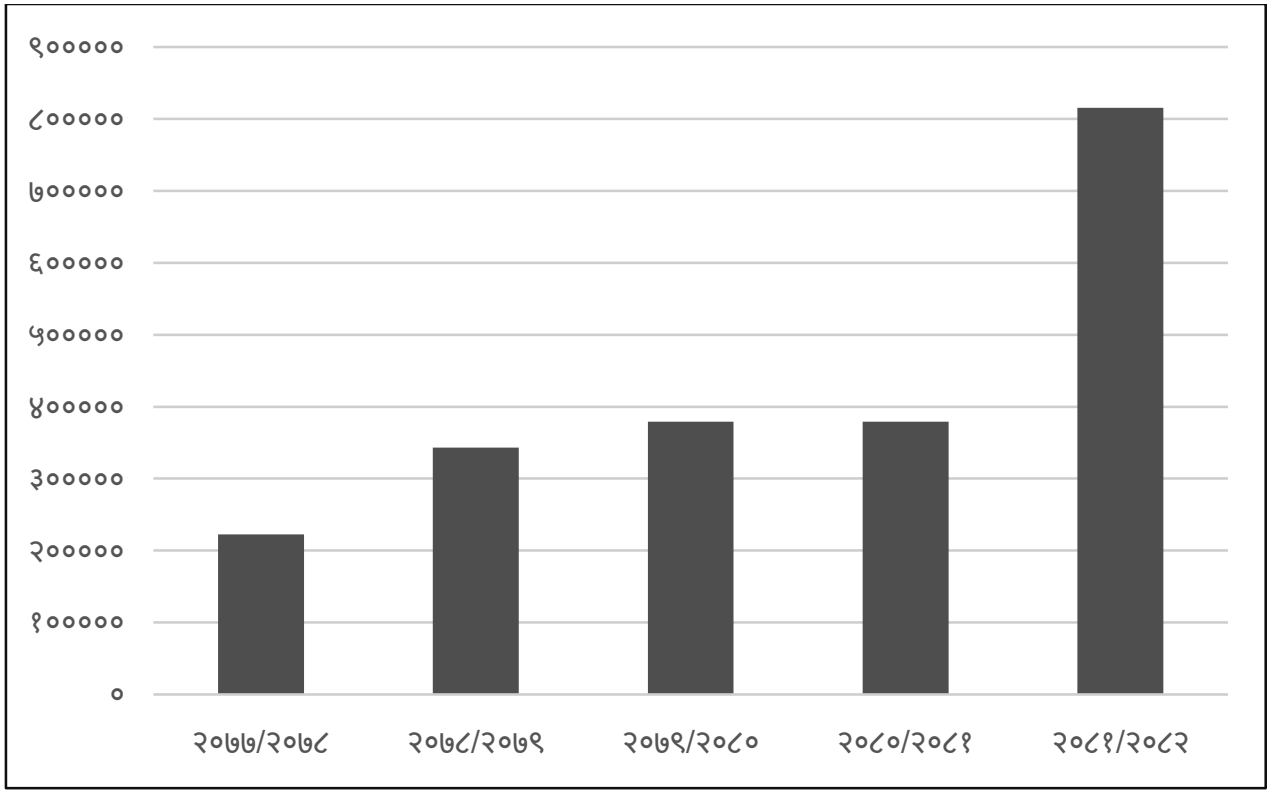
२. कम्पनीको शेयर पूँजी तथा सञ्चिती

(क) शेयर पूँजी

कम्पनीको शेयर पूँजी विवरण

(रु. हजारमा)

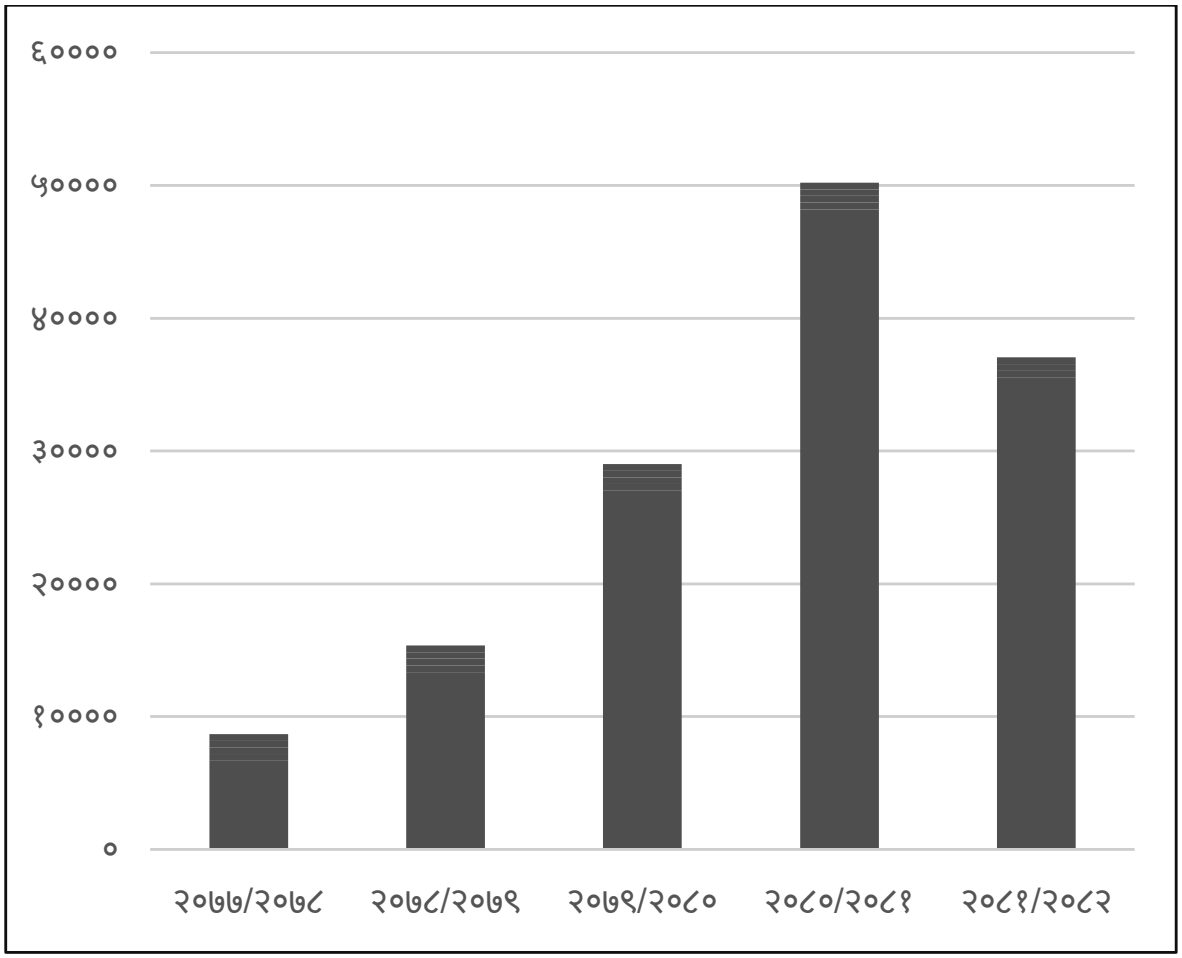
२०७७/२०७८	२०७८/२०७९	२०७९/२०८०	२०८०/२०८१	२०८१/२०८२
२२२,३५८	३४९,१०२	३७९,१०२	३७९,१०२	८१५,६१०



ख) जगेडा कोष (Retained Earnings)

(रु. हजारमा)

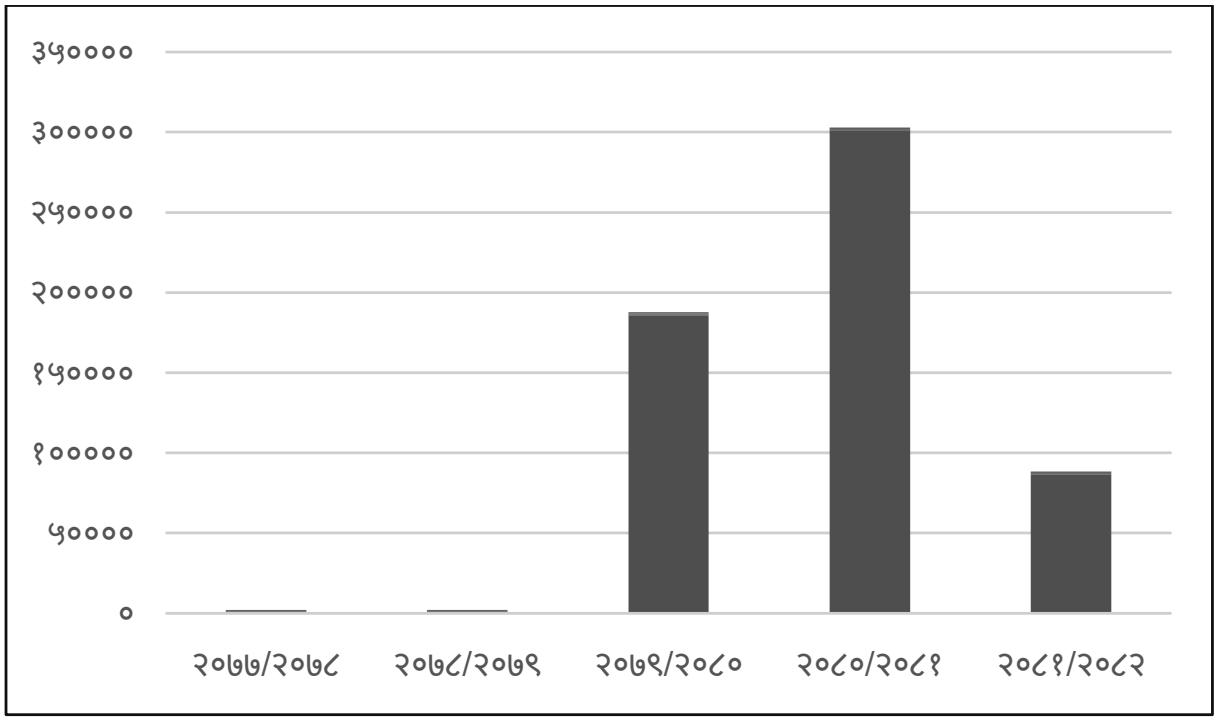
२०७७/२०७८	२०७८/२०७९	२०७९/२०८०	२०८०/२०८१	२०८१/२०८२
६,६७२	१३,३५९	२७,००५	४८,२००	३५,०४५



(ग) दिर्घकालिन बैंक कर्जा

(रु. हजारमा)

२०७७/२०७८	२०७८/२०७९	२०७९/२०८०	२०८०/२०८१	२०८१/२०८२
-	-	१८५,८००	३०१,०३०	८६,५५०



३. कम्पनीको शेयर संरचना

ट्रेड टावर लिमिटेडको हाल पूँजी रु ८१,५६,०९,७००/- रहेको छ। यस कम्पनीको शेयर निष्काशन तथा बाँडफाँड कार्य २०८२/०३/०१ गतेमा सम्पन्न भई मिति २०८२/०३/३२ गतेका दिन देखि धितोपत्र बजारमा कारोवारभईरहेको छ । यस कम्पनीको संस्थापक शेयरहरुको साधारण शेयर मिति २०८५/०३/३० गतेदेखि लकईन (Lock In) खुल्ला भई स्वतन्त्र रुपमा शेयर किनबेच हुनेछ। कम्पनीको आ.व. २०८१/२०८२ को अन्त्यमा जम्मा शेयरधनीहरुकोसंख्या३,६९,८१५ जना रहेको छ।

४. कम्पनीको संस्थागत सुशासन

ट्रेड टावर लिमिटेड असल संस्थागत सुशासनका लागि प्रतिवध्द रहेको छ। कम्पनीको उदेश्य तथा लक्ष्य प्राप्तिका लागि पारदर्शी भई शेयरधनीहरुको विश्वासलाई कायम राख्न कम्पनी सधैप्रयत्नरत छ। कम्पनीको कार्य प्रगति विवरण प्रत्येक त्रैमासमा राष्ट्रिय दैनिक पत्रिकामा तथा कम्पनीको **WebSite:- www.tradetower.com.np** मा प्रकाशित गरिएको छ। प्रचलित कानुन बमोजिम नियमनकारी निकायहरुमा पेश गर्नुपर्ने प्रतिवेदनहरु समयमा पेश गरिएको छ।

५. परियोजनाहरुको मर्मत सम्भार

यस कम्पनीको मर्मत सम्भार समय समयमा भइरहेको र सो को मर्मत खर्च कर कार्यालयले तोकेको सिमा भित्र रहेको छ। सो सिमा भन्दा माथि हाल सम्म खर्च नभएको।

६. चालू आर्थिक वर्षको उपलब्धि

यस कम्पनीको होटल परियोजनाको सुरुवात ४९ वटा कोठा र २ वटा सभा हल मिति २०८१ वैशाख १ गते वाट शुभारम्भ भएको थियो। कम्पनीले चालू आर्थिक बर्ष २०८१/२०८२ को माघ महिना देखि होटल परियोजनाको ९० कोठा र ४ वटा सभा हलसंचालनमा ल्याई व्यापारबृद्धी गरिएको छ।

७. कम्पनीको शेयरको बजार मूल्य

शेयर बजार (२०८२ श्रावण देखि २०८२ असोज सम्म)

महिना / २०८२	औषत मूल्य रु	कैफियत
श्रावण	१००४.९९	-
भाद्र	८६३.१७	-
असोज	७३१.९२	-

८. कम्पनीको व्यवसायिक सम्बन्ध

आयोजना निर्माणका लागि सबै क्षेत्रको आवश्यक सहयोग हुनुपर्छ। कम्पनीको व्यवसायिक सम्बन्ध मूलतः कम्पनी दर्ता गरिदिने श्री कम्पनी रजिष्ट्रारको कार्यालय,होटल दर्ता गरिदिने पर्यटन विभाग,धितोपत्रनिष्काशन तथा नियमन गर्ने श्री नेपाल धितोपत्र वोर्ड, नेपाल स्टकएक्सचेञ्ज लिमिटेड, सिडियस एण्ड क्लियरिङ लिमिटेड तथा अन्य नियमन निकाय र कम्पनीहरु सँग सुमधुर सम्बन्ध राख्ने छ। भविष्यमा पनि व्यवसायिक सम्वन्धलाई अझै बलियो तुल्याउन कम्पनी सदैव क्रियाशिल रहनेछ।

९. सञ्चालक समिति

कम्पनीको नियमावलीमा भएको व्यवस्था अनुसार, सञ्चालक समितिमा पाँच जना सदस्यहरु हुने व्यवस्था छ । सञ्चालकहरु मध्ये चार जना सञ्चालक शेयरधनीहरु मध्ये बाट र एकजना स्वतन्त्र सञ्चालक रहनु भएको छ। आर्थिक वर्ष २०८१/०८२ को अवधिमा सञ्चालक समितिमा कुनै परिवर्तन भएको छैन। कम्पनीमा हाल कायम रहनु भएका सञ्चालक समिति सदस्यहरुको विवरण तालिकामा प्रस्तुत गरिएको छ।

सञ्चालक समिति

सि.नं.	सञ्चालकहरुको नाम	पद
१.	श्री शिवहरीदंगाल	अध्यक्ष
२.	श्रीमती सुष्मा लम्साल	सञ्चालक
३.	श्री नवराज बिष्ट	सञ्चालक
४.	श्री सतिश न्यौपाने	सञ्चालक

५.	श्री भरत राज कोइराला	स्वतन्त्र सञ्चालक
६.	श्री विवेक महर्जन	कम्पनी सचिव

आर्थिक वर्ष २०८१/०८२ मा जम्मा ४६ वटा सञ्चालक समितिका बैठक सम्पन्न भए । बैठकहरु बीचको सबैभन्दा लामो अन्तर १२० दिन र सबै भन्दा छोटो १ दिन थियो ।

१०. संस्थागत सामाजिक उत्तरदायित्व

यस कम्पनीले आगामी दिनहरुमा आफूले बहन गर्नुपर्ने सामाजिक उत्तरदायित्व निर्वाहको लागि वार्षिक कार्य योजना बनाई काम गर्दै जानेछ ।

११. शेयरधनीहरुको सुझाव तथा संचार

कम्पनीले शेयरधनीहरुबाट प्राप्त सुझावहरुलाई गम्भिरता पुर्वक लिई सोको गम्भिर्यताका साथ कम्पनीको हितमा काम कारवाहि गरिरहेको छ । त्रैमासिक प्रतिवेदन, वार्षिक प्रतिवेदन र अन्य प्रतिवेदनहरु प्रकाशित गरी संरचना सबै माध्यमहरु (अनलाईन एवं प्रकाशित पत्रपत्रिका) को प्रयोग गरी शेयरधनीहरुको जानकारीका लागी कम्पनीको Website: **www.tradetower.com.np**मा हेर्न मिल्ने व्यवस्था मिलाईएको छ । कम्पनीको निरन्तर सुधारका लागी शेयरधनीहरुलाई सुझावहरु दिन प्रोत्साहन गर्दै उक्त कार्यको हार्दिक स्वागत गर्दछौं ।

१२. आबद्ध कम्पनी बीचको कारोवार

यस कम्पनीको आबद्ध कम्पनी बीच यस आ.व २०८१/०८२ मा कारोबार वित्तिय विवरणको अनुसूची ३३.३ अनुसार भएको ।

१३. आन्तरिक नियन्त्रण प्रणाली

कम्पनी ऐन २०६३ एवम् सुचिकृत संगठित संस्थाहरुका संस्थागत सुशासन निर्देशिका २०७४ समेतलाई बिचार गरी लेखापरिक्षक समिति,जोखिम व्यवस्थापन समिति र आन्तरिक नियन्त्रण प्रणाली समिति गठन गरेको छ । सबै समितिहरुले आ.व.२०८१/२०८२ मा सन्तोषजनकरुपमा कार्य सम्पादन गरेका छन । लेखापरिक्षण समितिले कम्पनीको आन्तरिक नियन्त्रण तथा वित्तिय सुशासनका लागि महत्वपूर्ण योगदान गरेको छ । जोखिम व्यवस्थापन समितिले कम्पनीको जोखिम व्यवस्थापन प्रणालीलाई सुदृढ बनाउनका लागि गहन अध्ययनको कार्य गरेको छ । आन्तरिक नियन्त्रण प्रणाली समितिले कम्पनीमा भएको वित्तिय, प्रशासनिक र सञ्चालन प्रक्रियालाई नियन्त्रित, पारदर्शी र व्यवस्थित बनाउन मद्धत गरेको छ । यसले त्रुटि, दुरुपयोग, जोखिम कम गर्ने र कानुनी पालना सुनिश्चित गर्ने भूमिका खेलेको छ ।

१४. लेखा परिक्षण

लेखा परीक्षक श्री सुमित गौतम (SG Associates) बाट तयार गरिएको आ.ब. २०८१/०८२ को लेखापरीक्षकको प्रतिवेदन वासलात, नाफा नोक्सान हिसाब र नगद प्रवाह विवरण लगायतका वित्तिय विवरणहरु अध्ययन गरी स्वीकृती तथा अनुमोदनका लागि यस बार्षिक साधारण सभामा प्रस्तुत गरिएको छ ।

१५. लाभांश

ट्रेड टावर लिमिटेडले स्थिर लाभांश नीतिलाई अवलंवन गरेर कार्य गरिरहेको छ । कम्पनीको आ.व २०८१/२०८२ मा कर अघिको नाफा भएपनि वितरण योग्य नाफा नभएको कारण यस आ.व. २०८१/२०८२ मा शेयरधनीलाई लाभांश प्रस्तावगर्न सकिएन ।

१६. सञ्चालकहरुको पारिश्रमिक

यस कम्पनीको अध्यक्षलाई प्रति बैठक भत्ता रु ४५००/- र संचालकहरुलाई प्रति बैठक भत्ता रु ४०००/- उपलब्ध गराइएको छ ।

१७. सुरक्षित तथा बीमा

परियोजना सञ्चालनका क्रममा आउन सक्ने जोखिमलाई कम गर्ने उदेश्यले परियोजनाको Property and Plant Insurance, बिमालेख श्री सगरमाथा लुम्बिनी इन्स्योरेन्स र युनाइटेड अजोड इन्स्योरेन्स लिमिटेड, काठमाडौंमा गरिएको छ ।

१८. IPO बाट प्राप्त रकमको उपयोग

यस कम्पनीले IPO बाट प्राप्त रकम निम्न अनुसार उपयोग गरिएको विनम्र अनुरोध गर्दछु ।

क्र.स	खर्चको विवरण	रकम रु
१.	कर्जाको सावाँ तथा ब्याज भुक्तानी	२९६,४८८,०७७/-
२.	पुँजीगत लगानी खर्च (होटल क्रिष्टल पशुपती)	६५,७०६,१४८/-
३.	मर्मतसंभार	४०,८९,४२३/-
४.	धितोपत्र सूचिकरण कार्यलाई तिरेको	६,९०९,६१६/-
५.	नगद बैंकमा रहेको	२३,९७०,०१६/-
६.	प्राप्त हुन बाँकी रहेको रकम	६०१९/-
	जम्मा	**३९७,१६९,३००/-**

१५ धन्यवाद ज्ञापन

म यस साधारण सभा मार्फत यस कम्पनी प्रति शेयरधनीमहानुभावहरुले देखाउनु भएको अटुट आस्था, अपार सदस्यता तथा विश्वासप्रति हार्दिक धन्यवाद ज्ञापन गर्दछु ।

म यस ट्रेड टावर लिमिटेडको तर्फबाटश्री कम्पनी रजिष्ट्रारको कार्यालयत्रिपुरेश्वर, श्री नेपाल धितोपत्रबोर्ड,उद्योग विभाग, पर्यटन विभाग नेपाल स्टकएक्सचेञ्ज लिमिटेड, सिडियस एण्ड क्लियरिङ लिमिटेड तथा लक्ष्मी सनराईज क्यापिटललाई धन्यवाद दिन चाहन्छु । परियोजना निर्माण तथा सञ्चालनका लागि वित्तिय सहयोग प्रदान गर्नुहुने श्री लक्ष्मी सनराईजबैंक लिमिटेडलाई हार्दिक आभार दिन चाहन्छु ।

त्यसैगरी परियोजनाको बीमा कार्यमा सहयोग गर्ने श्री सगरमाथा लुम्बिनी इन्स्योरेन्स र युनाइटेड अजोड इन्स्योरेन्स लिमिटेड, प्रति म हार्दिक आभार व्यक्त गर्न चाहन्छु ।

अन्त्यमा, यस कम्पनीको निर्माण कार्यमा अथक मेहनत गर्ने कर्मचारी साथीहरुमा कम्पनीको सञ्चालक समिति तथा मेरो व्यक्तिगत तर्फबाट हृदयदेखि हार्दिक धन्यवाद व्यक्त गर्दछु ।

शिवहरी दंगाल
अध्यक्ष
मिति : २०८२/०९/३०

S.G. Associates
Chartered Accountants

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Bagmati Province, Nepal

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Mobile: 9851106354
Email: sumeet.gautam1@gmail.com

INDEPENDENT AUDITOR'S REPORT
TO THE SHAREHOLDERS OF TRADE TOWER LIMITED

Report on the audit of the Financial Statements

Opinion

We have audited the financial statements of Trade Tower Limited ('the Company'), which comprise the Statement of Financial Position as at Ashadh 32nd, 2082 (16th July 2025), and the Statement of Profit and Loss, Statement of Other Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flow for the year then ended, and a summary of significant accounting policies and other explanatory notes.

In our opinion, and to the best of our information and according to the explanations given to us the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of Ashadh 32nd, 2082 (16th July 2025), and of its financial performance and its cash flows for the year then ended in accordance with Nepal Financial Reporting Standards.

Basis for opinion

We conducted our audit in accordance with Nepal Standards on Auditing (NSAs). Those standards are further described in the Auditor's responsibilities for the audit of the financial statement section of our report. We are independent of the Company in accordance with the Institute of Chartered Accountants of Nepal (ICAN) Handbook of Code of Ethics for Professional Accountants together with the ethical requirement that are relevant to our audit of the financial statements and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

UDIN: 251231CA01739a2pPS



Key audit matter

Key Audit Matters are those matters that, in our professional judgment, were of most significance in the audit of the financial statements for the period ended Ashadh 32nd 2082. These matters are selected from matters communicated with those charged with governance.

SN	Key Audit Matter	Response to Key Audit Matter
1.	**Revenue Recognition (Refer Note 22 in financial statements)** We identified recognition of revenue as one of the key audit matter performance indicators of the Company, as the company's business generates revenue from multiple segments as from Leasing and Renting and Hotel which includes revenue from room bookings, food and beverage sales, and other services, often involving varied terms and conditions. Assessing the accuracy and timing of revenue recognition, including the treatment of advance payments, cancellations, and revenue cut-offs, requires significant auditor attention. Revenue is measured at the fair value of the consideration received or receivable net of trade discounts. Revenue includes all revenue from ordinary activities of the company that are recorded net of Value Added Taxes collected from the customer that are remitted or are to be remitted to the government authorities.	**Evaluation of Revenue Recognition Policies**: Assessed the appropriateness of the company's revenue recognition policies for compliance with applicable accounting standards, particularly for lease income, rental income, and hotel revenue streams. **Testing of Controls**: Tested the design, implementation, and operating effectiveness of internal controls over revenue recognition, including systems used to track occupancy, lease agreements, and invoicing. **Substantive Testing**: Performed detailed substantive testing of revenue transactions, focusing on high-value and unusual transactions, to verify that they were recorded accurately and in the correct reporting period. **Cut-Off Procedures**: Reviewed revenue recognized near the reporting date to ensure it was recognized in the correct period, particularly for hotel bookings, lease agreements, and rentals. **Inspection of Contracts and Agreements**: Analyzed lease and rental agreements, including terms and conditions, to evaluate whether the revenue and related disclosures were accurately captured.

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S. G. Associates Chartered Accountants Kathmandu, Nepal

		Analytical Procedures: Performed analytical procedures, such as comparing revenue trends against historical data and industry benchmarks, to identify any unusual fluctuations. **Assessment of Disclosures**: Reviewed the adequacy of revenue-related disclosures in the financial statements to ensure transparency and compliance with financial reporting standards.
2.	**Property, Plant and Equipment (Refer Note 5 in financial statements)** Property, Plant, and Equipment (PPE) has been identified as a Key Audit Matter due to its material significance to the financial statements and the complexities involved in its accounting. This includes the assessment of capitalization versus expense, useful life estimation, depreciation calculations, impairment considerations, and compliance with applicable accounting standards. Additionally, the valuation of assets under construction and the judgment required for identifying indicators of impairment demand significant auditor attention. The construction of the Gaushala project has been identified as a Key Audit Matter due to the significant judgment and	As auditors, we address Property, Plant, and Equipment (PPE) as a Key Audit Matter by performing a thorough evaluation of the company's processes and ensuring compliance with the applicable accounting standards. We begin by gaining a comprehensive understanding of the entity's operations and the significance of its PPE, particularly in areas such as hotel assets. We review the accounting policies to ensure alignment with relevant standards and assess whether the capitalization of costs versus expenses is in accordance with the company's guidelines. To address the construction of the Gaushala project as a Key Audit Matter, we reviewed the project's financial records, including contracts, invoices, and progress reports, to verify the accuracy and appropriateness of costs capitalized. We evaluated management's judgment in distinguishing capital and operating expenditures and assessed

	complexity involved in accounting for such a large-scale project. This includes considerations related to the capitalized costs, classification of expenses, and the timing of recognizing assets as ready for use. Additionally, the assessment of potential impairments, estimation of completion costs, and adherence to contractual and regulatory requirements require significant attention. For the reporting period, the entire building (Gaushala Project) was observed to be in a condition aligned with management's intended use.	compliance with applicable accounting standards. We examined the project's progress against budgets and timelines, evaluated potential impairments, and ensured that any delays or cost overruns were appropriately disclosed. Finally, we reviewed the adequacy of related disclosures in the financial statements to ensure transparency and compliance.

Emphasis of matter Paragraph

We draw attention to:

1. Dividend payable of Rs 290,000.00 shown under the Note 18 indicates the amount that had been declared by the company for the FY 2074/75 but the shareholders have not claimed/received the amount.

   As per Section 183 of Companies Act, 2063, "where the amount of dividend has not been claimed/received by any shareholder even after the expiry of period of 5 years after the date of resolution adopted by the company in its general meeting to distribute the dividend shall be credited to the investor protection fund. Also, the company should prior to the expiry of 5 years publish the notice in national daily newspaper inviting the concerned to receive the dividend, within time limit of at least one month."

   In relation to the said section, the company has neither published the notice in national daily nor deposited the payable amount to the Investor Protection fund.

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2. The company has not registered itself under the Social Security Fund, as required by the Social Security Act, 2075.

3. We draw attention to Note 29 to the financial statements, which explains that the income tax expense relating to the previous year amounting to Rs. 3,529,194.25 has arisen as a result of an amended tax assessment issued by the Inland Revenue Department under Section 102 of the Income Tax Act, 2058. This amount does not represent the current year's income tax payable. The current tax payable for the reporting period, as disclosed in Note 29, amounts to Rs. 315,621.77.

4. We draw attention to Note 17.1 to the financial statements, which describes the recognition of a financial liability at amortized cost in relation to the "Janta Residency" housing project. Although the project has been handed over, subsequent regulatory reviews and assessments by the Janta Awas Samiti (Residents' Committee) identified pending statutory compliance requirements, specifically relating to the Work Completion Certificate and registration under the Electronic Building Permit System (EBPS). Based on contract, the total remaining payable amount in respect of these matters is Rs. 6,845,000 which has been discounted to its present value, resulting in a recognized liability of Rs. 3,783,610.92 as at the reporting date.

Our opinion is not modified in respect of these matters.

Other Matter Paragraph

Without modifying our opinion, we draw attention to the Statement of Changes in Equity, which includes share issuance (IPO) related costs amounting to Rs. 9,586,366.05. These costs have been presented in the Statement of Changes in Equity and deducted from equity because they represept costs directly attributable to an equity transaction and, accordingly, are treated as a transaction with owners in their capacity as owners. We further draw attention to the fact that, for income tax purposes, management has considered the same amount as an allowable deduction in computing taxable income, with reference to the prevailing tax precedent, including the decision of the Revenue Tribunal (Ref. 079-RB-0086) in the case of NIC ASIA Bank Limited Vs. Large Tax Payer Office.

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S. G. Associates * Kathmandu, Nepal * Chartered Accountants

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Nepal Financial Reporting Standards and for such internal control as management determines is necessary to enable 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 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 assurance, but is not a guarantee that an audit conducted in accordance with NSAs 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 NSAs, 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

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S. G. Associates Chartered Accountants Kathmandu, Nepal

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 internal controls of the Company.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent underlying transactions and event in a manner that achieves fair presentation.

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

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

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S. G. Associates Chartered Accountants Kathmandu, Nepal

Report on Other Legal and Regulatory Requirement

Based on our examination, we further report that:

- We have obtained all the information and explanation which to the best of our knowledge and belief were necessary for the purpose of our audit and found them to be satisfactory.
- In our opinion, the proper books of accounts as required by law have been maintained by the company and they are in agreement with the balance sheet, profit and loss account and description of cash flow referred to in this report.
- To the best of our information and according to the explanation given to us and from our examination of books of account of the company we have not come across cases where board of directors, any director or employee of the company has acted contrary to the provision of law or has committed any misappropriation or has caused loss or damage to the company.
- As required by Section 164 of the Companies Act, 2063, a listed company with paid-up capital of Rs. 30 million or more (or a company wholly or partly owned by the Government of Nepal) shall form an Audit Committee under the chairpersonship of a non-executive director and consisting of at least three members. Based on our understanding and representations obtained from management, the Company has not complied with this requirement as at the reporting date.

Place: Kathmandu
Date: 2082-09-06
UDIN: -251231CA01739a2pPS

For **S.G. Associates**
Chartered Accountants
ICAN Firm Registration No: 1055

CA Sumeet Gautam
Proprietor

S. G. Associates * Chartered Accountants * Kathmandu, Nepal

TRADE TOWER LIMITED
KATHMANDU, NEPAL
STATEMENT OF FINANCIAL POSITIONS
AS AT 32nd ASHADH 2082 (16th JULY 2025)

Particulars	Notes	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
ASSETS			
Non-Current Assets			
Property, Plant & Equipment	5	1,086,467,514.82	1,082,341,658.71
Intangible Assets	6	127,182.67	169,576.90
Right Of Use Asset	7.2	120,489,192.39	103,915,947.57
Financial Asset			
Other Financial Asset	8.4	579,718.84	-
Deferred Tax Assets	7	2,478,034.50	2,382,696.70
Other Assets		-	-
Total Non Current Assets		**1,210,141,643.22**	**1,188,809,879.87**
Current assets			
Inventories	9	4,134,299.92	3,045,591.18
Financial assets			
Cash and Cash Equivalents	10	77,250,781.95	4,369,892.94
Trade Receivables	11	34,569,344.78	25,744,590.27
Other Financial Assets	8.4	120,000.00	
Other current assets			
Prepayments	8.2	1,743,757.72	4,800,527.00
Loans and Advances	8.3	48,416,648.70	59,395,772.53
Total Current assets		**166,234,833.07**	**97,356,373.92**
TOTAL ASSETS		**1,376,376,476.30**	**1,286,166,253.79**
EQUITY AND LIABILITIES			
Equity			
Share Capital	12	815,609,700.00	379,102,000.00
Advance for Share Capital	13	-	39,338,400.00
Other Equity	14	35,044,892.83	48,200,275.94
Total Equity		**850,654,592.83**	**466,640,675.94**
Non Current Liabilities			
Long Term Borrowing	15	86,549,588.90	301,030,192.67
Lease Liabilities	16	128,521,536.95	107,767,973.99
Other Liabilities	17	232,338,117.88	247,153,603.22
Deferred Tax Liability	8	-	-
Provisions	21	1,700,709.00	1,028,840.00
Total Non Current Liabilities		**449,109,952.73**	**656,980,609.87**
Current Liabilities			
Financial Liabilities			
Trade Payables	18	26,516,858.16	55,836,382.52
Short Term Borrowings	19	11,167,688.88	73,680,971.71
Other Liabilities	20	23,411,892.38	22,507,118.74
Lease Liabilities	16	15,102,985.56	10,468,687.00
Provisions	21	412,505.77	51,808.00
Total Current Liabilities		**76,611,930.75**	**162,544,967.97**
TOTAL EQUITY AND LIABILITES		**1,376,376,476.30**	**1,286,166,253.79**

Note No. 1 to 35 form an integral part of this statement.

The accompanying notes form an integral part of the financial statements.

As per our report of even date attached

For **S.G. Associates**
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

Date:
Place: Kathmandu

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Satish Neupane
Director

Monika Poudyal
Account Officer

Sushma Lamsal
Director

Navaraj Bista
Director

TRADE TOWER LIMITED
KATHMANDU, NEPAL
STATEMENT OF PROFIT OR LOSS
For The Year Ended 32nd Ashadh, 2082 (16th July 2025)

Particulars	Notes	For the year 2081-82	For the year 2080-81
INCOME			
Revenue from Hotel operations	22	99,825,883.25	17,531,387.12
Income From Renting Business	23	94,829,678.99	93,369,141.66
Total Revenue		**194,655,562.24**	**110,900,528.78**
EXPENDITURE			
Cost of operation	24	28,243,778.25	5,195,812.56
Employee Cost	25.2	28,232,316.16	11,931,950.87
Administrative and Operating expenses	26	41,408,279.10	28,270,973.63
Total Expenditure		**97,884,373.51**	**45,398,737.06**
Profit/(Loss) before Interest and Depreciation		96,771,188.73	65,501,791.73
Finance Cost	27	40,842,140.68	14,842,442.07
Depreciation and amortisation	28	55,783,329.90	30,255,546.65
Profit/(Loss) before tax for the year		**145,718.15**	**20,403,803.01**
Less:			
Provision for employee bonus	3.1	14,571.81	-
Provision For CSR Expenses	3.2	1,457.18	-
Income tax expenses-current Year	29	315,621.77	-
Income tax expenses-Previous year	29	3,529,194.25	-
Deferred tax (expense) / income	7	108,030.80	933,441.76
Net Profit/(Loss) after tax For The Year		**(3,607,096.07)**	**21,337,244.77**
Basic Earnings Per Share		(0.80)	5.63

Note No. 1 to 35 form an integral part of this statement.

The accompanying notes form an integral part of the financial statements.

As per our report of even date attached

For S.G. Associates
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Sushma Lamsal
Director

Date:
Place: Kathmandu

Satish Neupane
Director

Navaraj Bista
Director

Monika Poudyal
Account Officer

TRADE TOWER LIMITED
KATHMANDU, NEPAL
STATEMENT OF CASH FLOWS
For The Year Ended 32nd Ashadh, 2082 (16Th July 2025)

Particulars	As at 32 nd Ashad 2082	As at 31 st Ashad 2081
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(Loss) before Income-tax and extraordinary items	145,718.15	20,403,803.01
Adjustments for non cash and non Operating Items		
Depreciation on property, plant and equipment	55,783,329.90	30,255,546.65
Amortization of Intangible Assets	-	-
Provision for employee benefits	751,688.00	392,196.00
Finance expense	40,842,140.68	14,842,442.07
Fixed Assets W/Off	-	-
Loss/(gain) on sale of Property, plant and equipment	-	-
Operating Profit Before Working Capital Changes	**97,522,876.73**	**65,893,987.73**
Working capital adjustments:		
(Increase)/ decrease in Trade receivables	(8,824,754.51)	(6,720,967.15)
(Increase)/ decrease in prepayments	3,056,769.28	260,002.00
(Increase)/ decrease in other current assets	10,979,123.83	7,015,403.47
(Increase)/ decrease in Inventories	(1,088,708.75)	(3,045,591.18)
Increase/ (decrease) in Trade Payable	(29,319,524.36)	34,390,385.81
Increase/ (decrease) in Other Liabilities	904,773.64	13,840,180.69
Increase/ (decrease) in Provision		(7,853,578.00)
Cash generated from operations	**73,230,555.86**	**103,779,823.37**
Bonus paid	-	-
Income Tax Paid	(3,529,194.25)	-
NET CASH FLOWS FROM OPERATING ACTIVITIES	**69,701,361.61**	**103,779,823.37**
B. CASH FLOWS FROM / (USED IN) INVESTING ACTIVITIES		
Proceeds from sale of Property, Plant and Equipment	-	-
Interest Received	-	-
Acquisition of Intangible Assets	-	(211,971.12)
Acquisition of Property, Plant and Equipment	(53,797,238.49)	(17,347,863.60)
Investments in Capital Work In Progress	(699,718.84)	(232,366,419.96)
Decrease/(increase) in Investments		
NET CASH FLOWS FROM INVESTING ACTIVITIES	**(54,496,957.33)**	**(249,926,254.69)**
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Increase/(decrease) in Borrowings	(276,993,886.60)	120,936,315.04
Increase/(Decrease) in Other liability -	(14,815,485.34)	(141,840.00)
Issue of Share Capital/Share Application Money	397,169,300.00	39,338,400.00
Cost Of issuing share capital	(9,586,366.05)	-
Finance expense and Lease Payments	(38,097,077.28)	(12,518,542.76)
NET CASH FLOWS FROM FINANCING ACTIVITIES	**57,676,484.73**	**147,614,332.27**
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	**72,880,889.01**	**1,419,061.96**
Cash and Cash Equivalents at beginning of the year	4,369,892.94	2,950,830.98
CASH AND CASH EQUIVALENTS, End of Period	**77,250,781.95**	**4,369,892.94**

As per our report of even date attached

For S.G. Associates
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

Date:
Place: Kathmandu

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Sushma Lamsal
Director

Satish Neupane
Director

Navaraj Bista
Director

Monika Poudyal
Account Officer

TRADE TOWER LIMITED
KATHMANDU, NEPAL
STATEMENT OF CHANGES IN EQUITY
For The Year Ended 32nd Ashadh, 2082 (16th July 2025)

Particulars	Equity Share Capital	Share Application Money	Revaluation Reserve	Deferred Tax Reserves	Retained Earnings	Total
Balance at 1 st Shrawan 2080	**379,102,000**	**-**	**-**	**-**	**27,005,404**	**406,107,404**
Profit for the year		-	-	-	21,337,245	21,337,245
Other comprehensive income	-	-	-	-	(142,373)	(142,373)
Change in fair value of financial assets through OCI	-	-	-	-	-	-
	-	-	-	-		-
Deferred Tax Reserves	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-	-
Transactions with owners:	-	-	-	-	-	-
Ordinary Shares Dividend - Final	-	-	-	-	-	-
Ordinary Shares Dividend - Interim	-	-	-	-	-	-
Issue of Share Capital			-	-	-	39,338,400
Balance as at Ashad 31, 2081	**379,102,000**	**-**	**-**	**-**	**48,200,276**	**466,640,676**
Profit for the year	-	-	-	-	(3,607,096)	(3,607,096)
Other comprehensive income	-	-	-	-	38,079	38,079
Change in fair value of financial assets through OCI	-	-	-	-	-	-
Deferred Tax Reserves	-	-	-	2,478,035	(2,478,035)	-
Transfer to retained earnings	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	-	-
Cost Of Issuing Capital				-	(9,586,366)	(9,586,366)
Transactions with owners:	-	-	-	-	-	-
Ordinary Shares Dividend - Final		-	-	-	-	-
Ordinary Shares Dividend - Interim	-	-	-	-	-	-
Issue of Share Capital	397,169,300	-	-	-	-	397,169,300
Balance as at Ashad 32, 2082	**776,271,300**	**-**	**-**	**2,478,035**	**32,566,858**	**850,654,593**

Note No 1 to 37 form an integral part of this statement

The accompanying notes form an integral part of the financial statements.

As per our report of even date attached

For S.G. Associates
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

Date:
Place: Kathmandu

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Sushma Lamsal
Director

Satish Neupane
Director

Navaraj Bista
Director

Monika Poudyal
Account Officer

TRADE TOWER LIMITED
KATHMANDU, NEPAL
Statement of Other Comprehensive Income
For The Year Ended 32nd Ashadh, 2082 (16th July 2025)

Particulars	Note	As at 32nd Ashad 2082	As at 31st Ashad 2081
Profit for the year		(3,607,096.07)	21,337,244.77
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Revaluation of Land and Building			
Components of actuarial gain / (loss)	**21.1**		
Due to Change in financial assumptions			-
Due to change in demographic assumption		-	(88,162.00)
Due to experience adjustments		50,772.00	(54,211.00)
Net fair value (Losses)/Gains on financial assets			
Quoted Promoter Shares			
Quoted Ordinary Shares			
Items that are or/may be reclassified subsequently to profit and Loss			
Deferred Tax (Expense)/Income on OCI		(12,693.00)	
Total other comprehensive income, net of tax		**38,079.00**	**(142,373.00)**
Total comprehensive income for the Year		**(3,569,017.07)**	**21,194,871.77**

Note No. 1 to 35 form an integral part of this statement.

The accompanying notes form an integral part of the financial statements.

As per our report of even date attached

For S.G. Associates
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

Date:
Place: Kathmandu

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Sushma Lamsal
Director

Satish Neupane
Director

Navaraj Bista
Director

Monika Poudyal
Account Officer

TRADE TOWER LIMITED
KATHMANDU, NEPAL
Significant Accounting Policies and Notes to Financial Statements
For the year ended 32nd Ashadh, 2082

1 General Information

Trade Tower Limited, formerly known as Kanchanjunga Housing Limited, was established under the Companies Act, 2063, with registration number 1238 on 2067-02-17. The company is also registered under the Income Tax Act, 2058, with PAN No. 302700305. The main objective of the is development, construction, renting, and leasing of real estate properties.
As of 2078/10/12, the company underwent a name change from Kanchanjunga Housing Ltd to Trade Tower Ltd (TTL). All operations of Trade Tower Gaushala is now conducted under the name of Trade Tower Limited."

The company operates a hotel business under the name Hotel Crystal Pashupati, located in Gaushala, Kathmandu. The hotel offers a range of accommodation and services to both local and international visitors, capitalizing on its proximity to the famous Pashupatinath Temple, a key tourist destination. The operations include room bookings, event hosting, food and beverage services, and other hospitality offerings.

The composition of Board of Directors is as follows

Name	Position
Mr. Shiva Hari Dangal	Chairman
Mrs. Sushma Lamsal	Director
Mr. Satish Neupane	Director
Mr. Navaraj Bista	Director
Mr. Bharat Koirala	Independent Director

2 Basis of Preparation

The financial statements comprise the Statement of Financial Position, Statement of Profit or Loss and Statement (including Other Comprehensive lncome), the Statement of Changes in Equity, the Statement of Cash Flows and the Notes to the Accounts.

2.1 Statement of Compliance

The Financial Statements have been prepared in accordance with Nepal Financial Reporting Standards (NFRS) as published by the Accounting Standards Board (ASB) Nepal and pronounced by The lnstitute of Chartered Accountants of Nepal (ICAN) and other accepted accounting principles.

This section describes the critical accounting judgement that the company has identified as having potentially material impact on the company's financial statements and sets out our significant accounting policies that relate to the financial statements as a whole. Accounting policies along with explanatory notes, wherever such explanation is required, is described in specific relevant sections. The company's accounting policies require the management to exercise judgement in making accounting estimates.

These policies have been consistently applied to all the years presented except otherwise stated.

2.2 Basis of Measurement

The financial statements are prepared under the historical cost convention basis except for those explicitly specified in relevant notes and for following material items in Statement of Financial Position:

a. Inventories are measured at cost or net realizable value whichever is lower.
b. Financial assets other than those measured at amortized cost, are measured at fair value.

2.3 Functional and Presentation Currency

The financial statements are presented in Nepalese Rupees (NPR) which is the Company's functional currency.

2.4 Foreign Currency

Transactions entered into by the company in a currency other than the currency of the primary economic environment in which they operate (the "functional currency" is NPR.) are recorded at the rates ruling when the transactions occur. Foreign currency monetary assets and liabilities are translated at the rates ruling at the reporting date. Exchange differences arising on the retranslation of unsettled monetary assets and liabilities are recognized immediately in the statement of profit or loss.

TRADE TOWER LIMITED
KATHMANDU, NEPAL
Significant Accounting Policies and Notes to Financial Statements
For the year ended 32nd Ashadh, 2082

2.5 Use of Estimates, Assumptions and Judgements

The preparation of the financial statements in conformity with Nepal Financial Reporting Standards requires the use of certain critical accounting estimates and judgments. It also requires management to exercise judgment in the process of applying the Company's accounting policies. The Company makes certain estimates and assumptions regarding the future events. Estimates and judgments are continuously evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual result may differ from these estimates and assumptions.

Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as the Management becomes aware of the changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements

Disclosures of the accounting estimates have been included in the relevant sections of the notes wherever the estimates have been applied along with the nature and effect of changes of accounting estimates, if any.

2.6 Going Concern

The financial statements are prepared on a going concern basis, as the Board of the Company is satisfied that the Company has the resources to continue in business for the foreseeable future. ln making this assessment, the Board of Directors have considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources.

2.7 Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year. There have been no changes in accounting policies during the reporting period.

2.6 Reporting Pronouncements

"The financial statements have been prepared in accordance with Nepal Financial Reporting Standards (NFRS) issued by the Accounting Standards Board (ASB) Nepal and pronounced by The Institute of Chartered Accountants of Nepal (ICAN)."

2.6.1 NAS 39: Financial lnstruments: Recognition and Measurement

NFRS 9 'Financial Instruments'

The Company classifies its financial assets and liabilities in accordance with NFRS 9.

Impairment: For trade receivables, the Company applies the simplified approach permitted by NFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables. Management has assessed the credit risk and determined that the impact of Expected Credit Loss (ECL) is immaterial to the financial statements.

2.7 Limitation of NFRS lmplementation

Wherever the information is not adequately available, and/or it is impracticable to develop, such exception to NFRS implementation has been noted and disclosed in respective sections.

2.8 Financial Period

The company prepares financial statements in accordance with the Nepalese financial year using Nepalese calendar. The corresponding dates for Gregorian calendar are as follows:

Particulars	**Nepalese Calendar Date/ Period**	**Gregorian Calendar Date/ Period**
SFP* Date	Ashad 32, 2082	July 16, 2025
Current Reporting period	Shrawan 1, 2081 to Ashad 32, 2082	July 16, 2024 to July 16, 2025
Comparative SFP date	Shrawan 1, 2080 to Ashad 31, 2081	July 17, 2023 to July 15, 2024

* Statement of Financial position

2.9 Prior Period errors

Prior Period Errors are omissions or misstatements in an entity's financial statements. Such omissions may relate to one or more prior periods. Correction of an error is done by calculating the cumulative effect of the change on the financial statements of the period as if new method or estimate had always been used for all the affected prior years' financial statements. Sometimes such changes may not be practicable. In such cases, it is applied to the latest period possible by making corresponding adjustment to the opening balance of the period.

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For the year ended 32nd Ashadh, 2082

3 Explanatory notes

3.1 Bonus Provison

As per section 5 of Bonus Act, 2030 Each profit making enterprise shall have to allocate an amount equivalent to Ten percent of its net income of one fiscal year for bonus to the employees.

Particular	Amount (NPR)
Amount to be allocated as per the regulatory requirement	14,571.81

3.2 Provision for Corporate Social Responsibility (CSR)

In accordance to the requirement of section 54 of the The Industrial Enterprise Act, 2076 and Rule 34 of The Industrial Enterprise Rules, 2078, Large, medium or domestic & small industries with an annual turnover of more than NPR 150 million shall set aside 1% of its profit before tax for CSR activities every year.

Particular	Amount (NPR)
Amount to be allocated as per the regulatory requirement	1,457.18

During the year, the Company did not generate distributable profits. Accordingly, in accordance with the applicable provisions of prevailing laws and accounting standards, the Company is not obligated to set aside or recognize any provision for Corporate Social Responsibility (CSR) expenditure or employee bonus as of the reporting date.

Management has assessed that, in the absence of profits and any constructive or contractual obligation, no present obligation exists that would require recognition of a provision for CSR or employee bonus in the financial statements.

TRADE TOWER LIMITED
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4 Significant Accounting Policies

NFRS requires adoption of accounting policies that are most appropriate to the company's circumstances determining and applying accounting policies. Directors and management are required to make judgement in respect of items where the choice of specific policy, accounting estimate or assumption to be followed could materially affect the Company's reported financial position, results or cash flows.

Specific accounting policies have been included in the specific section of the notes for each items of financial statements which requires disclosures of accounting policies or changes in accounting policies. Effect and nature of the changes have been disclosed wherever required.

4.1 Basis of Measurement

The financial statements have been prepared on historical cost basis except for the following material items in the statement of financial position:

- Financial assets other than measured at amortized cost are measured at fair value.
- lnventories are measured at cost or net realizable value, whichever is lower (wherever applicable)

4.2 Presentation - Current versus Non-Current Classification

The Company presents assets and liabilities in statement of financial position based on current/non-current classification. Based on the nature of products and the time between acquisition of assets for processing and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current/non-current classification of assets and liabilities.

The Company classifies an asset as current when it is:

- Expected to be realized or intended to sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realized within twelve months after the reporting period, or

All other assets are classified as non-current.

The Company classifies a liability as current when:

- lt is expected to be settled in normal operating cycle,
- lt is held primarily for the purpose of trading ,
- lt is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.
Deferred tax assets and liabilities are classified as non-current assets and liabilities.

4.3 Critical accounting estimates

The preparation of the financial statements in conformity with Nepal Financial Reporting Standards requires the use of certain critical accounting estimates and judgments. The management has exercised judgments in the process of applying the Company's accounting policies. The Company makes certain estimates and assumptions regarding the future events. Estimates and judgments are continuously evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. ln the future, actual result may differ from these estimates and assumptions. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year primarily includes:

a) Recognition of deferred tax assets

Deferred tax assets are recognised for taxable temporary difference to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgment is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

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b) Provision for depreciation and amortisation

Depreciation and amortisation is calculated over the estimated useful lives of the assets. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

4.4 Capital management

For the purpose of the Company's capital management, capital includes issued capital and all other equity reserves attributable to the equity holders of the company. The primary objective of the company's capital management is to maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders or issue new shares.

4.5 lmpairment of non- financial assets (excluding inventories and deferred tax assets)

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the asset is written down accordingly. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or Cash generating units exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

An assessment is also done for whether there is any indication that an impairment loss recognized for an asset in prior accounting periods may no longer exist or may have been decreased. lf any such indication exists the asset's recoverable amount is estimated. The carrying amount of the fixed asset is increased to the revised estimate of its recoverable amount such that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset in prior year.

lmpairment loss or reversal shall be included in profit or loss if any. The company has no impairment loss/ gain during the relevant reporting periods.

4.6 Foreign Currency Transactions

Transactions entered into by the Company in a currency other than Nepali Rupees (the currency of primary economic environment in which it operates) are recorded at the rates ruling when the transactions occur. Exchange differences arising on foreign currency transactions settled during the year are recognized in the Statement of Profit or Loss. Unsettled foreign currency monetary assets & liabilities are translated at the rates ruling at the reporting date. Exchange differences arising on the retranslation of unsettled monetary assets and liabilities are recognized immediately in profit or loss statement.

4.7 Lease

The Company as a lessee:

The Company enters into an arrangement for lease of buildings, Land and office equipments. Such arrangements are generally for a fixed period but may have extension or termination options. In accordance with NFRS 16 – Leases, at inception of the contract, the Company assesses whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to control the use an asset (the underlying asset) for a period of time in exchange for consideration.

TRADE TOWER LIMITED
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To Assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;

- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and

The Company assesses whether it has the right to direct 'how and for what purpose' the asset is used throughout the period of use. At inception or on reassessment of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices. However, for the leases of land and buildings in which it is a lessee, the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

Measurement and recognition of leases as a lessee
The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses (unless such right of use assets fulfills the requirements of NAS 40 -Investment Property and is accounted for as there under), if any and adjusted for any re-measurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the Statement of profit and loss.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:
- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in Statement of profit and loss if the carrying amount of the right-of-use asset has been reduced to zero, as the case may be.

The Company presents right-of-use assets that do not meet the definition of investment property on the face of balance sheet below 'property, plant and equipment' and lease liabilities under 'financial liabilities' in the Statement of Financial Position.

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For the year ended 32nd Ashadh, 2082

The Company has elected not to apply the requirements of NFRS 16-Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term, unless the payments are structured to increase in line with the expected general inflation to compensate the lessor's expected inflationary cost increases.

The Company as a lessor
When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'other income'.

The Company recognizes lease payments received under operating leases as income on a straight-line basis over the lease term unless the payments are structured to increase in line with the expected general inflation to compensate the lessor's expected inflationary cost increases. In case of a finance lease, finance income is recognised over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease.

As of the reporting period, the company has entered into two lease agreements as a lessee. The first agreement is with the Nepal Food Corporation, and the second is with Mukunda Mani Aryal. These leases pertain to the Thapathali corporate office and the Gaushala project, respectively.

4.8 Investment Property
Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

4.9 Non- Current Assets Held for Sale
Non-current assets or disposal groups are classified as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Such assets or disposal groups are classified only when both the conditions are satisfied –

a. The sale is highly probable, and
b. The asset or disposal group is available for immediate sale in its present condition subject only to terms that are usual and customary for sale of such assets.

Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification as held for sale, and actions required to complete the plan of sale should indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn. Noncurrent assets or disposal group are presented separately from the other assets in the balance sheet. The liabilities of a disposal group classified as held for sale are presented separately from other liabilities in the balance sheet.

Upon classification, non-current assets or disposal group held for sale are measured at the lower of carrying amount and fair value less costs to sell. Non-current assets which are subject to depreciation are not depreciated or amortized once those classified as held for sale.

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For the year ended 32nd Ashadh, 2082

5 Property, Plant & Equipments (PPE)

The changes in the carrying value of Property, Plant & Equipments (PPE) for the year ended Ashadh 32, 2082 and Ashadh 31, 2081 and are as follows:

Particulars	Building		Computer & Accessories	Office Equipments	Furniture & Fixtures	Hotel Equipment & Furniture	Vehicles		Building Related Installations	Other Equipments	Capital work-in-progress	Total
	Thapathali	Gaushala					Two-Wheeler	Four-Wheeler				
Cost:												
Gross Block as on Shrawan 1, 2079	318,445,985.00		12,607.00	781,370.00	700,106.00	-					233,044,320.12	552,984,388.12
Addition during the Year												
Acquisition	-		474,228.48	5,362.00	548,714.92		248,584.07	5,720,077.88	-		317,669,949.70	324,666,917.04
Capitalization	-		-	-	-		-					-
Disposal during the year	-		-	-	-		-					-
Adjustment/Revaluation	-		-	-			-					-
Balance as on Ashad end 2080	**318,445,985.00**		**486,835.48**	**786,732.00**	**1,248,820.92**	**-**	**248,584.07**	**5,720,077.88**	**-**	**-**	**550,714,269.82**	**877,651,305.16**
Addition during the Year												-
Acquisition	-		868,835.29	159,804.55	200,174.40	9,192,788.59	-	4,096,557.53	418,477.82	2,411,225.42	239,013,684.60	256,361,548.20
Capitalization	-		-	-	-		-					-
Disposal during the year	-		-		-		-					-
Adjustment/Revaluation	-	405,521,505.81	-	-	163,162.00	20,896,418.32	-		17,702,622.59		(450,930,973.36)	(6,647,264.63)
Balance as on Ashad end 2081	**318,445,985.00**	**405,521,505.81**	**1,355,670.77**	**946,536.55**	**1,612,157.32**	**30,089,206.91**	**248,584.07**	**9,816,635.41**	**18,121,100.41**	**2,411,225.42**	**338,796,981.06**	**1,127,365,588.73**
Addition during the Year												
Acquisition			**534,005.47**	**27,449.66**		**7,207,197.18**			**3,576,545.34**	**678,416.37**	**41,773,624.47**	**53,797,238.49**
Capitalization		**380,570,605.52**			**-**						**(380,570,605.52)**	**-**
Disposal during the year												
Adjustment/Revaluation												
Balance as on Ashad end 2082	**318,445,985.00**	**786,092,111.34**	**1,889,676.24**	**973,986.21**	**1,612,157.32**	**37,296,404.09**	**248,584.07**	**9,816,635.41**	**21,697,645.75**	**3,089,641.79**	**-**	**1,181,162,827.22**
Depreciation & Impairment:												
As on Ashad end 2080	**18,732,116.76**	**-**	**51,192.50**	**98,270.62**	**194,521.37**	**-**	**20,403.82**	**714,232.29**	**-**	**-**	**-**	**19,810,737.36**
Depreciation charge for the Year	18,732,116.76	3,225,535.62	158,127.44	103,025.88	227,100.09	1,460,034.59	22,818.03	760,412.04	315,652.08	208,369.77	-	25,213,192.31
Impairment for the year	-		-	-			-					-
Disposals	-		-	-	-		-					-
Adjustment	-		-	-			-					-
As on Ashad end 2081	**37,464,233.53**	**3,225,535.62**	**209,319.94**	**201,296.50**	**421,621.46**	**1,460,034.59**	**43,221.84**	**1,474,644.33**	**315,652.08**	**208,369.77**	**-**	**45,023,929.67**
Depreciation charge for the Year	**18,732,116.76**	**22,297,100.80**	**295,618.12**	**123,286.57**	**283,527.19**	**5,650,719.25**	**22,818.03**	**606,826.87**	**1,235,402.01**	**423,966.77**	**-**	**49,671,382.38**
Impairment for the year												
Disposals												
Adjustment												
As on Ashad end 2082	**56,196,350.29**	**25,522,636.42**	**504,938.06**	**324,583.08**	**705,148.65**	**7,110,753.84**	**66,039.87**	**2,081,471.20**	**1,551,054.09**	**632,336.54**	**-**	**94,695,312.05**
Net Book Value												
As on Ashad end 2081	**280,981,751.47**	**402,295,970.19**	**1,146,350.83**	**745,240.05**	**1,190,535.85**	**28,629,172.32**	**205,362.23**	**8,341,991.08**	**17,805,448.33**	**2,202,855.65**	**338,796,981.06**	**1,082,341,658.71**
As on Ashad end 2082	**262,249,634.71**	**760,569,474.92**	**1,384,738.18**	**649,403.13**	**907,008.67**	**30,185,650.25**	**182,544.20**	**7,735,164.20**	**20,146,591.66**	**2,457,305.25**	**-**	**1,086,467,514.82**

All items under *Property, Plant, and Equipment* are within their estimated useful lives as per the company's depreciation policy. There are no assets currently in use that have exceeded their designated useful lives.

NOTE 5(A).
Reclassification Of Comparative Figures

a) Reason for Reclassification:

In previous financial years, the Company presented ***Right of Use (ROU) Assets*** as part of the 'Property, Plant & Equipment' block. During the current financial year ended 32nd Ashadh 2082, the management has reviewed the financial statement presentation to ensure better compliance with Para 47(a) of NFRS 16 (Leases) and to provide a clearer understanding of the Company's asset composition.

b) Impact on Presentation:

The Company has decided to present ROU Assets and CWIP as separate line items on the Statement of Financial Position. Consequently, the comparative figures for the year ended 31st Ashadh 2081 have been reclassified (regrouped) to conform to the current year's presentation.

c) Financial Effect of Reclassification:

This reclassification has no impact on the previously reported Net Profit, Total Assets, or Net Worth of the Company. It is solely a regrouping of items within Non-Current Assets. The reconciliation of the PPE balance is as follows:

Particulars	Amount
Balance Of PPE As Per Audited Books Of Account 2080.81	**1,186,257,606.28**
Less Reclassification of Right TO UseAsset	**103,915,947.57**
Reclassified Figures Of PPE as shown in Opening	**1,082,341,658.71**

TRADE TOWER LIMITED
KATHMANDU, NEPAL
STATEMENT OF CASH FLOWS
For The Year Ended 32nd Ashadh, 2082 (16Th July 2025)

Particulars	As at 32 nd Ashad 2082	As at 31 st Ashad 2081
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(Loss) before Income-tax and extraordinary items	145,718.15	20,403,803.01
Adjustments for non cash and non Operating Items		
Depreciation on property, plant and equipment	55,783,329.90	30,255,546.65
Amortization of Intangible Assets	-	-
Provision for employee benefits	751,688.00	392,196.00
Finance expense	40,842,140.68	14,842,442.07
Fixed Assets W/Off	-	-
Loss/(gain) on sale of Property, plant and equipment	-	-
Operating Profit Before Working Capital Changes	**97,522,876.73**	**65,893,987.73**
Working capital adjustments:		
(Increase)/ decrease in Trade receivables	(8,824,754.51)	(6,720,967.15)
(Increase)/ decrease in prepayments	3,056,769.28	260,002.00
(Increase)/ decrease in other current assets	10,979,123.83	7,015,403.47
(Increase)/ decrease in Inventories	(1,088,708.75)	(3,045,591.18)
Increase/ (decrease) in Trade Payable	(29,319,524.36)	34,390,385.81
Increase/ (decrease) in Other Liabilities	904,773.64	13,840,180.69
Increase/ (decrease) in Provision		(7,853,578.00)
Cash generated from operations	**73,230,555.86**	**103,779,823.37**
Bonus paid	-	-
Income Tax Paid	(3,529,194.25)	-
NET CASH FLOWS FROM OPERATING ACTIVITIES	**69,701,361.61**	**103,779,823.37**
B. CASH FLOWS FROM / (USED IN) INVESTING ACTIVITIES		
Proceeds from sale of Property, Plant and Equipment	-	-
Interest Received	-	-
Acquisition of Intangible Assets	-	(211,971.12)
Acquisition of Property, Plant and Equipment	(53,797,238.49)	(17,347,863.60)
Investments in Capital Work In Progress	(699,718.84)	(232,366,419.96)
Decrease/(increase) in Investments		
NET CASH FLOWS FROM INVESTING ACTIVITIES	**(54,496,957.33)**	**(249,926,254.69)**
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Increase/(decrease) in Borrowings	(276,993,886.60)	120,936,315.04
Increase/(Decrease) in Other liability -	(14,815,485.34)	(141,840.00)
Issue of Share Capital/Share Application Money	397,169,300.00	39,338,400.00
Cost Of issuing share capital	(9,586,366.05)	-
Finance expense and Lease Payments	(38,097,077.28)	(12,518,542.76)
NET CASH FLOWS FROM FINANCING ACTIVITIES	**57,676,484.73**	**147,614,332.27**
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	**72,880,889.01**	**1,419,061.96**
Cash and Cash Equivalents at beginning of the year	4,369,892.94	2,950,830.98
CASH AND CASH EQUIVALENTS, End of Period	**77,250,781.95**	**4,369,892.94**

As per our report of even date attached

For S.G. Associates
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

Date:
Place: Kathmandu

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Sushma Lamsal
Director

Satish Neupane
Director

Navaraj Bista
Director

Monika Poudyal
Account Officer

TRADE TOWER LIMITED
KATHMANDU, NEPAL
Significant Accounting Policies and Notes to Financial Statements
For the year ended 32nd Ashadh, 2082

C) De-Recognition

An item of property plant and equipment is de-recognised on disposal or when no future economic benefits are expected from the use of that asset. The gain or loss arising from the disposal of an item of property plant and equipments is the difference between net disposal proceeds if any, and the carrying amount of that item and is recognised in the statement of Profit and Loss.

D) Capital Work in Progress:

The expenditure incurred in acquisition and installation of Hotel equipments till the date of commissioning or civil works under construction till the date of completion is recognized as Capital works-in-progress. Equipment are capitalized upon commissioning and civil works are capitalized upon handing over after being capable of being used.

Borrowing Costs for the qualifying assets are recognised under Capital work in progress and apportioned to the respective assets proportionately at the time of Capitalization.

Interest expenses for the lease liability in relation to lease of land for gaushala project has been capitalized as it fall under the definition of Borrowing costs.

Particulars	**As on 32 nd Ashad 2082**	**As on 31 Ashad 2081**
Bricks Purchase	2,503,369.89	3,287,826.15
Business Registration & Other Tax	50,600.00	110,000.00
Cement Purchase	823,155.50	1,789,468.48
Civil Construction Work	137,428,579.36	315,254,905.62
Construction Material Purchase	67,358,878.02	114,171,392.25
Consultancy Fee	727,100.14	1,371,897.01
Electrical Material Purchase	17,882,298.80	36,073,937.93
Materials Purchased for the Hotel Decor	34,716,340.70	84,639,302.00
Office Furniture	-	117,819.24
Registration Charge (Block A)	1,011,611.30	2,199,155.00
Registration Fee(Block B)	22,540.00	49,000.00
Sand & Aggregate Purchase	579,323.47	232,319.81
Sanitary/Plumbing Material Purchase	8,554,057.65	13,716,993.94
Security Service	1,607,275.32	3,494,076.79
Staff Salary & Allowances(Technical)	3,407,516.26	6,444,886.05
Water Well Drilling Works	1,361,120.02	2,958,956.56
Advance for Soil Test	72,082.00	156,700.00
Advance for the Existing Building	17,940,000.00	39,000,000.00
Advance to Land Owner	6,985,008.00	15,184,800.00
Company Registration Fee(WIP)	26,220.00	57,000.00
Electricity Expenses(Gaushala Project)	14,439.40	31,390.00
Lease Rent Expenses(Gaushala)	184,000.00	400,000.00
Lease Rent (Gaushala Store)	153,333.33	333,333.33
Legal Expenses(WIP)	46,000.00	100,000.00
Legal Fee(WIP)	15,180.00	33,000.00
Malpot Expenses Fee(WIP)	2,040,665.34	4,436,229.00
Miscellaneous Expenses(WIp)	148,256.62	322,297.00
Nagarpalika Expenses(WIP)	45,849.58	99,673.00
Office Furniture(WIP)	6,707.72	14,582.00
Registration & Renewal Charge- Gaushala Project	54,346.24	118,144.00
Research & Development	202,115.55	439,381.62
Sand and Aggregate Purchase	11,272.20	24,504.79
Consulatncy Fee(Gaushala Project)	151,149.99	328,586.93
Gardening Expenses(Gaushala)	8,468.60	18,410.00
Kitchen Expenses(Gaushala)	1,037.30	2,255.00
Kitchen Utensils Purchased(Gaushala)	4,719.60	10,260.00
Labour Wages(Gaushla)	6,873,787.92	1,834,000.00
Office Equipment(Gaushala Project)	-	27,599.95
Office Furniture(Gaushala)	-	17,742.81
Printing & Stationery (Gaushala Project)	87.40	190.00
Repair & Maintenance (Gaushala Project)	1,264,707.12	2,749,363.31
Security Expenses(Gaushala Project)	156,913.94	341,117.25
Staff Accomodation & Other(Gaushala Project)\	33,122.30	72,005.00
Staff Salary & Allowances -Gaushala Project	2,373,145.77	5,159,012.54
Labor Wages	**23,016,210.72**	50,035,240.69
Insurance Premium	**1,211,318.02**	2,633,300.05
Lease Rent Expenses	**4,626,187.98**	10,056,930.40
Interest Expenses	**4,183,994.58**	9,095,640.39
Interest Expenses for lease liability (Gaushala)	**7,009,653.65**	13,334,108.75
Interest on Term Loan From Laxmi Bank	**23,175,416.22**	47,349,219.78
Depreciation Of ROU -Gaushala	**501,441.99**	

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Total	**380,570,605.52**	**789,727,954.41**
Less:		
Amount Classified as building	**380,570,605.52**	**405,521,505.81**
Amount classified as lift	**-**	**17,702,622.59**
Amount classified as hotel equipment	**-**	**20,896,418.32**
Amount classified as furniture and fixture		**163,162.00**
Interest amount to be t/f in SoPL	**-**	**6,647,264.63**
Adjusted Closing Balance of CWIP	**-**	**338,796,981.06**

All amount of Project CWIP has been transferred to Building heading and furniture and fixture heading of fixed asset as shown above on 2081/10/01 as on that date the remaing part of the building were officially inaugurated for use as intended by the management.

1 Commercial date of operation

The hotel commenced commercial operations on **1st Baisakh 2081**, with **49 rooms operational** out of a total planned capacity of **90 rooms**. The remaining **41 rooms** were under construction till Poush end 2081. The 41 rooms came into operation from 2081/10/01.

2 Interest Capitalization as per NAS 23:

Interest Capitalization up to Poush end 2081:

Since the loan from the laxmi sunrise Bank was specifically taken for Construction of Gaushala Project ,borrowing costs incurred up to Poush end 2081 were capitalized.

Interest Treatment from 1st Magh 2081 to Ashadh end 2082

For the period after the commencement of operations , all the borrowing costs have been transferred to SOPL.

3 **Remaining Cwip**

There is no any balance under CWIP as on reporting date. Total balance of CWIP as on Poush end 2081 has been transferred to (Gaushala-Building) and Furniture And Fixture of Hotel Crystal Pashupati-Gaushala

4 **RECONCILIATION OF CWIP**

Particulars	As on 32 nd Ashad 2082	As on 31 st Ashad 2081
Opening Balance	338,796,981.06	550,714,269.82
Add : Addition during the year	41,773,624.46	239,013,684.60
Amount Classified as building	380,570,605.52	405,521,505.81
Amount classified as lift	-	17,702,622.59
Amount classified as hotel equipment	-	20,896,418.32
Amount classified as furniture and fixture	-	163,162.00
Interest amount to be t/f in SoPL	-	6,647,264.63
Closing Balance	**(0.00)**	**338,796,981.06**

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6 Intangible Assets

The changes in the carrying value of Intangible assets for the year ended Asadh 32, 2082 and Asadh 31, 2081 are as follows:

Particulars	Computer Softwares	Others	Total
Cost:			
Balance as on Ashad end 2081	**211,971.12**	**-**	**211,971.12**
Addition during the Year			
Acquisition			
Capitalization	-	-	-
Disposal during the year	-	-	-
Adjustment/Revaluation	-	-	-
Balance as on Ashad end 2082	**211,971.12**	**-**	**211,971.12**
Depreciation & Impairment			
As on Ashad end 2081	**42,394.22**	**-**	**42,394.22**
Depreciation charge for the Year	42,394.22	-	42,394.22
lmpairment for the year	-	-	-
Disposals	-	-	-
Adjustment	-	-	-
As on Ashad end 2082	**84,788.45**	**-**	**84,788.45**
Net Book Value			
As on Ashad end 2081	**169,576.90**	**-**	**169,576.90**
As on Ashad end 2082	**127,182.67**	**-**	**127,182.67**

6.1 Intangible Assets

A) Recognition and Measurement

Intangible asssets are recongnised on the basis of costs incurred to acquire and bring to use the specific software and the asset created is expected to provide future economic benefits where it is probable that it will generate future economic benefits in excess of its cost. Computer software cost are ammortised on the basis of expected useful life which is estimated as 5 years (to be reviewed periodically). Costs associated with maintaining software are recognised as and expenses as and when incurred. At each statement of financial position date, these assets are assessed for indication of impairment. In the event that an asset's carrying amount is determined to be greater than its recoverable amount, the assets is written down immediately.

The estimated useful lives of Intangible assets for the current year and comparative years are as follows:

Particulars	Useful Life	Remaining Useful Life
Tally Software	**5Yrs**	**4Yrs**
Accounting Software	**5Yrs**	**4Yrs**

B) Intangible Assets Under Construction

Capital work-in-progress represents expenditure incurred in respect of capital projects not ready for use and are carried at cost. Cost comprises of purchase cost, related acquisition expenses, development / construction costs, borrowing costs and other direct expenditures.
Such amount has been capitalised as Intangible assets as per IFRCI 12 upon the completion of Project .

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7 Taxation

Income Tax on the profit or loss for the year comprises current taxes and deferred taxes. Income tax is recognized in the Statement of Profit or Loss except to the extent that it relates to items recognized directly to equity.

A) Income Tax Rate Applicable to the Company:

The company is a tourism industry and normal applicable tax rate is 25%. However the company has entered into an agreement with Laxmi Sunrise Capital Limited for the purpose of issuing Initital Public Offering to the General public. As per Section 11 of Income Tax Act, tax rebate of 15% on applicable tax rate is allowed to the tourism industry listed in stock exchange. Accordingly effective future Tax Rate is 21.25%.

B) Current Income Tax

Current tax is the expected tax payable on the taxable income for the year using tax rates at the Statement of Financial Position date.

C) Deferred Tax Assets

Deferred tax assets are recognized for unused tax losses and taxable temporary difference to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and the level of future taxable profits together with future tax planning strategies

The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Deferred tax in the current year is calculated on temporary differences using the effective future tax rate of 25%. Deferred tax assets have been recognized in respect of all tax losses and other temporary differences giving rise to deferred tax assets where the management believe it is probable that these assets will be recovered.

Aslo refer sub-schedule 7.1

For F.Y 2080-81	**Amount**
Property Plant & Equipment	(934,385.21)
Intangible Assets	7,065.56
Provision for Gratuity	(137,791.25)
Provision for Home Leave	(96,103.25)
Provision for Sick Leave	(36,267.50)
Right of Use Assets	(25,978,986.89)
Lease Liabilities (Gaushala)	16,443,623.83
Lease Liabilities (Thapathali)	13,115,541.42
Carry forward losses	-
Deferred tax assets / (liability) as on 2081-03-31	**2,382,696.70**
Deferred tax assets / (liability) as on 2080-03-31	**1,449,254.94**
Net movement	933,441.76
Transferred to SoPL income / (expense)	933,441.76
Transferred to OCI income / (expense)	-

For F.Y 2081-82	**Amount**
Property Plant & Equipment	(2,384,129.43)
Intangible Assets	4,924.11
Provision for Gratuity	230,419.00
Provision for Home Leave	155,137.00
Provision for Sick Leave	59,835.00
Lease Liability-Right to use assets Hotel cafetaria	131,555.92
Lease Liability-Right to use assets-Gausala	3,276,584.32
Provision For project settlement	(765,347.27)
Lease Liability-Right to use assets NFC	1,774,256.11
Staff Loan	75,070.29
Prepaid Employee Benefits	(80,270.54)
Carry forward losses	-
Deferred tax assets / (liability) as on 2082-03-32	**2,478,034.50**
Deferred tax assets / (liability) as on 2081-03-31	**2,382,696.70**
Net movement	95,337.80
Transferred to SoPL income / (expense)	108,030.80
Transferred to OCI income / (expense)	(12,693.00)

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Sub-schedule 7.1

Deferred tax calculation for 2080-81

Applicable Tax Rate 25%

Particular	Tax Base	Carrying Amount	Deductible Difference/ (Taxable Difference)	Tax Rate@25%	Remarks
Property Plant & Equipment	739,807,136.80	743,544,677.66	(3,737,540.85)	(934,385.21)	Deferred Tax Liability
Intangible assets	197,839.12	169,576.90	28,262.22	7,065.56	Deferred Tax Assets
Provision for Gratuity		551,165.00	(551,165.00)	(137,791.25)	Deferred Tax Liability
Provision for Home Leave		384,413.00	(384,413.00)	(96,103.25)	Deferred Tax Liability
Provision for Sick Leave		145,070.00	(145,070.00)	(36,267.50)	Deferred Tax Liability
Right of Use Assets		103,915,947.57	(103,915,947.57)	(25,978,986.89)	Deferred Tax Liability
Lease Liabilities (Gaushala)	290,080,800.00	224,306,304.69	65,774,495.31	16,443,623.83	Deferred Tax Assets
Lease Liabilities (Thapathali)	108,467,082.20	56,004,916.52	52,462,165.68	13,115,541.42	Deferred Tax Assets
Carry forward losses	-	-	-	-	Deferred Tax Assets
Total				**2,382,696.70**	**Deferred Tax Assets**

Deferred tax calculation for 2081-82
Hotel Crystal Pashupati

Particular	Tax Base	Carrying Amount	Deductible Difference/ (Taxable Difference)	Tax Rate@21.25%	Remarks
Property Plant & Equipment	807,181,547.47	817,715,838.10	(10,534,290.63)	(2,238,536.76)	Deferred Tax Liability
Intangible assets	70,000.17	60,000.00	10,000.17	2,125.04	Deferred Tax Assets
Lease Liability less Right to use assets (Hotel cafeteria)	-		619,086.66	131,555.92	Deferred Tax Assets
Lease Liability less Right to use assets (Gaushala)	-		15,419,220.31	3,276,584.32	Deferred Tax Assets
Carry forward losses	-	-	-	-	Deferred Tax Assets
Total				**1,171,728.51**	**Deferred Tax Assets**

Deferred tax calculation for 2081-82
Trade Tower Thapathali

Particular	Tax Base	Carrying Amount	Deductible Difference/ (Taxable Difference)	Tax Rate@25%	Remarks
Property Plant & Equipment	267,575,560.86	268,157,931.54	(582,370.68)	(145,592.67)	Deferred Tax Liability
Intangible assets	78,378.95	67,182.67	11,196.28	2,799.07	Deferred Tax Assets
Provision for Gratuity		921,676.00	921,676.00	230,419.00	Deferred Tax Assets
Provision for Home Leave		620,548.00	620,548.00	155,137.00	Deferred Tax Assets
Provision for Sick Leave		239,340.00	239,340.00	59,835.00	Deferred Tax Assets
Liability For project settlement	6,845,000.00	3,783,610.92	(3,061,389.08)	(765,347.27)	Deferred Tax Liability
Lease Liability less Right to use assets (Thapathali)			7,097,024.46	1,774,256.11	Deferred Tax Assets
Staff Loan	1,000,000.00	699,718.84	300,281.16	75,070.29	Deferred Tax Assets
Prepaid Employee Benefits	-	321,082.17	(321,082.17)	(80,270.54)	Deferred Tax Liability
Total				**1,306,305.99**	**Deferred Tax Assets**

Measurement of Deferred Tax

In accordance with **NAS 12**, deferred tax assets and liabilities have been measured based on the tax rates expected to apply to the period when the asset is realised.

Temporary differences arising from the **Hotel segment** have been measured at **21.25%**.
Temporary differences arising from the **Trade Tower segment** have been measured at **25%**.

This differentiation ensures that the deferred tax provision accurately reflects the future tax consequences of recovering the assets in each specific segment.

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Figures in NPR

7.2 Right of Use Assets

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Cost		
Balance at the beginning of the year	113,915,867.11	**113,915,867.11**
Addition during the Year	11,329,269.08	**-**
Disposal during the year	-	**-**
Adjustment/Revaluation	11,814,971.02	**-**
Balance at the End of the year	**137,060,107.21**	**113,915,867.11**
Depreciation and Impairment		
Balance at the beginning of the year	9,999,919.53	4,999,959.77
Depreciation charge for the year	6,570,995.28	4,999,959.77
Impairment for the year	-	**-**
Disposals	-	**-**
Adjustments	-	**-**
Balance at the End of the year	**16,570,914.81**	**9,999,919.53**
Net Book Value	**120,489,192.39**	**103,915,947.57**

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8 Other Assets

8.1 Financial Instruments : Financial Assets

Financial Asset is any asset that is:

a) Cash
b) an equity instrument of another entity
c) a contractual right:
i) to receive cash or other financial asset from another entity, or
ii) to exchange financial assets or financial liabilities with another equity under conditions that are potentially favourable to the entity, or
d) a contract that will or may be settled in the entity's own equity instruments and is:
i) a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments, or
ii) a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

A) Recognition

All financial assets are initially recognized on the date on which the company becomes a party to the contractual provisions of the instrument. The classification of financial instruments at the initial recognition depends on their purpose and characteristics and the management's intention in acquiring them.

B) Classification

The Company classifies its financial assets into the following measurement categories:
a) Financial assets held at fair value through profit or loss;
b) Loans and receivables;
c) Held till maturity
d) and Available - for - Sale.

Management determines the classification of its financial assets and liabilities at initital recognition or, where applicable, at the time of reclassification.

Financial assets of the company comprises of advances and cash & cash equivalents. These instruments are mostly non-interest bearing and where interest component is present the implicit interest rate approximates effective interest rate. These instruments are expected to be settled or recovered within a year. Therefore, it is assumed that the carrying amount represents the amortized cost of the assets.

C) Impairment of Financial Assets

The carrying amounts of the Company's financial assets are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized when the carrying amount of an asset exceeds its recoverable amount. Impairment losses are recognized in the Statement of Profit or Loss.

The unamortized bank charges represent the difference between the interest expense recognized based on the effective interest rate method, as per IFRS 9, and the actual interest paid to the bank.

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8.2 Prepayments

Particulars	As on 32nd Ashad 2082	As on 31 Ashad 2081
Lease Prepayments	518,675.19	-
Prepaid Insurance Property	76,002.63	-
Prepaid Insurance Vehicle	36,633.45	-
Construction Advance		
Designer's Pavillion (Pvt.) Ltd.	-	290,000.00
Global Trade Link (Pvt.) Ltd.	-	290,950.00
Unique Multi Engineering Solution	-	354,600.00
United Distributors Nepal-Advance	1,112,446.45	3,739,998.00
Water Care Nepal (Pvt.) Ltd.	-	124,979.00
Total	**1,743,757.72**	**4,800,527.00**

8.3 Loans and advances

Particulars	As on 32nd Ashad 2082	As on 31 Ashad 2081
Advance to suppliers	1,378,911.81	1,233,985.47
Advance income tax	21,875,010.79	20,422,862.43
GTM Corprorate Ltd	1,399,600.43	1,399,600.43
Other Share Advance	35,226.87	3,437,911.19
Advance for the Mahesh Bista	625,000.00	975,000.00
Advance to Employees	1,661,492.45	3,240,018.43
VAT Receivable	19,925,324.18	28,636,394.58
Cash Margin For Bank Guarantee	50,000.00	50,000.00
Country Construction Nepal	105,000.00	-
Janaat Awash Sudhar Samiti	1,000,000.00	-
Prepaid Employee Benefit	321,082.17	-
Advance for Drainage Work	40,000.00	-
Total	**48,416,648.70**	**59,395,772.53**

All the advances are non interest bearing.

8.4 Other Financial Asset

Particulars	As on 32nd Ashad 2082	As on 31 Ashad 2081
Loan to Employee	699,718.84	-
Total	**699,718.84**	**-**
Less : Current Portion	120,000.00	
Total Non Current Portion	**579,718.84**	**-**

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Advances to Suppliers

Particular	As at 32 nd Ashad 2082	As at 31 Ashad 2081
Nepal Gas Industries Pvt Ltd	117,493.02	117,493.02
Advance To Suppliers	-	45,200.00
Sangrila Metal Industries	80,597.00	124,999.64
Janvi Plastocab Pvt.Ltd	7,071.79	7,069.79
Neharika Tech & Trade Pvt. Ltd	-	20,000.00
Skyline Metal Engineering Works.Pvt.Ltd	-	60,000.00
Smart Ceiling Industries Pvt.Ltd	-	10,289.41
Unique Tech Engineering Pvt.Ltd	-	127,933.61
Axis Investment & Development Pvt.Ltd	78,750.00	78,750.00
Laxmi Capital	100,000.00	100,000.00
Global Tech Solution Pvt.Ltd	375,000.00	375,000.00
Icra Nepal Limited	-	167,250.00
Pankaj Pawan Furniture & Furnishing Pvt.Ltd	600,000.00	-
Simplify Tech Pvt Ltd	20,000.00	-
Total	**1,378,911.81**	**1,233,985.47**

Advance income tax

Particular	As at 32 nd Ashad 2082	As at 31 Ashad 2081
Advance Income Tax 2081-82	2,195,818.01	-
Advance Income Tax(Municipality)81-82	141,484.20	-
Advance Income Tax 77/78	287,924.64	287,924.64
Advance Income Tax 77/78(Municipality)	116,400.00	116,400.00
Advance Income Tax 78/79	8,117,108.18	8,117,108.18
Advance Income Tax Municipality(78/79)	109,992.00	109,992.00
Advance Income Tax 2080-81	825,466.83	1,500,481.86
Advance Income Tax (Municipality 80-81)	134,747.52	134,747.52
Advance Tax From Binaya Upadhaya(Lease Advance)	-	56,721.00
Advance Tax From British College(Other Rent)	-	12,778.00
Advance Tax From British Model College	-	263.61
Advance Tax From CNI(Service & Other)	-	5,086.80
Advance Tax From Dez(Service & Other)	-	573.99
Advance Tax From Ghorahi Cement	-	2,062.00
Advance Tax From Peoples Investment(Service & Other	-	49.00
Advance Tax From Rairang Hydropower	81,416.15	186,635.00
Advance Tax From Siddhakali (1917 Sq ft)	-	73,875.29
Advance Tax From Siddhakali Power Ltd	-	242,121.00
Advance Tax From South Asia (New)	-	162,957.00
Advance Tax Deposit-Metropolitian City	2,996,290.00	2,996,290.00
TDS receivable	544,229.49	92,661.77
Advance Income Tax 2079/80	6,195,802.77	6,195,802.77
Advance Income Tax Municipality (79-80)	128,331.00	128,331.00
Total	**21,875,010.79**	**20,422,862.43**

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9 Inventories

Particulars	As on 32nd Ashadh 2082	As on 31st Ashadh 2081
Stock of food, beverages and consumeables	4,134,299.92	3,045,591.18
Total	**4,134,299.92**	**3,045,591.18**

9.1 Stock of food, beverages, store and operating supplies are initially recognized at cost and subsequently at the lower of cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated cost of completion and the necessary estimated expenses. The cost of obsolescence and other anticipated losses are also considered for determining the net realizable values.

9.2 The cost of Inventory related to operations are determined on FIFO method and includes expenditure incurred directly in acquiring the inventories and bringing them to their present location and condition.

10 Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term, highly liquid investments that are readily convertible into known amounts of cash and subject to insignificant risk of changes in value.

Recognition and Measurement:
Cash is recognized at its nominal value.
Cash equivalents are measured at amortized cost or fair value, depending on the classification of the financial instrument.

Particulars	As on 32 nd Ashad 2082	As on 31st Ashadh 2081
Cash in Hand	1,324,531.35	188,136.88
Cheque in Hand	1,529,831.46	43,808.55
Balances with Bank		
Kumari Bank Limited	20,020,356.54	13,142.52
Laxmi Sunrise Bank - Call Deposit A/C	17,485.57	17,263.75
Laxmi Sunrise Bank Limited(Ttg)	891,599.87	2,705,851.97
Lumbini Bikas Bank Ltd.	32,918.24	32,918.24
Nic Asia Bank For Port Folio Mgmt	4,454.36	5,204.36
Nic Asia Bank Current A/C	439,324.79	805,630.99
Prime Commercial Bank	8,051.00	8,051.00
Everest Bank Ltd(Current A/C)	60,746.47	10,300.00
Nabil Bank (Current Account)	180,607.43	38,273.35
Himalayan Bank Ltd	487,106.99	66,592.31
Himalayan Bank Doller Account	551,776.53	434,233.62
Laxmi Sunrise Bank Limited- Current A/C (Hotel)	3,126,645.20	-
Cards	-	485.40
Nabil Bank (Dollar Account)	279,887.41	-
Dollar Card - Himalayan Bank	119,285.12	-
Nabil Bank Dollar Card	6,880.00	-
Sanima Bank Limited	620,674.46	-
Nepal SBI Bank Ltd	8,000.00	-
Laxmi Bank - Curent Account -TTN-OD-(Favourable Balance)	47,540,619.16	-
Total	**77,250,781.95**	**4,369,892.94**

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10.1 Balances with banks includes balances in all current and call accounts of the company. Balances in foreign currency are translated at the exchange rate prevaling at the reporting date and any gain/loss is charged to Statement of profit or loss.
For the purpose of cash flow statements, cash and cash equivalents consist of cash in hand and balance in bank accounts.

11 Trade Receivables

Particulars	**As on 32 nd Ashad 2082**	**As on 31 Ashad 2081**
Sundry Debtors:		
Unsecured, Considered Good		
Receivables from leasee and tenants parties	27,263,137.16	22,371,845.20
Receivables from Hotel debtors	5,250,963.78	1,323,520.23
Receivable from Janata Awash Samaj	2,049,224.84	2,049,224.84
Receivable From Laxmi Capital	6,019.00	-
Less: Provision for doubtful debts	-	-
Total	**34,569,344.78**	**25,744,590.27**

Trade receivables include amounts due from various parties related to the company's hotel operations, including receivables from lessees and tenants under active lease & rental agreements. These receivables consist of rental income and outstanding amounts for services provided within the hotel business.

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12 Share Capital

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Authorised: *(10000000 equity shares @ 100 each)*	1,000,000,000.00	1,000,000,000.00
Issued: *(8156097 equity shares @ 100 each)*	815,609,700.00	495,000,000.00
Paid Up: *(8156097 equity shares @ 100 each)*	815,609,700.00	379,102,000.00
	815,609,700	**379,102,000**

12.1 Financial Instruments issued by the Company are classified as equity only to the extent that they do not meet the definition of a financial liability or financial asset. The Company's equity shares are classified as equity instruments.

12.2 The shareholding pattern of the company is as follows

Promoter Group: Holds a majority stake, representing 40% of the total issued share capital. The promoter group includes key founding members and affiliated entities with significant control over the company's strategic decisions.

Public Shareholding: Consists of individual and institutional investors who collectively hold 60% of the total issued share capital, sharing in the company's growth and performance.

Employee Stock Options: The company does not currently offer an employee stock option plan, and no shares have been allocated for this purpose.

12.3 Reconciliation of the number of equity shares outstanding at the beginning and end of the year:

Particulars	As at 32 nd Ashadh 2082	Amount
Balance as at the beginning of the year	3,791,020.00	379,102,000.00
Add: Shares issued during the year	4,365,077.00	436,507,700.00
Balance as at the end of the year	8,156,097.00	815,609,700.00

12.4 Rights, preferences and restrictions attached to shares Equity shares

The Company has only one class of equity shares having a par value of NPR 100/- per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

13 Advance Share Capital

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Advance Share Capital- Right Share	-	39,338,400.00
Total	**-**	**39,338,400.00**

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14 Other Equity

14.1 Retained Earnings

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Balance up to Last Year	48,200,275.94	27,005,404.18
Profits for the Year	(3,607,096.07)	21,337,244.77
Other Comprehensive Income for the Year	38,079.00	(142,373.00)
Revaluation Reserve	-	-
Deferred Tax adjustment directly in Equity due to change in estimate of the life of asset	-	-
Defered Tax Reserve	(2,478,034.50)	-
Cost Of Issuing Equity Share Capital	(9,586,366.05)	-
Total Comprehensive Income	**32,566,858.32**	**48,200,275.94**
Less:		
Earlier Years' Tax	-	-
Earlier Years' Gratuity	-	-
Dividend Distribution	-	-
Total	**32,566,858.32**	**48,200,275.94**

14.1.1 Cost Of Issuing Equity Share Capital

During the financial year 2081-82, the Company successfully completed its Initial Public Offering (IPO). The total incremental costs directly attributable to the issue of new shares amounted to **Rs. 9,586,366.05**. The details of these costs are as follows:

Particulars	Amount (Rs.)
IPO Registration Charge at Securities Board of Nepa	1,631,220.00
Listing Fee(NEPSE)	15,000.00
REgistration Fee (NEPSE)	407,804.85
Allotmnet Fee for Listing	369,366.00
CASBA Charge	40,000.00
CASBA Fee for Listing	2,074,285.00
Physical Listing Fee	2,694.00
Processing Fee for Listing	1,846,830.00
Registration & Listing Fee	285,463.40
Share Registration Charges	130,000.00
Software Fee for Listing	20,000.00
Surveillance Fee for Issuer Rating	452,074.94
Underwritting Comission Charge	1,787,261.86
Verification Fee for Listing	369,366.00
Pre Allotment Allowance	35,000.00
Allotment Allowance	120,000.00
Total	**9,586,366.05**

Accounting Treatment (NAS 32)

In accordance with Paragraph 35 and 37 of NAS 32 "Financial Instruments: Presentation", transaction costs that are directly attributable to the acquisition or issue of an entity's own equity instruments shall be accounted for as a deduction from equity.
Consequently, the Company has not recognised these expenses in the Statement of Profit or Loss. Instead, the total amount of Rs. 9,586,366.05 has been deducted directly from Retained Earnings .

14.2 Deferred Tax Reserve

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Balance As at the beginning of the year	-	-
Add: Transfer From Retained Earnings During the year	2,478,034.50	-
less: Transfer to Retained Earnings (Reversal)	-	-
Balance As at the End of the year	**2,478,034.50**	**-**

Note: *The Deferred Tax Reserve has been created equivalent to the net Deferred Tax Asset recognized in the Statement of Financial Position. This reserve is not available for distribution as dividend.*

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15 Borrowings (Non Current)

Financial Liability is any liability that is:

a) a contractual obligation:
   i) to deliver cash or other financial asset to another entity, or
   ii) to exchange financial assets or financial liabilities with another equity under conditions that are potentially unfavourable to the entity, or

b) a contract that will or may be settled in the entity's own equity instruments and is:
   i) a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments, or
   ii) a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Recognition

All financial liabilities are initially recognized on the date on which the company becomes a party to the contractual provisions of the instrument. The classification of financial instruments at the initial recognition depends on their purpose and characteristics and the management's intention in acquiring them.

Classification

The Company classifies its financial liabilities, other than financial guarantees and loan commitments, as follows:

i) Financial Liabilities at Fair Value through Profit or Loss (FVTPL)

Financial liabilities are classified as fair value through profit or loss if they are held for trading or are designated at fair value through profit or loss. Upon initial recognition, transaction costs are directly attributable to the acquisition are recognized in Statement of Profit or Loss as incurred. Subsequent changes in fair value is recognized at profit or loss.

ii) Financial Liabilities measured at amortized cost

All financial liabilities other than measured at fair value though profit or loss are classified as subsequently measured at amortized cost using effective interest rate method.

Measurement

i) Initial Measurement

A financial asset or financial liability is measured initially at fair value plus or minus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue. Transaction cost in relation to financial assets and liabilities at fair value through profit or loss are recognized in Statement of Profit or Loss.

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ii) Subsequent Measurement

A financial asset or financial liability is subsequently measured either at fair value or at amortized cost based on the classification of the financial asset or liability. Financial asset or liability classified as measured at amortized cost is subsequently measured at amortized cost using effective interest rate method.

The amortized cost of a financial asset or financial liability is the amount at which the financial asset or financial liability is measured at initial recognition minus principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount, and minus any reduction for impairment or uncollectibility.

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Secured Loan		
Term Loan from from Laxmi Sunrise Bank Limited	97,717,277.78	-
Term Loan (15.1)	-	302,673,967.17
Less: current portion	(11,167,688.88)	(1,643,774.50)
Total	86,549,588.90	301,030,192.67

The future cash flows related to the term loan can be readily identified. Consequently, the loan has been measured at amortized cost in accordance with the provisions of NFRS 9. This measurement approach reflects the intention to hold the loan until maturity, allowing for a consistent and reliable assessment of its carrying amount.

Measuring the loan at amortized cost provides a clear view of the interest expense over time and aligns with our financial reporting objectives. This approach ensures that the loan's value is recorded accurately, reflecting both the principal repayments and accrued interest over the loan's term.

15.1 Term Loan (Non-Current Portion)

Particulars	As at 32nd Ashad 2082	As at 31st Ashadh 2081
Term Loan from from Laxmi Sunrise Bank Limited	-	301,030,192.67
Term Loan from from Laxmi Sunrise Bank Limited(new)	86,549,588.90	-
	86,549,588.90	301,030,192.67

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16 Lease Liabilities

Particulars	As on 32nd Ashadh 2082	As on 31st Ashadh 2081
Total Lease Liability	**143,624,522.50**	**118,236,660.99**
17.1 Non-current		
Maturing more than 12 months	128,521,536.95	107,767,973.99
17.2 Current		
Maturing within 12 months	15,102,985.56	10,468,687.00
Total	**143,624,522.50**	**118,236,660.99**

The Company has three lease agreements in effect as of the reporting date. Details of which are,

Lessor	**Nepal Food Corporation**	**Mukundamani Aryal**	**For Cafeteria**
Commencement Date	06-08-65	04-09-75	04-01-81
Lease Duration (years)	30	35	13.17
Total no. of payments	66	395	158
Remaining lease term	14	30	12.17
Location	Thapathali, Kathmandu	Gaushala, Kathamandu	Gaushala, Kathamandu
Land Area (ropani-ana-paisa-dam)	10-7-0-3	3-15-0-3	0-6-0-0
Total Lease Payment	121,804,456.20	297,280,800.00	18,694,893.33

17 Other Non-current liabilities

Particulars	As on 32nd Ashadh 2082	As on 31st Ashadh 2081
Rental security Deposits(A.R.C.Global Tours & Travels Pvt.Ltd)	60,000.00	-
Rental Security Deposit - British College	3,251,643.00	3,251,643.00
Rental Security Deposit - Homkanta Chaulagain	111,760.00	111,760.00
Rental Security Deposit(Pashupati Printing Press)	150,000.00	150,000.00
Rental Security Deposits(Apex Law Chamber)	74,250.00	74,250.00
Rental Security Deposit - Shree Minakshi Product	102,750.00	252,750.00
Rental Security Deposit(YKK India Pvt.Ltd)	49,500.00	49,500.00
Rental Security(Yeti Pharmachem Distributors)	326,760.00	326,760.00
Security Deposit by Narayan Shrestha.	50,000.00	50,000.00
Unearned Lease Income - Non-Current Portion	224,877,843.96	242,886,940.22
Financial Liability - At Amortized Cost - Non Current Portion (Refer 17.1)	3,283,610.92	
Total	**232,338,117.88**	**247,153,603.22**

During the current year, the Company reassessed the presentation of lease advances received from tenants in accordance with NAS 1 – Presentation of Financial Statements.

In the previous financial statements, the entire balance of lease advances received from customers was presented under Trade and Other Payables as a current liability.

Upon review, management has determined that these balances represent Unearned Lease Income / Contract Liabilities arising from amounts received in advance for lease services to be provided over the term of the respective lease agreements. As such, they do not meet the definition of trade payables or operating cycle liabilities under NAS 1 Para 70, and should instead be classified based on the expected timing of settlement in accordance with NAS 1 Para 69.
Accordingly,

The portion of unearned lease income expected to be recognised as revenue within the next twelve months has been reclassified to Current Unearned Lease Income, and the remaining portion expected to be recognised after twelve months has been reclassified to Non-Current Unearned Lease Income.

Impact of Reclassification on Comparative Figures (Previous Year)

Particulars	Previously Reported	Reclassified
Trade and Other Payables (Current)	259,894,081.24	(259,894,081.24)
Unearned Lease Income – Current(other Liabilities)	-	17,007,141.02
Unearned Lease Income – Non-Current(other Liabilities	-	242,886,940.22

The reclassification **did not** affect total equity, total liabilities, reported profit, or cash flows for the comparative year.

The change relates solely to the presentation of liabilities in the statement of financial position.

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18 Trade Payables

Particulars	As on 32nd Ashadh 2082	As on 31st Ashadh 2081
Sundry Creditors	12,050,878.35	25,257,705.27
Retention Money Payable		
Retention Hold Of Om Gandaki Developers	5,078,134.25	12,778,134.25
Audit Fee Payable	118,407.00	98,500.00
Casual Salary Payable	187,815.00	117,865.00
Diesel Expenses Payable	10,943.67	19,017.00
Dividend Payable	290,000.00	295,000.00
Electricity Expenses Payable	844,851.91	916,200.04
Interest Payable	426,518.78	6,926,518.78
Labor Wages Payable		-
Lease Rent Payable	1,400,000.00	4,615,668.27
Staff Salary & Allowance Payable (TTN - Project)		-
Board Meeting Allowance Payable		-
Staff Salary & Allowance Payable	260,500.00	1,265,853.00
Staff Salary & Allowances Payable(Non Technical)	389,852.47	280,670.50
Staff Salary & Allowances Payable(Technical)	-	97,000.00
Salary Payable	1,521,600.43	-
Salary Retention Payable	611,967.00	92,250.00
Other Payable	3,252,274.62	3,076,000.41
NIC Asia (Service & Other Charges)	73,114.68	-
Total	**26,516,858.16**	**55,836,382.52**

Note

a. Other Accured Payable

These Headings were Previously Shown under other Current Liabilities heading , but now presented under Trade and Payable to ensure appropriate compliance with NAS -01 "Presentation of Financial Statement".

b Sundry Creditors

Sundry creditors represent the amounts payable by the Company to suppliers and service providers for goods and services received during the normal course of business. These balances are typically due for settlement within the agreed credit period and do not bear any interest.

c Retention Payable

Retention is typically withheld as a security measure to ensure contractors meet their contractual obligations, including project completion to satisfactory standards and rectification of any defects within the defect liability period. In this instance, the Company opted not to withhold any retention amounts except for the Om Gandaki Developer. As a result, the entire amount billed by the contractors other than the Om Gandaki Developers has been paid in full upon certification of work completed, without any portion retained for security purposes.

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17.1 Financail Liability - At amortized cost

1. Nature of the Obligation

The Company has recognized a provision regarding the "Janta Residency" housing project. Although the project was handed over, subsequent regulatory reviews and assessments by the "Janta Awas Samiti" (Residents' Committee) identified pending statutory compliance requirements, specifically regarding the **Work Completion Certificate** and **Electronic Building Permit System (EBPS)** registration.

2. Basis for Recognition (NFRS 9 – Financial Liability at Amortized Cost)

While previous Board minutes noted the completion of physical infrastructure, the obligation to obtain statutory clearances (Work Completion / EBPS) remains the responsibility of the Developer until formally approved by the relevant authorities. However, based on the contractual arrangement entered into during the reporting period, Management has determined that the related obligation represents a financial liability rather than a provision.

Management has assessed that a present contractual obligation exists as of the reporting date, which meets the definition of a financial liability under NAS-32, as the Company has an unavoidable obligation to make a fixed and determinable payment in accordance with a binding agreement. Accordingly, the liability has been recognized and measured at amortized cost using the effective interest method.

This assessment is supported by the following:

Contractual Obligation:
The Company has entered into a formal settlement agreement with the Residents' Committee, creating a legally enforceable obligation to make specified payments. The amount and timing of the payments are contractually fixed and not subject to material uncertainty.

Fixed and Determinable Cash Flows:
The settlement agreement specifies a determinable amount payable, giving rise to contractual cash outflows that qualify as payments of principal and interest for the purposes of amortized cost measurement under NFRS 9.

Exclusion from NAS 37:
As there is no significant uncertainty regarding the amount or timing of the obligation, the liability does not meet the definition of a provision under NAS 37. Instead, it is appropriately classified as a financial liability measured at amortized cost.

Subsequent Measurement:
The liability is subsequently measured using the effective interest rate method, with the unwinding of discount recognized as finance cost in profit or loss over the settlement period.

3. Measurement

The provision has been measured at the **Present Value** of the expected future cash outflows required to settle the obligation.

Discount rate based on the incremental borrowing rate: 7.71%
Discounting Impact: The effect of the time value of money is recognized as a finance cost in future periods.

Particulars	As at 32 nd Ashadh 2082	As at 31 st Ashadh 2081
Liability For Project Settlement-Current Portion	500,000	-
Liability For Project Settlement- Non Current Portion	3,283,611	-
Total Liability	3,783,611	-

Particulars	As at 32 nd Ashadh 2082	As at 31 st Ashadh 2081
Opening Balance	-	-
Add :Liability recognized during the Year (Amortized Cost)	3,783,610.92	-
Add :Unwinding Of discount (Interest)	-	-
Less :Utilized/ Settled During the Year	-	-
Closing Balance	3,783,610.92	-

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19 Borrowings (Current)

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Short term borrowings		
Loan From Future Star Design & Developers Pvt.Ltd	-	10,633,300.00
Loan From Saugat Dangal	-	19,500,000.00
Loan From Shiva Hari Dangal	-	23,380,000.00
Loan From Sushma Lamshal	-	-
Loan From Trade Tower Assets Management Pvt.Ltd	-	1,000,000.00
Laxmi Sunrise Bank Ltd- Cash Credit	-	17,523,897.21
	-	**72,037,197.21**
Add: Long term loan (Current Portion)	11,167,688.88	1,643,774.50
Total	**11,167,688.88**	**73,680,971.71**

20 Other Liabilities-Current

Particulars	As at 32 nd Ashadh 2082	As at 31 Ashad 2081
TDS Payable (Refer Sub-Schedule 20.1)	1,263,576.72	5,092,377.57
Reverse VAT Payable	-	407,600.15
Property Tax Payable	4,641,174.64	-
Unearned Lease Income – Current	17,007,141.02	17,007,141.02
Financial Liability - At Amortized Cost - Current Portion	500,000.00	
Total	**23,411,892.38**	**22,507,118.74**

Other Current Liabilities includes Liabilities under Statutory Law and current portion of unearned Lease Income

c Dividend Payable
"Dividend payable of Rs 290000 shown under the Schedule 20""Other Accured Payable"" indicates the amount that had been declared by the company for the FY 2074/75 but the shareholdes have not claimed/received the

d Electricity Expenses Payable
It represents the electricity bill for the month of Ashad 2082, which is to be paid after the reporting period.

e Salary Retention Payable
As outlined in the employee contract, a specific amount will be withheld from the employee's post-tax earnings as a retention sum. This amount will be held in reserve and released to the employee upon the successful completion of a two-year service period with the company.

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21 Other Non-current liabilities

Provisions are recognized when the company has a present obligation, legal or constructive, as a result of a past event, it is probable that a transfer of a economic benefits will be required to settle the obligation and when reliable estimate can be made of the amount of obligation. If these conditions are not met, no provision is recognized.

Particulars	**As at 32 nd Ashadh 2082**	**As at 31 Ashad 2081**
Provision for defined benefits obligations ***(Refer note 21.1)***		
Gratuity	921,676.00	551,165.00
Home leave	620,548.00	384,413.00
Sick leave	239,340.00	145,070.00
Provision For Income Tax	315,621.77	-
Provision For Employee bonus (Note 3)	14,571.81	-
Provision For Corporate Social Responsibility (Note 3)	1,457.18	-
	2,113,214.77	**1,080,648.00**
Non-Current Portion		
Provision for defined benefits obligations		
Gratuity	898,823.00	536,087.00
Home leave	578,858.00	357,931.00
Sick leave	223,028.00	134,822.00
Provision For Income Tax	-	-
Provision For Employee bonus (Note 3)	-	-
Provision For Corporate Social Responsibility (Note 3)	-	-
	1,700,709.00	**1,028,840.00**
Current Portion		
Provision for defined benefits obligations		
Gratuity	22,853.00	15,078.00
Home leave	41,690.00	26,482.00
Sick leave	16,312.00	10,248.00
Provision For Income Tax	315,621.77	
Provision For Employee bonus (Note 3)	14,571.81	
Provision For Corporate Social Responsibility (Note 3)	1,457.18	
	412,505.77	**51,808.00**

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20.1 TDS Payable

Particulars	As at 32 nd Ashadh 2082	As at 31st Ashadh 2081
Social Security Tax Payable	-	76,734.82
Social Security Tax Payable- Ttn Project	-	-
Tds Payable	-	2,109,984.45
Tds Payable(Advertisement)	-	-
Tds(Casual Salary)	-	9,084.34
Tds Payable(Agm Expenses)	-	-
Tds Payable (Audit Fee)	1,593.00	1,500.00
Tds Payable(Board Meeting)	-	49,676.47
Other Rental Tds Payable	-	6,666.60
Rental Tds Payable	380,000.00	453,333.16
Tds Payable(Civil Construction)	-	152,928.48
Tds Payable(Consultancy)	-	5,370.13
Tds Payable(Pooja Expenses)	-	-
Tds Payable(Security)	-	25,618.38
Tds Payable(Cleaning Expenses)	-	4,314.18
Tds Payable(Consultancy Fee)	-	2,100.00
Tds Payable(House Keeping)	-	15,544.54
Tds Payable(Interest)	-	1,038,842.62
Tds Payable (Lease Rent)	-	740,965.20
Tds Payable(Meeting Expenses)	-	-
Tds Payable(Printing & Stationery)	-	946.80
Tds Payable(Repair & Maintenance)	-	7,240.16
Tds Payable(Security Expenses)	-	15,182.64
TDS ON OVERTIME ALLOWANCES	150.00	-
TDS ON TAXI PROMOTION PROGRAM	705.92	-
TDS ON MARKETING EXPENSES	13,714.63	-
LAND RENT TDS	107,779.10	-
TDS PAYBLE 15% (PARTIES)	62,427.61	-
Tds Payable(Wages)	-	254,061.28
Tds On Casual Staff Wages	2,784.57	18.60
Tds On Salary (Staff)	192,564.12	40,779.50
Tds On Commission Expense	174,783.85	13,649.64
Tds On Staff Training Expenses	5,470.00	19,273.00
Tds Payable 1.5%	321,603.92	48,562.58
Total	**1,263,576.72**	**5,092,377.57**

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21.1 Reconciliation of Defined Benefits Obligations

For the valuation of Defined benefit obligation "Projected Unit Credit Method (PUC)". Under the PUC method a "projected accrued benefit" is calculated at the beginning of the year and again at the end of the year for each benefit that will accrue for all active members of the Plan. The "Projected Unit Credit Method" is based on the Plan's accrual formula and upon service as of the beginning or end of the year , but using a member's final compensation, projected to the age at which the employee is assumed to leave active service. The Plan liability is the actuarial present value of the "projected accrued benefits" as of the beginning of the year for active member.

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Opening Defined Benefit Obligation	1,080,648.00	546,079.00
Transfer in/(out) obligation-	-	-
Current service cost	738,955.00	343,357.00
Interest cost	96,579.00	48,839.00
Components of actuarial (gain)/losses on obligations:	-	-
Due to Change in financial assumptions-	-	-
Due to change in demographic assumption-	-	88,162.00
Due to experience adjustments	(134,618.00)	54,211.00
Past service cost-	-	-
Loss (gain) on curtailments-	-	-
Liabilities extinguished on settlements-	-	-
Liabilities assumed in an amalgamation in the nature of purchase	-	-
Exchange differences on foreign plans	-	-
Benefit paid from fund-	-	-
Benefits paid by company-	-	-
Closing Defined Benefit Obligation	**1,781,564.00**	**1,080,648.00**

21.1.1 Gratuity Benefits

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Opening Defined Benefit Obligation	551,165.00	316,700.00
Transfer in/(out) obligation-	-	-
Current service cost	372,357.00	168,995.00
Interest cost	48,926.00	28,195.00
Components of actuarial (gain)/losses on obligations:		
Due to Change in financial assumptions-	-	-
Due to change in demographic assumption-	-	-
Due to experience adjustments	(50,772.00)	37,275.00
Past service cost-	-	-
Loss (gain) on curtailments-	-	-
Liabilities extinguished on settlements-	-	-
Liabilities assumed in an amalgamation in the nature of purchase	-	-
Exchange differences on foreign plans	-	-
Benefit paid from fund-	-	-
Benefits paid by company-	-	-
Closing Defined Benefit Obligation	**921,676.00**	**551,165.00**

21.1.2 Home leave Benefits

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Opening Defined Benefit Obligation	384,413.00	175,259.00
Transfer in/(out) obligation-	-	-
Current service cost	265,199.00	105,219.00
Interest cost	34,597.00	15,773.00
Components of actuarial (gain)/losses on obligations:	-	-
Due to Change in financial assumptions-	-	-
Due to change in demographic assumption-	-	88,162.00
Due to experience adjustments	(63,661.00)	-
Past service cost-	-	-
Loss (gain) on curtailments-	-	-
Liabilities extinguished on settlements-	-	-
Liabilities assumed in an amalgamation in the nature of purchase	-	-
Exchange differences on foreign plans	-	-
Benefit paid from fund-	-	-
Benefits paid by company-	-	-
Closing Defined Benefit Obligation	**620,548.00**	**384,413.00**

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21.1.3 Sick Leave Benefits

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Opening Defined Benefit Obligation	145,070.00	54,120.00
Transfer in/(out) obligation-	-	-
Current service cost	101,399.00	69,143.00
Interest cost	13,056.00	4,871.00
Components of actuarial (gain)/losses on obligations:	-	
Due to Change in financial assumptions-	-	-
Due to change in demographic assumption-	-	
Due to experience adjustments	(20,185.00)	16,936.00
Past service cost-	-	-
Loss (gain) on curtailments-	-	-
Liabilities extinguished on settlements-	-	-
Liabilities assumed in an amalgamation in the nature of purchase	-	-
Exchange differences on foreign plans	-	-
Benefit paid from fund-	-	-
Benefit paid by company-	-	-
Closing Defined Benefit Obligation	**239,340.00**	**145,070.00**

21.2 Actuarial Assumption

21.2.1 Financial Assumptions

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Discount Rate (P.A)	9%	9%
Salary Growth Rate (P.A)	8%	8%

Discount Rate
The rate used to discount post-employment benefit obligations (both funded and unfunded) shall be determined by reference to market yields at the end of the reporting period on high quality corporate bonds. In countries where there is no deep market in such bonds, the market yields (at the end of the reporting period) on government bonds shall be used. The currency and term of the corporate bonds or government bonds shall be consistent with the currency and estimated term of the post employment benefit obligations.

Salary Growth Rate
Estimated future salary increases should take account of inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market. The salary escalation assumption reflects the expected 'average' over the entire population, as well as over time. When setting the assumption, companies must consider what Cumulative Average Growth Rate (CAGR) in salaries of the existing employees is expected over the duration of the liabilities.

21.2.2 Demographic Assumptions

Withdrawal Rates
This is company's estimate of the level of attrition in the Entity over the long term. Estimated withdrawal rates has taken into account the broad economic outlook, type of sector the Entity operates in and measures taken by the management to retain/ relieve the employees.

Age Bands	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
25 & Below	10%	10%
31 to 35	8%	8%
41 to 45	6%	6%
50 to 55	4%	4%
55 & above	2%	2%
	-	-

Mortality Rates
Mortality rate is a measure of the number of deaths (in general, or due to a specific cause) in population, scaled to the size of that population, per unit of time.

Age in years	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
20	0.10%	0.10%
30	0.12%	0.12%
40	0.22%	0.22%
50	0.57%	0.57%
60	1.44%	1.40%

Leave Availment and Encashment Rate

Particulars	As at 32nd Ashadh 2082	As at 31st Ashadh 2081
Leave Availment Rate	0.00%	0.00%
Leave Encashment Rate	0.00%	0.00%

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22 Revenue from Hotel operations

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the Government.

The Company recognizes revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the company's activities as described below. The company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specific of each arrangement.

Revenue is measured at the fair value of the consideration received or receivable net of trade discounts. Revenue include all revenue from ordinary activities of the company that are recorded excluding Value Added Taxes collected from customers that are remitted or are to be remitted to the government authorities.

Particulars	**For the Period 2081.82**	**For the Period 2080.81**
Room Sales	47,310,724.30	9,027,824.32
Soft Drink Sales	387,133.42	120,716.92
Food Sales	30,728,583.43	5,050,939.24
Beverage Sales	2,251,309.05	545,277.35
Conference Hall Sales	1,209,831.74	403,083.07
Plan Revenue New	15,872,243.95	2,048,376.46
Laundry Sales	168,604.44	5,204.94
Transportion Sales	946,978.41	171,125.34
Miscelleanous Revenue	950,474.51	158,839.48
Total	**99,825,883.25**	**17,531,387.12**

22.1 Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the Government.

22.2 The Company is involved in the hotel and restaurant service. Its revenue mainly comprises of income from Room services, Food & beverage etc. The revenue is governed by NFRS 15 unless indicated otherwise.

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue and associated costs incurred or to be incurred can be reliably measured.

22.3 The revenue from hotel operations includes various sources directly related to the services offered. This includes revenue from room sales, which is generated from the rental of guest rooms, and soft drink sales, which covers revenue from beverages served across different hotel outlets. Food sales contribute to the overall revenue through the sale of meals and snacks in restaurants and room service. Beverage sales, including both alcoholic and non-alcoholic drinks, also form an essential revenue stream.

22.4 Tobacco sales, generated from the sale of tobacco products to guests, and conference hall sales, which include revenue from the rental of meeting and event spaces, are part of the overall revenue. Additionally, plan revenue, derived from various package offerings provided to guests, is included in the total income.

22.5 Other sales encompass a range of products and services such as laundry services, transportation sales from shuttle or taxi services, and miscellaneous revenue from various hotel services.

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23 Income From Renting Business

Particulars	For the Period 2081.82	For the Period 2080.81
House Rent Income	49,595,054.10	48,413,689.85
Other Rent Income	3,529,500.00	3,471,300.00
Earned Lease Rental Income	18,896,823.36	17,566,950.87
Interest Earned	260.97	372.84
Income From Parking	7,249,714.59	6,953,568.04
Income From Service Charge	5,382,749.63	5,553,565.18
Income From Water & Electricity	10,128,741.64	11,409,694.88
Interest From Employee Loan	46,834.70	-
Total	**94,829,678.99**	**93,369,141.66**

23.1 The company is also involved in the rental of commercial spaces to offices, and the income generated from these activities is classified under Other Operating Income. This includes House Rent Income, which is the revenue earned from commercial properties given on rent to tenants, as well as Other Rent Income from the rental of additional properties or spaces, such as storage areas or other leased premises.

23.2 Further contributing to the operating income is Earned Lease Rental Income, which is derived from various leasing agreements which is long-term leases and classified as Operating leases as per NFRS-16. The company also generates from Parking, which is earned by providing parking spaces to tenants or customers, either directly or through rental agreements.

23.3 Additionally, the company earns Income From Service Charges, such as maintenance or administrative fees charged to tenants, and Income From Water & Electricity, which is charged separately or included in the rental agreements for water and electricity usage. These income streams significantly contribute to the company's overall financial performance, beyond its hotel operations.

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24 Cost of hotel operation

Particulars	For The Period 2081.82	For The Period 2080.81
Cost Of Food	16,535,665.77	2,847,444.65
Cost Of Beverage	1,239,015.77	260,981.78
Cost Of Gas Items	1,002,346.64	172,802.14
Cost Of Soft Drink	227,241.53	63,307.08
Cost Of Linen	20,218.31	14,926.92
Cost Of Fuel & Gas	105,252.92	5,000.00
Cost Of Tobacco	60,434.51	5,110.36
Cost Of Bakery	178,270.59	26,216.21
Cost Of Water	649,222.95	116,017.33
Cost Of Crockery & Cuttleries	275,138.44	5,429.99
Cost Of Laundry	1,447,778.66	220,626.01
Cost Of Guest Supples	1,246,675.91	157,064.43
Room Revenue Overflow	125,106.49	329,557.61
Direct Kitchen Purchase	463,833.76	-
Cable TV Subscription	-	50,000.00
Cost Of Cleaning Items	820,285.48	108,510.23
Direct Cleaning Expense	341,414.00	-
Electricity Cosumption	3,196,906.90	585,704.22
Garbage Expenses	85,000.00	15,000.00
Operating Expenses	156,498.99	212,113.60
Pest Control	51,000.00	-
Pathao charge	16,470.63	-
Total	**28,243,778.25**	**5,195,812.56**

24.1 The cost of hotel operations includes various expenditures directly associated with the daily functioning of the hotel. These costs encompass expenses for cable TV subscriptions provided to guest rooms, as well as the purchase and maintenance of linen, including direct linen purchases.

24.2 Additionally, the cost of guest supplies such as amenities, along with room revenue overflow costs, are part of the operational expenses. The cost of food and beverages includes the purchase of raw ingredients, soft drinks, and alcohol served across various hotel outlets, while direct kitchen and beverage purchases are included in these categories.

24.3 Other significant expenses are related to the purchase of gas items, bakery products, tobacco, and water. The hotel also incurs costs for electricity consumption, fuel and gas for operational purposes, and waste management, including garbage expenses.

24.4 Other operational costs include the procurement of crockery and cutlery, laundry services, and cleaning items required for maintaining hygiene across the hotel. Operating expenses further contribute to the overall cost structure, covering various day-to-day operational needs such as maintenance and general services, all of which are recognized in accordance with the company's accounting policies.

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25 Employee Cost:

25.1 Short term benefits:

Short-term employee benefit obligations are measured on an undiscounted basis and are recorded as expense as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus, if the company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

25.2 Employee cost

Particulars	For The Period 2081.82	For The Period 2080.81
Staff Salary & Allowance (TTN & TTG Project)	2,214,983.11	-
Staff Salary & Allowances(Non-Technical)	4,053,169.80	-
Staff Accomodation & Other Facilities	128,680.10	272,585.68
Staff Medical Support	250.00	2,445.00
Casual Staff Wages	278,459.57	29,451.03
Staff Training Expenses	92,941.00	128,490.00
Employee Benefits-Hotel	17,057,438.05	9,908,677.82
Staff Uniform Expense	333,020.79	181,000.00
Staff Medical Expenses	-	457.00
Staff Accomodation & Other Facilities(Jarsingh Pauw	-	152,655.00
Travelling Allowance	196,188.22	-
Staff Food Expenses	214,058.00	4,375.00
Casual Salary Expenses	2,981,984.83	908,457.34
Gratuity Expenses	372,357.00	168,995.00
Home Leave Expenses	265,199.00	105,219.00
Employee Benefits(Adj)	26,033.69	-
Sick Leave Expenses	101,399.00	69,143.00
Remeasurements Of the Net Defined Benefit Liability *Due To Experience Adjustment*	(83,846.00)	
Total	**28,232,316.16**	**11,931,950.87**

The employee cost includes all expenses related to the compensation of staff. This encompasses salaries, wages, bonuses, and commissions paid to employees across various departments. Additionally, the cost includes employee benefits such as retirement fund contributions and other fringe benefits. Payroll taxes and statutory obligations are also part of the employee cost, along with training and development expenses aimed at enhancing the skills and performance of staff. This cost is a key component of overall operational expenditure.

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26 Administrative and operating expenses

Particulars	As on 32nd Ashadh 2082	As on 31st Ashadh 2081
Cleaning & Housekeeping Expenses	1,344,508.40	1,851,625.73
Kitchen Expenses	164,906.99	388,986.37
Repair & Maintenance	112,554.70	84,043.75
Repair Maintenance(Others)	160,233.69	785,902.15
Repair & Maintenance(Vehicle)	71,907.97	33,712.00
Utilities & Communication Expenses	9,426,668.98	10,269,251.27
Security & Safety Expenses	2,597,973.48	2,454,815.60
Tiffin Expenses	106,495.20	204,119.05
Conveyance Expenses	9,800.00	-
Freight Expenses	307,261.86	1,007,279.52
Gardening Expenses	-	389,483.32
Renewal Charge	-	30,505.00
Business Tax Muncipality	-	60,500.00
Bank Fee & Charges	473,720.16	19,476.00
Agm Expenses	-	18,870.00
Board Meeting Allowance	-	331,176.47
Meeting Allowance -Rental Committee	46,118.00	-
Communication Expenses	40,300.00	111,460.00
Consultancy Fee	1,138,837.03	288,577.88
Drinking Water Expenses	21,560.00	32,605.00
Guest Entertainment Expenses	74,801.32	-
House Rent	-	933,333.24
Other Rent Expenses	-	66,666.60
Newspapers & Periodicals	3,400.00	3,400.00
Pooja Expenses	47,810.00	49,680.00
Software Expenses	145,000.00	10,000.00
Gardening Charge	73,129.20	69,650.00
Medical Expense	8,081.00	2,379.01
Registration & Renewal Expenses	36,000.00	68,260.00
Parking Expenses	50,573.00	4,150.98
Office & General Expenses	1,337,402.96	4,135,501.34
Office Expense	77,009.30	22,570.00
Commission Expense	1,165,225.70	102,827.25
Repair & Maintenance(Building)	5,371,584.03	2,197,579.34
General Repair And Maintenance	107,941.00	24,982.08
Balance Written Off	-	20.47
Fines & Penalty	1,777,097.13	-
Decorating Expenses	39,475.00	479,470.00
Others Non Operating Expenses	313,194.82	109,904.25
Fuel Expenses	470,630.90	81,569.99
Gardening Expenses(Jarsingh Pauwa)	-	18,165.00
Member Ship Fee(Leaser Association)	200,000.00	100,000.00
Advertisement Expenses	936,759.42	377,811.83
Repair & Maintenence(Office Equipment)	348,016.86	204,639.04
Repair & Maintenance(Jarsingh Pauwa)	-	61,384.00
Audit Fee Expense	120,000.00	111,334.70
Hotel Inaugration Expenses	-	673,305.40
Repair & Maintenance(Lift)	293,882.08	-
Manpower Supply Charge	53,176.47	-
Marketing Expense-Hotel	265,905.29	-
Government Fees & Taxes	1,225,022.00	
Annual Fee(Nepse)	100,000.00	-
Annual Maintenance Fee For Listing	170,000.00	-
Legal Expenes	989,458.79	-
Property Tax Expenses	4,641,174.64	-
Project Settlement Expenses	3,783,610.92	
Insurance Premium(TTN+ Hotel)	1,160,070.81	-
Total	41,408,279.10	28,270,973.63

Administrative and operating expenses refer to costs that have not been capitalized as part of the project and are not directly associated with the hotel's operational activities. These expenses typically cover essential overheads, such as general management, office supplies, and support services necessary to maintain the organization's functions but not directly tied to revenue-generating activities

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27 Finance cost

Particulars	As on 32nd Ashadh 2082	As on 31st Ashadh 2081
Interest Payment (On Overdraft)	1,554,950.21	2,382,104.62
Interest Expenses for lease liability (NFC)	6,229,864.38	5,713,908.60
Interest Expenses	-	934,958.36
Interest Expenses for lease liability (Gaushala)	6,968,811.11	939,551.96
Interest Expenses-Hotel Cafetaria	836,413.63	-
Interest on Term Loan From Laxmi Bank	24,785,172.87	4,772,754.31
Credit Card Charge	370,349.49	47,092.26
Phone Pay Charge	-	3,217.25
Round Off	-	15.71
Net interest cost (Gratuity)	48,926.00	28,195.00
Net interest cost (Home Leave)	34,597.00	15,773.00
Net interest cost (Sick Leave)	13,056.00	4,871.00
Total	**40,842,140.68**	**14,842,442.07**

27.2 Interest Expenses for lease liability (NFC)

At the commencement date (2079-04-01), a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Subsequently, the lease liability shall be remeasured by increasing the Carrying amount to reflect the interest amount and reduce the carrying amount to represent the lease payments.

As there is no implicit rate available for the lease, the incremental borrowing calculated from the yearly average base rate of Laxmi Sunrise Bank Limited plus a 2.5% spread rate has been applied as the interest rate.

Incremental borrowing rate 11.21%

Since borrowing costs fluctuate with market conditions, the Company applies the incremental

Consequently, leases commenced in the current period are discounted using rates reflective of current market conditions, which may differ from the discount rates applied to leases entered into in prior periods.

Incremental borrowing rate used for Hotel Cafetaria lease 7.71%

28 Depreciation and Amortization Expense

Particulars	As on 32 nd Ashad 2082	As on 31st Ashadh 2081
Depreciation - Tangible Assets	49,671,382.38	25,213,192.66
Amortization - Intangible Assets	42,394.22	42,394.22
Depreciation - Right of use assets	6,069,553.29	4,999,959.77
Total	55,783,329.90	30,255,546.65

28.1 Depreciation and Amortization - Right of use assets

As per NFRS 16, Right of use assets shall be depreciated use straight line basis unless the it is valued under the revaluation model.

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29 Income Tax

Tax expense comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that they relate to items recognised directly in equity or in other comprehensive income.

29.1 Current Tax

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

Particulars	As on 32 nd Ashad 2082	As on 31st Ashadh 2081
Provision for income tax (Refer note 29.2.1)	-	-
Previous year's tax	3,529,194.25	
Total Tax Expense	**3,529,194.25**	-

The prior-year tax liability arose as a result of an amended tax assessment issued by the Inland Revenue Department under Section 102 of the Income Tax Act, 2058.

Assetsment Related Information

Particular	Amount	Refrential Note
Assesment Related to Income Tax		
Fines and penalty	1,774,597.13	**26**
Additional Income Tax	3,529,194.25	**29.1**

No cash or cash equivalents were outflowed as a result of the amended tax assessment, as the company had sufficient advance tax credit available to offset the assessed amount.

29.2 Deferred Tax

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected realization or settlement of the carrying amount of assets and liabilities using tax rates at the balance sheet date.

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Calculation of Tax amount
As per Income Tax Act, 2058
For 2081-82

Sub-Schedule- 29.2.1

Particular	As per Books of Account	Adjustment	As per Income Tax
Revenue			
Revenue from Sales of Service	99,825,883.25	-	99,825,883.25
Revenue from Disposal of Trading Stock	94,829,678.99	-	94,829,678.99
Total Revenue	**194,655,562.24**	**-**	**194,655,562.24**
Less:			
Cost of Trading Stock	28,243,778.25	**-**	28,243,778.25
Employee Expenses	28,232,316.16	**(681,142.69)**	27,551,173.47
Administrative and Operating expenses	41,408,279.10	**4,480,645.29**	45,888,924.39
Finance Cost	40,842,140.68	**(13,608,122.69)**	27,234,017.99
Depreciation and amortisation	55,783,329.90	**(894,514.90)**	54,888,815.00
Ipo Related Expenses as Allowed by Revenue Tribunal		**9,586,366.05**	9,586,366.05
Net Profit	**145,718.15**	**10,703,134.99**	**1,262,487.09**
Less: Other deduction allowed by Income Tax Act			-
Taxable Income			1,262,487.09
Income Tax Rate			25%
Income Tax Amount			**315,621.77**

For **S.G. Associates**
Chartered Accountants
ICAN Firm Registration No. 1055

Sumeet Gautam
Proprietor

For and on behalf of
Trade Tower Limited

Shiva Hari Dangal
Chairman

Sushma Lamsal
Director

Date:
Place: Kathmandu

Satish Neupane
Director

Navaraj Bista
Director

Monika Poudyal
Account Officer

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30 Earning per share

The Company presents basic and diluted earnings per share (EPS) data for its ordinary shares. The 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 period.

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.

Particulars	As on 32 nd Ashad 2082	As on 31 st Ashad 2081
I. Net profit attributable to Shareholders for Basic earnings	(3,607,096.07)	21,337,244.77
II. Net profit attributable to Shareholders for diluted earnings	(3,607,096.07)	21,337,244.77
III. Weighted average number of Ordinary Shares for basic EPS	4,486,903.03	3,791,020.00
Effects of dilution:		
IV. Preference Shares outstanding for conversion	-	-
V. Weighted average number of ordinary shares adjusted for the effect of dilution	-	-
Basic earnings per ordinary share	(0.80)	5.63
Diluted earnings per ordinary share	(0.80)	5.63

30.1

Particulars	Date Of Issue	Number Of Shares	Weight (days/365)	Equivalent share
Opening Balance	N/A	3,791,020.00	365/365	3,791,020.00
Advance Share	N/A	393,384.00	365/365	393,384.00
Add: IPO issue	22-05-25	595,743.95	55/365	89,769.64
	23-06-25	3,375,649.05	23/365	212,712.13
	25-06-25	300.00	21/365	17.26
Total equivalent share outstanding during the year		**8,156,097.00**		**4,486,903.03**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the

31 Contingent Liabilities and Capital Commitments

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only

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32 Segment Information for the year ended 2082-03-32

Particulars	Leasing and Renting	Hotel	Total
SEGEMNT INCOMES			
Revenue from Hotel operations	-	99,825,883.25	99,825,883.25
Income From Renting Business	94,829,678.99	-	94,829,678.99
Total Revenue	**94,829,678.99**	**99,825,883.25**	**194,655,562.24**
SEGMENT EXPENDITURES			
Cost of operation	-	28,243,778.25	28,243,778.25
Employee Cost	10,060,210.53	18,172,105.63	28,232,316.16
Administrative and Operating expenses	28,668,230.74	12,740,048.36	41,408,279.10
Project Settlement Expenses	-	-	-
Total Expenditure	**38,728,441.27**	**59,155,932.24**	**97,884,373.51**
Profit/(Loss) before Interest and Depreciation	56,101,237.72	40,669,951.01	96,771,188.73
Finance Cost	7,881,393.59	32,960,747.09	40,842,140.68
Depreciation and amortisation	22,996,380.26	33,380,694.83	55,783,329.90
Profit/(Loss) before tax for the year	**25,223,463.88**	**(25,671,490.92)**	**145,718.15**
Less:			
Provision for employee bonus	5,192.47	9,379.34	14,571.81
Provision For CSR Expenses	1,457.18	-	1,457.18
Income tax expenses-current	-	315,621.77	315,621.77
Income tax expenses-Previous year	3,529,194.25	-	3,529,194.25
Deferred tax (expense) / income	72,418.08	35,612.73	108,030.80
Total Segment Results	**21,761,495.23**	**(25,960,879.31)**	**(3,607,096.07)**
Segment Assets			
Property, Plant & Equipment	268,157,931.54	817,715,838.10	1,086,467,514.82
Intangible Assets	67,182.67	60,000.00	127,182.67
Right Of Use Asset	50,014,482.90	70,474,709.49	120,489,192.39
Deffered Tax Assets	612,973.62	1,865,060.88	2,478,034.50
Other Financial Asset	699,718.84	-	699,718.84
Inventories	-	4,134,299.92	4,134,299.92
Cash and Cash Equivalents	48,986,188.98	28,264,592.97	77,250,781.95
Trade Receivables	29,318,381.00	5,250,963.78	34,569,344.78
Prepayments	-	1,743,757.72	1,743,757.72
Loans and Advances	46,273,887.31	2,142,761.39	48,416,648.70
Total Segment Assets	**444,130,746.86**	**931,651,984.25**	**1,376,376,476.30**
Segment Liabilities			**Amount**
Borrowings	-	97,717,277.78	97,717,277.78
Lease Liabilities	57,111,507.36	86,513,015.15	143,624,522.50
Other Liabilities	255,750,010.26	-	255,750,010.26
Deferred Tax Liabilities	-	-	-
Provisions	2,113,214.77	-	2,113,214.77
Trade Payable	9,387,845.56	17,129,012.60	26,516,858.16
Total Segment Liabilities	**324,362,577.95**	**201,359,305.53**	**525,721,883.47**

a) Reconciliation of Assets & Liabilities

The Company has identified two operating segments as per NFRS 8:

1. Leasing and Renting Business
2. Hotel Operations

Both operating segments meet the criteria of reportable segments under NFRS 8. Since the total revenue, profit or loss, and assets for the reportable segments collectively represent the consolidated financial information of the Company, no reconciliation to the consolidated totals is required.

b) Basis of allocation of common assets and cost

The Company has established the following basis for allocating common costs and assets between its operating segments:

1. Provisions:

Provisions are allocated between the segments in proportion to the respective employee costs incurred by each segment. This allocation reflects the relationship between employee activities and the resulting provisions.

2. Deferred Tax Assets and Income:

Deferred tax assets and income are allocated based on the property, plant, and equipment (PPE) utilized by each segment. This allocation aligns with the tax benefits and obligations arising from segment-specific asset utilization.

The allocation methodology is designed to reflect the economic substance of the underlying transactions and is consistent with the internal management reporting used by the Chief Operating Decision Maker (CODM).

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33 Related Party Transactions

33.1 Relationship

The company identified related parties on the following lines
1.Entities exercising Control, Joint Control, or Significant Influence over the Company.
2. Companies represented by the Director
3 Directors and their relatives.
4 Key management personnel

33.2 Shareholder holding 1 % or more during the year

Shareholder	No. of share held	Amount	%	Position
Shiva Hari Dangal	1292157	129,215,700.00	15.84%	Chairman
Sushma Lamshal	966366	96,636,600.00	11.85%	Director
Saugat Dangal	364489	36,448,900.00	4.47%	Corporate Business Director
Future Star Designs And Developers	158805	15,880,500.00	1.95%	Owned by Chairman
Satish Neupane	143325	14,332,500.00	1.76%	Director

Transaction with related parties

Shareholder	Transaction Nature	Transactions		Outstanding Balances	
		Current Year	Previous Year	Current Year	Previous Year
Shiva Hari Dangal	Loan	6,100,000.00	12,780,000.00	-	23,380,000.00
Sushma Lamshal	Loan	4,900,000.00	12,400,000.00	-	-
Saugat Dangal	Loan	500,000.00	1,800,000.00	-	19,500,000.00

All loan from the related parties has been settled during the current year and hence no outstanding payable loan balance exist to these parties at the. end of reporting period

33.3 Companies represented by the directors

Directors	Companies	Position
Shiva Hari Dangal	Sankalpa Hospitality Pvt. Ltd	Chairman
	Future Star Design & Developers Pvt Ltd	Director
	Sankalp Design & Developers Pvt. Ltd	Chairman
	Trade Tower Assets Management Pvt. Ltd	Director
	Grameen Bikas Lagubitta Bittiya Sanstha Limited	Director
Sushma Lamsal	Future Star Design & Developers Pvt Ltd	Director
Satish Neupane	API power Ltd	Chairman
Navaraj Bista	Sankalp Design & Developers Pvt. Ltd	Director
Bharat Raj Koirala	Grameen Bikas Lagubitta Bittiya Sanstha Limited	Chairman

Transaction with the companies represented by the directors

Companies	Amount of Transaction	Balances	Nature of Transaction
Sankalp Hospitality Pvt. Ltd	1,070,577.82	(249,602.68)	
Future Star Design & Developers Pvt Ltd	10,633,300.00	-	Loan repaid
	-	-	
Trade Tower Assets Management	1,000,000.00	-	loan repaid
API Power Ltd	900,845.78	125,517.71	Service and other charge
Sankalp Design & Developers Pvt. Ltd	-	-	
Grameen Bikas Lagubitta Bittiya Sanstha Limited	251,236.33	-	Sales

33.4 Director and their close relatives

Directors	Retatives	Relation
Shivha Hari Dangal	Sushma Lamsal / Saugat Dangal	Wife / Son
Sushma Lamsal	Shiva Hari Dangal / Saugat Dangal	Husband / Son
Satish Neupane	Sarita Nepal / Sharvil Neupane	Wife / Son
Navaraj Bista	Radha Devi Bista / Navindra Raj Bista	Wife / Son
Bharat Raj Koirala	Tara Devi Koirala / Rajesh Koirala	Wife / Son

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33.5 Key management personnel (KMP)

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity.
The following individuals are designated as Key Management Personnel, having the authority and responsibility for planning, directing, and controlling the activities of the entity:

1 Shiva Hari Dangal	Chairman
2 Saugat Dangal	Corporate Business Director
3 Bibek Maharjan	Company Secretary
4 Monika Poudyal	Senior Accountant

Transaction with the key Management personnel

a Short Term Employee Benefits

Short-term employee benefits are employee benefits (other than termination benefits) that are expected to be settled wholly before twelve months after the end of the annual reporting period in which the employees render the related service.

SN	Personnel	Position	No. of Share Held	Monthly	Bonus and other allowances	Annual
1	Saugat Dangal	Corporate Business	364,489.00	14,000.00	14,000.00	182,000.00
2	Bibek Maharjan	Company Secretary	12,333.86	30,000.00	30,000.00	390,000.00
3	Monika Poudyal	Senior Accountant	12,300.00	32,000.00	32,000.00	416,000.00

Shareholding Classification

Mr. **Saugat Dangal** holds shares in the capacity of a **Promoter** of the Company. In contrast, **Mr. Bibek Maharjan** and **Ms. Monika Poudyal** have been allotted shares under the Company's **Employee Stock Option Plan (ESOP)**.

b Other Long Term Benefits

Other long-term employee benefits are all employee benefits other than short-term employee benefits, post-employment benefits and termination benefits.

The company does not provide any other long-term benefits, such as long-service leave, long-term disability benefits, or long-term incentive plans, to employees. Consequently, there were no related party transactions related to other long-term benefits recorded during the period.

c Termination benefits

Termination benefits are employee benefits provided in exchange for the termination of an employee's employment as a result of either:

(a) an entity's decision to terminate an employee's employment before the normal retirement date; or

(b) an employee's decision to accept an offer of benefits in exchange for the termination of employment.
The company does not offer termination benefits, including severance pay or transitional support, to employees in cases of involuntary or voluntary termination. As a result, no related party transactions involving termination benefits were incurred in the reporting period.

d Share Based Payaments

As of the reporting period, the company has no commitment towards share-based payments to key management personnel. The company has not implemented any share-based payment plans or issued any options or equity instruments as part of compensation or incentive schemes for key management personnel.

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34 Lease:

34.1 Company as lessee :

Movement in Lease Liabilities

The Company has recognised lease liabilities in relation to the Right-of-Use assets for the Trade Tower (Thapathali), Hotel (Gaushala), and the Hotel Cafeteria. The liabilities were measured at the present value of the remaining lease payments, discounted using the Company's incremental borrowing rate.

Movement in Lease liability during the year:

Particulars	Thapathali	Gaushala	Hotel Cafetaria	Total
Opening Balance	52,462,165.68	65,774,495.31	-	118,236,660.99
Add Remeasurement	5,829,129.52	5,985,841.50	-	11,814,971.02
Add: Recognised during the year	-	-	11329269.08	11,329,269.08
Add: Interest accrued during the year	6,229,864.38	7,844,774.73	836,413.63	14,911,052.74
Less: Payment of Lease liabilities	7,409,652.22	4,180,000.00	1,077,777.78	12,667,430.00
Less: Derecognition during the year	-	-	-	-
Closing Balance	57,111,507.36	75,425,111.54	11,087,904.93	143,624,523.83

34.2 Maturity Analysis

Particulars	Thapathali	Gaushala	Hotel Cafetaria	Total
Less than one year	7,409,652.22	6,600,000.00	1,093,333.33	15,102,985.56
One to five years	31,120,761.60	28,325,000.00	4,973,933.33	64,419,694.93
More than 5 years	74,578,914.18	276,915,208.00	11,549,848.89	363,043,971.07
Total Undiscounted Lease Liabilities	113,109,328.00	311,840,208.00	17,617,115.56	442,566,651.56
Less: Future Finance Charge	55,997,820.64	236,415,096.46	6,529,210.63	298,942,127.73
Lease Liabilities As Per Balnance Sheet (Current + Non Current)	57,111,507.36	75,425,111.54	11,087,904.93	143,624,523.82

34.3 Interest Expenses on Lease Liabilities

Particulars	As on 32 nd Ashad 2082
Charged to SOPL as finance cost	14,035,089.11
Capitalized as allowed by NAS 23	875,963.63
Total	**14,911,052.74**

34.4 Amount recognized in Statement of Cash Flows:

Particulars	As on 32 nd Ashad 2082
Cash Outflow for Lease Liabiity	27,578,482.74
Cash Outflow for operating lease	-
Total	27,578,482.74

34.5 Depreciation on right of use assets

Particulars	As on 32 nd Ashad 2082
Depreciation charged for the year	6,570,995.28
Total	**6,570,995.28**

The company recognizes ROU assets under IFRS 16 for leases, representing the right to use leased assets over the lease term. Initially measured at cost, ROU assets include the lease liability, initial direct costs, and restoration obligations. They are subsequently depreciated on a straight-line basis over the shorter of the lease term

34.6 Income from sub leasing right of use assets

As of the reporting period, the company is not engaged in subleasing any portion of its right-of-use assets.

34.7 Company as lessor :

All lease agreements entered into by the company with various lessors are classified as operating leases. Payments received under these leases are recognized as lease rental revenue.

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35 Financial risk management objectives and policies

The Company's principal financial liabilities comprise trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets comprise trade and other receivables, investment in fixed deposits and cash and short-term deposits that arrive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks.

The Board of Directors reviews and agrees policies for managing each of these risks which are summarized below.

35.1 Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise four types of risk: interest rate risk, currency risk, commodity price risk and other price risk, such as equity price risk.

The tourism sector is highly susceptible to market risk driven by seasonal variations, economic cycles, and external factors such as political instability, natural disasters, or global health crises. In the tourism sector, shifts in traveler preferences and competition from alternative accommodations like vacation rentals can also impact hotel occupancy and revenue, creating financial instability.

Mitigation Measure

Market risk in the tourism sector, driven by factors such as seasonal variations, economic cycles, political instability, and global crises, can be mitigated through several strategies. Diversifying revenue streams, such as offering complementary services, helps reduce reliance on one source of income. Dynamic pricing and revenue management optimize occupancy and revenue, while targeting diverse customer segments and markets lessens vulnerability to specific external shocks. Financial hedging can protect against currency fluctuations and rising commodity prices, while crisis management plans ensure quick adaptation during crises. Monitoring external factors allows for proactive adjustments, minimizing financial instability.

35.2 Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. Credit risk is the risk of financial loss arising from counter-party failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses both the direct risk of default and the risk of deterioration of credit worthiness as well as concentration risks.

The company provides reasonable level of credit facilities to debtors and so does it enjoy credit facility from its creditors as well. In case of impact on tourism sector, it may have impact of company debtors' ability to pay the company within reasonable credit period allowed. Accordingly, there exist the credit risks to that extent. The company through its experience over the many years has been managing such risk well through proper way of close monitoring and supervising the regular recoverability position by the management and the Board.

Mitigation Measures

Credit risk is mitigated by closely monitoring debtor accounts, regularly assessing the recoverability of outstanding payments, and adjusting credit terms as needed. Companies also limit exposure by diversifying their customer base and using their experience to make informed decisions on credit extension. This proactive approach helps minimize the potential for financial loss.

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35.3 Liquidity Risk

Liquidity risk is the risk that the Company will face in meeting its obligations associated with its financial liabilities. A material and sustained shortfall in the cash flow could undermine the Company's credit rating, impair investor confidence and also restrict the Company's ability to raise funds.
The Company maintains a cautious funding strategy to mitigate the liquidity risk. The Company's Finance Department regulady monitors the liquidity position to ensure it has sufficient liquidity on going basis to meet the operational needs.The Company monitors its risk to a shortage of funds on pregulaqpasis through cash forecast.
The Company maintains a balance between continuity of funding and flexibility through the use of bank overdrafts and bank loans. Access to sources of funding is sufficient.

Mitigation Measures

To mitigate liquidity risk, the company follows a cautious funding strategy, ensuring a balance between continuity of funding and flexibility. The Finance Department regularly monitors liquidity to ensure sufficient cash flow to meet operational needs, using cash forecasts to anticipate and address potential shortfalls. The company also maintains access to various funding sources, such as bank overdrafts and loans, to ensure sufficient liquidity and avoid disruptions in meeting financial obligations. This proactive approach helps maintain investor confidence and the company's ability to raise funds when necessary.

35.4 Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's borrowings. The Company manages its interest rate risk by negotiating with highly reputed commercial banks.

Mitigation Measures

The company mitigates interest rate risk by negotiating favorable terms with highly reputed commercial banks, ensuring access to competitive interest rates. It may also explore fixed-rate loan options to lock in interest rates and minimize exposure to market fluctuations. Regular monitoring of interest rate trends allows for proactive adjustments to borrowing strategies. Additionally, the company could consider using financial instruments like interest rate swaps to hedge against adverse rate movements.

35.5 Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense is denominated in a different currency from the Company's functional currency).

Mitigation Measures

The company primarily transacts in Indian currency, which is relatively stable and fixed in nature, thereby minimizing exposure to foreign exchange risk. Given the stability of the Indian Rupee, the company is less susceptible to fluctuations in exchange rates, reducing the potential for currency risk. This strategic focus on Indian currency transactions helps ensure predictable cash flows and financial stability.

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35.6 Operational Risk

Operational risks in the hotel business are linked to service quality, staff management, and facility upkeep. Any disruption in daily operations, such as staffing shortages, poor maintenance, or lapses in customer service, can affect the guest experience and reduce customer satisfaction. Furthermore, hotels must adhere to health, safety, and environmental regulations; non-compliance can result in penalties and harm the business's reputation, ultimately impacting occupancy rates and revenue.

Mitigation Measures

To mitigate operational risks in the hotel business, several strategies are employed. Regular staff training and development ensure high service quality and reduce the impact of staffing shortages or poor customer service. A preventive maintenance schedule is implemented to maintain facilities and avoid disruptions caused by equipment failures or facility issues. Compliance with health, safety, and environmental regulations is regularly monitored through audits, reducing the risk of penalties and protecting the hotel's reputation.

35.7 Commodity price risk

The Company is affected by the volatility of certain commodities. It's project construction activities require the ongoing purchase of materials and therefore require a continuous supply of the same.
The Company manages this risk by purchasing materials and supplies from the supplier identified by the group and the Company has long term relation with the supplier.

Mitigation Measures

To mitigate this risk, the company ensures a continuous supply of materials by sourcing them from a supplier with whom it has a long-term relationship. This established partnership helps stabilize material costs and ensures reliable delivery, reducing the impact of commodity price fluctuations on the company's operations.

कम्पनीको व्यवसायिक सञ्चालन विवरण तथा तस्विरहरू

कम्पनीले दिर्घकालीन व्यवसायिक विकास तथा सञ्चालन मोडल अन्तर्गत आफ्ना गतिविधिहरु सञ्चालन गर्दै आएको छ । आर्थिक वर्ष २०८१/०८२ मा कम्पनीले आफ्ना दिई प्रमुख परियोज ना, Trade Tower Thapathali तथा Hotel Crystal Pashupati मार्फत व्यवसायिक सञ्चालन गरेको छ । यी परियोजनाहरुको सञ्चालन अवस्था, संरचना तथा प्रमुख कार्य सम्पादन सूचकहरु संक्षेपमा निम्नानुसार प्रस्तुत गरिएको छ ।

४.१ Trade Tower Thapathali

Particulars	Details
Sector	Commercial Corporate Complex
Business Model	BOOT
Land	Long-term lease land from Nepal Food Corporation
Lease End Date	2096/03/13
Project Operation Start Date	2068/01/01
Built-up Area	28068sq.ft.
Number of Tenants	50
Average Occupancy(%)	90 %
Parking Capacity (Two-Wheelers)	2000
Parking Capacity (Four-Wheelers)	500
Key Facilities / Infrastructure	Lift facilities,24-Hour security, CCTV surveillance, generator backup, fire safety system, common utilities
Total Revenue (FY 2081/82)	NPR 94,829,679/-







४.२ Hotel Crystal Pashupati

Particulars	Details
Sector	Tourism & Hospitality (Hotel)
Business Model	BOOT
Land	Long-term lease land from private sector
Lease End Date	2112/02/30
Project Operation Start Date	2081/01/01
Number of Rooms	90 (Deluxe, Super Deluxe, Suite)
Number of Event Halls & Capacity	4 halls with total capacity of approximately 700 persons
Average Occupancy %	47%
Key Facilities & Services	Accommodation, food & beverage services, banquet and Event facilities, security services, generator backup, guest amenities
Total Revenue (FY 2081/082)	NPR 99,825,881/-

Hotel Crystal Pashupati पर्यटन तथा आतिथ्य क्षेत्रमा सञ्चालनमा रहेको परियोजना हो । होटलले आवास सेवा, खाद्य तथा पेय सेवा विभिन्न कार्यक्रम तथा समारोहका लागि कार्यक्रम हल सुविधा प्रदान गर्दै आएको छ । आर्थिक वर्ष २०८१/८२ मा होटल नियमित रुपमा सञ्चालनमा रही आन्तरिक तथा बार्य पाहुनालाई सेवा प्रदान गरेको छ ।











कम्पनीको भावी योजना तथा रणनीति

Trade Tower limited ले दीर्घकालीन व्यवसायिक बिस्तारलाई ध्यानमा राखि नयाँ परियोजनाहरुको पहिचान, अध्ययन, विश्लेषण तथा विकास सम्बन्धी कार्यहरु निरन्तर रुपमा अघि बढाउँदै आएको छ। यस क्रममा कम्पनीले आतिथ्य तथा पर्यटन क्षेत्रलाई सम्भावनायुक्त क्षेत्रको रुपमा पहिचान गरि विभिन्न अवधारणात्मक परियोजनाहरुमा प्रारम्भिक कार्य अघि बढाएको छ।

नगरकोट निजी भिल्ला परियोजना (Private Villa)

कम्पनीले भक्तपुर जिल्ला अन्तर्गत नगरकोट क्षेत्रमा निजी भिल्ला अवधारणामा आधारित आतिथ्य तथा पर्यटन परियोजनाको पहिचान गरेको छ। प्रस्तावित परियोजना नगरकोट वाट करीब ५०० मिटरको दूरीमा अवस्थित उपयुक्त स्थानमा विकास गर्ने अवधारणामा आधारित छ।

यस परियोजना अन्तर्गत करीब ३ वटा निजिभिल्ला विकास गर्ने प्रारम्भिक योजना रहेको छ। जसमा प्रत्येक भिल्लामा करीब १०-१२ जनासम्मको क्षमता रहनेछ। प्रस्तावित भिल्लाहरुमा निम्न प्रमुख सुविधाहरु रहने अवधारणा तयार गरिएको छ।

- निजी बसोबासका लागि आवासीय क्षेत्र
- खेल तथा मनोरञ्जन क्षेत्र
- स्वीमिङ् पुल
- तथा आउटडोरकुकिङ क्षेत्र
- खुला डेक र बाहिरी विश्राम स्थल
- प्राकृतिक वातावरणसँग मेल खाने खुला हरियाली क्षेत्र

परियोजना हाल अवधारणात्मक योजना, प्रारम्भिक सम्भाव्यता अध्ययन तथा कन्सेप्चुयल डिजाइन वरणमा रहेको छ। डिजाइन तथा लेआउट कार्यहरु अगाडि बढिरहेको छ। परियोजनाको आर्थिक, प्राविधिक तथा बजारसम्बन्धी पक्षहरुको विस्तृत अध्ययन पश्चात् अगाडि बढाइनेछ। आवश्यक निर्णय तथा स्वीकृति प्राप्त भएमा कम्पनीले यस परियोजनालाई करिब २ बर्षको अवधिभित्र चरणबद्धरुपमा कार्यान्वयन गर्ने रणनीति लिएको छ।

जर्सिङ पौवामा फार्म हाउस

यसैगरी कम्पनीले जर्सिङपौवा क्षेत्रमा पनि फार्महाउस तथा आतिथ्य- पर्यटन अवधारणामा आधारित अर्को परियोजनाको सम्भावनाबारे प्रारम्भिक अध्ययन अघि बढाएको छ। उक्त परियोजना हाल सक्रिय अध्ययन तथा विश्लेषणको चरणमा रहेको छ। बजार, स्थानको उपयुक्तता, लगानी संरचना तथा दीर्घकालीन व्यवसायिक सम्भावनाको मूल्याङ्कन पश्चात् आगामी चरणको निर्णय लिइनेछ।

रणनीतिक दृष्टिकोण

कम्पनीले भावी परियोजनाहरुमा प्रवेश गर्दा जोखिम व्यवस्थापन, वित्तियदिगोपन, बजार माग तथा दीर्घकालीन मूल्य सिर्जना लाई प्रमुख आधार मानेर अघि बढ्ने रणनीति अवलम्बन गर्नेछ। सबै परियोजनाहरुचरणबद्ध अध्ययन, स्वीकृती तथा कार्यान्वयन प्रक्रियाबाट मात्र अगाडी बढाइने नीति कम्पनीले अवलम्बन गरेको छ।








टिपोट

TRADE TOWER LIMITED

Corporate Staffs



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Group Business & Corporate Head



Suresh Kumar Dangal
Group Administrative Head



Bibek Maharjan
Group Corporate Affairs Head

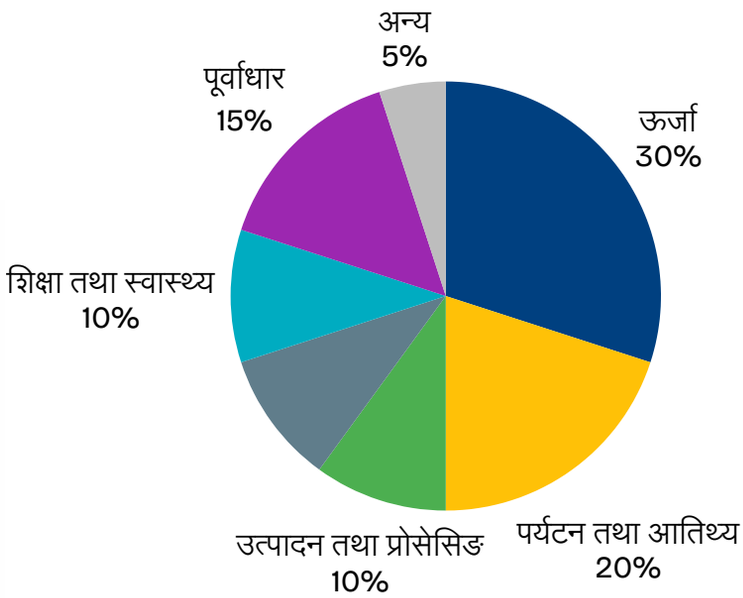


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VISTARA NEPAL

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