

Independent Auditor's Report
And
Audited Financial Statements
of

Cox's Bazar Development Authority

For the year ended 30th June, 2025

Independent Auditor's Report
of
Cox's Bazar Development Authority
For the year ended June 30, 2025

Opinion

We have audited the financial statements of Cox's Bazar Development Authority which comprise the Statement of Financial Position as at June 30, 2025, Statement of Income-Expenditure, statement of Receipts Payments and Statement of Cash Flow for the year then ended, and a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the entity as at June 30, 2025, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis for Opinion

We conducted our audit in accordance with International Standard on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors Responsibilities for the Audit of the Financial Statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

Independence and Other Ethical Responsibilities

We are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code and ICAB by laws.

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

Entity is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards (IFRS) and for such internal control as entity determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, entity is responsible for assessing the Entity ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless entity either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Firm's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with International Standards on Auditing (ISAs), we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

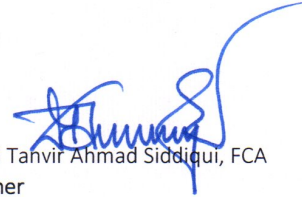
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and

appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Entity.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with 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.

Date: December 17, 2025
Place: Dhaka.



Dhali Tanvir Ahmad Siddiqui, FCA
Partner
Ahmed Hoq Siddiqui & Co.
Chartered Accountants
DVC: 2512171391AS236526

Cox's Bazar Development Authority
CoxDA Bhaban, Circuit House Road, Cox's Bazar

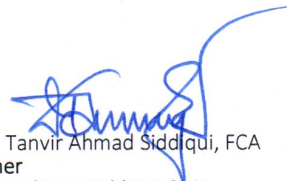
Statement of Financial Position

As at June 30, 2025

Particulars	Note	Amount in BDT	
		June 30, 2025	June 30, 2024
Assets		83,423,517	90,505,781
Fixed Assets	3	83,423,517	90,505,781
Current Assets:		54,690,415	170,560,484
Accounts Receivable (Bank interest)	4	-	182,341
Loan Given to Project	5	2,174,630	2,174,630
Cash & Cash Equivalents		52,515,785	168,203,513
General Cash & Bank Deposit	6	25,676,905	14,296,491
Security Deposit in Bank	7	26,838,880	153,907,022
Total Assets		138,113,931	261,066,265
Fund/Equity & Liabilities		138,113,931	261,066,265
Fixed Assets	3	83,423,517	90,505,781
Accounts Receivable (Bank interest)	4	-	182,341
Loan Given to Project	5	2,174,630	2,174,630
Own Fund/Equity	8	33,604,383	23,469,378
Outside Liabilities	9	837,562	931,389
Tender Security Deposit (Retention Money)	10	18,073,840	143,802,746
Total Fund & Liabilities		138,113,931	261,066,265


Member (Admin & Finance)
Cox's Bazar Development Authority


Chairman
Cox's Bazar Development Authority


Dhalil Tanvir Ahmad Siddiqui, FCA
Partner
Ahmed Hoq Siddiqui & Co.
Chartered Accountants
DVC: 2512171391AS236526

Dated: December 17, 2025
Place : Dhaka



Cox's Bazar Development Authority
CoxDA Bhaban, Circuit House Road, Cox's Bazar
Statement of Income & Expenditure
for the year ended 01 July 2024 to June 30, 2025

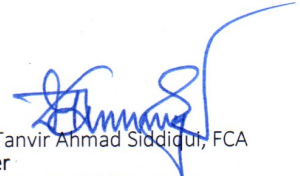
Particulars	Note	Amount in BDT	
		June 30, 2025	June 30, 2024
Income			
Income- Capital Nature Depreciation (Schedule A)		11,861,314	12,876,914
Income- Revenue Nature	11	74,237,532	80,604,740
Other Income	12	7,221,975	4,002,955
Total Income		81,459,507	84,607,695
Expenses			
Non Cash Expense Depreciation (Schedule A)		11,861,314	12,876,914
Salary	15	15,596,995	14,047,291
Allowances	16	13,268,204	12,343,638
Product & Service Exp	17	41,597,208	41,979,311
Physical & Infrastructural Exp	18	3,775,125	12,234,500
Other Payment	19	7,221,975	4,002,955
Total Expense		81,459,507	84,607,695



Member (Admin & Finance)
Cox's Bazar Development Authority



Chairman
Cox's Bazar Development Authority



Dhali Tanvir Ahmad Siddiqui, FCA
Partner
Ahmed Hoq Siddiqui & Co.
Chartered Accountants
DVC:2512171391AS236526

Dated: December 17, 2025
Place: Dhaka



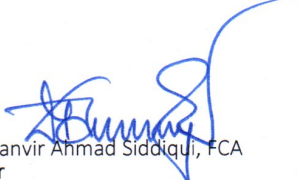
Cox's Bazar Development Authority
Statement of Cash Flows
For the year ended June 30, 2025

Amount in BDT.

Particulars	2024-2025	2023-2024
Cash Flows from Operating Activities		
Cash receipt from Government Donation & Others	96,279,735	95,274,360
Cash paid to suppliers and others	<u>(81,459,507)</u>	<u>(84,607,695)</u>
Net cash flow from operating activities	14,820,228	10,666,665
Cash flow from investing activities		
Purchases of property, plant and equipment	<u>(4,779,050)</u>	<u>(1,130,525)</u>
Net cash used in investing activities	(4,779,050)	(1,130,525)
Cash flow from financial activities		
Tender Security Received	3,239,486	4,349,933
Tender Security Refund	<u>(128,968,392)</u>	<u>(9,707,823)</u>
Net cash from/(used in) financing activities	(125,728,906)	(5,357,890)
Net cash inflow/(outflow) for the period	(115,687,728)	4,178,250
Opening cash and cash equivalents	<u>168,203,513</u>	<u>164,025,263</u>
Closing cash and cash equivalents	<u>52,515,785</u>	<u>168,203,513</u>


Member (Admin & Finance)
Cox's Bazar Development Authority


Chairman
Cox's Bazar Development Authority


Dhali Tanvir Ahmad Siddiqui, FCA
Partner
Ahmed Hoq Siddiqui & Co.
Chartered Accountants
DVC: 2512171391AS236526

Dated: December 17, 2025

Place : Dhaka



Cox's Bazar Development Authority
CoxDA Bhaban, Circuit House Road, Cox's Bazar
Statement of Receipts & Payments
for the year ended 01 July 2024 to June 30, 2025

Amount in BDT

Particulars	Note	June 30, 2025	June 30, 2024
Receipt			
Opening Balance at Bank		168,203,513	164,025,263
Government Donation Received	13	69,752,499	67,019,615
Tender Security Received	10	3,239,486	4,349,933
Other Received	14	26,527,236	28,254,745
Total Received		267,722,734	263,649,556
Payment			
Salary	15	15,596,995	14,047,291
Allowances	16	13,268,204	12,343,638
Product & Service Exp	17	41,597,208	41,979,311
Physical & Infrastructural Exp	18	3,775,125	12,234,500
Computer		3,499,670	498,325
Furniture & Office Equipment		782,030	434,000
Computer Software		497,350	198,200
Tender Security Refund	10	128,968,392	9,707,823
Other Payment	19	7,221,975	4,002,955
Total		215,206,949	95,446,043
Closing Bank Balance		52,515,785	168,203,513
Total Payment		267,722,734	263,649,556



Cox's Bazar Development Authority
CoxDA Bhaban, Circuit House Road, Cox's Bazar

1. Establishment:

The Cox's Bazar Development Authority was established as the Cox's Bazar Development Authority by Act No. 7 promulgated by Parliament (March 13, 2016) and with the assent of the President (date: August 17, 2016).

1.1 Management Council:

This institution is governed by a board as per the Cox's Bazar Development Authority Act 2016. This Board shall consist of 19 members including 3 prominent citizens of Cox's Bazar district. The list of board of director's name given below:

Serial No.	Names of Members	Designation	Duration of Service	Address
1	Commodore Mohammad Nurul Absar (Retired)	Chairman	From August 25, 2022 to February 12, 2025	CoxDA Bhaban, Circuit House Road, Cox's Bazar
2	Mohammad Salauddin	Chairman	From February 13, 2025 to Present	CoxDA Bhaban, Circuit House Road, Cox's Bazar
3	Lt. Col. Tahsin Bin Alam	Member (Engineering); Member (Admin & Finance) (Ad. Charge)	From July 31, 2023 to April 14, 2025	CoxDA Bhaban, Circuit House Road, Cox's Bazar
4	Lt. Col. Abu Nayeem Md Talat, PPM, Engrs	Member (Engineering), Member (Admin & Finance) (Ad. Charge)	From April 15, 2025 to Present	CoxDA Bhaban, Circuit House Road, Cox's Bazar

1.2 Vision:

Cox's Bazar Development Authority has been established to establish a modern and attractive tourist city consisting of Cox's Bazar and its adjacent areas and to ensure better development of the region.

1.3 Objectives:

In light of the growing demand in Cox's Bazar and with the aim of planned urbanization, Cox's Bazar Development Authority aims to develop Cox's Bazar as a sustainably developed and modern tourist city through infrastructural development, planned construction approval and control in the areas under its jurisdiction.

1.4 Requirements of formation of Cox's Bazar Development Authority:

Due to the proper use of the longest sea beach in the world, there is a golden opportunity to establish an attractive tourist region, since planned development is essential for establishing such tourism zone. Since the natural environment of these areas is essential for tourism. For this purpose, it is necessary to ensure necessary land acquisition and utilization of the land. Since the unauthorized construction of buildings and structures, including the prevention of unplanned urbanization, is absolutely essential. Since the infrastructure and infrastructure of tourism area should be looked after in industrial development. It is expedient and necessary to establish development authority to implement the stated objectives and to carry out the related activities.



1.5 Financial Reporting Policy:

Cox's Bazar Development Authority prepares its financial statements on a modified accrual basis as per the (Financial Reporting Council) FRC Act. Where long-term transactions are prepared on an accrual basis and short-term transactions are prepared on a cash basis.

2. Accounting principles:

- The modified accrual basis has been followed in the preparation of accounts.
- Depreciation has been provided for fixed assets on a declining balance basis.

2.1 The following statements are attached to this report:

- a) Statement of Financial Position for the financial year ended June 30, 2025.
- b) Income-Expenditure Accounts for the financial year ended June 30, 2025.
- c) Receipts-Payment Accounts for the financial year ended June 30, 2025.
- d) Statement of Cash Flow for the year ended June 30, 2025
- e) Various lists and notes related to the audit report.

2.2 Accounting period:

The attached financial statement has been prepared for the period from July 1, 2024 to June 30, 2025.



	Amount in BDT. June 30, 2025	Amount in BDT. June 30, 2024
3.00 Fixed Assets		
Opening Balance	90,505,781	102,252,170
Add: Addition during the year	4,779,050	1,130,525
	<u>95,284,831</u>	<u>103,382,695</u>
Less: Disposal during the year	-	-
Less: Depreciation charged during the year	11,861,314	12,876,914
Closing Balance	<u><u>83,423,517</u></u>	<u><u>90,505,781</u></u>
4.00 Accounts Receivable (Bank interest)		
Opening Balance	182,341	182,341
Add: Addition during the year	-	-
	<u>182,341</u>	<u>182,341</u>
Less: Received during the year	182,341	-
Closing Balance	<u><u>-</u></u>	<u><u>182,341</u></u>
5.00 Loan Given to Project		
Opening Balance	2,174,630	2,174,630
Flat development project -01	-	-
	<u>2,174,630</u>	<u>2,174,630</u>
Less: Repaid during the year	-	-
Flat development project -01	-	-
Closing Balance	<u><u>2,174,630</u></u>	<u><u>2,174,630</u></u>
6.00 General Cash & Bank Deposit		
Sonali Bank PLC. A/C: 0903533020797	2,419,501	2,419,501
NRBC Bank PLC. A/C: 01833300000085	5,210	1,334,209
Trust Bank Ltd. A/C: 0045-0210005221	15,010	15,700
NRBC Bank PLC. A/C: 5215-35400000002	23,237,184	10,527,080
Total	<u><u>25,676,905</u></u>	<u><u>14,296,491</u></u>
7.00 Security Deposit in Bank		
NRBC Bank PLC. C/A: 5215 36400000001	26,838,880	153,907,022
Total	<u><u>26,838,880</u></u>	<u><u>153,907,022</u></u>
8.00 Own Fund/Equity		
Total Fund	52,515,785	168,203,513
Less: Outside Liabilities	837,562	931,389
Less: Tender Security	18,073,840	143,802,746
Total	<u><u>33,604,383</u></u>	<u><u>23,469,378</u></u>
9.00 Outside Liabilities		
Audit fee	149,500	149,500
Advance office rent received	688,062	781,889
Total	<u><u>837,562</u></u>	<u><u>931,389</u></u>



	Amount in BDT. June 30, 2025	Amount in BDT. June 30, 2024
9.01 Audit Fee		
Opening Balance	149,500	100,000
Add: Addition during the year	149,500	149,500
	<u>299,000</u>	<u>249,500</u>
Less: Paid during the year	149,500	100,000
Closing Balance	<u><u>149,500</u></u>	<u><u>149,500</u></u>
9.02 Advance Office Rent Received		
Opening Balance	781,889	887,942
Add: Addition during the year	-	-
	<u>781,889</u>	<u>887,942</u>
Less: Adjustment made during the year	93,827	106,053
Closing Balance	<u><u>688,062</u></u>	<u><u>781,889</u></u>
10.00 Tender Security Deposit (Retention Money)		
Opening Balance	143,802,746	149,160,636
Add: Addition during the year	3,239,486	4,349,933
Less: Refund during the year	128,968,392	9,707,823
Total	<u><u>18,073,840</u></u>	<u><u>143,802,746</u></u>
11.00 Income Revenue Nature		
Salary	15,596,995	14,047,291
Allowances	13,268,204	12,343,638
Others Goods & Service	41,597,208	41,979,311
Physical & Infrastructure	3,775,125	12,234,500
Total	<u><u>74,237,532</u></u>	<u><u>80,604,740</u></u>
12.00 Other Income	<u><u>7,221,975</u></u>	<u><u>4,002,955</u></u>
13.00 Government Donation Received		
Total Govt. Donation Received (ibas ++)	77,773,829	71,840,000
Less: ibas ++ pl closing balance (Next year Carry Forward)	8,021,330	4,820,385
Less: Return Govt. Donation	-	-
Actual Donation Received	<u><u>69,752,499</u></u>	<u><u>67,019,615</u></u>
14.00 Other Received		
Bank Interest Income	4,876,612	10,639,419
Land use clearance fees, building plan approval & other fees	10,461,146	5,577,431
Office Rent Income	10,971,478	12,037,895
Other	218,000	-
Total	<u><u>26,527,236</u></u>	<u><u>28,254,745</u></u>
15.00 Salary		
Office Employee Salary (Basic)	12,228,492	11,051,132
Office Staff Salary (Basic)	3,368,503	2,996,159
Total	<u><u>15,596,995</u></u>	<u><u>14,047,291</u></u>



	Amount in BDT. June 30, 2025	Amount in BDT. June 30, 2024
16.00 Allowances		
Education Allowance	15,786	-
House Rent Allowance	7,293,933	6,605,111
Medical Allowance	1,279,652	1,173,106
Mobile Phone Allowance	27,000	30,000
Residential Telephone encashment Allowance	38,640	38,640
Tiffin Allowance	87,704	78,708
Festival Allowance	2,475,800	2,641,020
Rest & Recreation Allowance	49,980	249,010
Entertainment Allowance	8,571	7,200
Honorarium Allowance	721,150	300,000
Bangla New Year Allowance	248,510	258,441
Other Allowance	5,222	23,042
Special benefit	1,016,256	939,361
Charge Allowance	-	-
Total	13,268,204	12,343,638
17.00 Product & Service Exp		
Reward exp	-	99,280
Cleaning Items	896,499	1,400,000
Entertainment expenses	349,845	500,000
Hiring Charge	1,884,828	3,000,000
Labour (Irregular) Wages	409,700	270,350
Legal expenses	600,000	400,000
Seminar expenses	1,310,388	1,800,000
Electricity bill	4,415,954	3,907,064
Internet	68,568	100,000
Postages	16,699	30,000
Telephone expenses	48,409	30,000
Advertising expenses	2,251,134	2,830,874
Other Stationary	1,748,837	900,000
Publication	297,485	295,000
Office Rent	280,000	1,693,500
Photocopy expenses	59,997	40,000
Training	1,007,780	855,450
Tavelling expenses	2,999,209	3,556,881
Petrol, Oil & Lubricant	1,921,473	2,511,379
Printing & binding	100,000	50,000
Stamp & Seal	14,930	30,000
Uniform	99,961	100,000



	Amount in BDT. June 30, 2025	Amount in BDT. June 30, 2024
Consultancy Fee	-	3,935,616
Survey	297,578	299,231
Ceremonary/Festivals	1,177,796	1,061,512
Gardening	246,356	400,000
Motor Vehicle Repair	169,998	168,184
Water Vehicle Repair	75,000	75,000
Furniture Repair	97,025	100,000
Computer Repair	394,960	250,000
Telecommunication equipment repair	19,635	20,000
Electrical Equipment	1,759,137	1,490,274
Others Machinery Equipment Repair	1,656,932	1,344,213
Non-residential Building Repair	3,593,240	-
Hiring Security Service	642,780	642,780
Bank Charge	2,940	7,000
Computer consumables	399,335	218,216
Audit fee	149,500	100,000
Registration fee	31,129	18,900
Books & Periodicals	150,000	148,880
Innovation	397,250	395,000
Outsourcing	8,218,423	5,270,355
Transfer exp	121,387	88,194
Engineering & Others Equipment	898,900	997,670
TDS paid to Govt. Treasury	316,211	548,508
	41,597,208	41,979,311
Add: Addition on previous year expenses paid	-	-
Total	41,597,208	41,979,311
18.00 Physical & Infrastructural Exp		
Monuments	-	9,997,200
Pond, Road & Office Building Repair & Maintenance	3,775,125	-
CoxDA sculpture Repair	-	2,237,300
Total	3,775,125	12,234,500
19.00 Other Payment		
Dividends paid to Government Treasury	753,000	1,250,000
Paid to Feasibility Study Project (Own fund 50% as per Govt. Order)	2,359,000	-
VAT paid to Government Treasury	4,109,975	2,752,955
Total	7,221,975	4,002,955



Cox's Bazar Development Authority
Property, Plant & Equipment
As at June 30, 2025

Amount in BDT
Schedule A

Serial No	Particulars	Cost				Rate of Dep.	Depreciation		W.D.V. as at June 30, 2025	
		Opening Balance	Addition during the year	Disposal during the year	Closing Balance		Opening Balance	Charged During the Year		Closing Balance
		2	3	4	5 = (2+3-4)	6	7	8 = (5-7)*6	9 = 7+8	10 = 5-9
1	Motor Cycle	177,000	-	-	177,000	10%	96,574	8,043	104,617	72,383
2	Photocopy Machine	112,000	-	-	112,000	15%	78,788	4,982	83,770	28,230
3	Air Condation	757,319	-	-	757,319	10%	409,237	34,808	444,045	313,274
4	Machinery & Axcevitro Car	45,490,833	-	-	45,490,833	15%	27,086,017	2,760,722	29,846,740	15,644,093
5	Laptop & Multimedia Projector	625,170	-	-	625,170	15%	435,122	28,507	463,629	161,541
6	CC Camera	280,484	-	-	280,484	15%	195,214	12,790	208,005	72,479
7	Sound System & Microphone	220,800	-	-	220,800	15%	155,325	9,821	165,147	55,653
8	Printer	220,028	-	-	220,028	15%	154,782	9,787	164,569	55,459
10	Furniture & Office Equipment	4,139,766	782,030	-	4,921,796	10%	1,968,025	295,377	2,263,402	2,658,394
11	Computer & Others	1,816,965	3,499,670	-	5,316,635	15%	3,868,793	667,176	4,535,970	3,780,665
12	Generator	561,250	-	-	561,250	15%	381,326	26,989	408,315	152,935
13	Other Mechninery & Tools	12,547,781	-	-	12,547,781	15%	6,239,307	946,271	7,185,578	5,362,203
14	Motor Car	9,088,000	-	-	9,088,000	10%	4,118,927	496,907	4,615,834	4,472,166
15	Roads & Highway	6,987,179	-	-	6,987,179	10%	2,780,250	420,693	3,200,943	3,786,236
16	Sculpture & Memorial Construction	55,086,772	-	-	55,086,772	10%	20,048,905	3,503,787	23,552,692	31,534,080
17	Computer Software	765,700	497,350	-	1,263,050	10%	230,990	103,206	334,196	928,854
18	Electric Equipment	25,083,758	-	-	25,083,758	15%	10,817,323	2,139,965	12,957,288	12,126,470
21	Speed Board	4,000,000	-	-	4,000,000	15%	1,911,975	313,204	2,225,179	1,774,821
22	Others	108,483	-	-	108,483	15%	51,854	8,494	60,349	48,134
23	Stand Fan	5,040	-	-	5,040	15%	3,139	285	3,424	1,616
24	Ploter Machine	493,500	-	-	493,500	15%	307,377	27,919	335,295	158,205
25	LED Movie Sign	735,000	-	-	735,000	15%	457,795	41,581	499,376	235,624
	As at June 30, 2025	169,302,828	4,779,050	-	174,081,878		78,797,047	11,861,314	90,658,361	83,423,517
	As at June 30, 2024	168,172,303	1,130,525	-	169,302,828	-	65,920,133	12,876,914	78,797,047	90,505,781

