AMATA

HOLDING
PUBLIC CO., LTD.



www.amataholding.com

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CORPORATE

OVERVIEW



ကုမ္ပဏီ၏ နောက်ခံသမိုင်းကြောင်း

ကျွန်ုပ်တို့၏ အမတဟိုး(လ်)ဒင်းအမျာနှင့်သက်ဆိုင်သော ကုမ္ပဏီလီမိတက်(Amata Holding Public Company Limited) အမည်ဖြင့် မြန်မာနိုင်ငံကုမ္ပဏီများ ဥပဒေနှင့်အညီ အမျာနှင့်သက်ဆိုင်သောကုမ္ပဏီ အဖြစ် ၂၀၁၇ ခုနှစ် ဇွန်လ ၂၇ရက်နေ့ ရက်စွဲဖြင့် မြန်မာနိုင်ငံ၌ ဖွဲ့စည်းတည်ထောင်ခဲ့ပါသည်။ "Amata" အမှတ် တံဆိပ်ဖြင့် ဟိုတယ်အပန်းဖြေအနားယူစခန်းများ နှင့်တွဲလျက် စားသောက်ဆိုင်လုပ်ငန်းများကို အဓိကအလေး ထား လုပ်ကိုင်ဆောင်ရွက်သည့် ယူနိုက်တက်အင်တာနေရှင်နယ်ဂရု(ပ်)လီမိတက် (United International Group Limited) ကို (၁၉၉၃) ခုနှစ်တွင် ဖွဲ့စည်းတည်ထောင်၍ လုပ်ငန်းများကို စတင်ဆောင် ရွက်ခဲ့ပါသည်။

"Amata" အမှတ်တံဆိပ်အောက်တွင် "Amata Resort & Spa" (Ngapali Beach) ကိုစတင်ဖွင့်လှစ်ခဲ့ပြီး ၂၀၀၃ခုနှစ်တွင် ယင်းအပန်းဖြေစခန်းကို စတင် လည်ပတ်ဆောင်ရွက်နိုင်ခဲ့ပါသည်။ ယင်းမှ ဆက်လက်၍ အဖွဲ့အနေဖြင့် ချဲ့ထွင်လာခဲ့ရာ ၂၀၁၁ ခုနှစ်တွင် "My Bagan Residence By Amata" ကို ပုဂံ၌ ဖွင့်လှစ်လုပ်ကိုင်နိုင်ခဲ့ပါသည်။ ကနဦး ဟိုတယ်အပန်းဖြေစခန်းနှစ်ခု အပေါ်တွင်ရရှိထားသော မိမိတို့၏ အောင်မြင်မှုကိုအသုံးချလျက် "Amata Garden Resort (Inle Lake)"ကို ၂၀၁၃ ခုနှစ်တွင် အင်းလေးကန်၌ တည်ထောင်ဖွင့်လှစ်နိုင်ခဲ့ပြီးနောက် IFC (International Financial Corporation) ၏ ချေးငွေ (convertible loan) အစီအစဉ်ဖြင့် ၂၀၁၈ခုနှစ်တွင် တိုးချဲ့အခန်း (၉၃)ခန်းပါ Amata Garden Resort, Inle Lake အား အင်းလေးကန်ဒေသ၌ ၎င်း ၂၀၁၇ခုနှစ်တွင် Amata Garden Resort(Bagan) အား အခန်း(၁၂၂)ခန်းဖြင့် ပုဂံ၌ဌင်း တိုးချဲ့ဖွင့်လှစ်နိုင်ခဲ့ပြန်ပါသည်။ အုပ်စုအနေဖြင့် မိမိတို့၏လုပ်ငန်းအမျိုးမျိုးကို ချဲ့ထွင်၍ ပိုမိုစုံလင်အောင် ဆောင်ရွက်ရန် ဆုံးဖြတ်ခဲ့ရာ " Oriental Ballooning " အမည်ဖြင့် "မိုးပျံပူဖောင်း" လုပ်ငန်းကို ၂၀၁၃ခုနှစ်တွင် Myanmar Ballooning ကုမ္ပဏီမှတဆင့် လုပ်ကိုင်နိုင်ခဲ့ပါသည်။

၂၀၁၈ ခုနှစ်၊ ဇူလိုင်လ ၁၈ ရက်နေ့တွင် အမတဟိုး(လ်)ဒင်းအမျာနှင့်သက်ဆိုင်သောကုမ္ပဏီ လီမိတက်သည် အများပြည်သူသို့ အစုရှယ်ယာအသစ်များ ကမ်းလှမ်းရောင်းချခြင်း (IPO – Initial Public Offering) အတွက် မြန်မာနိုင်ငံငွေချေးသက်သေခံလက်မှတ် လုပ်ငန်းကြီးကြပ်ရေးကော်မရှင် (SECM) ၏ ခွင့်ပြုမိန့်ရရှိခဲ့ပြီး အစုရှယ်ယာအသစ်များကို ကမ်းလှမ်းရောင်းချခဲ့ပါသည်။

ယခုအခါ ကုမ္ပဏီ အနေဖြင့် ၂၀၁၈ ခုနှစ်၊ ဩဂုတ်လ ၁ရက် နေ့မှစ၍ United International Group Ltd. (UIG) ၏ အစုရှယ်ယာ ၉၉.၉၉% ကို ၎င်း၊ ၂၀၁၈ခုနှစ်၊ ဩဂုတ်လ၊ ၁ရက် နေ့မှစ၍ Myanmar Ballooning Co., Ltd. ၏ အစုရှယ်ယာ ၅၁% ကို၎င်း ပိုင်ဆိုင်ထားပြီးဖြစ်ပါသည်။

၂၀၁၉ ခုနှစ် အောက်တိုဘာလတွင် ဓည့်သည်များကိုစတင်လက်ခံကြိုဆိုနိုင်ခဲ့သည့် "My Hpa-an Residence by Amata" သည် ကျွန်ုပ်တို့၏ ဟိုတယ်နှင့် အပန်းဖြေလုပ်ငန်းတွင် ပါဝင်လာ သော လုပ်ငန်းတစ်ခုဖြစ်လာခဲ့ပါသည်။

၂၀၂၁ ခုနှစ်၊ နိဝင်ဘာလ၊ ၁ ရက်နေ့တွင် "Amata Resort & Spa, Andaman (Phoni)" အား စတင်ဖွင့်လှစ်နိုင်ခဲ့ပြီး၊ ကျွန်ုပ်တို့၏ ဟိုတယ်နှင့်အပန်းဖြေလုပ်ငန်းတွင် နောက်ဆုံးအနေဖြင့်ပါဝင်လာပြီး Luxury Villa ၁၄ ခန်းဖြင့် တနင်္သာရီတိုင်းဒေသကြီး၊ ကော့သောင်းမြို့နယ်၊ မြိတ်ကျွန်းစုအတွင်းရှိ မြေဖက(၁၀၀)ဖကကျယ်ဝန်းသော ဖိုးနီကျွန်းပေါ်တွင်တည်ရှိပါသည်။ သဘာဝသယံဇာတများကို သေချာစွာစောင့်ရှောက်ထားသဖြင့် ရေပေါ်၊ရေအောက်သဘာဝအလှတရားများကိုလည်းခံစားနိုင်ပါသည်။

ကျွန်ုပ်တို့သည် အလယ်အလတ်တန်း နှင့် အဆင့်မြင့်ပရီမီယံ အပန်းဖြေ လုပ်ငန်း၊ ဟိုတယ်များနှင့် Spa များကို မြန်မာပြည်တွင်တည်ဆောက်ထူထောင်၍ စီမံခန့်ခွဲခြင်း လုပ်ငန်းများကို လုပ်ကိုင်သည့်နေရာတွင် လုပ်ငန်းနယ်ပယ်၏ ရှေ့ဆောင်လမ်းပြသူများဖြစ် ပါသည်။

ကုမ္ပဏီအနေဖြင့် ၂၀၁၉ ခုနှစ် ဖေဖော်ဝါရီလ မှစတင်ကာ ရန်ကုန်စတော့အိပ်ချိန်း (Main Board) ၌ စာရင်းဝင်ကုမ္ပဏီ ဖြစ်ရေးအတွက် အကောင်ထည် ဖော်ဆောင်ရွက်ခဲ့ပါသည်။

ကုမ္ပဏီသည် ၂၀၂၀ခုနှစ်၊ ဒီဇင်ဘာလ ၂၈ရက်နေ့တွင် ရန်ကုန်စတော့အိပ်ချိန်း (Main Board) ၌ စာရင်းဝင် ကုမ္ပဏီအဖြစ် ခွင့်ပြုမိန့်ရရှိခဲ့ပြီး အောင်မြင်မှုမှတ်တိုင်တစ်ခုစိုက်ထူနိုင်ခဲ့ပါသည်။ ၂၀၂၁ခုနှစ်၊ ဇွန်လ ၃ ရက်နေ့တွင် ရန်ကုန်စတော့အိပ်ချိန်း (Main Board) ၌ ပထမဆုံးသော ဟိုတယ်နှင့် လူစီးမီးပုံးပျံ ကုမ္ပဏီအဖြစ် အစုရှယ်ယာများစတင်အရောင်းအဝယ်ပြုလုပ်ခဲ့သည့် သတ္တမမြောက် စာရင်းဝင်ကုမ္ပဏီ ဖြစ် လာခဲ့ပါသည်။

ဤဟိုတယ်များနှင့် အပန်းဖြေလုပ်ငန်းများရှိသော မြေကွက်များကို ကျွန်ုပ်တို့ စီမံခန့်ခွဲသည့်အပြင် ယင်းတို့ကို လုပ်ကိုင်ဆောင်ရွက်ပိုင်ခွင့်လည်း ကျွန်ုပ်တို့တွင် ရှိပါသည်။ ကျွန်ုပ်တို့၏ အပန်းဖြေလုပ်ငန်းများ သည် ယင်းတို့တည်ရှိသော သက်ဆိုင်ရာဒေျးကွက်တစ်ခုချင်းစီအလိုက် အလယ်အလတ်နှင့် အဆင့်မြင့်တန်း အတိုင်း အတာအတွင်း ရှိသောအခန်းခန္ဓာထားများကို ရရှိနိုင်ကြပါသည်။ ကျွန်ုပ်တို့သည် အဆင့်မြင့် စားသောက်ဆိုင်များ၊ သာမန်စားသောက်ဆိုင်များဘစ်ထရို (bistro) များနှင့် Spa တို့ဖြင့် ပေါင်းစပ်ဖွဲ့စည်း ထားသော ကျွန်ုပ်တို့၏ ဟိုတယ်နှင့်အပန်းဖြေစခန်း (၆) ခု တို့မှတဆင့် ပျော်ရွှင်ဖွယ်အပန်းဖြေခရီးသွား အတွေ့အကြုံတို့ကို ကျွန်ုပ်တို့၏ ခရီးသွားဧည့်သည်များသို့ အမျိုးအမယ်၊ ရသနှင့် ကဏ္ဍစုံစွာကမ်းလှမ်းပေးအပ် လျက်ရှိပါသည်။ မိုးပျံပူဖောင်းပေါ်တွင် စီးနင်းလိုက်ပါ၍ ကောင်းကင်မြင်ကွင်းဖြင့် မြန်မာ့အလှ၊ မြန်မာ့သဘာဝကို တစ်ဝကြီး ကြည့်ရှုခံစားနိုင်မည့် "Oriental Ballooning Service" ကို မြန်မာပြည်ရှိ မြို့ကြီး ၆ မြို့တွင် မိုးပျံပူဖောင်း ၁၅ လုံးဖြင့် ကျွန်ုပ်တို့ခရီးသွားဧည့်သည်များ၏ ခရီးသွားအတွေ့အကြုံများကို ပြီးပြည့်စုံအောင် ဖြည့်ဆည်းဆောင်ရွက်ပေးလျက်ရှိပါသည်။

CORPORATE PROFILE

Our Company was incorporated on 27 June 2017 in Myanmar under the Myanmar Companies Act as a public limited company under the name of Amata Holding Public Company Limited. In 1993, the Group started operations with the incorporation of United International Group Limited which was primarily focused on the management and operations of resorts and restaurants(attached with the resorts) under the "Amata" brand.

Amata Resort (Ngapali Beach) was the first resort under the "Amata" brand and it began operations in 2003. Thereafter the Group expanded in 2011 and "My Bagan Residence" started operations in Bagan. Leveraging on the success of its first two hotel resorts, the Group set up Amata Garden Resort in Inle Lake in 2013. In addition, the group had extended 93 rooms in 2018 to Amata Garden Resort(Inle Lake) and Amata Garden Resort(Bagan) was opened with 122 rooms in Bagan in 2017 with the convertible loan program of IFC (International Financial Corporation). The Group decided to diversify its business and expanded into the business of operating hot air balloons under the Oriental Ballooning Service in 2013 through Myanmar Ballooning Co., Ltd. Amata Holding Public Co., Ltd. offered on the 18th July 2018 as an Initial Public Offering (IPO) to the public with the approval of the Securities and Exchange Commission of Myanmar (SECM).

The company owns 99.99% of the issued and paid-up share capital of United International Group Ltd(UIG) and 51% of the issued and paid-up share capital of Myanmar Ballooning Co., Ltd.

My Hpa-An Residence by Amata, first opened its door to guests in October, 2019. We are a leading manager and developer of mid to premium resorts, hotels and spas in Myanmar.

"Amata Resort & Spa, Andaman (Phoni)",the latest addition to our hotel and resort portfolio, first opened its door to guest on 01 November,2021 and serves 14 ultimate Villas in Island Myeik(Mergui) Archipelago, Kawthaung Township, Tanintharyi Region and covers an area of 100 acres. Being able to enjoy the natural beauties of both under and above water by carefully preserving the natural resources, and being able to relax peacefully.

The company has implemented to list on the Main Board of the Yangon Stock Exchange since February 2019.

The company was approved as a listed company on the Yangon Stock Exchange (Main Board) on the 28th December 2020.Therefore, the company reached a milestone. In addition, the company has become the first Hotel and Ballooning services and its share trading was started on the 3rd of the June 2021 at the Main Board of the Yangon Stock Exchange and it became the seventh listed company in Myanmar.

We manage and have the right to operate the land plots on which these resorts and hotels operate on. Our resorts command room rates at the mid to premium range of each property's particular market. We offer our customers a multi-faceted travel and leisure experience which we deliver through our 6 resorts and hotels, each integrated with spas, fine dining and bistro. The travel experience is also complemented by our Oriental Ballooning Service which offers serene panoramic balloon rides through 15 balloons in 6 cities in Myanmar.



"OUR VISION"

ကျွန်ုပ်တို့၏ မျှော်မှန်းချက်မှာ အမတဟိုး(လ်)ဒင်းအများနှင့်သက်ဆိုင်သော ကုမ္ပဏီလီမိတက် အနေဖြင့် မြန်မာနိုင်ငံအတွင်း၌ ဟိုတယ်နှင့် ခရီးသွားလုပ်ငန်းဆိုင်ရာ ကဏ္ဍများတွင် ဦးဆောင်နိုင်သော အုပ်စုကြီးတစ်ခု ဖြစ်ရန်အတွက် ဖြစ်ပါသည်။

The Company's vision is to be the leading Hotel & Tourism Group in Myanmar.

"OUR MISSION"

၂၀ နှစ်ကျော်ရှိထားခဲ့ပြီးသော အတွေ့အကြုံများဖြင့် မြန်မာနိုင်ငံအတွင်းရှိ ကျွန်ုပ်တို့၏ ဟိုတယ် အပန်းဖြေစခန်းများ၊ ခရီးသွားလုပ်ငန်းဆိုင်ရာ အစရှိသော ဝန်ဆောင်မှုလုပ်ငန်းဆိုင်ရာ အမျိုးမျိုးတို့တွင် လက်ရှိကောင်းမွန်လျက်ရှိပြီးသော ဝန်ဆောင်မှုများအား စဉ်ဆက်မပြတ်မြှင့်တင်သွားရန်နှင့် အလုပ်အကိုင်ဆိုင်ရာ အခွင့်အလမ်းကောင်းများ ဖန်တီးသွားရန်။

To continually enhance our service quality our hotels, resorts and tourism in various factors of Myanmar hospitality and create opportunities with our more than 20 years of experiences.



IMPLEMENTING

Management of Amata Group has set up goals and objectives for the long and short term.

Goals and Objectives are clearly set and discuss with BOD and all the management level. We arrange monthly management level meeting which is chaired by Chairman and there is weekly departmental head meetings.

Also financial performance and operational performance of the Group are reported daily and monthly to all management levels and all performance will be overseen very closely by all senior level staffs.

Since goals and objectives are clearly discussed and set from top to bottom of the management team, everyone is aware their mission and their duty to achieve goal.

Our management is hand on, listening to different opinions and welcoming inputs from individual. We work as a team and we set building our teamwork.

***Goals and objectives are not always achieved as planned. We always have alternative plan if we face unexpected difficult situation.

From time to time, we make quick decisions and change our plans to adapt to the changing economic climate and demand which may affect the implementation of certain expansion plans. We pride ourselves on our quick implementation of plans to avoid any unnecessary delay.

We always review our performance and improvement. We compare and compete with others. We make our team to be motivated. Management is giving full support to their team members as well as all necessary means and ways are leaded to achieve the objectives.

အကောင်အထည်ဖော်ခြင်း

အမတလုပ်ငန်းစု၏စီမံခန့်ခွဲမှုအုပ်ချုပ်ရေးပိုင်းဆိုင်ရာတာဝန်ရှိသူများသည် ရည်မှန်းချက်နှင့် ပန်းတိုင်များကို ရေတိုအတွက်သာမက ရေရှည်ပါ ချမှတ်ထားကြပါသည်။

ဒါရိုက်တာဘုတ်အဖွဲ့နှင့် စီမံခန့်ခွဲမှုအုပ်ချုပ်ရေးပိုင်းဆိုင်ရာ တာဝန်ရှိသူများအားလုံးမှ သေချာစွာဆွေးနွေးပြီး ရည်မှန်းချက်ပန်းတိုင်များကို ရှင်းလင်းပြတ်သားစွာ ချမှတ်ထားပါသည်။ ဥက္ကဋ္ဌ၏ဦးဆောင်မှုဖြင့် လစဉ်စီမံအုပ်ချုပ်မှုအဆင့် အစည်းအဝေးနှင့် အပတ်စဉ်ဌာနဆိုင်ရာအကြီးအကဲများ အစည်းအဝေးများကိုလည်း စီစဉ်ထားရှိပါသည်။

ထို့အပြင်အဖွဲ့၏ ဘဏ္ဍာရေးဆောင်ရွက်မှုနှင့် လုပ်ငန်းလည်ပတ်ဆောင်ရွက် မှုများကို စီမံခန့်ခွဲမှုအုပ်ချုပ်ရေး ပိုင်းဆိုင်ရာတာဝန်ရှိသူများအဖွဲ့သို့ နေ့စဉ်နှင့် လချုပ် အစီရင်ခံစာတင်ပြရပြီး ထိုဆောင်ရွက်ချက်များအားလုံးကို အကြီးတန်းအရာရှိများမှ သေချာကြီးကြပ်ဆောင်ရွက်မည်ဖြစ်ပါသည်။

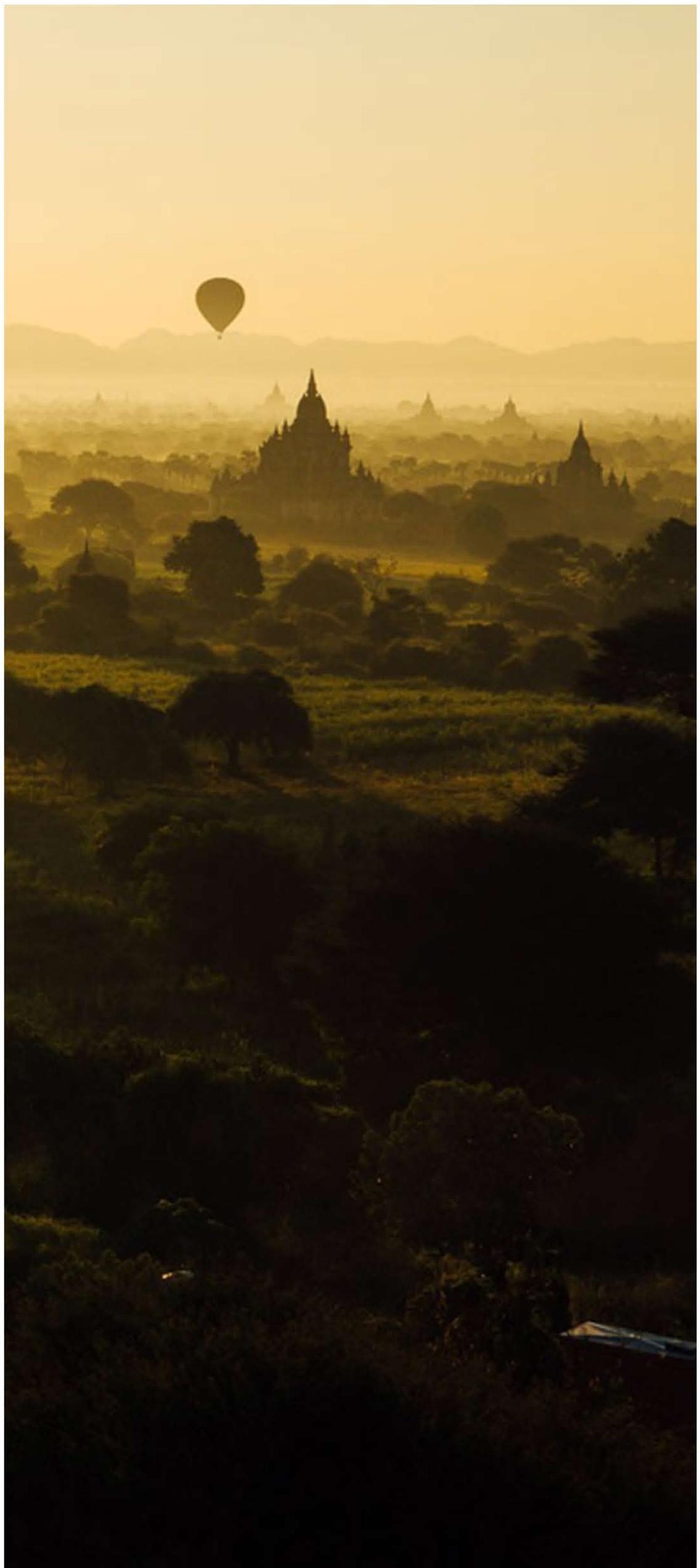
ရည်ရွယ်ချက်ပန်းတိုင်များကို ရှင်းလင်းပြတ်သားစွာ ချမှတ်ပေးထားသောကြောင့် စီမံခန့်ခွဲမှုအုပ်ချုပ်ရေး ပိုင်းဆိုင်ရာတာဝန်ရှိသူများအဖွဲ့မှသည် ဝန်ထမ်းများအားလုံး အမတလုပ်ငန်းစု၏ ရည်ရွယ်ချက်ပန်းတိုင်ကို ရရှိအောင် ဆောင်ရွက်ရာတွင် မိမိတို့၏တာဝန်ကို သေချာစွာသိရှိစေပါသည်။

ကျွန်ုပ်တို့၏ စီမံခန့်ခွဲမှု အုပ်ချုပ်ရေးပိုင်းဆိုင်ရာတာဝန်ရှိသူများ အဖွဲ့သည် တဦးတယောက်ချင်းစီမှမတူညီ သောထင်မြင်ယူဆချက်များကိုလည်း နားထောင်လက်ခံပေးပြီး လုပ်ငန်းများလုပ်ဆောင်ရာတွင် အဖွဲ့လိုက်လုပ်ဆောင်မှုနှင့် ပူးပေါင်းဆောင်ရွက်တတ်မှုကို တည်ဆောက်ရန် သတ်မှတ်ပေးထားပါသည်။

ရည်မှန်းချက်နှင့် ပန်းတိုင်များရရှိအောင်ဆောင်ရွက်ရာတွင် မျှော်လင့်မထားသော ခက်ခဲသည့် အခြေအနေများ နှင့်ရင်ဆိုင်ခဲ့ရလျှင် အခြားရွေးချယ်စရာ အစီအစဉ်များကိုလည်း ပြင်ဆင်ထားကြပါသည်။

တစ်ခါတစ်ရံ ကျွန်ုပ်တို့၏ အချို့သောတိုးချဲ့မှုအစီအစဉ်သစ်များကို အကောင်အထည်ဖော်ရာတွင် ပြောင်းလဲနေသော စီးပွားရေးအခြေအနေနှင့် လိုအပ်ချက်များအရ ကျွန်ုပ်တို့၏ အစီအစဉ်များကို လိုက်လျောညီထွေဖြစ်အောင် ပြောင်းလဲဆုံးဖြတ်မှုများပြုလုပ်ရခြင်း ရှိပါသည်။ ကျွန်ုပ်တို့အနေဖြင့် အစီအစဉ်များကို နောင့်နေးမှုမရှိ အောင်လျင်မြန်စွာ အကောင်အထည် ဖော်ဆောင်နိုင်မှုအပေါ်တွင်လည်း ဂုဏ်ယူမိပါသည်။

ကျွန်ုပ်တို့သည် အခြားသူများနှင့်နှိုင်းယှဉ်၍ မိမိတို့၏စွမ်းဆောင်ရည်နှင့် တိုးတက်မှုများ အပေါ်တွင်လည်း အမြဲ ဆန်းစစ်သုံးသပ်လျက်ရှိပါသည်။ ကျွန်ုပ်တို့၏စီမံအုပ်ချုပ်မှုအဖွဲ့အနေဖြင့် အဖွဲ့ဝင်များအပေါ် ရည်ရွယ်ချက်များပြည့်မီရန် လိုအပ်သောနည်းလမ်းများအားလုံးကို အပြည့်အဝ ပံ့ပိုးမှုများ ပေးထားခြင်းကြောင့် အဖွဲ့ဝင်များ၏ စိတ်အားထက်သန်မှုကိုလည်း ရရှိစေပါသည်။



VALUE OF STAKEHOLDERS

Every business, we will not overcome by ourselves without the support of all the stakeholders who are involved in our business.
We shall treat all the stakeholders with respect and equally. They all are important for successful business to be ended.
They are from different fields but they all have unique ability to contribute our business. They play different role for us to achieve business.
We shall value all the stakeholders and it will create Win -Win situation for business sustainability.
In Hotel Industry, all stakeholders play very important role in their different fields for us. Stakeholders are airlines, travel agents, tour guide, transportation and our other suppliers. That is why we value and respect our stakeholders.

ပတ်သက်ဆက်နွယ်နေသော အကျိုးသက်ဆိုင်သူများ၏ တန်ဖိုး

ကျွန်ုပ်တို့၏လုပ်ငန်းထဲတွင် ပါဝင်ပတ်သက်နေသော အကျိုးသက်ဆိုင်သူများအားလုံး၏ ပံ့ပိုးကူညီမှုမရှိလျှင် ကျွန်ုပ်တို့၏ လုပ်ငန်းတိုင်းကို အောင်မြင်စွာကျော်လွှားနိုင်လိမ့်မည်မဟုတ်ပါ။
ထို့ကြောင့် ကျွန်ုပ်တို့သည် လုပ်ငန်းအောင်မြင်မှုဆီသို့ ရောက်အောင်ပံ့ပိုးပေးနေသောအကျိုးသက်ဆိုင်သူများ အားလုံးအပေါ်တွင် လေးစားတန်ဖိုးထားပြီး မျှတစွာဆက်ဆံပါသည်။
မတူညီသော နယ်ပယ်အသီးသီးမှလာကြသော သူများဖြစ်ကြသော်လည်း ကျွန်ုပ်တို့၏ လုပ်ငန်းအောင်မြင်မှု ရရန်အတွက် မတူညီသောအခန်းကဏ္ဍများမှ ပါဝင်ပံ့ပိုးပေးပြီး စွမ်းဆောင်ရည်ရှိသောသူများလဲ ဖြစ်ကြပါ သည်။
ကျွန်ုပ်တို့သည် အကျိုးသက်ဆိုင်သူများအားလုံးအပေါ် လေးစားတန်ဖိုးထားပြီး ရေရှည်တည်တံ့ခိုင်မြဲသော လုပ်ငန်းဖြစ်လာစေရန် ဖန်တီးတည်ဆောက် သွားမည်ဖြစ်ပါသည်။
ကျွန်ုပ်တို့၏ ဟိုတယ်လုပ်ငန်းတွင် ပတ်သက်နေသော အကျိုးသက်ဆိုင်သူများ ဖြစ်ကြသည့် လေကြောင်းလိုင်းများ၊ ခရီးသွားလုပ်ငန်းများ၊ ဧည့်လမ်းညွှန်များ၊ သယ်ယူပို့ဆောင်ရေးလုပ်ငန်းများနှင့် အခြားအကျိုးသက်ဆိုင်သူများအားလုံးသည် မတူညီသော အခန်းကဏ္ဍများမှ ပံ့ပိုးကူညီပေးနေကြခြင်းကြောင့် ကျွန်ုပ်တို့မှ အမြဲလေးစားတန်ဖိုးထားရပါသည်။

◆ ဥက္ကဋ္ဌ၏ အမှာစကား



၂၀၂၃ ခုနှစ်၊ မတ်လ (၃၁) ရက်နေ့တွင်ကုန်ဆုံးသော ဘဏ္ဍာနှစ်သည် လွန်ခဲ့သော (၂) နှစ်ကျော် ကာလ မြန်မာနိုင်ငံတွင်ဖြစ်ပွားခဲ့သောပြောင်းလဲလာသည့် အခြေအနေများ၊ စီးပွားရေး အနေအထား များနှင့်အညီ Amata Group အနေဖြင့် ကောင်းမွန်စွာ ကျော်ဖြတ်နိုင်ခဲ့ပြီး ကျွန်တော်တို့ ကုမ္ပဏီ၏ ရေရှည် ရပ်တည်နိုင်မှုအား ထိန်းသိမ်းထားနိုင်ခဲ့ပြီးဖြစ်သည်ဟု ဦးစွာပထမ တင်ပြပါရစေ။

ယခု (၂)နှစ်ကျော်ကာလအတွင်း မူလရည်မှန်းချက်အတိုင်း ၂၀၂၁ ခုနှစ် ဇွန်လ ၃ ရက်နေ့တွင် ရန်ကုန်စတော့ အိပ်ချိန်း (YSX) ၏ သတ္တမမြောက် စာရင်းဝင်ကုမ္ပဏီအဖြစ် ဝင်ရောက်နိုင်ခဲ့ခြင်း၊ ၂၀၂၁ ခုနှစ် နိဝင်ဘာလတွင် Amata Resort and Spa (Andaman) ဟိုတယ်အား တနင်္သာရီမြို့တက္ကသိုလ်စု များထဲမှ ဖိုးနီကျွန်းပေါ်တွင် အောင်မြင်စွာဖွင့်လှစ်နိုင်ခဲ့ခြင်း၊ ၂၀၂၂ ခုနှစ် နိဝင်ဘာလတွင် Oriental Ballooning အား ပုဂံဒေသတွင် ပြန်လည်စတင် ပျံသန်းနိုင်ခဲ့ခြင်း နှင့် နဂိုရှိရင်းစွဲ လုပ်ငန်း များအားလည်း အကောင်းမွန်ဆုံး ပြန်လည်၊လည်ပတ်နိုင်ရန်အတွက် များစွာသော အခက်အခဲများ ရင်ဆိုင်၍ အောင်မြင် စွာ ဖြတ်ကျော်နိုင်ခဲ့ပါသည်။ ထို့အပြင် ပြည်တွင်း၊ ပြည်ပ ခရီးသွားလုပ်ငန်းပြန်လည်ရှင်သန် လာမည့်အချိန်ကာလ ရောက်သည့်တိုင်အောင် လုပ်ငန်းလည်ပတ် စရိတ် နှင့် အခြား စရိတ်စက လျော့ချခြင်းနှင့် လိုအပ်သော ကြိုတင်ပြင်ဆင်မှုများ၊ အရောင်းမြှင့်တင်ရေး အစီအမံများကို အရှိန်အဟုန်ဖြင့် ဆက်လက် ဆောင်ရွက်လျက်ရှိပြီး၊ လုပ်ငန်းစု၏ ဝင်ငွေများ တိုးတက်လာစေရန် နှင့် မိမိတို့၏လုပ်ငန်းများအား စဉ်ဆက်မပြတ်တိုးတက်စေမည့် ကိစ္စရပ်များ၊ ရေရှည်တည်တံ့နိုင်ရေးဗျူဟာများအတွက် ကျွန်တော်တို့ဦးဆောင်သော ကောင်းမွန်စွာ ဖွဲ့စည်းထားသည့် ဘုတ်အဖွဲ့များ၊ ကော်မတီများမှ ဆက်လက်ကြိုးစား ဆောင်ရွက်သွားမည် ဖြစ်ပါသည်။ ယခုလို အခက်အခဲများကြားတွင် ရေရှည်တည်တံ့နိုင်အောင် နှင့် ရည်မှန်းထားသည်များကို အောင်မြင်အောင်လုပ်ဆောင်နိုင်ရန် အဘက်ဘက်မှ ဝိုင်းဝန်းကူညီပေးခဲ့သော ကျွန်တော်တို့၏ နှစ်ရှည် လက်တွဲလာခဲ့သော မဟာမိတ်ဖက်များ၊ ဝန်ထမ်းများ၊ ခေါင်းဆောင် အဖွဲ့များ နှင့် အထူးသဖြင့် Amata ရှယ်ယာရှင်များ တစ်ယောက်ချင်းစီတိုင်းအားလည်း အထူးပင် ကျေးဇူးတင်ရှိပါတယ်။

CHAIRMAN'S MESSAGE

"

Dear Our Valued Shareholders,

First of all, we would like to present that the fiscal year ended on 31st March, 2023 has marked that Amata Group has successfully overcome the changing conditions and economic situations occurred in Myanmar over the past two years and we have been able to maintain the long-term sustainability of our company.

Over that two year period, we were able to successfully list our Company on Yangon Stock Exchange (YSX) as its 7th listed company on 3rd June, 2021 as per our original goal, and able to successfully open Amata Resort and Spa (Andaman) Hotel on Phoni Island, which is one of the islands in Taninthayi Myeik Archipelago, in November, 2021. Furthermore, we were able to resume Oriental Ballooning in Bagan region in November, 2022, and have successfully overcome many difficulties in order to re-operate our existing businesses in the best possible way.

In addition, until the time comes for the tourism industry to recover in post Covid and political instability period, we are reducing operation costs and other expenses, and making necessary arrangements and operating sales promotion programs in full swing. Besides, our well-structured boards and committees that we lead will continue to strive for the increased revenue of our Group as well as the actions to constantly improve our businesses and the sustainability strategies.

Lastly, we would like to express our heartfelt gratitude to our long-term partners, employees, management teams and especially each and every shareholder of Amata for their unfailing support in every way to make us achieve our goals and maintain our sustainability amidst current difficulties

"



ရန်ကုန်စတော့အိပ်ချိန်း MAIN BOARD တွင် စာရင်းဝင်ခြင်း

အမတဟိုး(လ်)ဒင်းအများနှင့်သက်ဆိုင်သောကုမ္ပဏီလီမိတက်သည် မြန်မာနိုင်ငံ၏အဓိက စီးပွားရေးကဏ္ဍတစ်ခု ဖြစ်သော ခရီးသွားလုပ်ငန်းကို ပိုမိုကျယ်ပြန့်အောင်တိုးချဲ့လုပ်ကိုင်နိုင်ရန်နှင့် ပြည်တွင်း၊ ပြည်ပရင်းနှီးမြှုပ်နှံသူ များက ကုမ္ပဏီ၏အစုရှယ်ယာများကို ရန်ကုန်စတော့အိပ်ချိန်း (Main Board) ၌ လွတ်လပ်စွာ အရောင်းအဝယ် ပြုလုပ်နိုင်စေရန်ရည်ရွယ်၍ စာရင်းဝင်ကုမ္ပဏီဖြစ်မြောက်ရေးအတွက် ၂၀၁၉ခုနှစ် ဖေဖော်ဝါရီလ မှစတင် အကောင်ထည်ဖော်ဆောင်ရွက်ခဲ့ပါသည်။

၂၀၂၀ခုနှစ်၊ ဒီဇင်ဘာလ ၂၈ ရက်နေ့တွင် ရန်ကုန်စတော့အိပ်ချိန်း (Main Board) ၌ စာရင်းဝင်ကုမ္ပဏီအဖြစ် ခွင့်ပြုမိန့်ရရှိခဲ့ပြီး အောင်မြင်မှုမှတ်တိုင်တစ်ခုစိုက်ထူနိုင်ခဲ့ပါသည်။ ၂၀၂၁ခုနှစ်၊ ဇွန်လ ၃ ရက်နေ့တွင် ရန်ကုန်စတော့အိပ်ချိန်း (Main Board) တွင် အစုရှယ်ယာများ စတင်အရောင်းအဝယ် ပြုလုပ်နိုင်သည့် သတ္တာမမြောက် စာရင်းဝင်ကုမ္ပဏီအဖြစ်ရောက်ရှိခဲ့ပြီး၊ Hospitality and Tourism Industry ၏ ပထမဆုံးသော စာရင်းဝင်ကုမ္ပဏီ ဖြစ်လာခဲ့ပါသည်။



LISTED ON THE MAIN BOARD OF THE YANGON STOCK EXCHANGE

Amata Holding Public Company Limited aspire to expand the tourism industry which is one of the main economic sectors in Myanmar and to attract the local and foreign investors. The company was implemented to list on the Main Board of the Yangon Stock Exchange since February 2019 where all investors have accessed easy to trade their shares.

The company was approved as a listed company on the Main Board of the Yangon Stock Exchange (YSX) on the 28th December 2020.Therefore, the company reached a milestone, and its share trading was started on the 3rd of the June 2021 at the Main Board of the Yangon Stock Exchange (YSX). The company has become the first listed company in Hospitality and Tourism Industry and the seventh listed company in Myanmar.

BOARD OF DIRECTORS



- U Win Aung is the Founder and Chairman of Amata Hotel Group since 2000, Chairman of Amata International Co., Ltd. from 2012 and Managing Director of Utility Plastic Industry Co., Ltd. From 1997 onwards
- Managing Director of United International Group Ltd and United Home Center(1996-2012) which manufactures and distributes indoor and outdoor furniture
- BBA (International Marketing), City University of NewYork, 1993

- Daw Nay Myat Thu Aung is the Director of Amata Hotel Group since 2000.
- She was a former Administrator of Green Cross Specialist Center (1998 - 2000). As an Administrator of clinical operations have significant responsibilities in planning, directing, and evaluating all medical activities within their facility. She worked with the goal of boosting economical and efficient performance of their medical team while delivering high-quality patient services.
- She operates "My Bagan" Souvenir Shop and manages to open a gift shop complete market research and carries out a market analysis on competitors, demographics and place where the shop will be in its area. She is also managing and supervising all areas of the Nibbana SPA, including its programs, services, hour of operations and facilities. Coordinates the delivery of SPA services, including salon and skincare.
- She received her Bachelor of Science BSc. Maths from University of Yangon.





- Daw Than Than Aung is the Director of Amata Holding Public Co., Ltd. since 2017.
- Previously she was a senior assistant teacher from 1972 to 1988.
- Bachelors of Education in English from the Teachers' Training College (Yangon)



- Daw Nilar Win is the Director of Amata Hotel Group since 2000.
- She was a former Director of United Home Centre Co., Ltd. Furniture & Interior Decoration (1993-2012).
- She managed with other departments in order to establish and maintain effective and relevant export and relevant export/import activities and support in relation to the organization's sales, purchasing, materials management, production and overall operating functions.
- She received her Bachelor BSc. Physics(Hons:), from University of Yangon.



- Daw Khin Su Su Han is the Director of Amata Holding Public Co., Ltd. since 2017.
- She works at Nilar Yoma Trading Company Limited, an oil and gas trading company since 2000.
- She holds a Bachelor of Science (Honors) in Zoology from the University of Yangon in 1996. She also obtained a Master of Science in Zoology from the University of Yangon in 2000. In 2012, she obtained a Degree of Master in Public Administration from the Yangon Institute of Economics

INDEPENDENT DIRECTORS



- U Kyaw Paing is currently serving as the Chief Executive Officer of Myanmar Construction and Development Public Co., Ltd., and Vice Chairman of the Myanmar Construction Entrepreneurs Association.
- Previously he was the Managing Director of Serge Pun & Associates (Myanmar) Limited and First Myanmar Investment Company Limited, after joining the group in 1991, taking care of financial services division. He also served as the Chairman of Yoma Bank Ltd until 2014.
- Since 1974, he has practiced law and has in-depth knowledge of Myanmar Corporate and Financial Law. He received his Bachelor of Arts (Law) in 1973 from the University of Yangon, Myanmar and a Bachelor of Law in 1974.



- Theta Aye has over 12 years of experience in the financial services sector, covering both debt and equity capital markets and corporate advisory as well as PE/VC investment management.
- She is currently the acting CEO of Mother Finance Co., Ltd. the first digital lending mobile application platform in Myanmar, serving over 300,000 customers. She is also serving on the boards of several startups and a microfinance institution as independent director.
- Her previous work experience included: Deputy Managing Director at KBZ Group; Director at KBZSC Securities (Myanmar); Director as Dymon Asia Capital, a Temasek Holdings backed SEA-focused private equity fund; Deal Structuring and Portfolio Manager of LNG assets at Shell Eastern Petroleym; and Engagement Manager at AT Kearney in Singapore. She started her career at Standard Chartered Bank's M&A and corporate finance team where she completed initial public offerings, follow-on fundraisings and M&A transactions valued in excess of USD 7 billion.
- She received her undergraduate and graduate education at University of Oxford (UK), Massachusetts Institution of Technology (USA)and Lee Kuan Yew School of Public Policy (Singapore).

TEAM MANAGEMENT TEAM



Hsu Lin Naing
Chief Financial Officer



Nilar Win
Director of Administration



Thiri Khine
Area Director of Sales and Marketing



Thida
Director of Finance



Lwin Lwin Pyone
Director of Operation



Mar Lar Swe
Director of Sales & Marketing



Hnin Hnin Thet
Compliance Officer



Zaw Win Hlaing
Group Director of HR



Thet Mar Aye
Director of Sales & Marketing



Kalayar Htwe
Admin Manager



Phill Dunnington
Chief Consultant & Inspector Oriental Ballooning



Donna Tasker
Chief Pilot Oriental Ballooning

AMATA'S KEY

BUSINESS



AMATA'S KEY BUSINESSES

Amata Holding Public Co., Ltd

Hotel Management

United International Group Ltd (99.99%)

- Amata Resort & Spa (Ngapali Beach)
- Amata Garden Resort (Inle Lake)
- Amata Garden Resort (Bagan)
- Amata Resort & Spa (Andaman)

My Bagan Residence by Amata

My Hpa-An Residence by Amata

Ballooning Operations

Myanmar Ballooning Co., Ltd (51%)

Amata resort & spa

Amata garden resort

Amata GARDEN RESORT

Amata RESORT AND SPA ANDAMAN

My Bagan Residence by Amata

MY Hpa-An RESIDENCE

Oriental Ballooning MYANMAR

FACILITIES

AMATA RESORT & SPA, NGAPALI BEACH

GUESTS FACILITIES

- ✓ 24 Hour Reception
- ✓ Restaurant, Sunset Bar & Lounge
- ✓ Meeting & Conference facilities
- ✓ Internet & E-mail access
- ✓ Airport shuttle
- ✓ Laundry service
- ✓ Room service
- ✓ Gift & Souvenir shop
- ✓ 24 Hour electric power supply
- ✓ Water Purification System
- ✓ Doctor on call

IN ROOM FACILITIES

- ✓ IDD Telephone
- ✓ Air-Conditioning
- ✓ Satellite TV
- ✓ Personal Bar
- ✓ Hair Dryer
- ✓ Coffee / Tea making facilities
- ✓ In-room safe
- ✓ Hot & Cold water
- ✓ Internet wifi access

ACTIVITIES

- ✓ Health Spa
- ✓ Freshwater Swimming pool
- ✓ Jacuzzi
- ✓ Kayaking
- ✓ Windsurfing
- ✓ Boat excursion, Snorkeling, fishing
- ✓ Adjacent to 9 Hole Golf Course

AMATA GARDEN RESORT, INLE LAKE

GUESTS FACILITIES

- ✓ 24-hour reception
- ✓ Restaurant
- ✓ Outdoor & indoor Bar
- ✓ Wired or wireless Internet access
- ✓ Laundry Service
- ✓ Room Service and Daily housekeeping
- ✓ Gift & Souvenir Shop
- ✓ Wellness & Spa
- ✓ 24 hours electric power supply
- ✓ Water purification system
- ✓ Nurse or doctor on call

IN ROOM FACILITIES

- ✓ Private balcony
- ✓ IDD telephone
- ✓ Air conditioning
- ✓ Heater
- ✓ 32-inch flat-screen LCD Satellite television
- ✓ Hair dryer
- ✓ In-room safe
- ✓ Refrigerated mini bar
- ✓ Coffee/Tea making facilities including coffee maker
- ✓ Internet wifi access
- ✓ Hot & cold bath & shower (shower only for deluxe rooms)

AMATA GARDEN RESORT, BAGAN

GUESTS FACILITIES

- ✓ 24 Hour Reception
- ✓ Restaurant, Bar & Coffee Shop
- ✓ Wifi access
- ✓ Laundry service
- ✓ Room service
- ✓ Conference room & its facilities
- ✓ Gift & Souvenir shop
- ✓ Outdoor swimming pool
- ✓ 24 Hour electric power supply
- ✓ Water Purification System
- ✓ Doctor on call

IN ROOM FACILITIES

- ✓ Private balcony
- ✓ IDD Telephone
- ✓ Air-Conditioning
- ✓ LCD Satellite Television
- ✓ Hair Dryer
- ✓ Room Safety Box
- ✓ Fully- stocked mini bar
- ✓ Coffee / Tea making facilities
- ✓ Internet wifi access
- ✓ Hot & Cold Standing Shower and bath tub
- ✓ Complimentary mineral water
- ✓ Toiletries

FACILITIES

AMATA RESORT & SPA, ANDAMAN - PONI ISLAND

GUESTS FACILITIES

- ✓ 24 Hour Reception
- ✓ Restaurant, Bar & Coffee Shop
- ✓ Wifi access
- ✓ Laundry service
- ✓ Room service
- ✓ Outdoor swimming pool
- ✓ 24 Hour electric power supply
- ✓ Water Purification System
- ✓ Doctor on call

IN ROOM FACILITIES

- ✓ Air-Conditioning
- ✓ LCD Satellite Television
- ✓ Hair Dryer
- ✓ Room Safety Box
- ✓ Fully- stocked mini bar
- ✓ Coffee / Tea making facilities
- ✓ Internet wifi access
- ✓ Hot & Cold bath & shower
- ✓ Complimentary mineral water
- ✓ Toiletries

MY BAGAN RESIDENCE BY AMATA

GUESTS FACILITIES

- ✓ 24 Hour Reception
- ✓ Restaurant, Bar & Coffee Shop
- ✓ Wifi access
- ✓ Laundry service
- ✓ Room service
- ✓ Gift & Souvenir shop
- ✓ Outdoor swimming pool
- ✓ 24 Hour electric power supply
- ✓ Water Purification System
- ✓ Doctor on call

IN ROOM FACILITIES

- ✓ IDD Telephone
- ✓ Air-Conditioning
- ✓ LCD Satellite Television
- ✓ Hair Dryer
- ✓ Room Safety Box
- ✓ Fully- stocked mini bar
- ✓ Coffee / Tea making facilities
- ✓ Internet wifi access
- ✓ Hot & Cold Standing Shower
- ✓ Complimentary mineral water
- ✓ Toiletries

MY HPA-AN RESIDENCE BY AMATA

GUESTS FACILITIES

- ✓ 24 Hour Reception
- ✓ Restaurant & Bar
- ✓ Meeting room & its facilities
- ✓ SPA
- ✓ Wifi access
- ✓ Laundry service
- ✓ Room service
- ✓ Outdoor swimming pool
- ✓ Gift & Souvenir shop
- ✓ 24 Hour electric power supply
- ✓ Water Purification System
- ✓ Doctor on call

IN ROOM FACILITIES

- ✓ IDD Telephone
- ✓ Air-Conditioning
- ✓ LCD Satellite Television
- ✓ Hair Dryer
- ✓ Room Safety Box
- ✓ Fully- stocked mini bar
- ✓ Coffee / Tea making facilities
- ✓ Internet wifi access
- ✓ Hot & Cold Standing Shower
- ✓ Complimentary mineral water
- ✓ Toiletries

ORIENTAL BALLOONING

GUESTS FACILITIES

- ✓ Pick up & drop off to & from hotel / launching site
- ✓ Full Safety Briefing and viewing of pre-launch inflation from a dedicated viewing area
- ✓ Light morning snacks & coffee/tea
- ✓ Experiencing balloon flight with International license holding pilots
- ✓ Sparkling wine and fresh fruit reception after landing
- ✓ Presentation of personal flight certificate
- ✓ In-flight photo service

Amata resort & spa

Amata Resort & Spa, Ngapali Beach

The Experience of a lifetime…

Amata Resort (Ngapali Beach) is located at Plot No. 207, Mya Pyin Village, Thandwe Township, Rakhine State, Myanmar and covers an area of 6.34 acres. Stretching along the shoreline of Ngapali Beach, one of Myanmar's premier beaches and the second largest beach in South-East Asia, Amata Resort (Ngapali Beach) is currently one of the biggest resorts at Ngapali Beach. With its acres of tropical greenland, Amata Resort (Ngapali Beach) is designed to capture the languid beauty of a traditional Asian setting with facilities catered to both the business and leisure traveller. Guests are accommodated in 92 teak, bamboo, cane and rattan cabanas and bungalows. The room types range from luxurious "Grand Cabana Seaview" (multi-tiered bungalow), "Cabana Cottage" (two-storey beach bungalow) to fully-furnished "Deluxe" and "Superior" rooms. The gastronomical needs of the guests are well taken care of by the "Dwaryawaddy" restaurant and the "Kissapanadi" lounge both of which offer a relaxing environment to enjoy Burmese traditional food. Spa services are also provided to guests in a spa building with private rooms providing a wide range of treatments and therapies and massage techniques in both traditional specialized international styles. A sense of calm and well-being endures throughout the guests' stay at the resort.

Ngapali Beach is the most prominent tourist destination in the township. Prime beachfront is located towards the south side of the stretch of Ngapali Beach, which is endowed with white sandy beaches and clear water.

Amata Resort & Spa (Ngapali Beach) သည် အကျယ်အဝန်း မြေ ၆.၃၄ ဧက ရှိသော မြေကွက် အမှတ် ၂၀၇၊ မြပြင်ကျေးရွာ၊ သံတွဲမြို့နယ် ၊ ရခိုင်ပြည်နယ် တွင် တည်ရှိပါသည်။ မြန်မာနိုင်ငံ၏ အကြီးမားဆုံး ကမ်းခြေများထဲမှ တစ်ခုဖြစ်သည့်အပြင် အရှေ့တောင်အာရှဒေသတွင်းတွင် ဒုတိယအကြီးမားဆုံးဖြစ်သော ငပလီကမ်းခြေ၏ ကမ်းစပ်တစ်လျှောက်တွင်တည်ရှိနေသော အမတငပလီအပန်းဖြေဟိုတယ်သည် လက်ရှိ ငပလီကမ်းခြေရှိ အပန်းဖြေ ဟိုတယ်များအနက် အကြီးမားဆုံးဖြစ်သည်။ လုပ်ငန်းကိစ္စအတွက်ဖြစ်စေ ၊ အပန်းဖြေအနားယူရန်ဖြစ် စေလာ ရောက်လည်ပတ်ကြသော ခရီးသွားများအတွက် ဝန်ဆောင်မှုပေးရန်အတွက် ရည်ရွယ်ကာ သစ်ပင်များဖြင့် စိမ်းလန်းနေသော မြေဧကများစွာနှင့်အတူ အာရှတိုက်၏ ရိုးရာအငွေ့အသက်အပြင်အဆင်များဖြင့် တည်ငြိမ်သော အလှတရားကို ရရှိစေရန် ပုံစံပြုလုပ်ထားခြင်းဖြစ်ပါသည်။ ဧည့်သည်များအနေဖြင့် ကျွန်း၊ ဝါး၊ ကြိမ် နှင့် အထပ်သား များဖြင့် အခန်းဖွဲ့တည်ဆောက်ထားသော ဘန်ဂလိုများတွင် တည်းခိုနိုင်ပါသည်။ အခန်းအမျိုးအစားများ ပင်လယ် ပြင်ရှုခင်းဘက်သို့မျက်နှာမူကာ တော်ဝင်ဆန်ဆန် အခန်းဖွဲ့ပြင်ဆင်ထားသော အဆင့်မြင့်ဇိမ်ခံအခန်းများအပြင် ကမ်းခြေဘန်ဂလိုပုံစံနှစ်ထပ်အဆောက်အဦးဖြင့် အခန်းဖွဲ့တည်ဆောက်ထားသော ပရိဘောဂအပြည့် ထည့်သွင်း ထားသော အဆင့်မြင့်အခန်းများနှင့် ဇိမ်ခံအခန်းများအထိ ပါဝင်ပါသည်။

သက်တောင့်သက်သာဖြစ်စေသော ပတ်ဝန်းကျင်အပြင်အဆင်များနှင့် မြန်မာ့ရိုးရာအစားအစာများကို သုံးဆောင် ခံစားနိုင်သော ဒွာရာဝတီစားသောက်ဆိုင် နှင့် ကစ္စပနဒီစားသောက်ခန်းမများက ဧည့်သည်များ၏ အစားအသောက်ပိုင်းဆိုင်ရာ လိုအပ်ချက်များကို ကောင်းစွာဖြည့်ဆည်းပေးလျက်ရှိပါသည်။ ဧည့်သည်များ၏ ကျန်းမာရေးဝန်ဆောင်မှုများ နှင့် စပ်လျဉ်းပြီး ကျန်းမာရေးဝန်ဆောင်မှုခန်းမအတွင်းရှိ သီးသန့်အခန်းများစွာတွင် များပြားလှစွာသော အနှိပ်နည်း စနစ်များနှင့် ကုထုံးများအပြင် ရိုးရာ နှင့် နိုင်ငံတကာ အနှိပ်နည်းပညာပုံစံများဖြင့် အနှိပ်ပိုင်းဆိုင်ရာ ဝန်ဆောင်မှု များကို ပေးအပ်လျက်ရှိပါသည်။ အပန်းဖြေဟိုတယ်တွင် ဧည့်သည်များတည်းခိုနေထိုင်စဉ် တစ်လျှောက်အတွင်း အေးချမ်းငြိမ့်ညောင်းသာယာစွာ နေထိုင်သွားနိုင်ကြမည်ဖြစ်ပါသည်။ အဓိကကမ်းခြေမျက်နှာစာမှာ ငပလီကမ်းခြေ၏ တောင်ဘက်ကမ်းရိုးတန်းတစ်လျှောက်သို့ သွယ်တန်းတည်ရှိနေပြီး ကြည်လင်သောရေပြင် နှင့် ဖြူလှသော သဲသောင်ပြင်များဖြင့် ကြွယ်ဝလှသောနေရာလည်းဖြစ်ပါသည်။

Amata Garden Resort, Inle Lake

Where Peace & Tranquility Begins...

Amata Garden Resort (Inle Lake) is located at Inn Gyin Gone Village, Inle Lake, Nyaung Shwe Township, Shan State, Myanmar and covers an area of 17.48 acres. Amata Garden Resort (Inle Lake) operates with (189) rooms and it accounts for about 5.8% market share of all available hotel rooms located at Inle Lake in 2017. Guests can also get to Amata Garden Resort (Inle Lake) via a 50 minutes boat ride from Nyaung Shwe boat jetty. It is a 50 minutes drive from Heho airport to the Nyaung Shwe boat jetty.

Amata Garden Resort (Inle Lake) is the only high-rise hotel with a 3-storey hotel offering 93 Royal Deluxe rooms, 60 Deluxe rooms, 14 Superior rooms and 2 Deluxe Suite rooms and 20 luxury "Amata" Villas with a restaurant, a bar, swimming pool with poor bar and a spa centre. Guest rooms feature, private balconies, individual air-conditioning, a working desk, coffee/tea facilities, satellite TV, mini bar, in-room safe, room service, laundry service, bath room with hot & cold shower, and nightly turndown service.

Amata Garden Resort (အင်းလေးကန်) သည် မြန်မာနိုင်ငံ၊ ရှမ်းပြည်နယ်၊ ညောင်ရွှေမြို့နယ်၊ အင်ကြင်းကုန်းကျေးရွာ တွင်တည်ရှိပြီး ဇရိယာစုစုပေါင်းမှာ ၁၇.၄၈ ဧက ကျယ်ဝန်းပါသည်။ Amata Garden Resort (အင်းလေးကန်) အနေဖြင့် အခန်းပေါင်း (၁၈၉) ခန်းရှိပြီး အင်းလေးကန်တဝိုက်ရှိ ရရှိနိုင်သော ဟိုတယ် အခန်းအားလုံး၏ ဈေးကွက်ဝေစု ၅.၈ ရာခိုင်နှုန်းကို ရရှိထား ပါသည်။ ဇည့်သည်များအနေဖြင့် Amata Garden Resort (အင်းလေးကန်) ကို ညောင်ရွှေရှိ စက်လှေဆိပ် မှ မိနစ် ၅၀ ခန့် စက်လှေစီးလာလျှင် ရောက်ရှိနိုင်ပါသည်။ ဟဲဟိုး လေဆိပ်မှ ညောင်ရွှေစက်လှေဆိပ် သို့ ကားဖြင့်လာလျှင် မိနစ် ၅၀ ခန့်သာ မောင်းရန်လိုအပ်ပါသည်။

Amata Garden Resort (အင်းလေးကန်) မှာ အထပ် ၃ ထပ် ဖြင့် တစ်ခုတည်းသော အထပ်မြင့်ဟိုတယ် ဖြစ်ပြီး အဆင့်မြင့်ပြင်ဆင်ထားသော Deluxe အခန်းပေါင်း ၆၀၊ အဆင့်မြင့် Deluxe အခန်းကြီး နှစ်ခန်း၊ အထူးဇိမ်ခံ အခန်းကြီး ၂၀ ဖြစ်သော အမတ Villa များလည်းရှိပြီး ၂၀၁၈ခုနှစ်တွင် ထပ်မံတည်ဆောက်ထားသော Royal Deluxe အခန်းပေါင်း ၉၃ ခန်း၊ Superior အခန်းပေါင်း ၁၄ ခန်းတို့အပြင် စားသောက်ခန်းမများ၊ ဘား၊ ရေကူးကန်နှစ်ခုနှင့်တွဲလျက်ဘားအပြင်၊ အကြောပြင်အနိပ်စင်တာများလည်းရှိပါသည်။ တည်းခိုဆောင်များ တွင်လည်း သီသန့် ဝရံတာများ၊ လေအေးပေးစက်တစ်ခုစီ၊ အလုပ်စားပွဲ၊ ကော်ဖီလက်ဖက်ရည် ဝန်ဆောင်မှုများ၊ ဖြူလ်တုတီဗီ၊ ဘား အသေးစား၊ အခန်းတွင်းအာမခံသေတ္တာ၊ အခန်းသန့်ရှင်းရေးဝန်ဆောင်မှု၊ ရေပူရေအေး၊ ရေချိုးခန်းနှင့် ညနေခင်း အိပ်ရာပြင်ပေးခြင်း ဝန်ဆောင်မှုများပါပါဝင်ပါသည်။

Amata Garden Resort, Bagan

Experience a memorable stay

Located 9.7 km from Nyaung-U Airport, and tucked snugly amidst 5.9 acres of beautifully landscaped gardens, Amata Garden Resort (Bagan) offers easy access to the famous Bagan temples, which are one of Myanmar's main leisure attractions. The Resort has 122 elegantly designed Deluxe Rooms and offers a complete range of amenities to ensure the comforts of the modern world in an ancient land. Situated at both the top and the ground floor of the hotel, all private and spacious deluxe rooms offer a private balcony with an outdoor garden view. The Nibbana Spa provides services ranging from wellness massages to complete body therapies, embracing an authentic Myanmar traditional experience with contemporary flair. All day dining is available at the full-serviced restaurant, serving Continental, Asian and an array of Myanmar home-styled delicacies. At the pool-side bar with al-fresco seating, simple yet delectable menu with light bites, wines, liqueurs, cocktails, other beverages can be experienced while relaxing by the pool after a long day of sightseeing.

ညောင်ဦးလေဆိပ်မှ ၉.၇ ကီလိုမီတာအကွာတွင် တည်ရှိပြီး လှပစွာမွမ်းမံပြင်ဆင်ထားသော မြေ ၅.၉ ဧက အကျယ်ရှိ ဥယျာဉ်များ၏အလယ်တွင် တည်ရှိနေသော Amata Garden Resort ဟိုတယ်မှာ မြန်မာနိုင်ငံ၏ အနားယူရန် ဆွဲဆောင်မှုအကောင်းဆုံးဖြစ်သော အရာများထဲမှ တစ်ခုဖြစ်သော ထင်ရှားလှသော ပုဂံဘုရားပုထိုး စေတီများ သို့ လွယ်လင့်တကူသွားလာနိုင်သည့် နေရာတစ်ခုဖြစ်ပြီး အပန်းဖြေ ဟိုတယ်အတွင်းတွင် ခမ်းနားစွာ ပုံ စံထုတ် တည်ဆောက်ထားသော အဆင့်မြင့်ဇိမ်ခံတည်းခိုအိပ်ခန်း (၁၂၂) ခန်းရှိပြီး ရှေးဟောင်းနယ်မြေမှ ဧခတ်မိ ကမ္ဘာတစ်ခု၏ သာယာငြိမ့်ညောင်းမှုမျိုးကို အာမခံပေးနိုင်သည့် ပြီးပြည့်စုံသော ဝန်ဆောင်မှုများကို ပေးအပ်လျက် ရှိပါသည်။ ဟိုတယ်၏မြေညီထပ်နှင့် အထပ်မြင့်အလွှာများတွင် တည်ရှိနေသော သီးသန့်ဆိတ်ငြိမ်သောအဆင့်မြင့် ဇိမ်ခံတည်းခိုဆောင်များတွင် ပြင်ပ ဥယျာဉ်ရှုခင်းကို ကြည့်ရှုခံစားနိုင်သော ဝရံတာများလည်း ပါဝင်ပါသည်။

Nibbana Spa မှလည်း မြန်မာရိုးရာအနှိပ်နည်းပညာများအပြင် ဆန်းပြားဧခတ်မီသော ကျွမ်းကျင်မှုများ ဖြင့် ကျန်းမာရေးဆိုင်ရာအနင်းအနှိပ်များ နှင့် ခန္ဓာလုံးပြည့်ကုထုံးများစွာကို ဝန်ဆောင်မှုပေးလျက်ရှိပါသည်။ မြန်မာရိုးရာ အိမ်ချက်အရသာမှအစ အရှေ့တောင်အာရှ နှင့် အာရှတိုက်အရသာများကို ဝန်ဆောင်မှုအပြည့်ပေး ထားသော စားသောက်ဆိုင်များတွင် တစ်နေ့လုံးရရှိနိုင်ပါသည်။ ဝန်းကျင်တစ်ခွင်၌ တစ်နေ့တာလုံးလှည့်လှည် ကြည့်ရှုပြီးနောက် အပန်းဖြေအနားယူနိုင်ရန်အတွက် ရေကူးကန်ဘေးရှိ ခုံတန်းကလေးများ၌ အဆာပြေ စားသောက်စရာများ ၊ရိုးရှင်းသော်လည်း အရသာရှိလှသော စားသောက်ဖွယ်ရာများ၊ ဝိုင်အမျိုးမျိုး၊ ယမကာ အမျိုးမျိုး၊ ကောက်တေးများစွာနှင့် အခြားအဖျော်ယမကာ မျိုးစုံကိုလည်း သုံးဆောင်ခံစားနိုင်ပါသည်။

Amata Resort and Spa, Andaman

Amata Resort & Spa, Andaman is located at “Phoni” Island Myeik (Mergui) Archipelago, Kawthaung Township, Kawthaung District, Tanintharyi Rision, Myanmar and covers an area of 100 acres. Amata Resort & Spa, Andaman first opened its door to guest in 1st November 2021 and serves 14 ultimate Villas. Touch down in Kawthaung City, seat on board by our speed boat and breeze across untouched Andaman Sea. In 40 nautical miles from kawthaung, you are on your Poni island home, one of the most exclusive retreat in the Andaman Sea. Amata Resort & Spa, Andaman (Poni Island) serves 14 ultimate Villas which capture nature’s beauty with green tropical forest, white sand beach and sapphire seas. Dining at our sea view restaurant, with a local oriented sea food menus from our Chef will make you stylish. Enjoy your evenings at our sea view Bar with full beverage lists. Surrounded by sun loungers, our swimming pool is the perfect place to be in a few early sunrise mornings or sunset evenings with your loved ones. Embrace the relaxing feeling of kayaking in the untouched waters of Andaman & experience paddling boarding in the salt water blue sea. Tracking on the island is a must thing to do with us.Being able to enjoy the natural beauties of both under and above water by carefully preserving the natural resources, and being able to relax peacefully.

Amata Resort & Spa, Andaman သည် တနင်္သာရီတိုင်းဒေသကြီး၊ ကော့သောင်းခရိုင်၊ ကော့သောင်းမြို့နယ်၊ မြိတ်ကျွန်းစုအတွင်း၊ မြေဓရိယာ (၁၀၀)ဧက ကျယ်ဝန်းသော ဖိုးနီကျွန်းပေါ်တွင်တည်ရှိပါသည်။ ၂၀၂၁ခုနှစ်၊ နိဝင်ဘာလ၊ ၁ရက်နေ့ တွင် စတင်ဖွင့်လှစ်ခဲ့ပြီး Luxury Villa ၁၄ ခန်းဖြင့်ဖွဲ့စည်းထားပါသည်။ ကျွန်ုပ်တို့၏ အပန်းဖြေစခန်းသည် ကော့သောင်းမြို့ ရဲ့ ရေမိုင် ၄၀ အကွာမှာတည်ရှိသည့်အတွက်၊ ကော့သောင်းမြို့ကနေ speed boat နဲ့အတူ လိုက်ပါစီးနင်းပြီး သဘာဝဆန်လှတဲ့ မြိတ်ကျွန်းစုကို ဖြတ်သန်း၍ ကျွန်ုပ်တို့ရဲ့အပန်းဖြေနားခိုရာ ဖိုးနီကျွန်းပေါ်မှာ စိမ်းလန်းတဲ့ အပူပိုင်းသစ်တောတွေ၊ သဲဖြူသောင်ပြင်တွေနှင့် ကျယ်ပြောလှတဲ့ပင်လယ်ရေပြာပြာနှင့်အတူ သဘာဝရဲ့ အလှတရားတွေကို ကျွန်ုပ်တို့ရဲ့ ထူးခြားလှတဲ့ Villa ၁၄ ခုကနေ တဝကြီး ခံစားနိုင်မှာဖြစ်ပါတယ်။ ကျွန်ုပ်တို့ စားဖိုမှူးတွေရဲ့ ဒေသထွက် ပင်လယ်စာမီနူးများရယ် ပင်လယ်ရှုခင်းမြင်ရတဲ့ စားသောက်ဆိုင်ကနေ စားသောက်ဖွယ်ရာတွေကို စတိုင်ကျကျ သုံးဆောင်နိုင်ပြီး အဖျော်ယမကာအစုံရနိုင်တဲ့ ကျွန်ုပ်တို့ရဲ့ဘားကနေလည်း သင်ရဲ့ညနေခင်းများကို ပျော်ရွှင်စွာ ခံစားနိုင်ပါသည်။ နေရာထိုင်ခင်းအပြည့်အစုံနဲ့ ဝန်ဆောင်မှုပေးထားတဲ့ ကျွန်ုပ်တို့ရဲ့ ရေကူးကန်ကလည်း သင့်ချစ်ရသူနှင့် နံနက်ခင်း နေထွက်ချိန် (သို့မဟုတ်) ညနေခင်း နေဝင်ချိန်တွေမှာလည်း သဘာဝအလှကို အပြည့်အဝခံစားဖို့ အကောင်းဆုံးနေရာ ဖြစ်ပါတယ်။ မြိတ်ကျွန်းစုရဲ့ ပြာလဲ့တဲ့ ပင်လယ်ရေပြင်မှာ ကရက်လေ့ဖြင့် လှေစီးရင်း သက်တောင့်သက်သာဖြစ်တဲ့ ခံစားချက်ကိုလည်း ဖမ်းဆုပ်နိုင်မှာဖြစ်ပါတယ်။ သဘာဝသယံဇာတများကို သေချာစွာထိန်းသိမ်း စောင့်ရှောက်ထားသဖြင့် ရေပေါ်၊ရေအောက် သဘာဝအလှတရားများကို ခံစားနိုင်ပါသည်။

My Bagan
Residence by Amata

My Bagan Residence by Amata

Enjoy the pleasures of ancient royal secrets...

"My Bagan Residence" by Amata is located at No. 25, Block No.1, Yinminpaik (West), Thiripyitsayar Village, Nyaung U Township, Mandalay Division and covers an area of 0.918 acres. "My Bagan Residence" by Amata was established together with "Amata Boutique House, Bagan" which is a one-stop establishment in Bagan providing dining and spa services. "My Bagan Residence" by Amata is a 32 room hotel set in a garden compound with the ambience of a private home. The facilities at "Amata Boutique House, Bagan" include fine dining at the "Irrawaddy", bistro at "The Roasted Bean", drinks and cocktails at "The City Bar", spa and relaxation at "Blossom Spa" and shopping for gifts and souvenirs at "My Bagan". Guests at the "Irrawaddy" fine dining restaurant are able to select from cuisines ranging from European, Chinese, Thai and Myanmar. In the evenings, guests would also be able to enjoy a dining experience in the garden coupled with our nightly cultural shows staged in front of rows of ancient spot-lit Bagan temples. The show includes the art of colourful marionettes, the graceful Bagan-era dances and the traditional Burmese orchestra playing Myanmar music without notes on gilded instruments. "Nibbana Spa" is a spa providing a range of services including traditional herbal and fruit rubs, organically scented oil massages, and aromatic facial treatments.

"My Bagan Residence" By Amata သည် မန္တလေးတိုင်းဒေသကြီး ၊ ညောင်ဦးမြို့နယ်၊ သီရိပစ္စယာရပ်ကွက် ရင်မင်းပိုက် (အနောက်ရပ်)၊ အမှတ် ၂၅၊ မြေကွက် အမှတ် ၁ တွင်တည်ရှိပြီး မြေဧရိယာအကျယ် ၀.၉၁၈ ဧကရှိပါသည်။ စားသောက်ဆိုင် နှင့် Spa များအတွက် တစ်နေရာတည်းတွင် ဝန်ဆောင်မှုပေးအပ်ရန် ထူထောင်ထားပြီးဖြစ်သော Amata Boutique House Bagan နှင့်အတူ ပူးတွဲတည်ထောင်ထားခြင်းဖြစ်ပါသည်။ ဥယျာဉ် ခြံထဲတွင် ကိုယ်ပိုင်သီးသန့်အိမ်များပုံစံ ဟိုတယ်အပြင်အဆင်ဖြင့် အခန်းပေါင်း (၃၂) ခန်းပါဝင်ပါသည်။

Amata Botique House ရှိဝန်ဆောင်မှုများမှာ စားသောက်ဖွယ်ရာများကို ဧရာဝတီစားသောက်ဆိုင် နှင့် "The Roasted Bean" စားတော်ဆက်ဦလည်းကောင်း၊ သောက်စရာများ နှင့် ကောက်တေးလ် အမျိုးမျိုးအတွက် "The City Bar" ဦလည်းကောင်း၊ နှိပ်ခြင်းနှင့် အနားယူခြင်းများအတွက် "Nibbana Spa" ဦလည်းကောင်း၊ ဈေးဝယ်ခြင်းနှင့် အမှတ်တရလက်ဆောင်ပစ္စည်းအရောင်းဆိုင်များအတွက် "My Bagan" ဦလည်းကောင်း ဝန်ဆောင်မှုပေးအပ်လျက်ရှိပါသည်။ "ဧရာဝတီ" စားတော်ဆက်သို့ လာရောက်ကြသော ဧည့်သည်များအနေဖြင့် ဥရောပ ၊ တရုတ်၊ ထိုင်းနှင့် မြန်မာ ဟင်းလျာများကို ရွေးချယ်သုံးဆောင်နိုင်မည်ဖြစ်ပါသည်။ ညနေခင်းများတွင် ဧည့်သည်များအနေဖြင့် ညနေစာသုံးဆောင်နေစဉ်အတွင်း စင်မြင့်ပေါ်တွင် ညစဉ်ကပြဖျော်ဖြေသော ယဉ်ကျေးမှု အစီအစဉ်များကို တွဲဖက်ခံစားနိုင်မည်ဖြစ်ပါသည်။ အဆိုပါဖျော်ဖြေမှုတွင် မှန်စီရွှေချ တစ်လက်လက်တောက်ပနေ သော မြန်မာ့ရိုးရာပတ်ဝိုင်း၊ဆိုင်းဝိုင်းများကို ဂီတနတ်စ်များမပါဘဲ အလွတ်တီးခတ်ခြင်းများ၊ ကျက်သရေရှိလှသော ပုဂံခေတ် ရိုးရာအကများနှင့် အရောင်အသွေးစုံလင်လှသော ရုပ်သေးအနုပညာဖျော်ဖြေမှုများ ပါဝင်ပါမည်။ Nibbana Spa အနေဖြင့်လည်း တိုင်းရင်းဆေးနှင့်သစ်သီးသစ်ဖုများ၊ ဓာတုပစ္စည်းမပါဝင်သော အမွှေးနံ့သာဆီဖြင့် သုတ်လိမ်းနှိပ်နယ်ခြင်းများအပြင် ကြည်လင်သင်းပြန့်သော မျက်နှာအသားအရေကုထုံးများ အထိ များပြားလှသော ဝန်ဆောင်မှုများကိုပေးအပ်လျက်ရှိပါသည်။

My Hpa-An Residence by Amata

Hpa-an // wander often, wonder always

Hpa-An, one of the best-loved & famous destination to escape from the city life especially on weekends. If you are in Hpa-An, there will be with full activities like trekking along the natural caves, walking around the forest, hiking at Mount Zwe Ka Bin, exploring the early morning life of the locals, admiring the sunrise with Mount Zwe Ka Bin view from the lake and exploring around the town.

Beyond all the activities you may experience in Hpa-An, you may spend your precious holidays by relaxing at My Hpa-An Residence by Amata. There are only 20 magnificent bungalows at the foot of Mount Zwe Ka Bin, hidden from the world by green rubber tree forest. The place is an escape from the crowded world.

The resort stands with private balconies and all bungalows offer unparalleled views of Mount Zwe Ka Bin and bungalows are surrounded by rubber tree forest. There is a true nature for nature lovers. Resort accommodations are a boutique translation of traditional lodge. Interior side, you'll find wood paneling and it extends privacy of a home. Each offers panoramic view of the mountain area also perfect for families or vacations lovers.

My Hpa-An Residence by Amata, offers Asian cuisine choices range from Chinese, Thai and Myanmar, prepared with our unique ingredients lovingly prepared by international master chefs for the discerning palate. Delight your taste buds with the cuisine with our array of unique and delicious traditional dishes which have been enjoyed throughout the centuries by the Myanmar people. Complete your meal with our scrumptious desserts.

In 2021, new swimming pool was added as a new facilities. You can also enjoy the natural beauty of the surrounding area by bicycle from the hotel.

ဘားအံမြို့သည် သဘာဝတရားကိုမြတ်နိုးသူများအတွက် သဘာဝဥမင်လှိုဏ်ဂူများ၊ ရေတံခွန်များ၊ တောတောင်များဖြင့် သာယာလှပပြီး Activities များအနေဖြင့်လည်း Trekking လျှောက်ခြင်းများနှင့် တောင်တက်ခြင်းတို့ကို ပြုလုပ်နိုင်ခြင်းစသည်များနှင့်အတူ ပိတ်ရက်များတွင် မြို့ပြပတ်ဝန်းကျင်မှ ခဏတာအပန်းဖြေရန် အကောင်းဆုံးနေရာဖြစ်သည်။ My Hpa-An Residence သည်လည်း ဖားစည်မြေရှိ ဇွဲကပင်တောင်ခြေတွင် စိမ်းလန်းဆေး ရော်ဘာတောအုပ်လေးအတွင်း၌ တည်ရှိကာ အနားယူအပန်းဖြေနိုင်ရန် ဘန်ဂလိုအလုံး ၂၀ ဖြင့် ဖွဲ့စည်းထားခြင်း ဖြစ်ပါသည်။

အပန်းဖြေစခန်း၏ ဘန်ဂလိုတိုင်းတွင် ကိုယ်ပိုင်လသာဆောင်များရှိပြီး ဇွဲကပင်တောင်နှင့် သဘာဝပတ်ဝန်းကျင်ကို ချစ်မြတ်နိုးသူများအတွက် ပတ်ဝန်းကျင်ရှိ သစ်တောများနှင့် သူမတူနိုင်သည့် ရှုခင်းများကို ကြည့်ရှုခံစားနိုင်မှာပဲ ဖြစ်ပါတယ်။

အခန်းအတွင်းပိုင်းတွင် သစ်သားဖြင့်တည်ဆောက် အလှဆင်ထားသည့်အတွက် သဘာဝနှင့်နီးစပ်သော ခံစားမှုကို ကောင်းစွာရရှိနိုင်သည့် ဘန်ဂလိုလုံးချင်းများဖြစ်သည့်အတွက် Privacy ရှိစွာ တည်းခိုနိုင်မှာဖြစ်ပြီး အဖိုးတန် အားလပ်ရက်များကို ကောင်းစွာအနားယူနိုင်မှာ ဖြစ်ပါတယ်။

My Hpa-An Residence by Amata တွင် အာရှ၊ တရုတ်၊ ထိုင်းနှင့် မြန်မာ အစရှိသော အာရှအစားအစာများကို အတွေ့အကြုံရှိ စားဖိုမှူးများက နှစ်သက်ဖွယ်ကောင်းပြီး အရသာရှိစေရန်အတွက် ပြင်ဆင်ပေးထားပြီး ကရင်ရိုးရာ စားစရာများကိုလည်း သုံးဆောင်နိုင်မှာဖြစ်ပါတယ်။

၂၀၂၁ခုနှစ်တွင် ရေကူးကန်ကို အသစ်တည်ဆောက် ဝန်ဆောင်မှု ပေးလျက်ရှိပါသည်။ ထို့အပြင် ဟိုတယ်မှ စက်ဘီးများဖြင့် အနီးပတ်ဝန်းကျင်သဘာဝအလှအပများကိုလည်း လှည့်လည်ကြည့်ရှုခံစားနိုင်မည်ဖြစ်ပါတယ်။

Oriental Ballooning, Myanmar

Explore Myanmar with Us!

Amata လုပ်ငန်းစု၏ လူစီးမီးပုံးပျံ ဝန်ဆောင်မှုများကို Myanmar Ballooning Company Limited မှ ဝန်ဆောင်မှုပေးအပ်ခြင်းဖြစ်ပြီး ၎င်းမှာ မြန်မာနိုင်ငံရှိ လူစီးမီးပုံးပျံသန်းသူ အော်ပရေတာ (၄) ခု အနက်မှ တစ်ခု လည်းဖြစ်ပါသည်။

Myanmar Ballooning Company Limited အနေဖြင့် လူစီးမီးပုံးပျံတစ်စင်းလျှင် ခရီးသည်အနည်းဆုံး ၄ ဦးမှ အများဆုံး ၁၂ ဦး အထိ လိုက်ပါ စီးနင်းနိုင်စွမ်းရှိသော လူစီးမီးပုံးပျံ ၁၅ စင်းကို ပျံသန်းကာ ဝန်ဆောင်မှုပေးနေခြင်း ဖြစ်ပါသည်။ အဆိုပါလူစီးမီးပုံးပျံများကို အင်္ဂလန်တွင်ရှိသော ကမ္ဘာ့အကြီးဆုံး လူစီးမီးပုံးပျံထုတ်လုပ်သူ (Cameron Balloons Co. Ltd.,) မှ ထုတ်လုပ်ထားခြင်းဖြစ်ပါသည်။ ကျွန်ုပ်တို့၏ လူစီးမီးပုံးပျံ ပျံသန်းမောင်းနှင်သူများနှင့် နည်းပညာရှင်များမှာ ဥရောပမှ ကျွမ်းကျင်ပညာရှင်များဖြစ်ပြီး အင်္ဂလန် တွင် လေ့ကျင့်ကာ မှတ်ပုံတင်ထားကြသူများလည်းဖြစ်ပါသည်။

Myanmar Ballooning Company Limited မှ ဆောင်ရွက်ပေးသော ဝန်ဆောင်မှု မှာ လူစီးမီးပုံးပျံ စီးနင်း မည့်ခရီးသည်ကို ယင်း၏ဟိုတယ်မှ သွားရောက်ကြိုဆိုပေးသည့် စင်းလုံးငှားဝန်ဆောင်မှုများပါဝင်သည်။လူစီးမီးပုံး ပျံစီးနင်းလိုက်ပါသူများအတွက် အဆာပြေ မနက်စာနှင့် တည်ခင်းဧည့်ခံပါသည်။ လူစီးမီးပုံးပျံမောင်းနှင်သူမှ စီးနင်းလိုက်ပါသူများ၏ လုံခြုံရေးနှင့် ပတ်သက်သောအချက်များကို လူစီးမီးပုံးပျံမစီးမှီ ပြောကြားပေးပါသည်။ လူစီးမီးပုံးပျံတစ်ခုချင်းစီ၏ သယ်ဆောင်နိုင်သည့် လူအရေအတွက်မှာကွဲပြားပြီး ၄၊၆၊၈၊၁၂ ယောက်အထိ လိုက်ပါ စီးနင်းနိုင်ပါသည်။









The Group's hot air balloon service is operated by Myanmar Ballooning Co. Ltd. and is one of the four hot air ballooning operators in Myanmar. Myanmar Ballooning Co. Ltd. operates 15 balloons which carries a minimum capacity of 4 passengers to a maximum capacity of 12 passengers. These balloons are built by Cameron Balloons Ltd. in the United Kingdom, the world's largest hot air balloon manufacturer. Our pilots and technicians are Europeans professionals who are qualified and registered in the United Kingdom.

The hot air balloon service operated by Myanmar Ballooning Co. Ltd. is a private charter service which includes pickup from the guests' hotel. Light, pre-flight breakfast is provided to guests whilst the balloons are inflated and complimentary bottled water for each guest is provided in the basket of each hot air balloon. A safety briefing will be provided by the pilot prior to take-off by guests in our hot air balloons which have different carrying capacities and can carry 4, 6, 8 and 12 passengers.

CSR ACTIVITIES















ACTIVITIES










Amata Garden Resort, Bagan
Hospitality Course



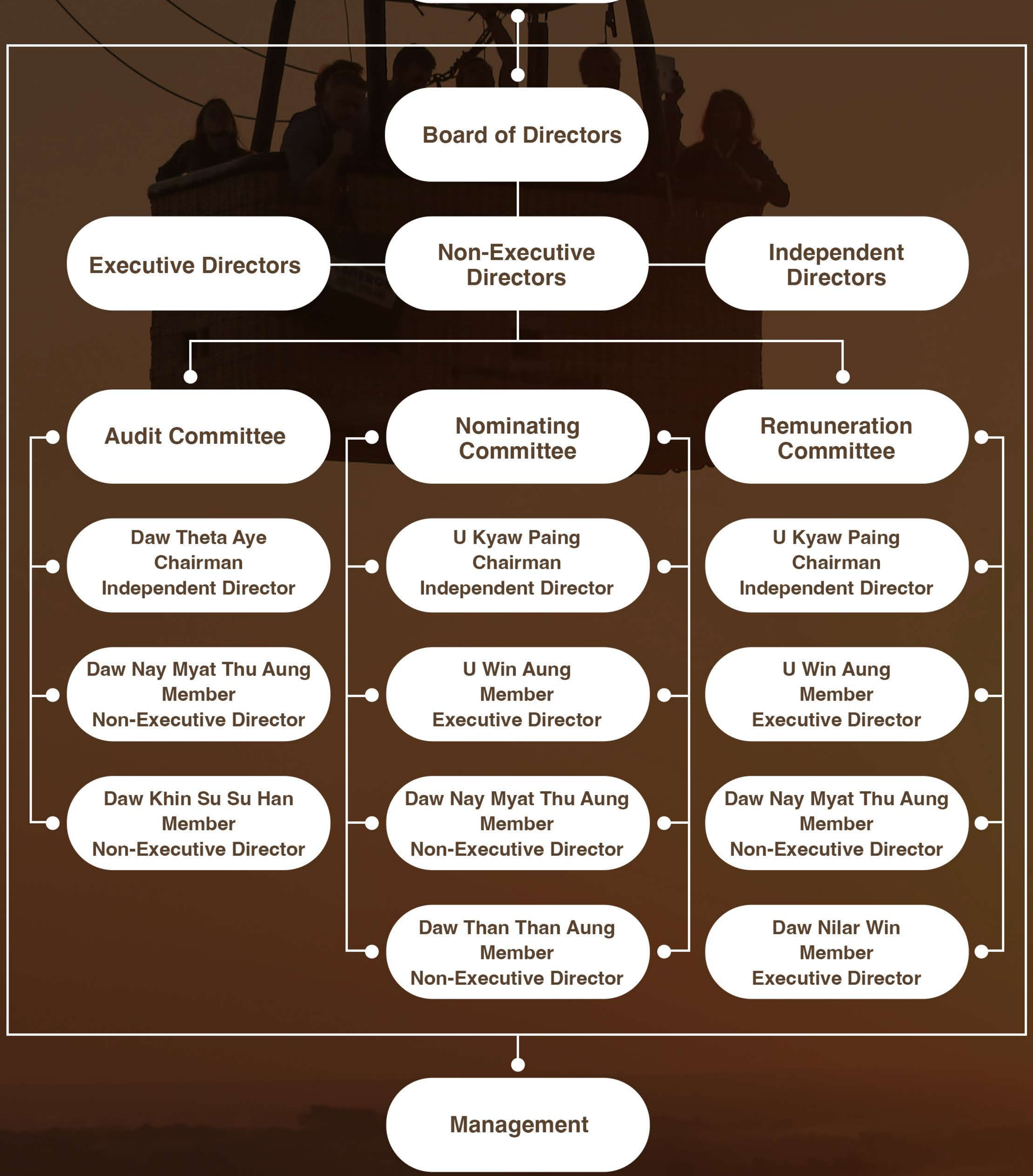




GOVERNANCE



GOVERNANCE STRUCTURE



COMPOSITION OF THE BOARD COMMITTEES

NAME	LAST BOARD RE-ELECTION	BOARD	AUDIT COMMITTEE	NOMINATING COMMITTEE	REMUNERATION COMMITTEE
U WIN AUNG	28-Dec-2020	CHAIRMAN		MEMBER	MEMBER
U KYAW PAING	29-Dec-2021	MEMBER		CHAIRMAN	CHAIRMAN
DAW THETA AYE	28-Dec-2020	MEMBER	CHAIRMAN		
DAW NAY MYAT THU AUNG	28-Dec-2020	MEMBER	MEMBER	MEMBER	MEMBER
DAW NILAR WIN	13-Dec-2019	MEMBER			MEMBER
DAW THAN THAN AUNG	29-Dec-2021	MEMBER		MEMBER	
DAW KHIN SU SU HAN	29-Dec-2021	MEMBER	MEMBER		

CHAIRMAN

MEMBER

BOARD MEETINGS AND ATTENDANCE(OCT 2021 - MAR 2022)

	NUMBER & PERCENTAGE OF BOARD MEETING	NUMBER & PERCENTAGE OF AUDIT COMMITTEE MEETING	NUMBER & PERCENTAGE OF REMUNERATION COMMITTEE MEETING	NUMBER & PERCENTAGE OF NOMINATING COMMITTEE MEETING	NUMBER & PERCENTAGE OF FOURTH ANNUAL GENERAL MEETING
TOTAL NUMBER OF MEETING HELD	7	2	1	1	1
EXECUTIVE DIRECTOR					
U WIN AUNG	7(100%)	NA	1(100%)	1(100%)	1(100%)
DAW NAY MYAT THU AUNG	7(100%)	2(100%)	1(100%)	1(100%)	1(100%)
DAW NILAR WIN	7(100%)	2(100%)	1(100%)	NA	1(100%)
DAW THAN THAN AUNG	7(100%)	NA	NA	1(100%)	1(100%)
DAW KHIN SU SU HAN	7(100%)	2(100%)	NA	NA	1(100%)
NON-EXECUTIVE DIRECTORS					
U KYAW PAING	7(100%)	NA	1(100%)	1(100%)	1(100%)
DAW THETA AYE	7(100%)	2(100%)	NA	NA	1(100%)

Remarks: **Due to the financial year ("FY") has changed to 31 March with effect from 1 April 2022 ,FY2022 covers only a 6 months period from 1 October 2021 to 31 March 2022, which resulted in the frequencies of Board meetings and Committee meetings held during FY 2022 were two times and three times respectively.**

BOARD MEETINGS AND ATTENDANCE(APR 2022 - MAR 2023)

	NUMBER & PERCENTAGE OF BOARD MEETING	NUMBER & PERCENTAGE OF AUDIT COMMITTEE MEETING	NUMBER & PERCENTAGE OF REMUNERATION COMMITTEE MEETING	NUMBER & PERCENTAGE OF NOMINATING COMMITTEE MEETING
TOTAL NUMBER OF MEETING HELD	8	4	3	3
EXECUTIVE DIRECTOR				
U WIN AUNG	8(100%)	NA	3(100%)	3(100%)
DAW NAY MYAT THU AUNG	8(100%)	4(100%)	3(100%)	3(100%)
DAW NILAR WIN	8(100%)	4(100%)	3(100%)	NA
DAW THAN THAN AUNG	8(100%)	NA	NA	3(100%)
DAW KHIN SU SU HAN	8(100%)	4(100%)	NA	NA
NON-EXECUTIVE DIRECTORS				
U KYAW PAING	8(100%)	NA	3(100%)	3(100%)
DAW THETA AYE	8(100%)	4(100%)	NA	NA

CORPORATE INFORMATION

BOARD OF DIRECTOR

U WIN AUNG
CHAIRMAN

DAW NAY MYAT THU AUNG
DIRECTOR

DAW NILAR WIN
DIRECTOR

DAW THAN THAN AUNG
DIRECTOR

DAW KHIN SU SU HAN
DIRECTOR

U KYAW PAING
INDEPENDENT DIRECTOR

DAW THETA AYE
INDEPENDENT DIRECTOR

REGISTERED OFFICE

No. 10, Inya Yeikthar Street, Kabaraye Pagoda Road,
Mayangone Township, Yangon 11061, Myanmar.
Tel : +95 9 899 044 077, 088
Email: info@amataholding.com
Website: www.amataholding.com

INDEPENDENT AUDITOR

KHIN SU HTAY & ASSOCIATES LIMITED
CERTIFIED PUBLIC ACCOUNTANTS
COMPANY REGISTERATION NUMBER-100124548
C1/005, Ground Floor, Hninnsi Street, Yuzana Highway Complex,
Narnat Taw Road, Kamayut Township, Yangon, Myanmar.

AUDIT COMMITTEE

DAW THETA AYE
CHAIRMAN

DAW KHIN SU SU HAN
MEMBER

DAW NAY MYAT THU AUNG
MEMBER

NOMINATING COMMITTEE

U KYAW PAING
CHAIRMAN

U WIN AUNG
MEMBER

DAW NAY MYAT THU AUNG
MEMBER

DAW THAN THAN AUNG
MEMBER

REMUNERATION COMMITTEE

U KYAW PAING
CHAIRMAN

U WIN AUNG
MEMBER

DAW NAY MYAT THU AUNG
MEMBER

DAW NILAR WIN
MEMBER

COMPANY REGISTRATION NUMBER

NO. 100456125

AMATA HOLDING PUBLIC CO., LTD.

SHAREHOLDING LIST

BOD'S SHAREHOLDING STATUS*

NAME	SHAREHOLDINGS REGISTERED IN NAME OF DIRECTOR
U WIN AUNG	4,360,000
DAW NILAR WIN	400,200
DAW NAY MYAT THU AUNG	400,000
DAW KHIN SU SU HAN	400,000
DAW THAN THAN AUNG	393,500

MANAGEMENT'S SHAREHOLDING STATUS*

NAME	POSTITION	SHAREHOLDINGS REGISTERED IN NAME OF MANAGEMENT
DAW NILAR WIN	DIRECTOR OF ADMINISTRATION	400,200
DAW THIRI KHAING	AREA DIRECTOR OF SALES & MARKETING	40,000
DAW LWIN LWIN PYONE	DIRECTOR OF OPERATION	100
DAW HSU LIN NAING	CHIEF FINANCIAL OFFICER	100
DAW HNIN HNIN THET	COMPLIANCE OFFICER	20

TOP TEN SHAREHOLDING LIST*

NAME	NO. OF SHARES	PERCENTAGE OF OUTSTANDING SHARES
U WIN AUNG	4,360,000	41.53
AMATA INTERNATIONAL CO., LTD.	3,960,000	37.72
DAW NILAR WIN	400,200	3.81
DAW NAY MYAT THU AUNG	400,000	3.81
DAW KHIN SU SU HAN	400,000	3.81
DAW THAN THAN AUNG	393,500	3.75
DAW THUNN NADI WIN AUNG	265, 200	2.53
U THANT ZAW WIN	48,847	0.47
DAW THIRI KHAING (OR) GILLIAN JOHNSTONE	40,000	0.38
U NYUNT WIN TUN	40,000	0.38

*These figures are updated on 31st May 2023 (Record Date)

RPT TABLE

CONSOLIDATED FISCAL YEAR ENDED 31 MARCH 2023

Name or company name of related party	Attributes of related party	Voting right ratio	Outline of trade with related party	Contents of trading, terms and conditions, policy to determine terms and conditions	Trading amount (MMK)	Item	Balance at the end of FY (MMK)
U Win Aung	Shareholder and director (Chairman) of the Company; director of UIG; and shareholder and director of MB	41.53% of the Company; 30% of MB	Payment of amount to be made to related party (U Win Aung) by UIG at the end of previous FY (as at 01 April 2022)	Outstanding payables	2,337,377,564	Amount due to related parties (Current liabilities)	2,610,891,013
			UIG advanced funds received from U Win Aung for hotel construction and expansion.	Construction or renovation works delivered to the respective hotel properties (Note 1)	95,513,449		
			UIG leased hotel land and building from U Win Aung	Accrual of unpaid rental fee (Note 2)	178,000,000		
			MB advance funds received from U Win Aung for balloon operation expenses.	Outstanding payables (Note 3)	39,152,291	Amount due to related parties (Current liabilities)	39,152,291
AIC	Controlled 100% by U Win Aung, who is a shareholder and director of the Company, and his spouse Daw Nay Myat Thu Aung	37.72% of the Company	Payment of amount to be made to related party (AIC) by UIG at the end of previous FY (as at 01 April 2022)	Outstanding payables	56,909,413	Amount due to related parties (Current Liabilities)	71,459,413
			UIG leased hotel land and building from AIC	Accrual of unpaid rental fee (Note 4)	14,550,000		

(Note 1) Regarding the fund provided by U Win Aung for the Amata Resort & Spa(Andaman) is located at "Phoni" Isalnd to finish the total of 14 Villas's construction and to settle the funds in other hotel renovation expenses.

(Note 2) Regarding the rental of land and building from U Win Aung, the rental fee was set based on prevailing market prices for similar transactions in the vicinity of the relevant property. UIG has not periodically paid the rental fee as the payment period has not been determined and the amount corresponding to the unpaid rental fee has been recorded as a payable.

(Note 3) Regarding the fund provided from U Win Aung to operate the balloon business of Myanmar Ballooning Co.,Ltd for its business started at the Bagan Region in this FY year.

(Note 4) Regarding the rental of land and building from AIC, the rental fee was set based on prevailing market prices for similar transactions in the vicinity of the relevant property. UIG has not periodically paid the rental fee as the payment period has not been determined and the amount corresponding to the unpaid rental fee has been recorded as a payable.

FINANCIAL REPORT

(1ST OCTOBER 2021 ~ 31ST MARCH 2022)



AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

KHIN SU HTAY & ASSOCIATES LIMITED

CERTIFIED PUBLIC ACCOUNTANTS

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
REGISTRATION No. 100456125

CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

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STATEMENT BY DIRECTORS

OF

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

The Group's directors are responsible for the preparation and fair presentation of the consolidated financial statements, comprising the consolidated statement of financial position as at 31 March 2022, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the statement of cash flows for the period from 01 October 2021 to 31 March 2022, and the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes, in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law") and for such internal controls as the directors determine are necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Under the Myanmar Companies Law 2017 ("the Law"), the directors are required to prepare the consolidated financial statements for the period from 01 October 2021 to 31 March 2022 that give a true and fair view of the state of affairs of the Group as at 31 March 2022 and of the operating results of the Group for that period. It also requires the directors to ensure the Group keeps proper accounting records according to Section 258 and 261 of Myanmar Companies Law 2017 ("the Law") that disclose with reasonable accuracy of the consolidated financial position of the Group. The directors are also responsible for safeguarding the assets of the Group and to prevent and detect fraud and other irregularities.

The directors have made an assessment of the Group's ability to continue as a going concern and have no reason to believe the Group will not be a going concern for the next twelve months from the date of this Statement.

The Board of Directors has, on the date of this Statement, authorised these financial statements for issue.

On behalf of the Board of Directors,

Amata Holding Public Co., Ltd.

U Win Aung	Daw Nay Myat Thu Aung
Managing Director	Director
Amata Holding Public Company Limited	Amata Holding Public Company Limited
Date: 04-08-2022	Date: 04-08-2022

KHIN SU HTAY & ASSOCIATES LIMITED

Certified Public Accountants

(Company Registration Number: 100124548)

 # C-1 / 005, Ground Floor, Hninnsi Street, Yuzana Highway Complex,
Narnat Taw Road, Kamayut Township, Yangon, Myanmar
Email: thantint@kshal.com
Tel: (95-09) 422953862, 422953863

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

OF

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

Qualified Opinion

We have audited the consolidated financial statements of **Amata Holding Public Company Limited ("the Company") and its Subsidiaries ("the Group"),** which comprise the consolidated statement of financial position of the Group as at 31 March 2022, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows of the Group for the period from 01 October 2021 to 31 March 2022 and a summary of significant accounting policies and other explanatory notes.

In our opinion, except for the effects of adjustments if any, arising from the matters described in Basis for qualified opinion, the consolidated financial statements of the Group are properly drawn up in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law"), so as to give a true and fair view of the state of affairs of the Group as at 31 March 2022 and of the results, changes in equity and cash flows of the Group for the period from 01 October 2021 to 31 March 2022.

Basis for Qualified Opinion

Based on our audit, we noted as follows;

Permission for land use (Form-15) of "My Hpa an Residence" was granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

Land lease agreement for "Amata Resort and Spa (Andaman)" was made between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee) on 28 March 2016.

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The management of the Group intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government).

As a result of above condition, we report as notes to the consolidated financial statements as follows;

Right of Used Assets and Finance Lease Obligation (Note 6 & 22)

In one of the subsidiaries of Amata Holding Public Company Limited, the Company has included right of use assets and lease obligation at MMK 648,946,760 in its statement of financial position. As a result of this, depreciation increased by MMK 20,275,928 and interest expenses increased by MMK 167,980,525. Land lease agreement contracts for My Hpa-an and Amata Resort and Spa were not available to review the right to direct use of these lands /approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

Property, Plant & Equipment (Note 4)

My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels constructed on the lands stated above, having carrying value MMK 1,419,586,217 and MMK 4,105,267,918 were recorded under property, plant and equipment and depreciation of hotels is increased by MMK 83,460,415. As result of not providing the land lease contracts, control and right of use of hotels constructed on these lands could not be verified.

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Myanmar, and we have fulfilled our other 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law") and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibility for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is

not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group'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 consolidated financial statements or, if such disclosures are inadequate, 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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

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 safeguards.

KSHAL
Moving Forward With Wise Attention

KHIN SU HTAY & ASSOCIATES LIMITED
Certified Public Accountants
(Company Registration Number: 100124548)

**# C-1 / 005, Ground Floor, Hninnsi Street, Yuzana Highway Complex,
Narnat Taw Road, Kamayut Township, Yangon, Myanmar
Email: thantint@kshal.com
Tel: (95-09) 422953862, 422953863**

Report on Other Legal and Regulatory Requirements

Further to our opinion, we report as follows:

(a) The proper books of account have been kept by the Group in accordance with the provisions of the Section 258 of the Law.

(b) In accordance with the provisions of Section 280 (b) (i) and (ii) of the Law:

- we have obtained all the information and explanations we have required; and
- the financial statements are drawn up in conformity with the provisions of the Law.

Khin Su Htay & Associates Limited. KSHAL

U Than Tint
CPA (PA-103)
Managing Director
Khin Su Htay & Associates Limited
Certified Public Accountants

Yangon,
Date: 04 August 2022

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 March 2022

	Notes	31-Mar-22 MMK	30-Sep-21 MMK
Assets			
Non-current assets	**Notes**		
Property, plant and equipment	4	52,321,128,228	48,564,364,534
Intangible assets	5	66,708,238	75,317,212
Right of used assets	6	1,263,994,277	641,271,157
		53,651,830,743	**49,280,952,903**
Current assets			
Inventories	7	157,051,838	130,618,421
Accounts receivable	8	100,804,231	62,583,017
Prepayments and advance	9	121,444,536	111,341,284
Amount due from related parties	10	-	2,256,530,153
Advance tax	11	28,575,503	200,981,732
Cash and cash equivalents	12	93,921,849	835,014,663
		501,797,957	**3,597,069,270**
Total assets		**54,153,628,700**	**52,878,022,173**
Equity and liabilities			
Share capital	13	3,487,990,000	3,487,990,000
Retained earnings		20,118,413,888	19,052,382,310
Non controlling interest		975,146,769	538,231,518
		24,581,550,657	**23,078,603,828**
Current liabilities			
Accounts payable	14	4,479,185,748	3,846,898,774
Tax payable	15	200,007,265	600,671,573
Accrued expenses	16	775,197,726	807,986,646
Deposit received	17	585,400,841	602,781,722
Other liabilities	18	712,424,583	677,414,488
Amount due to related parties	19	2,424,286,977	56,903,163
Dividend payable	20	-	948,642,397
Cash and cash equivalent	12	-	884,519,631
Long-term borrowings	21	4,725,035,000	3,638,176,000
Finance lease obligation	22	99,082,732	53,202,341
		14,000,620,872	**12,117,196,735**
Non - current liabilities			
Long-term borrowings	21	14,299,565,000	16,980,724,000
Finance lease obligation	22	1,271,892,171	701,497,610
		15,571,457,171	**17,682,221,610**
Total equity and liabilities		**54,153,628,700**	**52,878,022,173**

Amata Holding Public Co., Ltd.

U Win Aung
Managing Director
Amata Holding Public Company Limited
Date :04-08-2022

Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited
Date :04-08-2022

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

	Notes	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Revenue			
Room / ballooning	23	1,187,137,161	311,018,290
Food and beverage	24	468,160,369	109,930,406
Guest laundry and spa	25	32,916,409	1,633,849
Other operating	26	89,842,929	24,898,117
		1,778,056,868	**447,480,662**
Cost of sales			
Room / ballooning	27	267,289,749	166,826,976
Food and beverage	28	287,942,402	127,042,288
Guest laundry and spa	29	10,367,040	1,524,466
Other operating	30	2,849,921	5,693,802
		568,449,112	**301,087,532**
Gross profit		**1,209,607,756**	**146,393,130**
Add : Other Income	31	1,154,956	2,000,439,778
Less : Other expenses			
Sales and marketing	32	19,228,500	33,458,201
Administration and general	33	434,196,433	837,770,417
Property operating and maintenance	34	102,752,785	86,543,553
Utility cost	35	144,370,274	76,606,808
Property tax		6,018,000	-
Lease rental		5,400,000	22,575,000
Write-off		-	5,518,064
Exchange rate differential	36	(1,936,369,068)	7,414,958,053
		(1,224,403,076)	**8,477,430,096**
EBITDA		**2,435,165,788**	**(6,330,597,188)**
Depreciation	4, 6	951,293,472	2,051,376,417
Amortization	5	26,278,899	56,818,107
EBIT		**1,457,593,417**	**(8,438,791,712)**
Interest expense		1,009,219,558	1,611,671,310
Profit / (loss) before tax		**448,373,859**	**(10,050,463,022)**
Income tax expenses	37	181,428,236	-
Commercial tax over provision		8,128,959	-
Gain on disposal		12,999,000	29,298,000
Capital gain tax		(1,429,890)	(2,929,800)
Profit / (loss) for the period / year		**649,500,164**	**(10,024,094,822)**
Other comprehensive income		-	-
Total comprehensive income for the period / year		**649,500,164**	**(10,024,094,822)**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

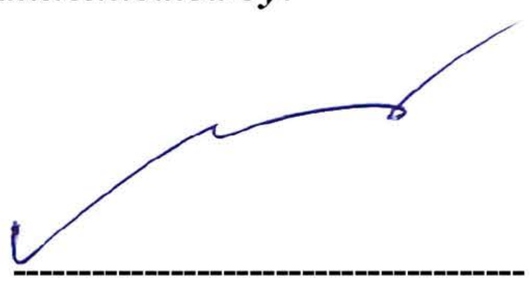
AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Profit/(Loss) Attributable to :		
Equity holder of the Company	645,735,863	(9,941,406,010)
Non-controlling interest	3,764,301	(82,688,812)
	649,500,164	**(10,024,094,822)**
Total Comprehensive Income Attributable to :		
Equity holder of the Company	645,735,863	(9,941,406,010)
Non-controlling interest	3,764,301	(82,688,812)
	649,500,164	**(10,024,094,822)**
Earning per share / Negative earning per share (loss per share)		
Basic (MMK)	**62**	**(947)**

Authenticated by:



U Win Aung
Managing Director
Amata Holding Public Company Limited
Date :04-08-2022





Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited
Date :04-08-2022

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

	SHARE CAPITAL	RETAINED EARNINGS	Total	NCI	TOTAL EQUITY
	MMK	MMK	MMK	MMK	MMK
As at 01 October 2020	3,487,990,000	28,993,745,480	32,481,735,480	620,879,170	33,102,614,650
Loss for the year	-	(9,941,406,010)	(9,941,406,010)	(82,688,812)	(10,024,094,822)
Prior year adjustments	-	42,840	42,840	41,160	84,000
As at 30 September 2021	**3,487,990,000**	**19,052,382,310**	**22,540,372,310**	**538,231,518**	**23,078,603,828**
As at 01 October 2021	3,487,990,000	19,052,382,310	22,540,372,310	538,231,518	23,078,603,828
Profit for the period	-	645,735,863	645,735,863	3,764,301	649,500,164
Dividend ***(see notes 20)***	-	520,026,150	520,026,150	428,616,247	948,642,397
Prior year adjustments	-	(99,730,435)	(99,730,435)	4,534,703	(95,195,732)
As at 31 March 2022	**3,487,990,000**	**20,118,413,888**	**23,606,403,888**	**975,146,769**	**24,581,550,657**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE PERIOD FROM 01 OCTOBER 2021 TO 31 MARCH 2022

		01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Cash flows from operating activities			
Profit/(loss) before taxation and extraordianary items		**448,373,859**	**(10,050,463,022)**
Adjustments for:			
Depreciation		951,293,472	2,051,376,417
Adjustment of property, plant and equipment		14,428,752	2,270,150
Adjustment of right of used assets		15,206,946	-
Amortization		26,278,899	56,818,107
Adjustments		(95,195,732)	84,000
Interest expense		1,009,219,558	1,611,671,310
Write-off		-	5,518,064
Operating cash flows before changes in working capital		**2,369,605,754**	**(6,322,724,974)**
Changes in working capital:			
(Increase) /decrease in inventory		(26,433,417)	35,121,482
Decrease in trade and other receivables		124,081,763	218,188,723
Decrease in amount due from related parties		2,256,530,153	417,320,464
Increase in trade and other payables		404,590,265	1,053,549,639
Increase in amount due to related parties		2,367,383,814	23,906,250
Cash flows from/(used in) operating actvities		**7,495,758,332**	**(4,574,638,416)**
Interest paid		(919,524,600)	(1,512,889,953)
Net cash flows from/(used in) operating activities	A	**6,576,233,732**	**(6,087,528,369)**
Cash flows from investing activities			
Purchase of property, plant and equipment		(4,711,470,224)	(3,639,585)
Purchase of intangible assets		(17,669,925)	-
Proceeds from sale of property, plant and equipment		13,000,000	29,300,000
Net cash (used in)/provided by investing activities	B	**(4,716,140,149)**	**25,660,415**
Cash flows from financing activities			
Dividend paid		-	(294,950)
Exchange translation of long-term borrowing		(1,594,300,000)	6,366,500,000
Finance lease obligation		(122,366,766)	(109,423,204)
Net cash (used in)/flows from financing activities	C	**(1,716,666,766)**	**6,256,781,846**
Net increase in cash and cash equivalents	A+B+C	**143,426,817**	**194,913,892**
Cash and cash equivalents at the beginning of the period/year		**(49,504,968)**	**(244,418,860)**
Cash and cash equivalents at the end of the period/year		**93,921,849**	**(49,504,968)**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. General Information

Amata Holding Public Company Limited is domiciled and incorporated in the Republic of the Union of Myanmar with its registered office at No.10, Inya Yeik Thar Street, Mayangone Township Yangon, Myanmar under Company Registration No. 100456125 (former Registration No.1563/2017-2018) dated 27 June 2017.

The Company is listed in the Yangon Stock Exchange Joint Venture Company Limited on 03 June 2021.

The principal activities of the Company are Hospitality, Restaurants and Ballooning Services.

The Company acquired 99.99% share of United International Group Limited (UIG) and 51% share of Myanmar Ballooning Company Limited (MB) on 01 August 2018.

Incorporated in 1993, United International Group Limited mainly involves in resorts and restaurant management under UIG (Amata Brand) which operates value segments of the hospitality market through the following;

(i) Amata Resort and Spa – Ngapali
(ii) Amata Garden Resort - Inle
(iii) Amata Garden Resort – Bagan
(iv) My Bagan Residence by Amata
(v) My Hpa-an Residence by Amata
(vi) Amata Resort and Spa (Andaman) was operated in November 2021.

Incorporated in 2013, Myanmar Ballooning Company Limited mainly operates in hot air ballooning and operates under Oriental Ballooning brand. Oriental Ballooning brand flights over the Bagan, the city of Mandalay, stunning Inle Lake and Ngapali Beach in Myanmar (Burma).

2. Basis of Preparation of the Financial Statements

(a) Statement of Compliance

The consolidated financial statements are prepared in compliance with International Financial Reporting Standards ("IFRS") and the provision of Myanmar Companies Law 2017 ("the Law").

(b) Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis.

(c) Use of Estimates and Judgements

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

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

There are no accounting estimates and judgement made by the management that has significant effect on the consolidated financial statements.

(d) Basis of Consolidation

(a) Subsidiaries

Subsidiaries are entities (including special purpose entities) over which the Group has power to govern the financial and operating policies so as to obtain benefits from its activities, generally accompanied by a shareholding giving rise to a majority of the voting rights. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are consolidated from the date on which control ceases.

In preparing the consolidated financial statements, transactions, balances and recognized gains on transactions between group entities are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non- controlling interests are that part of the net results of operations and of net assets of a subsidiary attributable to the interests which are not owned directly or indirectly by the equity holders of the Company. They are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position. Total comprehensive income is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this the results in the non-controlling interests having a deficit balance.

(b) Associated companies

Associated companies are entities over which the Group has significant influence, but not control, generally accompanied by a shareholding giving rise to voting rights of 20% and above but not exceeding 50 %. Investments in associated companies are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses.

(c) Equity method of accounting

In applying the equity method of accounting, the Group's share of its associated companies' post-acquisition profits or losses are recognized in profit or loss and its share of post-acquisition other comprehensive income is recognized in other comprehensive income. These post- acquisition movements and distributions received from the associated companies are adjusted against the carrying amount of the investments. When the Group's share of losses in an associated company equals to or exceeds its interest in the associated company, including any other unsecured non-current receivables, the Group does not recognize further losses, unless it has obligations to make or has made payments on behalf of the associated company.

Unrealised gains on transactions between the Group and its associated companies are eliminated to the extent of the Group's interest in the associated companies. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of associated companies have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(d) Investment in associate

Investment in associated is initially recognized at the transaction price (including transaction costs) under the equity method of accounting and carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee after the date of acquisition. The investor's share of the profit or loss of the investee is recognized in the investor's profit or loss. Distributions received from and investee reduces the carrying amount of the investment.

(e) Going Concern

As at 31 March 2022, the Group's total current liabilities exceeded its total current assets by Kyats 13,498,822,915. The consolidated financial statements are prepared on the going concern basis on the assumption that the management will continue to provide the necessary financial support to enable it to continue its operation as a going concern.

COVID-19 Impact

Due to the outbreak of a novel strain of coronavirus (COVID-19) in early 2020 and the recent changes of unexpected situations, the Tourism Sector has faced the toughest challenges and it has led to a significant decline in demand for hospitality products and services.

Impact of the decrease in the rate of spread locally, the authority has released some restrictions from time to time, depending on the infection cases within the countries and/or cities, we were able to re-open some hotels in accordance with the Covid-19 prevention guidelines. However, the group could not achieve the expected revenue and profit.

With an aim to protect the interest of the shareholders and to minimize the impact of the economic downturn on the sustainability of our Business, the group has in the short term adopted a cost savings plan in which utilities costs and operations costs are kept at a minimum for optimum operational efficiency.

3. Significant Accounting Policies

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

(a) Foreign Currency Translation

The Company maintains its accounting records in Myanmar Kyats. The financial statements are presented in Myanmar Kyats (MMK), which is functional and presentation currency of the Company.

Transactions in foreign currencies other than MMK are translated to the functional currency at the monthly group exchange rate.

All monetary assets and liabilities denominated in foreign currencies other than Myanmar Kyats outstanding at the reporting date are translated to the functional currency at the exchange rate of MMK 1,778.00 per US$ 1.

Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the reporting date are recognised in the statement of profit or loss and other comprehensive income.

(b) Cash and Cash Equivalents

Cash and cash equivalents in the statements of financial position comprise cash in hand and cash at bank balances.

(c) Trade and Other Accounts Receivables

Trade and other accounts receivables are stated at the invoice value less allowance for doubtful accounts.

The allowance for doubtful accounts is assessed primarily on analysis of payment historical and future expectations of customer payments. Bad debts are written off when incurred.

(d) Inventory

Inventory is measured at the lower of cost and net realised value.

Cost is calculated using the first in first out principle, and comprises all costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realised value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

(e) Property, Plant and Equipment

Owned assets

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses expect for building that are presented at revalued value.

Costs include expenditure that is directly attributable to the acquisition of the assets. The cost of self- constructed assets include the cost of materials and direct labour, any other cost directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalized borrowing costs, purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for us separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized net in profit or loss.

Revalued assets

Revaluations are performed by independent professional valuers with sufficient regularity to ensure that the carrying amount of these assets does not differ materially from that which would be determined using fair values at the reporting date.

Any increase in value, on revaluation, is recognized in other comprehensive income and presented in the revaluation reserve in equity unless it offsets a previous decrease in value recognized in profit or loss in respect of the same asset. A decrease in value is recognized in profit or loss to the extent it exceeds an increase previously recognized in other comprehensive income for the same asset. Upon disposal of a revalued asset, any related revaluation surplus is transferred directly to retained earnings and is not taken into account in calculating the gain or loss on disposal.

Subsequent costs

The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day –to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

Depreciation

Depreciation is calculated based on the depreciable amount, which is the cost of an asset, or other amount substituted for cost.

Depreciation is charged to profit of loss on a straight – line basis over the estimated useful lives of each component of an item of property, plant and equipment. The estimated useful lives are as follows:

	Useful Lives
-Building	60, 58, 56, 49,20 years
-Balloon (15 units)	7 years
-Plant and machinery	5 years
-Furniture and fixtures	5 years
-Office equipment	3 years
-Vehicle	5 years
-Operating equipment	3 years

Depreciation method, useful lives and residual values are reviewed at each financial year- end and adjusted if appropriate. Useful life of building depends on the land lease agreement.

(f) Intangible Assets

Intangible assets are measured at cost less accumulated amortization and accumulated impairment losses. Intangible assets are amortized on a straight –line basis from the date the asset is available for use and over its estimated useful lives of 3 years.

(g) Goodwill

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests and any previous interest held over the net identifiable assets acquired). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the gain is recognized in profit or loss.

(h) Leases

An agreement whereby the lessor conveys to the lessee in return for a payment or series of payments the right to use an asset for an agreed period of time.

Finance lease: A lease that transfers substantially all the risks and rewards incidental to ownership of an asset. Title may or may not eventually be transferred.

Operating lease: A lease other than a finance lease.

As a lessee

Finance leases that transfer to the Group substantially all of the risks and benefits incidental to ownership of the leased item, are capitalized at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the

minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in profit or loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an operating expense in profit or loss on a straight-line basis over the lease term.

(i) Trade and Other Payables

Trade and other accounts payable are stated at cost.

(j) Share Capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognized as a deduction from equity, net of any tax effects.

(k) Revenue

Revenue excludes commercial taxes and is arrived at after deduction of trade discounts.

Revenue from hotel operations

Hotel revenue from room, food and beverage and other services are recognised when the rooms are occupied, food and beverage are sold and the services are rendered.

Revenue from Ballooning operations

Rental and related services income are recognized in profit or loss as the services are provided.

(l) Lease Payments

Payments made under operating leases are recognized in profit or loss on a straight line basis over the term of the lease.

Contingent lease payments are accounted for by revising the minimum lease payments over the remaining term of the lease when the lease adjustment is confirmed.

Determining whether an arrangement contains a lease

At inception of an arrangement, the Group determines whether such arrangement is or contains a lease. A specific asset is the subject of a lease if fulfilment of the arrangement is dependent on the use of that specified asset. An arrangement conveys the right to use the asset if the arrangement conveys to the Group the right to control the use of the underlying asset.

At inception or upon reassessment of the arrangement, the Group separates payments and other consideration required by such an arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Group concludes for a finance lease that it is impracticable to separate the payments reliably, an asset and a liability are recognized at an amount equal to the fair value of the underlying asset.

Subsequently the liability is reduced as payments are made and an imputed finance charge on the liability is recognized using the Company's incremental borrowing rate.

(m) Income Tax

Income tax expense for the year comprises current and deferred tax. Current and deferred taxes are recognized in the statement of income except to the extent that they relate to a business combination, or items recognized directly in equity.

Current tax is the expected tax payable or receivable 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 years.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purpose and the amounts used for taxation purposes. Deferred tax is not recognized for the following temporary differences: the initial recognition of goodwill and the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss.

Deferred tax is measured at the rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis on their tax assets and liabilities will be realized simultaneously.

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

(n) Impairment of Financial Assets

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or the Group of financial assets is impaired. A financial asset is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset ("a loss event") and that loss event (or events) has an impact on the estimated future cash flows of the financial assets or the Group of financial assets that can be reliably estimated.

(o) Related Parties

For the purpose of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

Relationships with related parties were as follows:

Name of individuals	Nature of relationship
United International Group Limited	Subsidiary
Myanmar Ballooning Company Limited	Subsidiary
Amata International Company Limited	Related of Subsidiary
Awinka Holding Company Limited	Related of Subsidiary
U Win Aung	Managing Director
U Khin Zaw	Director of Subsidiary

The pricing policies for particular types of transactions are explained future below:

Transaction	Pricing policies
Land lease	Contractually agreed prices

Significant transactions for the period from 01 October 2021 to 31 March 2022 with related parties were as follows;

	31-Mar-22 MMK	30-Sep-21 MMK
Receivable from related party	-	2,256,530,153
Payable to related party	(2,424,286,977)	(56,903,163)

Significant agreement with related party

The Group entered into lease agreements with a related party to lease land for the following terms:

Land Lease – Amata Resort & Spa- Ngapali	15 years
Land Lease – Amata Garden Resort – Bagan	15 years
Land Lease – My Bagan Residence by Amata	15 years
Land Lease – Amata Garden Resort Inle Lake	50 years

4. Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation. Details are shown as below:

MMK

	Building	Office Equipment	Plant & Machinery	Furniture & Fixture	Data Processing Equipment	Motor Vehicles	Balloon (15 units)	Boat & Bicycle	Others	Operation Equipment	Construction in Progress	Total
Costs												
At 01 Oct 2021	51,506,100,636	316,011,048	1,283,200,672	2,012,120,765	291,673,461	747,929,010	2,351,003,532	117,176,906	121,213,454	1,143,738,776	5,006,900	59,895,175,160
Additions	4,256,157,546	42,214,073	103,545,436	72,287,925	4,907,152	27,834,640	-	116,746,748	9,708,200	60,193,042	17,875,462	4,711,470,224
Disposal	-	-	-	-	-	(28,200,000)	-	-	-	-	-	(28,200,000)
Transfer to hotel	1,126,050	-	-	(1,305,720)	-	(2,685,667)	-	-	(1,376,288)	(5,192,575)	(1,126,050)	(10,560,250)
Adjustment	-	(8,282,736)	8,282,736	-	(383,666)	-	(21,433,109)	-	-	-	-	(21,816,775)
At 31 Mar 2022	**55,763,384,232**	**349,942,385**	**1,395,028,844**	**2,083,102,970**	**296,196,947**	**744,877,983**	**2,329,570,423**	**233,923,654**	**129,545,366**	**1,198,739,243**	**21,756,312**	**64,546,068,359**
Accumulated Dep:												
At 01 Oct 2021	4,437,643,738	305,579,399	1,027,610,101	1,544,123,773	278,469,119	660,274,581	1,767,887,556	115,046,335	106,776,663	1,087,399,361	-	11,330,810,626
Additions	500,439,094	11,210,669	80,161,703	159,634,045	10,676,478	31,024,729	84,846,529	17,174,526	4,334,347	40,774,658	-	940,276,778
Disposal	-	-	-	-	-	(28,199,000)	-	-	-	-	-	(28,199,000)
Transfer to hotel	-	-	-	(1,305,720)	-	(2,685,667)	-	-	(1,376,288)	(5,192,575)	-	(10,560,250)
Adjustment	-	(6,319,167)	6,319,167	-	(319,722)	-	(7,068,301)	-	-	-	-	(7,388,023)
At 31 Mar 2022	**4,938,082,832**	**310,470,901**	**1,114,090,971**	**1,702,452,098**	**288,825,875**	**660,414,643**	**1,845,665,784**	**132,220,861**	**109,734,722**	**1,122,981,444**	**-**	**12,224,940,131**
Net Book Value												
At 31 Mar 2022	**50,825,301,400**	**39,471,484**	**280,937,873**	**380,650,872**	**7,371,072**	**84,463,340**	**483,904,639**	**101,702,793**	**19,810,644**	**75,757,799**	**21,756,312**	**52,321,128,228**
At 01 Oct 2021	**47,068,456,898**	**10,431,649**	**255,590,571**	**467,996,992**	**13,204,342**	**87,654,429**	**583,115,976**	**2,130,571**	**14,436,791**	**56,339,415**	**5,006,900**	**48,564,364,534**

The Group did not perform physically count all of property, plant and equipment at the end of the accounting period.

Under United International Group Limited

"My Hpa-an Residence" is situated on the land plot at Survey No.5/54, O.SS.66 Tanmalauk-Gwin, Tawpon Village, Hpa-an Township, Hpa-an District, Kayin State and Permission for land use (Form-15) granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee).

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The Company's management intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government).

We observed that My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels are in operation and Building Cost for these hotels ***MMK 1,474,338,465 and MMK 4,133,976,085 were recorded under property, plant and equipment without approval for sub-leasing of land use under the name of United International Group Limited***. (Note 6 and 22).

5. Intangible Assets

Intangible assets are stated at cost less accumulated amortisation. Details are shown as below:

	31-Mar-22 MMK
Cost	
At 01 October 2021	359,260,824
Addition	17,669,925
At 31 March 2022	**376,930,749**
Accumulated Amortization	
At 01 October 2021	283,943,612
Addition	26,278,899
At 31 March 2022	**310,222,511**
Net Book Value	
At 31 March 2022	**66,708,238**
At 01 October 2021	**75,317,212**

6. Right of Used Assets

Details are shown as below:

	31-Mar-22 MMK
Cost	
At 01 October 2021	682,465,300
Addition	648,946,760
At 31 March 2022	**1,331,412,060**
Accumulated Depreciation	
At 01 October 2021	41,194,143
Adjustment	15,206,946
Addition	11,016,694
At 31 March 2022	**67,417,783**
Net Book Value	
At 31 March 2022	**1,263,994,277**
At 01 October 2021	**641,271,157**

The useful life of right of used assets and building was not agreed with lease contract. Details are shown as below:

	Lease period as per contract	Useful life
Land Lease – Amata Resort & Spa- Ngapali	15 years	58 Years
Land Lease – Amata Garden Resort – Bagan	15 years	60 Years
Land Lease – My Bagan Residence by Amata	15 years	49 Years
Land Lease – Amata Garden Resort Inle Lake	50 years	56 Years
Land Lease - My Hpa-an Residence by Amata	Not contracted	59 Years & 6 Months
Land Lease – Amata Resort and Spa - Andaman	Not contracted	70 Years

Under United International Group Limited

"My Hpa-an Residence" is situated on the land plot at Survey No.5/54, O.SS.66 Tanmalauk-Gwin, Tawpon Village, Hpa-an Township, Hpa-an District, Kayin State and Permission for land use (Form-15) granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee).

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The Company's management intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of

Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government).

We observed that My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels are in operation, and land lease for these hotels ***MMK 184,531,232 and MMK 464,415,528 were recorded under right of used assets*** *respectively*. However, ***the Company have no land lease contracts with Awinka Holding Company Limited and Amata International Company Limited*** for land lease to review approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit (Notes 4 and 22).

7. Inventories

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Food	10,326,725	4,888,663
Beverage	17,668,872	17,412,890
Cleaning supplies	1,493,505	1,309,483
Guest supplies	6,652,172	5,348,729
Massage oil	503,720	333,170
Souvenir stock	12,209,368	12,209,368
Printing supplies	7,950,458	8,484,063
Engineering supplies	39,683,136	42,761,453
Diesel	29,367,668	1,529,928
Gas	9,756,400	10,815,200
H.K guest supplies	6,039,099	5,541,725
Chemical	2,353,973	2,293,714
Stationery	136,202	136,202
Head office – store	12,417,890	17,061,183
Staff uniform	492,650	492,650
	157,051,838	**130,618,421**

8. Accounts Receivable

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Guest ledger	7,687,699	2,055,674
City ledger	93,116,532	60,527,343
	100,804,231	**62,583,017**

9. Prepayments and Advance

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Prepayment – Insurance	8,130,101	15,141,743
– Others	2,816,288	970,954
Deposit paid	101,349,304	83,061,891
Advance others	5,580,250	2,398,850
Pre-opening expenses	3,568,593	9,767,846
	121,444,536	**111,341,284**

10. Amount due from Related Parties

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Amount due from Director	-	2,087,896,587
Current AC – Awinka	-	168,633,566
	-	**2,256,530,153**

11. Advance Tax

It comprises the followings:

	31-Mar-22 MMK	30-Sep-21 MMK
Corporate income tax	9,837,300	9,837,300
Commercial tax	18,738,203	191,144,432
	28,575,503	**200,981,732**

(i) Corporate Income Tax

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Opening balance	9,837,300	9,837,300
Cash paid during the period	-	-
Closing balance as at	**9,837,300**	**9,837,300**

(ii) Commercial Tax

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Opening balance	191,144,432	349,040,174
Advance payment during the period/years	807,644	81,662
Commercial tax payable	(195,030,648)	(156,230,795)
Adjustment	21,816,775	(1,746,609)
Closing balance as at	**18,738,203**	**191,144,432**

12. Cash and Cash Equivalents

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Cash in hand	27,002,021	791,773,378
Cash at bank	66,919,828	43,241,285
	93,921,849	**835,014,663**
Bank overdraft	-	(884,519,631)
	93,921,849	**(49,504,968)**

13. Share Capital

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Issued, Subscribed and Fully paid up Capital		
10,000,000 shares of Ks 100 each	1,000,000,000	1,000,000,000
497,598 shares of Ks 5,000 each	2,487,990,000	2,487,990,000
	3,487,990,000	**3,487,990,000**

14. Accounts Payable

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Trade payable	241,772,408	238,532,024
Souvenir	-	1,564,840
Other	84,194,703	83,397,012
Interest payable	4,153,218,637	3,523,404,898
	4,479,185,748	**3,846,898,774**

15. Tax Payable

It comprises the followings:

	31-Mar-22 MMK	30-Sep-21 MMK
Corporate income tax	-	181,428,236
Capital gain tax	4,359,690	2,929,800
Commercial tax	195,647,575	416,313,537
	200,007,265	**600,671,573**

(i) Corporate Income Tax

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Opening balance	181,428,236	181,428,236
Over provision	(181,428,236)	-
Closing balance as at	**-**	**181,428,236**

(ii) Capital Gain Tax

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Opening balance	2,929,800	-
Provision for the period/year	1,429,890	2,929,800
Closing balance as at	**4,359,690**	**2,929,800**

(iii) Commercial Tax

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Opening balance	416,313,537	457,102,028
Provision for the period/year	53,341,704	22,305,871
Over provision	(8,128,959)	14,149,451
Tax paid during the period/year	(208,380,502)	(156,230,795)
Exchange rate differential	(57,498,205)	78,986,982
Closing balance as at	**195,647,575**	**416,313,537**

16. Accrued Expenses

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Social security	1,661,639	1,571,793
Electricity	51,451,060	49,814,696
Telephone and internet	6,544,551	5,767,055
Diesel	8,180,000	1,160,445
Others	113,587,822	126,173,537
Employee income tax	8,446,323	4,430,913
Audit fee	41,276,270	47,288,580
DCA flight movement charges	11,629,800	11,629,800
Royalty fees	331,372,500	346,536,230
NCDC	36,450,000	36,450,000
Advisory fees	164,597,761	177,163,597
	775,197,726	**807,986,646**

17. Deposit Received

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Deposit received – Guest	366,720,470	406,509,073
– Others	104,760,618	31,318,264
– Agents (float)	113,919,753	164,954,385
	585,400,841	**602,781,722**

18. Other Liabilities

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Commission	3,478,562	3,733,418
Service money	228,396,387	193,131,436
Short-term loan	480,000,000	480,000,000
Staff fund	549,634	549,634
	712,424,583	**677,414,488**

Short-term loan

On 29 July 2020, its subsidiary – United International Group Limited borrowed a Covid – 19 Loan from Government for principal amount of MMK 480,000,000 with interest rate 1% and is repayable on 28 July 2021. According to Notification no. 2/2021 of UMFCCI dated 11 September 2021, the Covid-19 Loan is repayable on 28 July 2022.

19. Amount Due to Related Parties

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Amata International Co., Ltd.	86,909,413	47,959,413
Amount due to Director	2,337,377,564	8,943,750
	2,424,286,977	**56,903,163**

Amount due to Director (MMK 2,337,377,564) represents the amount payable to U Win Aung (Managing Director) who paid the expenses of hotels construction. Details are shown as below:

Description	MMK
Amata Resort and Spa – Ngapali	(119,840,738)
Amata Garden Resort – Bagan	8,441,148,483
My Bagan Residence by Amata	355,124,729
Amata Garden Resort – Inle	6,284,219,810
My Hpa-An Residence by Amata	1,657,760,479
Amata Resort and Spa (Andaman)	4,653,925,939
Payable by MD	(18,934,961,138)
	2,337,377,564

20. Dividend Payable

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Opening balance	948,642,397	948,937,347
Dividend paid	-	(294,950)
Adjustment to retained earnings	(948,642,397)	-
	-	**948,642,397**

In accordance with Myanmar Companies Law 2017, Division 14 - Dividend, Section 106 (C), the Company adjusted dividend payable to the retained earnings during the accounting period.

21. Long-Term Borrowings

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Long-term borrowings (USD 10.7 million)		
Current portion	4,725,035,000	3,638,176,000
Non-current portion	14,299,565,000	16,980,724,000
	19,024,600,000	**20,618,900,000**

On 22 October 2016, its subsidiary – United International Group Limited entered into a loan facilities agreement with International Finance Corporation (IFC) for principal amount of USD 10.7 million with interest rate (Variable Interest Rate – sum of the Relevant Spread and LIBOR) and is repayable as per agreement.

22. Finance Lease Obligation

Details are shown as below:

	31-Mar-22 MMK	30-Sep-21 MMK
Current liabilities	99,082,732	53,202,341
Non-current liabilities	1,271,892,171	701,497,610
	1,370,974,903	**754,699,951**

The future minimum lease payments are as follows;

	31-Mar-22 MMK	30-Sep-21 MMK
Within one year	146,427,089	143,262,866
Later than one year but within five years	440,421,524	436,612,012
Later than five years	5,352,000,000	4,134,000,000
	5,938,848,613	**4,713,874,878**

Lease period and interest rate for finance lease obligation are as follows;

Description	Lessor	Lease Period	Interest Rate
Amata Resort & Spa- Ngapali	U Win Aung Amata International Co., Ltd.	58 Years	13%
Amata Garden Resort – Bagan	U Win Aung	60 years	13%
My Bagan Residence by Amata	U Win Aung	49 years	13%
Amata Garden Resort Inle Lake	Ministry of Environmental Conservation and Forestry	50 years	13%
My Hpa-an Residence by Amata	U Win Aung (Awinka Holding Co., Ltd.)	59 Years & 6 Months	13%
Amata Resort and Spa (Andaman)	U Win Aung (Amata International Co., Ltd.)	70 Years	13%

Lease period in the calculation statement of finance lease obligation was not agreed with lease contract. Details are shown as below:

Description	Lease Period as per contract	Lease Period as per Calculation Statement
Land Lease – Amata Resort & Spa- Ngapali	15 years	58 Years
Land Lease – Amata Garden Resort – Bagan	15 years	60 Years
Land Lease – My Bagan Residence by Amata	15 years	49 Years
Land Lease – Amata Garden Resort Inle Lake	50 years	56 Years
Land Lease - My Hpa-an Residence by Amata	Not contracted	59 Years & 6 Months
Land Lease - Amata Resort and Spa (Andaman)	Not contracted	70 Years

Under United International Group Limited

"My Hpa-an Residence" is situated on the land plot at Survey No.5/54, O.SS.66 Tanmalauk-Gwin, Tawpon Village, Hpa-an Township, Hpa-an District, Kayin State and Permission for land use (Form-15) granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee).

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The Company's management intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government).

We observed that My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels are in operation, and land lease for these hotels amount ***MMK 184,531,232 and MMK 464,415,528 were recorded in finance lease obligation as initial lease liability*** respectively. However, ***the Company have no land lease contracts with Awinka Holding Company Limited and Amata International Company Limited*** for land lease to review approval for sub-leasing of land use, permission of construction, right and obligation of the Company, lease period, annual rental fees, etc. during the course of audit (Notes 4 and 6).

23. Operating Income – Room/Ballooning

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Room sales	1,187,137,161	311,018,290
Total	**1,187,137,161**	**311,018,290**

24. Operating Income – Food and Beverage

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Food sales	353,253,955	79,097,161
Beverage sales	111,415,478	30,492,014
Others	3,490,936	341,231
Total	**468,160,369**	**109,930,406**

25. Operating Income – Guest Laundry and Spa

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Guest laundry	2,802,409	1,424,849
SPA and souvenir	30,114,000	209,000
Total	**32,916,409**	**1,633,849**

26. Operating Income – Other Operating

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Revenue – Others	756,942	438,059
- Boat	2,799,295	375,149
- Mini bar	540,064	177,000
- Car transport	29,126	-

Others operating income	85,717,502	23,907,909
Total	**89,842,929**	**24,898,117**

27. Operating Expenditure – Room/Ballooning

Details are shown as below:

	01-Oct-21 to 31-Mar-22	01-Oct-20 to 30-Sep-21
	MMK	MMK
Payroll and related expenses		
Salaries and wages	73,635,037	89,462,792
Employee benefits	17,534,255	13,374,537
	91,169,292	**102,837,329**
Other expenses		
Pilot team expenses	19,362,333	220,000
Bank charges	122,085	2,385
Present and donation	-	44,000
Maint general	3,947,114	214,500
China, glass and silverware	308,900	7,200
Cleaning supplies	8,499,663	2,385,990
Guest supplies	38,381,673	8,513,101
Data processing expenses	1,631,158	852,020
Printing and stationery	1,486,847	496,845
Laundry	5,277,644	1,626,665
Linen	3,088,195	-
Uniform	30,000	1,393,408
Flowers and decoration	1,766,800	550,300
Postage, telephone, e-mail	12,512,588	10,066,757
Motor vehicle expenses	20,194,431	9,669,665
Travelling	671,000	906,558
Pest control	8,129,190	5,185,000
License and tax	8,032,352	8,327,664
Complimentary / entertainment	3,742,246	1,981,833
Commission	1,127,350	204,995
Transportation and labor	3,100,989	1,314,784
Operation utensils	1,426,350	804,350
Miscellaneous	545,500	231,300
Service money	32,736,049	8,990,327
	176,120,457	**63,989,647**
Total	**267,289,749**	**166,826,976**

28. Operating Expenditure – Food and Beverage

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Cost of sales		
Food cost	148,430,528	33,829,785
Beverage cost	26,758,491	7,174,409
	175,189,019	**41,004,194**
Payroll and related expenses		
Salaries and wages	42,051,929	41,838,795
Employee benefits	9,895,388	3,803,574
	51,947,317	**45,642,369**
Other expenses		
China, glass and silverware	329,157	-
Cleaning supplies	3,921,570	716,500
Guest supplies	4,211,158	924,025
Data processing expenses.	119,700	249,900
Printing and stationery	1,653,024	212,910
Laundry	50,289	-
Linen	521,600	78,000
Uniform	32,500	1,203,376
Flowers and decoration	723,200	97,850
Postage, telephone, e-mail	89,000	11,500
Transportation and labor	5,395,355	2,118,632
Travelling for F&B Dept	491,500	330,000
License and tax	1,675,000	2,722,500
Complimentary / entertainment	5,734,620	1,549,437
Operation utensils	3,955,300	1,026,950
Kitchen utensils	617,550	47,000
Spoilage and loss	1,076,299	21,959,537
Music and royalties	250,000	-
Kitchen fuel	10,003,730	2,818,350
Miscellaneous	323,580	152,500
Service money	19,631,934	4,176,758
	60,806,066	**40,395,725**
Total	**287,942,402**	**127,042,288**

29. Operating Expenditure – Guest Laundry and Spa

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Payroll and Related Expenses		
SPA and souvenir cost	5,524,288	1,287,863
	5,524,288	**1,287,863**
Other expenses		
Guest laundry	308,850	5,000
SPA and souvenir cost	4,533,902	231,603
	4,842,752	**236,603**
Total	**10,367,040**	**1,524,466**

30. Operating Expenditure – Other Operating

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Mini bar	203,538	39,485
Boat expenses	30,000	-
Bicycle expense	18,000	-
Others	2,598,383	5,654,317
Total	**2,849,921**	**5,693,802**

31. Other Income

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Interest Income	914,132	404,162
Other Income	240,824	2,000,035,616
Total	**1,154,956**	**2,000,439,778**

32. Sales and Marketing

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Payroll and related expenses		
Salaries and wages	18,645,000	31,071,692
Employee benefits	81,000	-
	18,726,000	**31,071,692**
Other expenses		
Printing and stationery	3,000	-
Postage, telephone, e-mail	274,000	207,000
Marketing promotion	40,000	-
Advertising	(705,000)	2,179,509
Entertainment	1,280	-
Travelling	659,500	-
Miscellaneous	229,720	-
	502,500	**2,386,509**
Total	**19,228,500**	**33,458,201**

33. Administration and General

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Payroll and related expenses		
Salaries and wages	93,911,415	121,668,314
Employee benefits	13,186,350	15,557,788
	107,097,765	**137,226,102**
Other expenses		
Data processing expenses	916,044	851,348
Printing supplies	82,150	12,500
Printing and stationery	1,607,122	602,132
Laundry	7,428	-
Uniform	38,000	633,012
Postage, telephone, e-mail	1,215,300	3,850,226
Transportation and labour	5,154,806	802,017
Motor vehicle expenses	10,288,263	1,374,865
Cleaning and garbage expenses	3,427,150	1,280,700
Audit fees	7,847,735	10,863,900
Legal and consultant fees	4,364,000	168,275,846
Bank charges	5,256,675	1,947,825
Cash (overage)/shortage	68,699	(191,698)
Entertainment	3,250,600	634,550
Travelling	3,141,750	2,866,435
Licenses and tax	3,372,098	26,339,589

Insurance	24,509,805	38,673,781
Present and donation	500,000	184,500
Yangon expenses allocation	202,088,378	341,124,101
Medical expenses	816,575	102,200
Miscellaneous	4,409,390	2,325,341
AGM expenses	2,856,950	3,985,043
Pre-opening Expenses	6,199,253	37,940,002
Service money	23,638,797	5,789,600
Maintenance general	35,000	-
Office rental	10,000,000	24,000,000
YSX expenses	2,006,700	26,276,500
	327,098,668	**700,544,315**
Total	**434,196,433**	**837,770,417**

34. Property Operating and Maintenance

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Payroll and related expenses		
Salaries and wages	23,934,516	36,125,453
Employee benefits	5,616,947	5,098,665
	29,551,463	**41,224,118**
Other expenses		
Engineering supplies	1,388,650	756,700
Printing and stationery	33,622	24,310
Uniform	-	364,236
Postage, telephone, e-mail	77,000	156,000
Transportation and labour	1,591,300	1,466,000
Maintenance	31,893,810	25,989,170
Travelling	-	130,000
Painting and renovation	11,198,034	3,176,999
Kitchen equipment	4,700	-
Land scarping	4,432,505	5,365,857
Swimming pool	10,248,170	4,126,686
Light bulb	3,390,450	767,950
Sound system	90,000	-
Plumbing and heating	181,250	-
Sewage and rubbish removal	80,000	419,800
Service money	7,131,300	2,252,827
Miscellaneous	1,460,531	322,900
	73,201,322	**45,319,435**
Total	**102,752,785**	**86,543,553**

35. Utility Cost

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Water	1,368,885	659,650
Diesel, petrol	63,272,125	8,938,212
Electricity	79,729,264	67,008,946
Total	**144,370,274**	**76,606,808**

36. Exchange Rate Differential

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Exchange rate differential –realized	(57,380,074)	(4,465)
Exchange rate differential – unrealized	(1,878,988,994)	7,414,962,518
Total	**(1,936,369,068)**	**7,414,958,053**

37. Income Tax Expenses

Details are shown as below:

	01-Oct-21 to 31-Mar-22 MMK	01-Oct-20 to 30-Sep-21 MMK
Income tax expenses	-	-
Corporate income tax over provision	(181,428,236)	-
Total	**(181,428,236)**	**-**

38. Impairment – Non-financial Assets

The carrying amounts of the Group's non-financial assets should be reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets' recoverable amounts are estimated. An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit (CGU) exceeds its estimated recoverable amount.

The Group did not review at the reporting date to determine whether there is any indication of impairment.

39. Financial Risk Management

The Group's financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Group's business whilst managing its risks. The main areas of financial risks faced by the Group and the policy in respect of the major areas of treasury activity are set out as follow:

Foreign exchange risk

The Group may have foreign exchange loss for the translation of foreign exchange transactions, assets or liabilities which are denominated in foreign currencies.

Interest rate risk

The Group does not have any interest bearing assets or liabilities. Hence, the Group does not have any exposure to interest rate risk.

Liquidity and cash flow risks

The Group monitors and maintains a level of bank balances deemed adequate by the directors to finance the operation and mitigate the effects of fluctuation in cash flow.

Operational risk

Operational risk, which is inherent in all business activities, is the potential for financial loss, and business instability arising from failures in internal controls, operational process or the systems that support them.

The goal of operational risk management is to balance cost and risk within the constraints of the risk appetite of the Group and to be consistent with the prudent management required of an organization.

It is recognized that such risks can never be entirely eliminated and that the cost of controls in minimizing these risks may outweigh the potential benefits. Accordingly, the Group continues to invest in risk management and mitigation such as business continuity management and incident management. In reinforcement of the implementation of the Company's risk strategy, independent checks on risk issues are undertaken by the internal audit function.

Legal risk

Legal risk is the risk that the business activities of the Group have with unintended or unexpected legal consequences. It includes risk arising from:

- Inadequate documentation, legal or regulatory incapacity, insufficient authority of a counterparty and uncertainty about the validity or enforceability of a contract in counterparty insolvency;
- Actual or potential violations of law or regulation which may attract a civil or criminal fine or penalty;
- Failure to protect the Company's property; and
- The possibility of civil claims (including acts or other events, which may lead to litigation or other disputes).

  The Company identifies and manages legal risk through effective use of its internal and external legal advisers.

Tax risk

Tax risk is the risk of loss or increased charges associated with changes in, or errors in the interpretation of, taxation rates or law.

40. Comparative Information

Figures of the year ended 30 September 2021 were shown in the financial statements to facilitate comparison.

41. Authorisation of Financial Statements

The consolidated financial statements for the period from 01 October 2021 to 31 March 2022 were authorized by the Board of Directors for issue.

FINANCIAL REPORT

(1ST APRIL 2022 ~ 31ST MARCH 2023)



AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

KHIN SU HTAY & ASSOCIATES LIMITED

CERTIFIED PUBLIC ACCOUNTANTS

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
REGISTRATION No. 100456125

CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

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STATEMENT BY DIRECTORS

OF

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

FOR THE YEAR ENDED 31 MARCH 2023

The Group's directors are responsible for the preparation and fair presentation of the consolidated financial statements, comprising the consolidated statement of financial position as at 31 March 2023, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the statement of cash flows for the year then ended, and the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes, in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law") and for such internal controls as the directors determine are necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Under the Myanmar Companies Law 2017 ("the Law"), the directors are required to prepare the consolidated financial statements for each year that give a true and fair view of the state of affairs of the Group as at the end of the financial year and of the operating results of the Group for that year. It also requires the directors to ensure the Group keeps proper accounting records according to Section 258 and 261 of Myanmar Companies Law 2017 ("the Law") that disclose with reasonable accuracy of the consolidated financial position of the Group. The directors are also responsible for safeguarding the assets of the Group and to prevent and detect fraud and other irregularities.

The directors have made an assessment of the Group's ability to continue as a going concern and have no reason to believe the Group will not be a going concern for the next twelve months from the date of this Statement.

The Board of Directors has, on the date of this Statement, authorised these financial statements for issue.

On behalf of the Board of Directors,

Amata Holding Public Co., Ltd.

U Win Aung	Daw Nay Myat Thu Aung
Managing Director	Director
Amata Holding Public Company Limited	Amata Holding Public Company Limited
Date: 30-6-2023	Date: 30-6-2023

KHIN SU HTAY & ASSOCIATES LIMITED

Certified Public Accountants

(Company Registration Number: 100124548)

 # C-1 / 005, Ground Floor, Hninnsi Street, Yuzana Highway Complex,
Narnat Taw Road, Kamayut Township, Yangon, Myanmar
Email: thantint@kshal.com
Tel: (95-09) 422953862, 422953863

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

OF

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

FOR THE YEAR ENDED 31 MARCH 2023

Qualified Opinion

We have audited the consolidated financial statements of **Amata Holding Public Company Limited ("the Company") and its Subsidiaries ("the Group"),** which comprise the consolidated statement of financial position of the Group as at 31 March 2023, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows of the Group for the year then ended and a summary of significant accounting policies and other explanatory notes.

In our opinion, except for the effects of adjustments if any, arising from the matters described in Basis for qualified opinion, the consolidated financial statements of the Group are properly drawn up in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law"), so as to give a true and fair view of the state of affairs of the Group as at 31 March 2023 and of the results, changes in equity and cash flows of the Group for the year then ended.

Basis for Qualified Opinion

Based on our audit, we noted as follows;

Permission for land use (Form-15) of "My Hpa-an Residence" was granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

Land lease agreement for "Amata Resort and Spa (Andaman)" was made between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee) on 28 March 2016.

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The management of the Group intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government).

The approval of sub-leasing from the respective Government Authority has not yet received at the time of this report.

As a result of above condition, we report as notes to the consolidated financial statements as follows;

Notes no. 4: Property, Plant & Equipment

My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels constructed on the lands stated above, having carrying value MMK 1,395,013,910 and MMK 4,036,368,316 were recorded under property, plant and equipment and depreciation of hotels increased by MMK 93,471,909 for the year ended 31 March 2023 and MMK 40,994,321 for the period from 01 October 2021 to 31 March 2022 respectively. As a result of not providing the land lease contracts, control and right to use of hotels constructed on these lands could not be verified.

Notes no. 6: Right of Used Assets

As included of the right of use assets at MMK 611,926,719 in the consolidated statement of financial position, depreciation increased by MMK 16,755,125 for the year ended 31 March 2023 and MMK 20,275,928 for the period from 01 October 2021 to 31 March 2022 respectively. Land lease agreement contracts with United International Group Limited for "My Hpa-an Residence" and "Amata Resort and Spa (Andaman)" were not available to review the right to direct use of these lands/approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

Notes no. 21: Finance Lease Obligation

As included of the finance lease obligation at MMK 645,896,013 in the consolidated statement of financial position, interest expenses increased by MMK 83,968,727 for the year ended 31 March 2023 and MMK 41,985,816 for the period from 01 October 2021 to 31 March 2022 respectively. Land lease agreement contracts with United International Group Limited for "My Hpa-an Residence" and "Amata Resort and Spa (Andaman)" were not available to review the right to direct use of these lands/approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Myanmar, and we have fulfilled our other 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law") and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going

concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility for the Audit of the Consolidated Financial Statements

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

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

- Identify and assess the risks of material misstatement of the consolidated 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group'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 consolidated financial statements or, if such disclosures are inadequate, 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within Group to express an opinion on the consolidated financial

statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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

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 safeguards.

Report on Other Legal and Regulatory Requirements

Further to our opinion, we report as follows:

(a) The proper books of account have been kept by the Group in accordance with the provisions of the Section 258 of the Law.

(b) In accordance with the provisions of Section 280 (b) (i) and (ii) of the Law:

- we have obtained all the information and explanations we have required; and
- the financial statements are drawn up in conformity with the provisions of the Law.

U Than Tint
CPA (PAPP-103)
Managing Director
Khin Su Htay & Associates Limited
Certified Public Accountants

Yangon,
Date: 30 June 2023

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Notes	31-Mar-23 MMK	31-Mar-22 MMK
Assets			
Non-current assets	**Notes**		
Property, plant and equipment	4	50,695,718,202	52,321,128,228
Intangible assets	5	39,218,684	66,708,238
Right of used assets	6	1,235,354,739	1,263,994,277
		51,970,291,625	**53,651,830,743**
Current assets			
Inventories	7	117,021,883	157,051,838
Accounts receivable	8	88,501,226	100,804,231
Deposit, prepayments and advance	9	64,901,978	121,444,536
Advance tax	10	25,558,898	28,575,503
Cash and cash equivalents	11	174,640,150	93,921,849
		470,624,135	**501,797,957**
Total assets		**52,440,915,760**	**54,153,628,700**
Equity and liabilities			
Share capital	12	3,487,990,000	3,487,990,000
Retained earnings		13,116,911,858	20,118,413,888
Non controlling interest		964,490,218	975,146,769
		17,569,392,076	**24,581,550,657**
Current liabilities			
Accounts payable	13	5,942,338,893	4,469,185,748
Tax payable	14	106,636,078	200,007,265
Accrued expenses	15	810,956,481	785,197,726
Deposit received	16	733,879,694	585,400,841
Other liabilities	17	755,635,795	712,424,583
Amount due to related parties	18	2,721,502,716	2,424,286,977
Dividend payable	19	-	-
Long-term borrowings	20	8,812,650,000	4,725,035,000
Finance lease obligation	21	3,170,914	99,082,732
		19,886,770,571	**14,000,620,872**
Non - current liabilities			
Long-term borrowings	20	13,657,350,000	14,299,565,000
Finance lease obligation	21	1,327,403,113	1,271,892,171
		14,984,753,113	**15,571,457,171**
Total equity and liabilities		**52,440,915,760**	**54,153,628,700**

Authenticated by:

U Win Aung
Managing Director
Amata Holding Public Company
Limited Date :30-6-2023

Amata Holding Public Co., Ltd.

Daw Nay Myat Thu Aung
Director
Amata Holding Public Company
Limited Date :30-6-2023

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Revenue			
Room / ballooning	22	2,441,491,776	1,187,137,161
Food and beverage	23	864,299,281	468,160,369
Guest laundry and spa	24	45,373,892	32,916,409
Other operating	25	161,142,008	89,842,929
		3,512,306,957	**1,778,056,868**
Cost of sales			
Room / ballooning	26	(728,482,474)	(267,289,749)
Food and beverage	27	(645,407,681)	(287,942,402)
Guest laundry and spa	28	(15,568,586)	(10,367,040)
Other operating	29	(9,674,123)	(2,849,921)
		(1,399,132,864)	**(568,449,112)**
Gross profit		**2,113,174,093**	**1,209,607,756**
Other Income	30	1,880,355,687	1,154,956
Sales and marketing	31	(96,560,319)	(19,228,500)
Administration and general	32	(2,892,467,625)	(434,196,433)
Property operating and maintenance	33	(341,233,586)	(102,752,785)
Utility cost	34	(405,124,517)	(144,370,274)
Property tax		(4,012,000)	(6,018,000)
Lease rental		(14,713,334)	(5,400,000)
Write-off		(2,981,742)	-
Exchange rate differential	35	(4,528,151,932)	1,936,369,068
EBITDA		**(4,291,715,275)**	**2,435,165,788**
Depreciation	4, 6	(1,754,685,618)	(951,293,472)
Amortization	5	(37,326,454)	(26,278,899)
EBIT		**(6,083,727,347)**	**1,457,593,417**
Interest expense	36	(1,863,266,240)	(1,009,219,558)
(Loss)/profit before tax		**(7,946,993,587)**	**448,373,859**
Income tax expenses	37	-	181,428,236
Commercial tax over provision		-	8,128,959
Gain on disposal		15,154,697	12,999,000
Capital gain tax		(895,667)	(1,429,890)
(Loss)/profit for the year/period		**(7,932,734,557)**	**649,500,164**
Other comprehensive income		-	-
Total comprehensive income for the year/period		**(7,932,734,557)**	**649,500,164**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2023

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Profit Attributable to :		
Equity holder of the Company	(7,922,076,004)	645,735,863
Non-controlling interest	(10,658,553)	3,764,301
	(7,932,734,557)	**649,500,164**
Total Comprehensive Income Attributable to :		
Equity holder of the Company	(7,922,076,004)	645,735,863
Non-controlling interest	(10,658,553)	3,764,301
	(7,932,734,557)	**649,500,164**
Negative earning per share (loss per share) / Earning per share		
Basic (MMK)	**(755)**	**62**

Authenticated by:

Amata Holding Public Co., Ltd.

U Win Aung
Managing Director
Amata Holding Public Company Limited
Date : 30-6-2023

Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited
Date : 30-6-2023

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2023

	SHARE CAPITAL	RETAINED EARNINGS	Total	NCI	TOTAL EQUITY
	MMK	MMK	MMK	MMK	MMK
As at 01 October 2021	3,487,990,000	19,052,382,310	22,540,372,310	538,231,518	23,078,603,828
Profit for the period	-	645,735,863	645,735,863	3,764,301	649,500,164
Dividend ***(see notes 20)***	-	520,026,150	520,026,150	428,616,247	948,642,397
Prior year adjustments	-	(99,730,435)	(99,730,435)	4,534,703	(95,195,732)
As at 31 March 2022	**3,487,990,000**	**20,118,413,888**	**23,606,403,888**	**975,146,769**	**24,581,550,657**
As at 01 April 2022	3,487,990,000	20,118,413,888	23,606,403,888	975,146,769	24,581,550,657
Loss for the year		(7,922,076,004)	(7,922,076,004)	(10,658,553)	(7,932,734,557)
Dividend Paid		(80,599,500)	(80,599,500)	-	(80,599,500)
Prior year adjustments		1,001,173,474	1,001,173,474	2,002	1,001,175,476
As at 31 March 2023	**3,487,990,000**	**13,116,911,858**	**16,604,901,858**	**964,490,218**	**17,569,392,076**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

		01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Cash flows from operating activities			
(Loss)/profit before taxation		**(7,946,993,587)**	**448,373,859**
Adjustments for:			
Depreciation		1,754,685,618	951,293,472
Adjustment of property, plant and equipment		1,500,000	-
Amortization		37,326,454	26,278,899
Interest income		(1,014,250)	(914,132)
Interest expense		1,863,266,240	1,009,219,558
Write-off		2,981,742	-
Provision for baddebt		5,220,610	-
Exchange rate differential		4,320,542,921	(1,879,199,610)
Operating cash flows before working capital changes		**37,515,748**	**555,052,046**
Changes in working capital:			
Inventory		37,048,213	(26,433,417)
Trade and other receivables		2,853,992	145,898,538
Amount due from related parties		-	2,256,530,153
Trade and other payables		78,432,035	(173,067,158)
Amount due to related parties		475,164,897	2,357,734,814
Cash flows from/(used in) operating actvities		**631,014,885**	**5,115,714,976**
Interest paid		(4,800,000)	(4,800,000)
Tax refund		7,241,666	-
Net cash provided by operating activities	A	**633,456,551**	**5,110,914,976**
Cash flows from investing activities			
Purchase of property, plant and equipment		(47,906,689)	(4,711,470,224)
Purchase of intangible assets		(8,675,600)	(17,669,925)
Proceeds from sale of property, plant and equipment		21,200,000	13,000,000
Interest received		1,014,250	914,132
Net cash used in investing activities	B	**(34,368,039)**	**(4,715,226,017)**
Cash flows from financing activities			
Dividend paid		(80,599,500)	-
Finance lease obligation		(437,770,711)	(252,262,142)
Net cash used in financing activities	C	**(518,370,211)**	**(252,262,142)**
Net increase in cash and cash equivalents	A+B+C	**80,718,301**	**143,426,817**
Cash and cash equivalents at the beginning of the year/period		**93,921,849**	**(49,504,968)**
Cash and cash equivalents at the end of the year/period		**174,640,150**	**93,921,849**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. General Information

Amata Holding Public Company Limited is domiciled and incorporated in the Republic of the Union of Myanmar with its registered office at No.10, Inya Yeik Thar Street, Mayangone Township Yangon, Myanmar under Company Registration No. 100456125 (former Registration No.1563/2017-2018) dated 27 June 2017.

The Company is listed in the Yangon Stock Exchange Joint Venture Company Limited on 03 June 2021.

The principal activities of the Company are Hospitality, Restaurants and Ballooning Services.

The Company acquired 99.99% share of United International Group Limited (UIG) and 51% share of Myanmar Ballooning Company Limited (MB) on 01 August 2018.

Incorporated in 1993, United International Group Limited mainly involves in resorts and restaurant management under UIG (Amata Brand) which operates value segments of the hospitality market through the following;

(i) Amata Resort and Spa – Ngapali
(ii) Amata Garden Resort - Inle
(iii) Amata Garden Resort – Bagan
(iv) My Bagan Residence by Amata
(v) My Hpa-an Residence by Amata
(vi) Amata Resort and Spa (Andaman) was operated in November 2021.

Incorporated in 2013, Myanmar Ballooning Company Limited mainly operates in hot air ballooning and operates under Oriental Ballooning brand. Oriental Ballooning brand flights over the Bagan, the city of Mandalay, stunning Inle Lake and Ngapali Beach in Myanmar (Burma).

2. Basis of Preparation of the Financial Statements

(a) Statement of Compliance

The consolidated financial statements are prepared in compliance with International Financial Reporting Standards ("IFRS") and the provision of Myanmar Companies Law 2017 ("the Law").

(b) Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis.

(c) Use of Estimates and Judgements

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

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

There are no accounting estimates and judgement made by the management that has significant effect on the consolidated financial statements.

(d) Basis of Consolidation

(a) Subsidiaries

Subsidiaries are entities (including special purpose entities) over which the Group has power to govern the financial and operating policies so as to obtain benefits from its activities, generally accompanied by a shareholding giving rise to a majority of the voting rights. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are consolidated from the date on which control ceases.

In preparing the consolidated financial statements, transactions, balances and recognized gains on transactions between group entities are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non- controlling interests are that part of the net results of operations and of net assets of a subsidiary attributable to the interests which are not owned directly or indirectly by the equity holders of the Company. They are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position. Total comprehensive income is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this the results in the non-controlling interests having a deficit balance.

(b) Associated companies

Associated companies are entities over which the Group has significant influence, but not control, generally accompanied by a shareholding giving rise to voting rights of 20% and above but not exceeding 50 %. Investments in associated companies are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses.

(c) Equity method of accounting

In applying the equity method of accounting, the Group's share of its associated companies' post-acquisition profits or losses are recognized in profit or loss and its share of post-acquisition other comprehensive income is recognized in other comprehensive income. These post- acquisition movements and distributions received from the associated companies are adjusted against the carrying amount of the investments. When the Group's share of losses in an associated company equals to or exceeds its interest in the associated company, including any other unsecured non-current receivables, the Group does not recognize further losses, unless it has obligations to make or has made payments on behalf of the associated company.

Unrealised gains on transactions between the Group and its associated companies are eliminated to the extent of the Group's interest in the associated companies. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of associated companies have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(d) Investment in associate

Investment in associated is initially recognized at the transaction price (including transaction costs) under the equity method of accounting and carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee after the date of acquisition. The investor's share of the profit or loss of the investee is recognized in the investor's profit or loss. Distributions received from and investee reduces the carrying amount of the investment.

3. Significant Accounting Policies

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

(a) Foreign Currency Translation

The Company maintains its accounting records in Myanmar Kyats. The financial statements are presented in Myanmar Kyats (MMK), which is functional and presentation currency of the Company.

Transactions in foreign currencies other than MMK are translated to the functional currency at the monthly group exchange rate.

All monetary assets and liabilities denominated in foreign currencies other than Myanmar Kyats outstanding at the reporting date are translated to the functional currency at the exchange rate of MMK 2,100.00 per US$ 1.

Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the reporting date are recognised in the statement of profit or loss and other comprehensive income.

(b) Cash and Cash Equivalents

Cash and cash equivalents in the statements of financial position comprise cash in hand and cash at bank balances.

(c) Trade and Other Accounts Receivables

Trade and other accounts receivables are stated at the invoice value less allowance for doubtful debt.

The allowance for doubtful accounts is established at 10% of trade and other accounts receivable balances that remain overdue for 365 days or more as of the reporting date.

(d) Inventory

Inventory is measured at the lower of cost and net realised value.

Cost is calculated using the first in first out principle, and comprises all costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realised value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

(e) Property, Plant and Equipment

Owned assets

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses expect for building that are presented at revalued value.

Costs include expenditure that is directly attributable to the acquisition of the assets. The cost of self- constructed assets includes the cost of materials and direct labour, any other cost directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalized borrowing costs, purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for us separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized net in profit or loss.

Revalued assets

Revaluations are performed by independent professional valuers with sufficient regularity to ensure that the carrying amount of these assets does not differ materially from that which would be determined using fair values at the reporting date.

Any increase in value, on revaluation, is recognized in other comprehensive income and presented in the revaluation reserve in equity unless it offsets a previous decrease in value recognized in profit or loss in respect of the same asset. A decrease in value is recognized in profit or loss to the extent it exceeds an increase previously recognized in other comprehensive income for the same asset. Upon disposal of a revalued asset, any related revaluation surplus is transferred directly to retained earnings and is not taken into account in calculating the gain or loss on disposal.

Subsequent costs

The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day –to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

Depreciation

Depreciation is calculated based on the depreciable amount, which is the cost of an asset, or other amount substituted for cost.

Depreciation is charged to profit of loss on a straight – line basis over the estimated useful lives of each component of an item of property, plant and equipment. The estimated useful lives are as follows:

	Useful Lives
-Building	60, 58, 56, 49,20 years
-Balloon (15 units)	7 years
-Plant and machinery	5 years
-Furniture and fixtures	5 years
-Office equipment	3 years
-Vehicle	5 years
-Operating equipment	3 years

Depreciation method, useful lives and residual values are reviewed at each financial year- end and adjusted if appropriate. Useful life of building depends on the land lease agreement.

(f) Intangible Assets

Intangible assets are measured at cost less accumulated amortization and accumulated impairment losses. Intangible assets are amortized on a straight –line basis from the date the asset is available for use and over its estimated useful lives of 3 years.

(g) Goodwill

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests and any previous interest held over the net identifiable assets acquired). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the gain is recognized in profit or loss.

(h) Leases

An agreement whereby the lessor conveys to the lessee in return for a payment or series of payments the right to use an asset for an agreed period of time.

Finance lease: A lease that transfers substantially all the risks and rewards incidental to ownership of an asset. Title may or may not eventually be transferred.

Operating lease: A lease other than a finance lease.

As a lessee

Finance leases that transfer to the Group substantially all of the risks and benefits incidental to ownership of the leased item, are capitalized at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in profit or loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an operating expense in profit or loss on a straight-line basis over the lease term.

(i) Trade and Other Payables

Trade and other accounts payable are stated at cost.

(j) Share Capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognized as a deduction from equity, net of any tax effects.

(k) Revenue

Revenue excludes commercial taxes and is arrived at after deduction of trade discounts.

Revenue from hotel operations

Hotel revenue from room, food and beverage and other services are recognised when the rooms are occupied, food and beverage are sold and the services are rendered.

Revenue from Ballooning operations

Rental and related services income are recognized in profit or loss as the services are provided.

(l) Lease Payments

Payments made under operating leases are recognized in profit or loss on a straight line basis over the term of the lease.

Contingent lease payments are accounted for by revising the minimum lease payments over the remaining term of the lease when the lease adjustment is confirmed.

Determining whether an arrangement contains a lease

At inception of an arrangement, the Group determines whether such arrangement is or contains a lease. A specific asset is the subject of a lease if fulfilment of the arrangement is dependent on the use of that specified asset. An arrangement conveys the right to use the asset if the arrangement conveys to the Group the right to control the use of the underlying asset.

At inception or upon reassessment of the arrangement, the Group separates payments and other consideration required by such an arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Group concludes for a finance lease that it is impracticable to separate the payments reliably, an asset and a liability are recognized at an amount equal to the fair value of the underlying asset. Subsequently the liability is reduced as payments are made and an imputed finance charge on the liability is recognized using the Company's incremental borrowing rate.

(m) Income Tax

Income tax expense for the year comprises current and deferred tax. Current and deferred taxes are recognized in the statement of income except to the extent that they relate to a business combination, or items recognized directly in equity.

Current tax is the expected tax payable or receivable 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 years.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purpose and the amounts used for taxation purposes. Deferred tax is not recognized for the following temporary differences: the initial recognition of goodwill and the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss.

Deferred tax is measured at the rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax

authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis on their tax assets and liabilities will be realized simultaneously.

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

(n) Impairment of Financial Assets

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or the Group of financial assets is impaired. A financial asset is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset ("a loss event") and that loss event (or events) has an impact on the estimated future cash flows of the financial assets or the Group of financial assets that can be reliably estimated.

(o) Related Parties

For the purpose of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

Relationships with related parties were as follows:

Name of individuals	**Nature of relationship**
United International Group Limited	Subsidiary
Myanmar Ballooning Company Limited	Subsidiary
Amata International Company Limited	Related of Subsidiary
Awinka Holding Company Limited	Related of Subsidiary
U Win Aung	Managing Director
U Khin Zaw	Director of Subsidiary

The pricing policies for particular types of transactions are explained future below:

Transaction	**Pricing policies**
Land lease	Contractually agreed prices

Significant transactions for the year ended 31 March 2023 with related parties were as follows;

	31-Mar-23	**31-Mar-22**
	MMK	**MMK**
Payable to related party	2,721,502,716	2,424,286,977

Significant agreement with related party

The Group entered into lease agreements with a related party to lease land for the following terms:

Land Lease – Amata Resort & Spa- Ngapali	15 years
Land Lease – Amata Garden Resort – Bagan	15 years
Land Lease – My Bagan Residence by Amata	15 years
Land Lease – Amata Garden Resort Inle Lake	50 years

4. Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation. Details are shown as below:

MMK

	Building	Office Equipment	Plant & Machinery	Furniture & Fixture	Data Processing Equipment	Motor Vehicles	Balloon (15 units)	Boat & Bicycle	Others	Operation Equipment	Construction in Progress	Total
Costs												
At 01 Apr 2022	55,763,384,232	349,942,385	1,395,028,844	2,083,102,970	296,196,947	744,877,983	2,329,570,423	233,923,654	129,545,366	1,198,739,243	21,756,312	64,546,068,359
Additions	2,500,000	3,460,000	13,819,600	2,926,000	89,946,650	-	-	357,330	2,083,200	4,147,500	12,574,389	131,814,669
Disposal	-	-	(565,000)	-	-	(47,400,000)	-	-	-	-	-	(47,965,000)
Transfer to hotel	-	(9,988,329)	(1,156,448)	-	-	-	-	5,000,000	-	(6,816,382)	(6,529,550)	(19,490,709)
Transfer to MD	-	-	-	-	-	-	-	-	-	-	(16,922,302)	(16,922,302)
Adjustment	-	-	-	-	-	-	-	-	-	-	(1,500,000)	(1,500,000)
At 31 Mar 2023	**55,765,884,232**	**343,414,056**	**1,407,126,996**	**2,086,028,970**	**386,143,597**	**697,477,983**	**2,329,570,423**	**239,280,984**	**131,628,566**	**1,196,070,361**	**9,378,849**	**64,592,005,017**
Accumulated Dep:												
At 01 Apr 2022	4,938,082,832	310,470,901	1,114,090,971	1,702,452,098	288,825,875	660,414,643	1,845,665,784	132,220,861	109,734,722	1,122,981,444	-	12,224,940,131
Additions	1,012,611,455	17,465,350	139,883,293	258,545,830	19,607,569	46,938,654	148,556,956	41,532,880	5,948,077	41,667,026	-	1,732,757,090
Disposal	-	-	(564,030)	-	-	(41,355,667)	-	-	-	-	-	(41,919,697)
Transfer to hotel	-	(9,988,329)	(1,156,448)	-	-	-	-	-	-	(8,345,932)	-	(19,490,709)
At 31 Mar 2023	**5,950,694,287**	**317,947,922**	**1,252,253,786**	**1,960,997,928**	**308,433,444**	**665,997,630**	**1,994,222,740**	**173,753,741**	**115,682,799**	**1,156,302,538**	**-**	**13,896,286,815**
Net Book Value												
At 31 Mar 2023	**49,815,189,945**	**25,466,134**	**154,873,210**	**125,031,042**	**77,710,153**	**31,480,353**	**335,347,683**	**65,527,243**	**15,945,767**	**39,767,823**	**9,378,849**	**50,695,718,202**
At 01 Apr 2022	**50,825,301,400**	**39,471,484**	**280,937,873**	**380,650,872**	**7,371,072**	**84,463,340**	**483,904,639**	**101,702,793**	**19,810,644**	**75,757,799**	**21,756,312**	**52,321,128,228**

Under United International Group Limited

"My Hpa-an Residence" is situated on the land plot at Survey No.5/54, O.SS.66 Tanmalauk-Gwin, Tawpon Village, Hpa-an Township, Hpa-an District, Kayin State and Permission for land use (Form-15) granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee).

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

My Hpa-an Residence (operated in October 2019) and Amata Resort and Spa-Andaman hotels (operated in November 2021) hotels are in operation and Building Cost for these hotels MMK 1,474,338,465 and MMK 4,133,976,085 were recorded under property, plant and equipment without approval for sub-leasing of land use under the name of United International Group Limited and the approval of sub-leasing from the respective Government Authority has not yet received at the time of this report.

As a result of this, the depreciation of hotels increased by MMK 93,471,909 for the year ended 31 March 2023 and MMK 40,994,321 for the period from 01 October 2021 to 31 March 2022 respectively. (Note 6 and 22).

5. Intangible Assets

Intangible assets are stated at cost less accumulated amortisation. Details are shown as below:

	31-Mar-23 **MMK**
Cost	
At 01 April 2022	376,930,749
Addition	9,836,900
At 31 March 2023	**386,767,649**
Accumulated Amortization	
At 01 April 2022	310,222,511
Addition	37,326,454
At 31 March 2023	**347,548,965**
Net Book Value	
At 31 March 2023	**39,218,684**
At 01 April 2022	**66,708,238**

6. Right of Used Assets

Details are shown as below:

	31-Mar-23 MMK
Cost	
At 01 April 2022	1,331,412,060
Adjustment	11,011
At 31 March 2023	**1,331,423,071**
Accumulated Depreciation	
At 01 April 2022	67,417,783
Adjustment	6,722,021
Addition	21,928,528
At 31 March 2023	**96,068,332**
Net Book Value	
At 31 March 2023	**1,235,354,739**
At 01 April 2022	**1,263,994,277**

The useful life of right of used assets and building was not agreed with lease contract. Details are shown as below:

	Lease period as per contract	Useful life
Land Lease – Amata Resort & Spa- Ngapali	15 years	58 Years
Land Lease – Amata Garden Resort – Bagan	15 years	60 Years
Land Lease – My Bagan Residence by Amata	15 years	49 Years
Land Lease – Amata Garden Resort Inle Lake	50 years	56 Years
Land Lease - My Hpa-an Residence by Amata	Not contracted	59 Years & 6 Months
Land Lease – Amata Resort and Spa - Andaman	Not contracted	70 Years

Under United International Group Limited

"My Hpa-an Residence" is situated on the land plot at Survey No.5/54, O.SS.66 Tanmalauk-Gwin, Tawpon Village, Hpa-an Township, Hpa-an District, Kayin State and Permission for land use (Form-15) granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee).

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The Company's management intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of

Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government). The approval of sub-leasing from the respective Government Authority has not yet received at the time of this report.

During the previous accounting period ended 31 March 2022, My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels are in operation, and right-of-use assets for these hotels ***MMK 184,531,232 and MMK 464,426,539 were recorded under right-of-use assets*** *respectively*. However, ***the Company have no land lease contracts with Awinka Holding Company Limited and Amata International Company Limited*** for land lease to review approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

As a result of this, the depreciation of hotels increased by MMK 16,755,125 for the year ended 31 March 2023 and MMK 20,275,928 for the period from 01 October 2021 to 31 March 2022 respectively. (Notes 4 and 22).

7. Inventories

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Food	9,172,398	10,326,725
Beverage	18,801,920	17,668,872
Cleaning supplies	1,067,314	1,493,505
Guest supplies	5,594,223	6,652,172
Massage oil	247,170	503,720
Souvenir stock	3,063,310	12,209,368
Printing supplies	8,024,481	7,950,458
Engineering supplies	39,866,928	39,683,136
Diesel	9,191,196	29,367,668
Gas	3,472,960	9,756,400
H.K guest supplies	3,437,558	6,039,099
Chemical	2,466,465	2,353,973
Stationery	136,203	136,202
Head office – store	12,479,757	12,417,890
Staff uniform	-	492,650
	117,021,883	**157,051,838**

During this financial year, its subsidiary - Myanmar Ballooning Company Limited write off the amount of inventory (MMK 2,981,742).

8. Accounts Receivable

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Guest ledger	32,500	7,687,699
City ledger	93,689,336	93,116,532
Provision for bad debts	(5,220,610)	-
	88,501,226	**100,804,231**

9. Deposit, Prepayments and Advance

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Deposit	24,400,203	101,349,304
Prepayment – Insurance	27,824,185	8,130,101
– Others	2,523,422	2,816,288
Advance others	10,154,168	5,580,250
Pre-opening expenses	-	3,568,593
	64,901,978	**121,444,536**

10. Advance Tax

It comprises the followings:

	31-Mar-23 MMK	31-Mar-22 MMK
Corporate income tax	1,065,744	9,837,300
Commercial tax	24,493,154	18,738,203
	25,558,898	**28,575,503**

(i) Corporate Income Tax

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Opening balance	9,837,300	9,837,300
Offset - Capital gain tax (Mar'2022)	(1,529,890)	-
Refund	(7,241,666)	-
Closing balance as at	**1,065,744**	**9,837,300**

(ii) Commercial Tax

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Opening balance	18,738,203	191,144,432
Advance payment during the year/period	5,754,951	807,644
Commercial tax payable	-	(195,030,648)
Adjustment	-	21,816,775
Closing balance as at	**24,493,154**	**18,738,203**

11. Cash and Cash Equivalents

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Cash in hand	75,743,491	27,002,021
Cash at bank	98,896,659	66,919,828
	174,640,150	**93,921,849**

12. Share Capital

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Issued, Subscribed and Fully paid-up Capital		
10,000,000 shares of Ks 100 each	1,000,000,000	1,000,000,000
497,598 shares of Ks 5,000 each	2,487,990,000	2,487,990,000
	3,487,990,000	**3,487,990,000**

13. Accounts Payable

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Trade payable	255,279,010	231,772,408
Other	89,310,350	84,194,703
Interest payable	5,597,749,533	4,153,218,637
	5,942,338,893	**4,469,185,748**

Out of total trade payable stated above, MMK 13,958,688 was long outstanding balances of United International Group Limited.

14. Tax Payable

It comprises the followings:

	31-Mar-23 MMK	31-Mar-22 MMK
Corporate income tax	-	-
Capital gain tax	895,667	4,359,690
Commercial tax	105,740,411	195,647,575
	106,636,078	**200,007,265**

(i) Corporate Income Tax

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Opening balance	-	181,428,236
Over provision	-	(181,428,236)
Closing balance as at	**-**	**-**

(ii) Capital Gain Tax

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Opening balance	4,359,690	2,929,800
Provision for the year/period	895,667	1,429,890
Penalty	100,000	-
Offset with advance corporate income tax	(1,529,890)	-
Tax Paid during the year	(2,929,800)	-
Closing balance as at	**895,667**	**4,359,690**

(iii) Commercial Tax

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Opening balance	195,647,575	416,313,537
Provision for the year/period	105,740,412	53,341,704
Under/over provision	68,163	(8,128,959)
Tax paid during the year/period	(195,715,739)	(208,380,502)
Exchange rate differential	-	(57,498,205)
Closing balance as at	**105,740,411**	**195,647,575**

15. Accrued Expenses

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Social security	6,386,694	1,661,639
Electricity	12,110,170	51,451,060
Telephone and internet	690,661	6,544,551
Diesel	10,450,000	8,180,000
Others	136,635,947	113,587,822
Employee income tax	5,065,675	8,446,323
Audit fee	78,110,000	41,276,270
DCA flight movement charges	5,348,700	11,629,800
Royalty fees	364,142,440	331,372,500
NCDC	36,450,000	36,450,000
Advisory fees	125,566,194	164,597,761
CSR expenses	30,000,000	10,000,000
	810,956,481	**785,197,726**

16. Deposit Received

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Deposit received – Guest	438,915,396	366,720,470
– Others	169,135,210	104,760,618
– Agents (float)	125,829,088	113,919,753
	733,879,694	**585,400,841**

17. Other Liabilities

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Commission	3,314,232	3,478,562
Service money	272,321,563	228,396,387
Short-term loan	480,000,000	480,000,000
Staff fund	-	549,634
	755,635,795	**712,424,583**

Short-term loan

On 29 July 2020, its subsidiary – United International Group Limited borrowed a Covid – 19 Loan from Government for principal amount of MMK 480,000,000 with interest rate 1% and is repayable on 28 July 2021. According to Notification no. 2/2021 of UMFCCI dated 11 September 2021, the Covid-19 Loan is repayable on 28 July 2022. However, it is repayable on 28 July 2023 according to Notification no. 3/2022 of UMFCCI dated 04 November 2022.

18. Amount Due to Related Parties

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Amata International Co., Ltd.	71,459,413	86,909,413
Amount due to Director	2,650,043,303	2,337,377,564
	2,721,502,716	**2,424,286,977**

19. Dividend Payable

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Opening balance	-	948,642,397
Adjustment to retained earnings	-	(948,642,397)
	-	**-**

In accordance with Myanmar Companies Law 2017, Division 14 - Dividend, Section 106 (C), the Group adjusted dividend payable to the retained earnings during the accounting period from 01 October 2021 to 31 March 2022.

20. Long-Term Borrowings

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Long-term borrowings (USD 10.7 million)		
Current portion	8,812,650,000	4,725,035,000
Non-current portion	13,657,350,000	14,299,565,000
	22,470,000,000	**19,024,600,000**

On 22 October 2016, its subsidiary – United International Group Limited entered into a loan facilities agreement with International Finance Corporation (IFC) for principal amount of USD 10.7 million with interest rate (Variable Interest Rate – sum of the Relevant Spread and LIBOR). According to Waiver letter No.7 on 14 June 2022, instalment payments were rescheduled with agreement of International Finance Corporation (IFC).

21. Finance Lease Obligation

Details are shown as below:

	31-Mar-23 MMK	31-Mar-22 MMK
Current liabilities	3,170,914	99,082,732
Non-current liabilities	1,327,403,113	1,271,892,171
	1,330,574,027	**1,370,974,903**

The future minimum lease payments are as follows;

	31-Mar-23 MMK	31-Mar-22 MMK
Within one year	174,079,415	146,427,089
Later than one year but within five years	688,536,080	440,421,524
Later than five years	9,048,398,800	5,352,000,000
	9,911,014,295	**5,938,848,613**

Lease period and interest rate for finance lease obligation are as follows;

Description	Lessor	Lease Period	Interest Rate
Amata Resort & Spa- Ngapali	U Win Aung Amata International Co., Ltd.	58 Years	13%
Amata Garden Resort – Bagan	U Win Aung	60 years	13%
My Bagan Residence by Amata	U Win Aung	49 years	13%
Amata Garden Resort Inle Lake	Ministry of Environmental Conservation and Forestry	50 years	13%
My Hpa-an Residence by Amata	U Win Aung (Awinka Holding Co., Ltd.)	59 Years & 6 Months	13%
Amata Resort and Spa (Andaman)	U Win Aung (Amata International Co., Ltd.)	70 Years	13%

Lease period in the calculation statement of finance lease obligation was not agreed with lease contract. Details are shown as below:

Description	Lease Period as per contract	Lease Period as per Calculation Statement
Land Lease – Amata Resort & Spa- Ngapali	15 years	58 Years
Land Lease – Amata Garden Resort – Bagan	15 years	60 Years
Land Lease – My Bagan Residence by Amata	15 years	49 Years
Land Lease – Amata Garden Resort Inle Lake	50 years	56 Years
Land Lease - My Hpa-an Residence by Amata	Not contracted	59 Years & 6 Months
Land Lease - Amata Resort and Spa (Andaman)	Not contracted	70 Years

Under United International Group Limited

"My Hpa-an Residence" is situated on the land plot at Survey No.5/54, O.SS.66 Tanmalauk-Gwin, Tawpon Village, Hpa-an Township, Hpa-an District, Kayin State and Permission for land use (Form-15) granted by Central Committee for the Management of Vacant, Fallow and Virgin Lands dated 19 March 2020, is under the name of Awinka Holding Company Limited (U Win Aung).

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between the Republic of the Union of Myanmar, Taninthayi Region Government (Lessor) and Amata International Company Limited (Lessee).

It has been expressly stated in the land used agreements of My Hpa-an Residence and Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others person or organization.

The Company's management intention for the land is to be sub-leased to United International Group Limited from Awinka Holding Company Limited and Amata International Company Limited respectively. So, the Company is in process for applying the sub-leasing approval from the respective Government Authority (i.e., Central Committee for the Management of Vacant, Fallow and Virgin Lands and Republic of the Union of Myanmar, Taninthayi Region Government).

During the previous accounting period ended 31 March 2022, My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels are in operation, and land lease for these hotels amount ***MMK 184,531,232 and MMK 464,426,539 were recorded in finance lease obligation as initial lease liability*** respectively. However, ***the Company have no land lease contracts with Awinka Holding Company Limited and Amata International Company Limited*** for land lease to review approval for sub-leasing of land use, permission of construction, right and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

As a result of this, the interest expenses of hotels increased by MMK 83,968,727 for the year ended 31 March 2023 and MMK 41,985,816 for the period from 01 October 2021 to 31 March 2022 respectively. (Notes 4 and 6).

22. Operating Income – Room/Ballooning

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Room sales	2,118,084,841	1,187,137,161
Passenger income	323,406,935	-
Total	**2,441,491,776**	**1,187,137,161**

23. Operating Income – Food and Beverage

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Food sales	672,216,720	353,253,955
Beverage sales	188,121,825	111,415,478
Others	3,960,736	3,490,936
Total	**864,299,281**	**468,160,369**

24. Operating Income – Guest Laundry and Spa

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Guest laundry	8,247,998	2,802,409
SPA and souvenir	37,125,894	30,114,000
Total	**45,373,892**	**32,916,409**

25. Operating Income – Other Operating

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Revenue – Others	1,681,921	756,942
- Boat	3,546,376	2,799,295
- Mini bar	924,229	540,064
- Car transport	-	29,126
Others operating income	154,989,482	85,717,502
Total	**161,142,008**	**89,842,929**

26. Operating Expenditure – Room/Ballooning

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Payroll and related expenses		
Salaries and wages	255,565,959	73,635,037
Employee benefits	46,389,667	17,534,255
	301,955,626	**91,169,292**
Other expenses		
Cost of sales - Balloon Gas	19,376,130	-
Cost of sales - Other	2,981,970	-

Pilot team expenses	24,110,006	19,362,333
Compensation Fees	723,000	-
Catering Charges	8,411,140	-
Bank charges	43,415	122,085
Insurance	10,765,125	-
Present & Donation	158,400	-
Maint general	9,501,350	3,947,114
Test Flying Charges	62,300	-
China, glass and silverware	917,400	308,900
Cleaning supplies	18,350,741	8,499,663
Guest supplies	81,174,570	38,381,673
Data processing expenses	1,701,800	1,631,158
Printing and stationery	3,858,870	1,486,847
Laundry	20,020,996	5,277,644
Linen	3,257,500	3,088,195
Uniform	3,464,375	30,000
Flowers and decoration	9,181,030	1,766,800
Postage, telephone, e-mail	16,004,154	12,512,588
Motor vehicle expenses	45,962,114	20,194,431
Travelling	6,272,950	671,000
Pest control	16,722,495	8,129,190
License and tax	19,299,800	8,032,352
Complimentary / entertainment	8,446,524	3,742,246
Commission	15,759,057	1,127,350
Transportation and labor	11,565,984	3,100,989
Operation utensils	2,990,900	1,426,350
Music & Royalties	289,320	-
Miscellaneous	930,150	545,500
Service money	64,223,282	32,736,049
	426,526,848	**176,120,457**
Total	**728,482,474**	**267,289,749**

27. Operating Expenditure – Food and Beverage

Details are shown as below:

	01-Apr-22 to 31-Mar-23	01-Oct-21 to 31-Mar-22
	MMK	MMK
Cost of sales		
Food cost	339,939,085	148,430,528
Beverage cost	65,007,565	26,758,491
	404,946,650	**175,189,019**
Payroll and related expenses		
Salaries and wages	94,435,934	42,051,929
Employee benefits	23,774,762	9,895,388
	118,210,696	**51,947,317**

Other expenses		
China, glass and silverware	1,215,600	329,157
Cleaning supplies	8,323,130	3,921,570
Guest supplies	11,780,430	4,211,158
Data processing expenses.	550,000	119,700
Printing and stationery	3,325,929	1,653,024
Laundry	615,010	50,289
Linen	437,000	521,600
Uniform	667,125	32,500
Flowers and decoration	1,040,300	723,200
Postage, telephone, e-mail	192,000	89,000
Transportation and labor	13,163,900	5,395,355
Travelling for F&B Dept	1,805,000	491,500
License and tax	2,930,417	1,675,000
Complimentary / entertainment	7,017,372	5,734,620
Operation utensils	9,197,890	3,955,300
Kitchen utensils	2,602,400	617,550
Spoilage and loss	2,357,771	1,076,299
Music and royalties	110,000	250,000
Kitchen fuel	20,043,686	10,003,730
Miscellaneous	597,700	323,580
Service money	34,277,675	19,631,934
	122,250,335	**60,806,066**
Total	**645,407,681**	**287,942,402**

28. Operating Expenditure – Guest Laundry and Spa

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Payroll and Related Expenses		
Guest Laundry	98,971	-
SPA and souvenir cost	9,574,827	5,524,288
	9,673,798	**5,524,288**
Other expenses		
Guest laundry	32,500	308,850
SPA and souvenir cost	5,862,288	4,533,902
	5,894,788	**4,842,752**
Total	**15,568,586**	**10,367,040**

29. Operating Expenditure – Other Operating

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Mini bar	280,578	203,538
Boat expenses	-	30,000
Bicycle expense	-	18,000
Others	9,393,545	2,598,383
Total	**9,674,123**	**2,849,921**

30. Other Income

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Interest income	1,014,250	914,132
Other income	1,879,341,437	240,824
Total	**1,880,355,687**	**1,154,956**

During this financial year, the following events occurred in its subsidiary - United International Group Limited and it was recorded under other income.

i. The company received cash discount from a travel and tour agent (deposit received) - USD 4,582.45; Equi: Kyats 8,477,532.50.

ii. Head office (Yangon) of the Company waived the debt – MMK 1,840,981,010 owing from My Hpa-an Residence by Amata which one the hotel operated by the Company. In Notes 32- Administration and general expenses, it was also recorded as expenses. As a result, the waiver income is offset with the waiver expenses, so it was not affected to the financial performance of the Company.

31. Sales and Marketing

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Payroll and related expenses		
Salaries and wages	66,412,469	18,645,000
Employee benefits	1,347,547	81,000
	67,760,016	**18,726,000**
Other expenses		
Printing and stationery	477,000	3,000
Data Processing expenses	694,300	-
Uniform	34,000	-

Postage, telephone, e-mail	669,450	274,000
Marketing promotion	4,357,234	40,000
Advertising	18,498,044	(705,000)
Entertainment	358,250	1,280
Travelling	3,012,950	659,500
Miscellaneous	699,075	229,720
	28,800,303	**502,500**
Total	**96,560,319**	**19,228,500**

32. Administration and General

Details are shown as below:

	01-Apr-22 to 31-Mar-23	01-Oct-21 to 31-Mar-22
Payroll and related expenses	**MMK**	**MMK**
Salaries and wages	220,078,382	93,911,415
Employee benefits	36,004,673	13,186,350
	256,083,055	**107,097,765**
Other expenses		
DCA Flight Movement Charges	(37,800)	-
NYDC 5% Tax	6,625,000	-
Data processing expenses	4,180,585	916,044
Printing supplies	54,000	82,150
Printing and stationery	3,295,280	1,607,122
Laundry	-	7,428
Uniform	811,600	38,000
Postage, telephone, e-mail	2,832,817	1,215,300
Transportation and labour	15,413,874	5,154,806
Motor vehicle expenses	16,810,182	10,288,263
Cleaning and garbage expenses	4,802,550	3,427,150
Audit fees	44,504,000	7,847,735
Legal and consultant fees	8,798,357	4,364,000
Bad Debt	5,220,610	-
Bank charges	5,250,141	5,256,675
Cash (overage)/shortage	(1,672)	68,699
Entertainment	1,468,672	3,250,600
Travelling	20,304,805	3,141,750
Licenses and tax	27,364,997	3,372,098
Insurance	45,671,381	24,509,805
Present and donation	-	500,000
Yangon expenses allocation	474,884,652	202,088,378
Medical expenses	884,750	816,575
Miscellaneous	28,029,722	4,409,390
AGM expenses	-	2,856,950
Pre-opening Expenses	3,568,593	6,199,253
Service money	50,647,864	23,638,797
Maintenance general	73,000	35,000
CSR expenses	20,000,000	10,000,000

YSX expenses	3,945,600	2,006,700
Waiver of debt	1,840,981,010	-
	2,636,384,570	**327,098,668**
Total	**2,892,467,625**	**434,196,433**

As mentioned above Notes 30, waiver of debt- MMK 1,840,981,010 represents the waived amount of debt by head office (Yangon) of United International Group Limited owing from "My Hpa-an Residence by Amata" which one of the hotel operated by the Company.

33. Property Operating and Maintenance

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	**01-Oct-21 to 31-Mar-22 MMK**
Payroll and related expenses		
Salaries and wages	66,903,572	23,934,516
Employee benefits	14,001,210	5,616,947
	80,904,782	**29,551,463**
Other expenses		
Engineering supplies	4,650,190	1,388,650
Printing and stationery	322,925	33,622
Uniform	461,500	-
Postage, telephone, e-mail	333,000	77,000
Transportation and labour	8,893,250	1,591,300
Maintenance	149,420,107	31,893,810
Travelling	2,180,700	-
Painting and renovation	24,489,750	11,198,034
Kitchen equipment	-	4,700
Land scarping	20,098,993	4,432,505
Swimming pool	18,551,008	10,248,170
Light bulb	11,429,735	3,390,450
Sound system	500,000	90,000
Plumbing and heating	-	181,250
Sewage and rubbish removal	4,613,500	80,000
Service money	12,691,746	7,131,300
Miscellaneous	1,692,400	1,460,531
	260,328,804	**73,201,322**
Total	**341,233,586**	**102,752,785**

34. Utility Cost

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Water	3,594,592	1,368,885
Diesel, petrol	270,891,756	63,272,125
Electricity	130,638,169	79,729,264
Total	**405,124,517**	**144,370,274**

35. Exchange Rate Differential

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Exchange rate differential –realized	21,154,905	(57,380,074)
Exchange rate differential – unrealized	4,506,997,027	(1,878,988,994)
Total	**4,528,151,932**	**(1,936,369,068)**

36. Interest Expenses

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Short term loan interest	4,800,000	2,411,250
IFC loan interest	1,682,123,256	917,113,350
Finance Lease Interest	176,342,984	89,694,958
Total	**1,863,266,240**	**1,009,219,558**

The interest expenses relating to finance lease obligation of My Hpa-an Residence and Amata Resort and Spa (Andaman) hotels MMK 83,968,727 for the year ended 31 March 2023 and MMK 41,985,816 for the period from 01 October 2021 to 31 March 2022 respectively were included in the finance lease interest.

37. Income Tax Expenses

Details are shown as below:

	01-Apr-22 to 31-Mar-23 MMK	01-Oct-21 to 31-Mar-22 MMK
Income tax expenses	-	-
Corporate income tax over provision	-	(181,428,236)
Total	**-**	**(181,428,236)**

38. Impairment – Non-financial Assets

The carrying amounts of the Group's non-financial assets should be reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets' recoverable amounts are estimated. An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit (CGU) exceeds its estimated recoverable amount.

The Group did not review at the reporting date to determine whether there is any indication of impairment.

39. Financial Risk Management

The Group's financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Group's business whilst managing its risks. The main areas of financial risks faced by the Group and the policy in respect of the major areas of treasury activity are set out as follow:

Foreign exchange risk

The Group may have foreign exchange loss for the translation of foreign exchange transactions, assets or liabilities which are denominated in foreign currencies.

Interest rate risk

The Group does not have any interest bearing assets or liabilities. Hence, the Group does not have any exposure to interest rate risk.

Liquidity and cash flow risks

The Group monitors and maintains a level of bank balances deemed adequate by the directors to finance the operation and mitigate the effects of fluctuation in cash flow.

Operational risk

Operational risk, which is inherent in all business activities, is the potential for financial loss, and business instability arising from failures in internal controls, operational process or the systems that support them.

The goal of operational risk management is to balance cost and risk within the constraints of the risk appetite of the Group and to be consistent with the prudent management required of an organization.

It is recognized that such risks can never be entirely eliminated and that the cost of controls in minimizing these risks may outweigh the potential benefits. Accordingly, the Group continues to invest in risk management and mitigation such as business continuity management and incident management. In reinforcement of the implementation of the Company's risk strategy, independent checks on risk issues are undertaken by the internal audit function.

Legal risk

Legal risk is the risk that the business activities of the Group have with unintended or unexpected legal consequences. It includes risk arising from:

- Inadequate documentation, legal or regulatory incapacity, insufficient authority of a counterparty and uncertainty about the validity or enforceability of a contract in counterparty insolvency;
- Actual or potential violations of law or regulation which may attract a civil or criminal fine or penalty;
- Failure to protect the Company's property; and

- The possibility of civil claims (including acts or other events, which may lead to litigation or other disputes).
  The Company identifies and manages legal risk through effective use of its internal and external legal advisers.

Tax risk

Tax risk is the risk of loss or increased charges associated with changes in, or errors in the interpretation of, taxation rates or law.

40. Event Subsequent to 31 March 2023

On 03 April 2023, board of directors of Amata Holding Public Company Limited and United International Group Limited decided to sell My Hpa-an Residence by Amata to Awinka Holding Company Limited at book value (MMK 1,403,311,964). As a result, all assets and liabilities held by My Hpa-an Residence by Amata were transferred to Awinka Holding Company Limited on 07 April 2023. As of 31 March 2023, assets held at My Hpa-an Residence by Amata amounted to MMK 1,631,340,384 and liabilities held at My Hpa-an Residence by Amata amounted to MMK 228,028,420 after head office has waived the amount receivable from My Hpa-an Residence by Amata (note 30). The Management expected that this divestment of hotel would result in a no profit or loss.

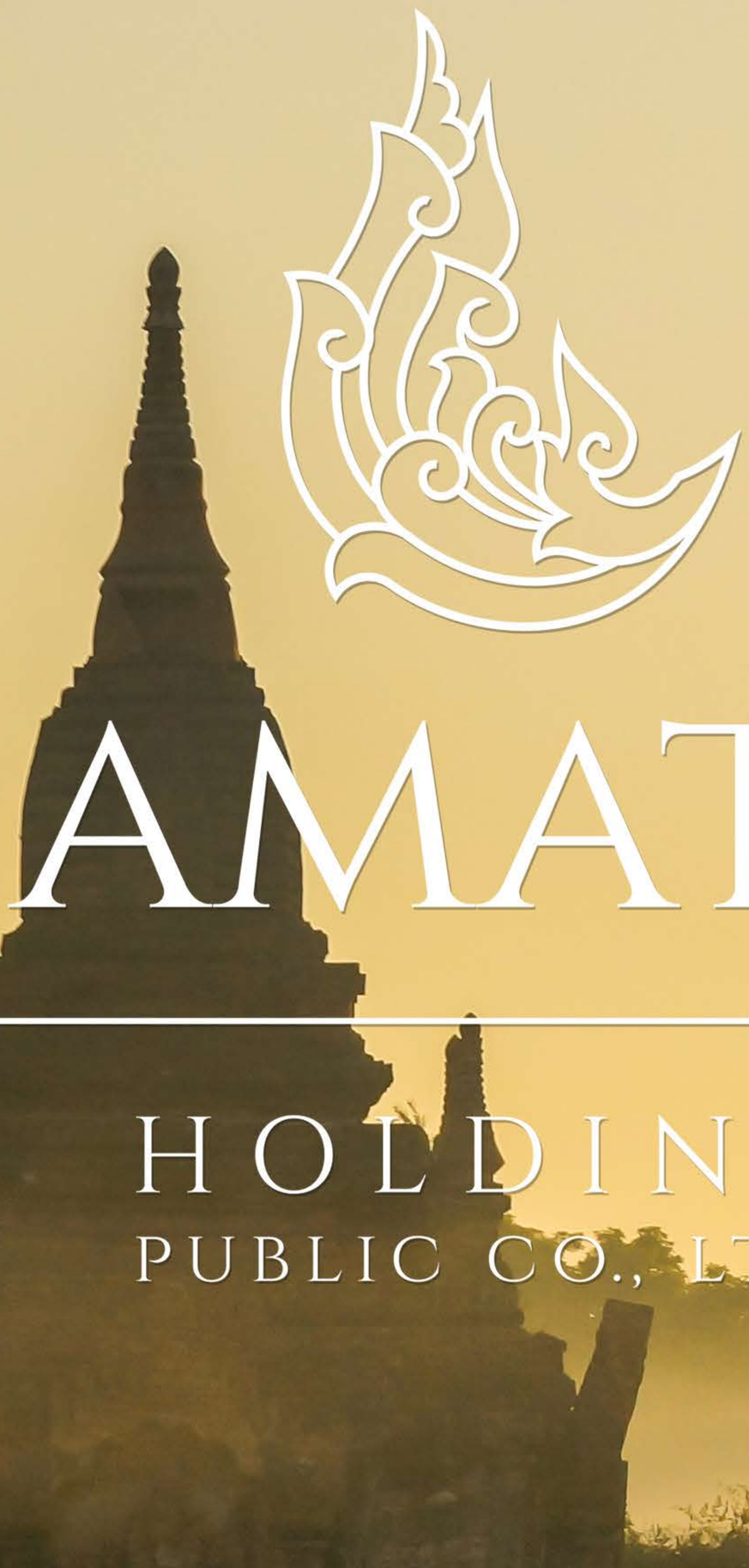
There is no material subsequent events effecting the financial statements for the year ended 31 March 2023 other than the event mentioned above.

41. Comparative Information

Figures of the period from 01 October 2021 to 31 March 2022 were shown in the financial statements to facilitate comparison.

42. Authorisation of Financial Statements

The consolidated financial statements for the year ended 31 March 2023 were authorized by the Board of Directors for issue.



AMATA

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