

1<sup>st</sup> SURVEILLANCE CREDIT RATING REPORT  
THE VIEW HOTEL AND RESORT LIMITED

Ref. no.: FR/2023/30955



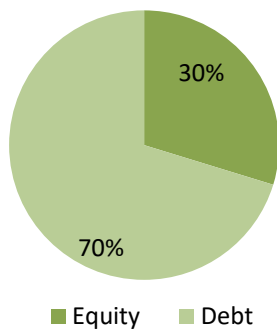
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Project Cost:

Particulars	Tk. in million
Land	547.50
Construction Cost/Building Cost	1750.0
Cost of machineries-sub-station	15.00
Interior	250.00
Furniture & Fixture	45.00
Cooking & caterings	15.00
Computer & equipment's	13.00
Lobby & others facilities	45.00
Total	2680.50

Means of Finance



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Project Rating	Long Term Rating	Date of Declaration	Date of Expiration
	BBB3 (Indicative)*	07 May 2023	06 May 2024

\*This assigned rating given up to debt amount of Tk. 1883.00 million.

Methodology: Corporate rating methodology published on the WCRCL website at [www.wasocreditrating.com](http://www.wasocreditrating.com)

RATING RATIONALE

WCRCL has reaffirmed “BBB3 (Indicative)” (pronounced Triple B Three Indicative) in the long term to The View Hotel and Resort Limited (hereinafter referred as “TVHRL” or “The Project”) based on both relevant qualitative and quantitative information up to date of rating declaration. The rating reflects that TVHRL is subject to medium credit risk. This is considered to be medium grade and as such may possess certain speculative characteristics.

The View Hotel and Resort Limited is rated in investment grade is subject to medium credit risk due to favorable condition regarding market outlook, management experience, land procurement, credibility, and locational advantage. Earlier mentioned variables are considered positive factors while assigning the rating, because market outlook of hospitality industry now favorable in Bangladesh. Land already procured, title is also transferred to the company's name. Project will enjoy some locational advantage like near to Kuakata beach, good transportation system etc. Despite these positive factors few speculative elements like- funding and implementation pose substantial credit risk. Project cost structure revealed high portion of debt may expose high risk in response to equity investment. Considering all the favorable measures and susceptibility of negative outcome this project has assigned investment grade for next period of time. Total project cost is estimated at Tk. 2680.50 million of which Tk. 1883.00 million will be financed by bank borrowing and rest of the amount Tk. 797.50 Million will be financed from equity. The rating is assigned for debt amount of Tk. 1883.00 million.

This rating may be revised subject to credibility of the sponsors, successful implementation and debt proportion in line with the Sponsor's equity investment or changes in any macro factors along with micro factors in the economy.

However, the ratings are constrained by relatively high leverage, and risk associated with project implementation.