

# GLOBE RESIDENCY REIT

ANNUAL REPORT  
2024



ARIF HABIB DOLMEN  
REIT MANAGEMENT LIMITED

Arif Habib Centre, 23, M.T.Khan Road, Karachi.

021-111-245-111

[www.arifhabibdolmenreit.com](http://www.arifhabibdolmenreit.com)

MANAGED BY



ARIF HABIB DOLMEN  
REIT MANAGEMENT LIMITED



# TABLE OF CONTENTS

Scheme's Information	3
Directors' Profile	7
Chairman's Review	11
Directors' Report	13
<hr/>	
Pattern of Unit holding	21
Financial Highlights	23
Statutory Reports	25
Valuation Report	27
<hr/>	
Review Report to the Unit Holders on Statement of Compliance with Code of Corporate Governance	47
Statement of Compliance with Code of Corporate Governance	48
<hr/>	
Independent Auditor's Report	51
Financial Statements	55
Directors' Report in Urdu Language	93



# Globe Residency REIT

## Scheme's Information

### Management Company

Arif Habib Dolmen REIT Management Limited

### Board of Directors

Mr. Arif Habib	Chairman
Mr. Nadeem Riaz	Director
Mr. Naeem Ilyas	Independent Director
Ms. Tayyaba Rasheed	Independent Director
Mr. Muhammad Noman Akhter	Independent Director
Mr. Abdus Samad A. Habib	Director
Mr. Faisal Nadeem	Director
Mr. Sajid Ullah Sheikh	Director
Mr. Muhammad Ejaz	Chief Executive Officer

### Audit Committee

Mr. Naeem Ilyas	Chairman
Mr. Abdus Samad A. Habib	Member
Mr. Sajid Ullah Sheikh	Member
Mr. Muhammad Noman Akhter	Member

### Human Resource & Remuneration Committee

Ms. Tayyaba Rasheed	Chairperson
Mr. Abdus Samad A. Habib	Member
Mr. Sajid Ullah Sheikh	Member
Mr. Muhammad Ejaz	Member



### Other Executives

Mr. Razi Haider	CFO & Company Secretary
Mr. Sajjad Usman	Head of Internal Audit & Compliance

### Trustee

Central Depository Company of Pakistan Limited  
CDC House, 99-B, Block "B" S.M.C.H.S.  
Main Shahrah-e-Faisal, Karachi.

### Share Registrar

CDC Share Registrar Services Limited  
CDC House, 99-B, Block "B" S.M.C.H.S.  
Main Shahrah-e-Faisal, Karachi.

### Bankers

Dubai Islamic Bank  
Meezan Bank Limited  
Askari Bank Limited  
Bank Alfalah Limited

### External Auditor

A.F. Fergusons and Co. Chartered Accountants, State Life Building  
No, 1-C, I.I Chundrigar Road, Karachi.

### Internal Auditor

Junaidy Shoaib Asad & Co. Chartered Accountants,  
1/6-P, P.E.C.H.S., Mohtarma Laeeq Begum Road,  
Off Shahrah-e-Faisal, Karachi.

### Legal Advisor

Ahmed & Qazi 4th Floor, Clifton Centre, Clifton, Karachi.

### Development Advisor

Arch Vision Plus, Suit #103, Ruffi Trade Centre, SB-29 Block 13-C, Main  
University Road, Gulshan-e-Iqbal, Karachi.

Arif Habib Development and Engineering Consultatnts (Private) Limited  
Arif Habib Centre, 23, M.T. Khan Road, Karachi.

### Property Valuer

MYK Associates (Pvt.) Limited MYK HOUSE, 52-A, Block 'B', Street #5,  
Muslim Cooperative Housing Society (S.M.C.H.S.), Karachi.

### REIT Accountant

Junaidy Shoaib Asad & Co. Chartered Accountants,  
1/6-P, P.E.C.H.S., Mohtarma Laeeq Begum Road,  
Off Shahrah-e-Faisal, Karachi.

### Rating Agency

VIS Credit Rating Company Limited  
VIS House, 128/C, 25th Lane Off  
Khayaban-e-Ittehad, Phase VII, DHA, Karachi.

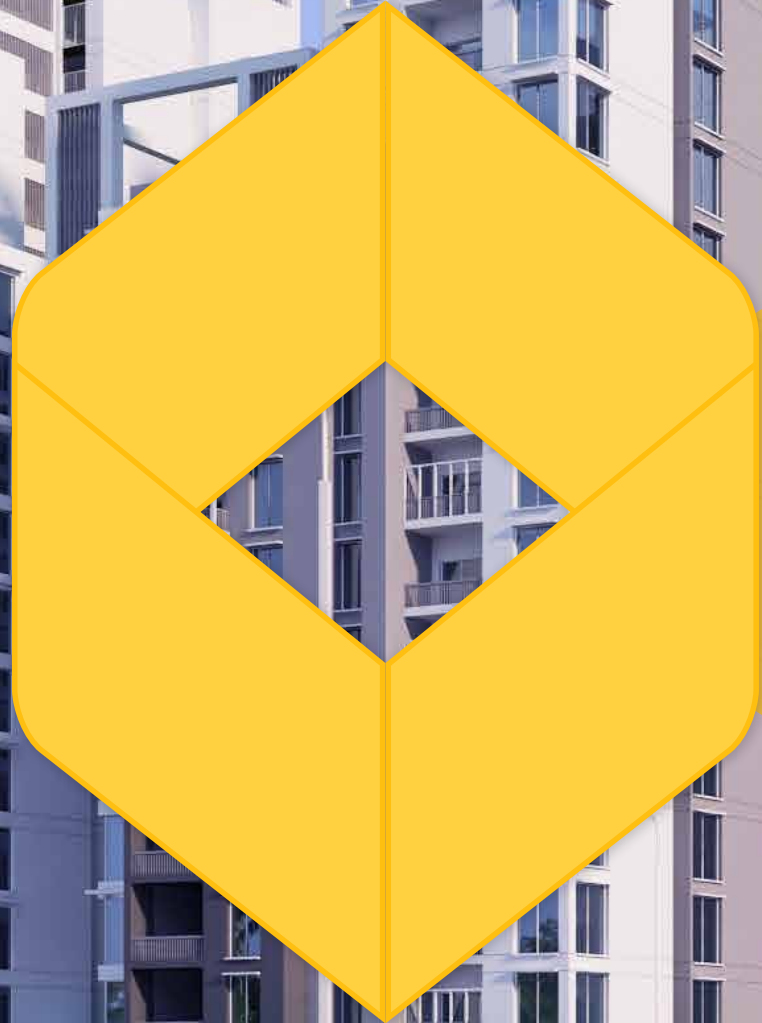
### Current Ratings

RFR2 (dr)

### Registered Office of Management Company

Arif Habib Centre, 23, M.T. Khan Road, Karachi.





# DIRECTORS' OVERVIEW



# DIRECTORS' PROFILE

## Mr. Arif Habib Chairman

Mr. Arif Habib is the Chairman of Arif Habib Group and Chief Executive of Arif Habib Corporation Limited, the holding company of Arif Habib Group. He is also the Chairman of Fatima Fertilizer Company Limited, Aisha Steel Mills Limited, Javedan Corporation Limited (the owner of Naya Nazimabad) and Sachal Energy Development (Pvt.) Limited and Arif Habib Dolmen REIT Management Limited.

Mr. Arif Habib remained the elected President/Chairman of Karachi Stock Exchange for six times in the past and was a Founding Member and Chairman of the Central Depository Company of Pakistan Limited. He has served as a Member of the Privatisation Commission, Board of Investment, Tariff Reforms Commission and Securities & Exchange Ordinance Review Committee. He has been a member of the Prime Minister's Economic Advisory Council (EAC) and the Think-Tank constituted by the Prime Minister on COVID-19 related economic issues. He has also remained a member of the Prime Minister's Task Force on attracting Foreign Direct Investment (FDI) and a member of Advisory Committee of Planning Commission.

Mr. Habib participates significantly in welfare activities. He remains one of the directors of Pakistan Centre for Philanthropy (PCP), Habib University Foundation, Karachi Education Initiative (KSBL), Arif Habib Foundation and Naya Nazimabad Foundation as well as trustee of Memon Health & Education Foundation (MMH).

### Corporate Responsibilities

#### As Chairman

Fatima Fertilizer Company Limited  
Fatimafert Limited  
Sachal Energy Development (Private) Limited  
Javedan Corporation Limited  
Aisha Steel Mills Limited  
Arif Habib Development and Engineering Consultants (Private) Limited  
Sapphire Bay Development Company Limited  
Arif Habib Foundation  
Naya Nazimabad Foundation  
Black Gold Power Limited  
Essa Textile and Commodities (Private) Limited

### As Director

Arif Habib Corporation Limited  
Arif Habib Equity (Private) Limited  
Arif Habib Consultancy (Private) Limited  
Fatima Cement Limited  
International Builders and Developers (Private) Limited  
NCEL Building Management Limited  
Pakarab Energy Limited  
The Pakistan Business Council  
Pakistan Engineering Company Limited  
Pakistan Opportunities Limited

### As Honorary Trustee/Director

Habib University Foundation  
Karachi Education Initiative  
Memon Health and Education Foundation  
Pakistan Centre for Philanthropy

## Mr. Nadeem Riaz Non-Executive Director

Mr. Nadeem Riaz has experience of over 33 years in the real estate market developing and managing renowned and award winning residential, commercial and retail projects. He is a pioneer in developing international standard shopping malls in Pakistan, transforming the dynamics of the retail industry.

Mr. Riaz is a member of both International Council of Shopping Centers and Middle East Council of Shopping Centers, since 2002.

### Corporate Responsibilities

#### As Chief Executive

Dolmen (Private) Limited  
Dolmen Project Management (Private) Limited  
Grove (Private) Limited  
International Complex Projects Limited  
The Dolmen Foundation

### As Director

DHA Dolmen Lahore (Private) Limited  
Dolmen Real Estate Management (Private) Limited  
Retail Avenue (Private) Limited  
Sindbad Wonderland (Private) Limited  
Dolmen City Islamabad (Private) Limited  
Dolmen Mall DHA Islamabad (Private) Limited

## Mr. Naeem Ilyas Independent Director

Mr. Naeem Ilyas has over 31 years of strategic cum operational management level combined experience. He has served in senior positions across corporates including FMCG, Pharmaceuticals, Process Industry, Building MEP Design Consultancy, Digital healthcare, Proptech, e-Commerce, Information Technology.

Engr. Naeem Ilyas is a Pakistan Engineering Council registered Professional Engineer (PE) and associated as MEP Design Engineering & building services, having MBA, LLB, MA (Eco), PGD (NILAT) degrees/diplomas and has specialization in operations management from LUMS / McGill. He has founded REIT Academy and Institute of Real Assets Development & Management (IRADM). He is CEO at Magna Engineering (Pvt) Ltd and Director at Easy Health Tech Int'l (Pvt) Ltd., Infinitem Technologies (Pvt) Ltd. and some other companies.

He has been instrumental in developing e-commerce landscape in Pakistan, attended exposure study trips at MIT, Harvard Business School and Stanford University in USA and successfully exited from well-known ecommerce business after arranging road shows in Boston, Silicon Valley, Washington and UAE.

He is also serving as a board member of HANDS (not for profit), has also served as Justice of Peace and member CPLC for several years, Founder Chairman PQATI (BQATI), Vice Chairman LATI, Chairman EFP-NICC Forum, Managing Trustee of MPF Educational Trust, Secretary General of Memon Professional Forum (MPF). He during his academics received President Talent Farming Scholarship and IAESTE Student Exchange Trainings in Central Asian States. He has professional hands on experience and trainings in Canada, Japan, Germany, China and Middle East. He is member of Pakistan Institute of Corporate governance (PICG), ICSP and Certified Director from IBA, Karachi. He has also served as visiting faculty member at ICMAP, NED University, IBA -Karachi, Hamdard University and others.

### Corporate Responsibilities

#### As Chief Executive

Magna Engineering (Private) Limited  
Parents Pakistan (SMC-Private) Limited

### As Director

Easy Health Tech Int'l (Private) Limited  
Fahim, Nanji & Desouza (Private) Limited  
Institute of Holistic Rehabilitation & Inclusion (IHRI) (Private) Limited  
Infinitem Technologies (Private) Limited

## Ms. Tayyaba Rasheed Independent Director

Ms. Tayyaba Rasheed has more than 21 years of rich and diverse experience in corporate and Investment Banking. Her area of expertise includes investment banking, corporate finance and relationship management with profound understanding of structured financing, infrastructure advisory, capital markets and Islamic finance. She has closed numerous high profile Infra and capital market deals in her career. She was last serving as Head of Investment Banking Group at a large commercial bank. Prior to that she had worked in a senior position at CIBG NBP and Bank Alfalah where she started her career as Management Trainee Officer. She is currently working in the portfolio management function of one of the large Multilateral Banks.

She holds an MBA degree from IBA and is a CFA, FRM charter holder. She holds Real Estate Developer Finance Certification from Moody's and various Islamic Banking certifications from NIBAF and IBA CEIF. She has completed the Directors Training Program and is a certified Independent Director.

### Corporate Responsibilities

#### As Director

Aisha Steel Mills Limited  
United Brands Limited



## Mr. Muhammad Noman Akhter

Independent Director

Mr. Muhammad Noman Akhter is a qualified Chartered Accountant from the Institute of Chartered Accountants of Pakistan (ICAP). He brings with him over 20 years of diversified experience in public and private organizations. He served in Securities & Exchange Commission of Pakistan (SECP) for more than 13 years. Prior to joining SECP in May 2008, he worked with Pakistan Cables Limited, A. F. Ferguson & Co. He started his career from Taseer Hadi Khalid & Co. a member of KPMG International.

### Corporate Responsibilities

As Chief Executive

Proton Technologies (Private) Limited  
Gratus Consultants (Private) Limited  
Gratus Solutions (Private) Limited

### Partnerships

Faizan Associates  
AabPara Residency  
KNJ Builders and Developers

## Mr. Abdus Samad A. Habib

Non-Executive Director

Starting his career at Arif Habib Corporation Limited, Mr Samad Habib developed his experience in sales, marketing and corporate activities working his way up through various executive positions.

In 2004, Mr Samad Habib joined Arif Habib Limited leading the company as its Chairman and Chief Executive. He played a key role in shaping the strategic direction of the company where he specialized in capital market operations and corporate finance. Several noteworthy Initial Public Offerings (IPOs) and successful private placements took place under his stewardship, showcasing his exceptional financial acumen and deep market insight.

Mr Samad Habib transitioned to Javedan Corporation Limited, in 2011, as the driving force behind the transformation of a dilapidated cement plant to a vibrant living community, Naya Nazimabad. Mr Samad Habib has been pivotal to advancing positive societal change, providing the city's middle class an elevated standard of living. His dedication, passion for social betterment and optimism are set to further transform the area with the largest commercial precinct development in the city presently under planning.

In 2019, Mr. Samad Habib took on the role of CEO at Safemix Concrete. Guided by his strategic acumen, Safemix Concrete has undergone a remarkable transformation from a lossmaking entity to a profitable enterprise.

### Corporate Responsibilities

As Chief Executive

Javedan Corporation Limited  
Safemix Concrete Limited  
Nooriabad Spinning Mills (Pvt.) Limited

### As Chairman

NN Maintenance Company (Private) Limited

### As Director

Aisha Steel Mills Limited  
Arif Habib Corporation Limited  
Arif Habib Equity (Pvt.) Limited  
Arif Habib Foundation  
Arif Habib Development and Engineering Consultants (Private) Limited  
Black Gold Power Limited  
Memon Health and Education Foundation (Trustee)  
Pakistan Opportunities Limited  
Power Cement Limited  
Rotocast Engineering Company (Pvt.) Limited  
Sapphire Bay Development Company Limited  
Sukh Chayn Gardens (Pvt.) Ltd.  
Sachal Energy Development (Private) Limited  
Essa Textile and Commodities (Private) Limited  
Park View Corporation (Private) Limited

## Mr. Faisal Nadeem

Non-Executive Director

Mr. Faisal is a director at the Dolmen Group, one of Pakistan's leading real estate organizations. He has been involved in the development, marketing and management of prime commercial and retail real estate projects including Dolmen Mall Clifton.

Mr. Faisal started career as Manager Special Projects associated with the development of Dolmen Mall Tariq Road, Dolmen Mall Hyderi, Dolmen Food Courts, The Harbour Front Office Tower and Dolmen Mall Clifton.

He later served in the capacity of Director Leasing, for the Dolmen property portfolio. He is currently serving as the Chief Executive Officer at Dolmen Real Estate Management (Pvt.) Limited, which manages over 2 million square feet of prime retail and commercial space.

### Corporate Responsibilities

As Chief Executive

Dolmen Real Estate Management (Private) Limited  
Dolmen City Islamabad (Private) Limited

### As Director

International Complex Projects Limited  
Sindbad Wonderland (Private) Limited  
Grove (Private) Limited  
Retail Avenue (Private) Limited  
DHA Dolmen Lahore (Private) Limited  
Dolmen (Private) Limited  
Dolmen Project Management (Private) Limited  
Salfo Pakistan (Private) Limited  
The Dolmen Foundation  
Dolmen Mall DHA Islamabad (Private) Limited

## Mr. Sajid Ullah Sheikh

Non-Executive Director

Mr. Sajid Ullah Sheikh is a Fellow member of Institute of Chartered Accountants of Pakistan. His association with Dolmen Group spans over 13 years and he is currently working as Group Director Finance at the Dolmen Group. He started his career with KPMG Taseer Hadi and Co. later joined Avery Dennison Pakistan before associating with Dolmen Group.

### Corporate Responsibilities

As Director

Grove (Private) Limited  
DHA Dolmen Lahore (Private) Limited  
The Dolmen Foundation  
Dolmen City Islamabad (Private) Limited  
Dolmen Mall DHA Islamabad (Private) Limited

## Mr. Muhammad Ejaz

Chief Executive

Mr. Muhammad Ejaz is the founding Chief Executive of Arif Habib Dolmen REIT Management Limited, Pakistan's pioneering REIT Management Company. He has been associated with Arif Habib Group since August 2008 and sits on the board of several group companies. He has spear headed several group projects when these were at a critical stage during their execution.

Prior to joining Arif Habib Group, Ejaz has served at senior positions with both local and international banks. He was the Treasurer of Emirates NBD bank in Pakistan and served Faysal Bank Pakistan as Regional Head of Corporate Banking Group. He also served Saudi-Pak bank (now Silk bank) as Head of Corporate and Investment Banking. He also had short stints at Engro Chemical and American Express bank.

Ejaz did his graduation in Computer Science from FAST, ICS and did MBA in Banking and Finance from IBA, Karachi, where he has also served as a visiting faculty member. He has also conducted programs at NIBAF-SBP and IBP. He is a Certified Director and also a Certified Financial Risk Manager.

He actively participates in the group's CSR initiatives especially those, which render services in the fields of health and education with emphasis on female literacy.

### Corporate Responsibilities

As Director

Arif Habib Corporation Limited  
Arif Habib Development and Engineering Consultants (Private) Limited  
Javedan Corporation Limited  
Sapphire Bay Development Company Limited  
Sachal Energy Development (Private) Limited



# CHAIRMAN'S REVIEW

## Dear Unitholders of Globe Residency REIT

The Board of Directors of Arif Habib Dolmen REIT Management Limited, the REIT Management Company (RMC), have issued a separate report on the performance and the future outlook of Globe Residency REIT (GRR).

The Board is responsible for overseeing the Management of the REIT and in turn the Unit Holders' best interest.

I, in my capacity of Chairman of the Board, am issuing this report on my assessment of the performance of the Board.

It gives me great satisfaction to report that the Board has been meeting regularly and maintained continuous oversight and while being cognizant of its role and responsibilities, which it has carried out diligently in order to uphold the best interest of the Unit Holders of GRR.

The Board's composition has a balance of executive, non-executive and independent directors and the Board, as a whole, has the core competencies, diversity, requisite skills, knowledge and experience necessary in the context of the GRR's operations.

The Board has formed Audit, as well as Human Resource and Remuneration Committees. It has approved the Committees' Terms of Reference (TORs) and ensured that the respective members of the Committees are equipped with the necessary resources required by them to carry out assigned roles and responsibilities.

Throughout the year, the Management continued to bring all significant issues before the Board and its Committees to ensure robustness of the decision making process; in particular, all the related party transactions entered into, were brought to the Board's attention and were reviewed in detail by the Audit Committee and thereafter, the Board.

The Board has developed and has been ensuring the implementation of a Code of Conduct covering professional standards, ethical practices and corporate values, that have been adhered to in the Management Company's conduct, as well as in managing GRR by the Management with respect to the day-to-day operational activities.

The Board carried out an evaluation of the Board's own performance and that of its Committees, as well as that of individual Directors. The Board is extremely satisfied with the result of its self-assessment.

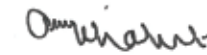
All meetings of the Board, as well as those of its Committees were held with the requisite quorum and all the decisions were taken through Board resolutions. The minutes of the Board meetings, as well as that of its Committees were accurately recorded and circulated amongst the Members with regularity and timeliness. The Board and the Audit Committee have reviewed and are satisfied that there are adequate systems of internal control in place and that these were regularly assessed for implementation and adequacy.

All the key executives of the Management Company who serve the best interest of the Unit Holders of GRR, were evaluated and appropriate compensation was given so as to ensure that they perform their respective functions diligently. The key executives included the Chief Executive, the Chief Financial Officer, the Company Secretary and the Head of Internal Audit.

The Board has prepared and approved the Directors Report and has ensured that the Directors Report is published with the Quarterly and Annual Financial Statement of the Scheme and the contents of the Directors Report are in accordance with the requirement of applicable laws and regulation.

The Board exercised its powers in light of the power assigned to the Board in accordance with the relevant laws and regulation applicable on GRR and it has ensured compliance with all the applicable laws and regulation while exercising their powers and making decisions.

The evaluation of the Boards performance is assessed based on those key areas where the Board require clarity in order to provide high level oversight, including strategic process, key business drivers and performing milestones, the economic environment in which the Scheme operates, the risks faced by Scheme Business, Board Dynamics, Capability and information flows. Based on the aforementioned, it can be reasonably be stated the Board of Directors of the RMC has played a key role in ensuring that Scheme's objectives are achieved through a joint effort with the management team and guidance and oversight by the Board and its members.



**Arif Habib**  
Chairman

07 September, 2024



# DIRECTORS' REPORT

## Dear Unitholders of Globe Residency REIT

The Board of Directors, Arif Habib Dolmen REIT Management Limited (RMC), are pleased to present the Directors' Review report of Globe Residency REIT ("GRR" or "the Scheme") for the financial year ended June 30, 2024.

## Overview

Globe Residency REIT is a developmental REIT scheme dedicated to the construction and sale of Globe Residency Apartments; a residential complex offering 1,344 apartment units across 9 towers over FL-sites spanning 40,500 square yards.

The complex features a mix of modern apartments with contemporary architecture, generous sizes, spacious balconies and windows strategically placed for maximum daylight penetration and ventilation.

Globe Residency REIT was listed as Pakistan's first developmental REIT Scheme on December 28, 2022 at the Pakistan Stock Exchange (PSX).

The development and management of partial real estate assets is under a strategic Musharaka Agreement with Meezan Bank Limited. Key parameters of the agreement are as follows:

**Partnership Nature:** The agreement establishes a Musharaka partnership between Globe Residency REIT and Meezan Bank Limited covering three out of the nine towers being constructed by Globe Residency REIT. Both parties will share profits and losses on a 50/50 basis.

**Construction and Sales Acceleration:** The agreement is designed to expedite the construction process and streamline the sales of the specified towers. Meezan Bank Limited will provide financing and support to accelerate the completion of these towers.

## Financial and Operational Performance

The following table provides a summary of the financial performance of GRR for the year ended June 30, 2024:

	Year Ended June 30, 2024 (Rupees in '000)
Revenue from contracts with customers	3,036,564
Cost of sales	(2,647,005)
Administrative and operating expenses	(81,912)
Net operating income	307,647
Profit after Tax	251,915
Earnings per unit - Basic and diluted (Rupees)	1.799

Of the total inventory of 1,344 apartment units, 817 units have been sold of which 48 apartments have been sold in the current year. The total sales consideration for 817 units amounts to PKR 12.399 billion, with the 48 units sold this year amounting to PKR 768.513 million.

Globe Residency Apartments were launched at a per square foot price of PKR 10,500 while the current price is PKR 12,950 per square foot. The increase in apartment pricing is attributed to strong demand and adequately covers rising construction costs.

Installments collection remains high at approximately 93.48%, a positive sign for the project's financial stability and market confidence in the product. In line with our business plan, approximately 68.39% of the construction has been completed.

## Unit Performance

Key Metrics	FY 2024	FY 2023 (Listed on December 28, 2022)
Opening Price	PKR 13.00	PKR 10.59
Closing Price	PKR 13.50	PKR 13.73
Average Price	PKR 12.92	PKR 10.24
Dividend	PKR 1.75	PKR 3.00*
Price Return	3.85%	29.65%
Total Return	17.31%	57.98%*

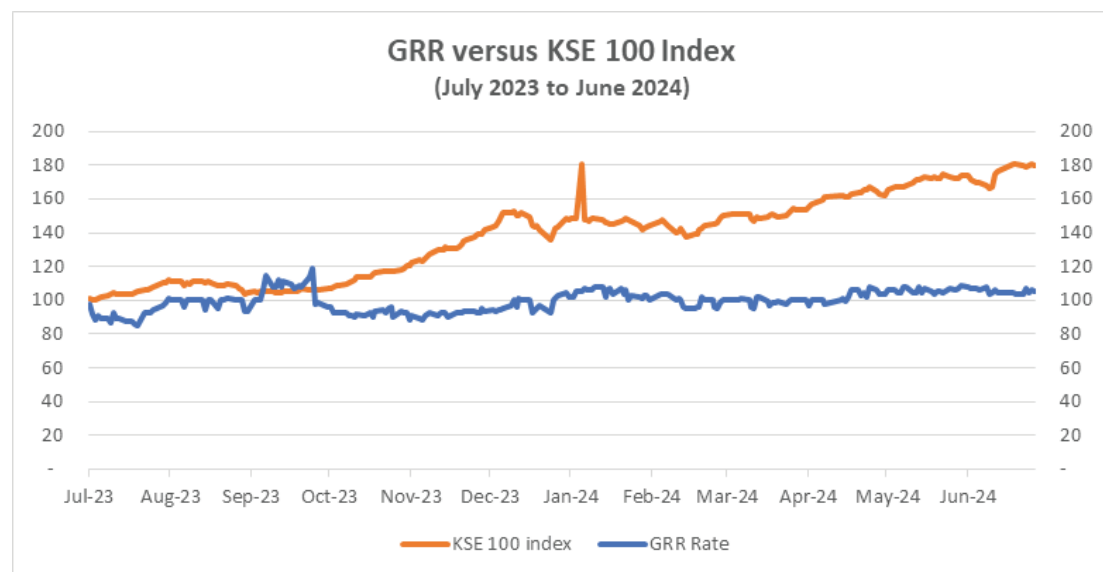
\*Dividend for FY 2023 was paid from the cumulative reserves of 2 years i.e. from inception (March 2022) till June 2023

During the year under review, GRR reached a high of PKR 15.43 and a low of PKR 11.05 per unit. As of June 30, 2024, DCR's Net Asset Value (NAV) was PKR 12.05 per unit, with the stock trading at a 12.03% premium to its NAV.

Stock Market performance of GRR Unit  
July 2023 to June 2024







While the KSE – 100 index fluctuated between 43,552.83 and 78,824.33, GRR’s units remained stable, exhibiting a low beta of 0.16 and a low positive correlation with the market of 0.0005.

### Business Environment

As of 2024, Pakistan's real estate market is shaped by rapid urbanization and increased housing demand in major cities like Karachi, Lahore, and Islamabad. Demand drivers particularly for housing are a rapidly progressing middle class, rising disposable income, family units becoming nuclear and internal migration.

Over the year in review, the real estate market took a temporary turn reminding lull as buyers took a cautious approach owing to inflation and rising cost of construction. The rising interest rates saw investment funds diverted from real estate to traditional financial instruments. This capital stagnation has hampered investment opportunities and slowed down the circulation of funds within the economy at large.

The economic scenario has reflected on the development and construction activities of several projects slowing down. Those developments that persevere through these times and consistently deliver on construction timelines will emerge as winners as real demand continues to drive the need to new homes.

### Business Risk Summary

The availability of funds and subdued take up of real estate have collectively remained the greatest risk for real estate development in the country. Other risks include the high interest rates which have seen diversion of funds from real estate into non-productive financial instruments and a risk of diminished product take-up by the market. Take-up risks are also associated with poor design which does not align with market needs.

Globe Residency Apartments has hedged these risks by optimal product design based on extensive market research and achieving a consistent pace of construction in line with development milestones. Construction is well supported by strong sales, high rate of collection and the strategic Musharaka Agreement with Meezan Bank Limited.

With over 60% of the apartments sold, take-up risk for the project is significantly low while upward price revisions as the pace of construction progresses, provides us with a hedge against rising construction costs.

### Outlook

Fiscal changes such as advance tax on the sale of immovable property and tax brackets based on property values are expected to carry the subdued transaction volumes into the first half of the upcoming year. Positives such as real demand for real estate as a whole and housing in particular, along with monetary policy changes such as downward revisions of interest rates and a reduction in inflation rates are beacons of optimism.

We anticipate the market to start picking up towards the second half of the year as dormant capital is unlocked facilitating better fund circulation.

The anticipated decrease in interest rates is expected to boost investment and stimulate demand for real estate, particularly in residential units aimed at middle income segments.

Additionally, the real estate sector is set for transformation with the rise of tokenized properties, reflecting changing market dynamics and consumer preferences. This will unlock a new wave of investors entering the real estate space and can emerge as a key driver of economic growth.

### Corporate Governance

The Board of RMC and management are dedicated to the Code of Corporate Governance and affirm that proper accounts have been maintained, consistent accounting policies applied, and International Financial Reporting Standards have been followed. The internal control system is robust, and the financial statements accurately reflect GRR's operations, cash flows, and NAV movements, with no outstanding tax payments. The Board confirms GRR's ability to continue as a going concern and emphasizes its commitment to corporate governance and transparency.

### Sustainability Risk Management, CSR, and DE&I Initiatives

The board is committed to addressing sustainability related risks through comprehensive governance and oversight mechanisms. We regularly assess these risks and implement mitigation strategies as part of our Corporate Social Responsibility (CSR) and Environmental, Social, and Governance (ESG) policies. Key elements of these policies include reducing our carbon footprint, conserving resources, advancing renewable energy, and managing waste sustainably. Additionally, we prioritize diversity, equity, and inclusion (DE&I) by fostering a diverse workforce, supporting employee well-being, and promoting community involvement through our DE&I initiatives.

### Key Governance Policies: Communication, Disclosure, and Whistleblowing

The company has communication and disclosure policies in place to ensure transparency and accountability in compliance with regulatory requirements. Additionally, our whistleblowing policy provides a secure and confidential framework for employees and stakeholders to report any unethical practices or violations, reinforcing our commitment to maintaining the highest standards of corporate integrity and governance.

### Directors' Attendance at Board and its Committee Meeting

During the year ended June 30, 2024, twelve (12) Board Meetings, fifteen (15) Audit Committee Meetings and one (01) Human Resource & Remuneration Committee Meeting were held. The names of Directors and their attendance in Board and Committee meetings held during the year are presented below:

Sr. No.	Name of Director	Board Meeting	Audit Committee	Human Resource & Remuneration Committee
1	Mr. Arif Habib	11	-	-
2	Mr. Nadeem Riaz	4	-	-
3	Mr. Naeem Ilyas	12	15	-
4	Ms. Tayyaba Rasheed	9	-	1
5	Mr. Muhammad Noman Akhter	12	15	-
6	Mr. Samad A. Habib	11	11	1
7	Mr. Faisal Nadeem	8	-	-
8	Mr. Sajid Ullah Sheikh	12	15	1
9	Mr. Muhammad Ejaz	9	-	1



## Directors' Remuneration

Non-Executive Directors of RMC, excluding those who are also Executive Directors in the Arif Habib Group, receive remuneration for attending Board and Committee Meetings as approved by the Board. The Chief Executive Officer is the only executive director on the Board. If the Board assigns additional roles to non-executive directors, their remuneration will be adjusted accordingly. The Scheme is obliged to pay a management fee to the RMC, so there is no impact on the fund's financial statements related to Directors' remuneration.

## Composition of the Board

The current composition of the board is as follows:

### Total Number of Directors:

- (a) Male: 8
- (b) Female: 1

### Composition:

Name	Status
Mr. Arif Habib	Chairman
Mr. Nadeem Riaz	Non-Executive Director
Mr. Naeem Ilyas	Independent Director
Ms. Tayyaba Rasheed	Independent Director
Mr. Muhammad Noman Akhter	Independent Director
Mr. Abdus Samad A. Habib	Non-Executive Director
Mr. Faisal Nadeem	Non-Executive Director
Mr. Sajid Ullah Sheikh	Independent Director
Mr. Muhammad Ejaz	Chief Executive Officer

## Committees of the Board:

### Audit Committee

Mr. Naeem Ilyas	Chairman
Mr. Noman Akhter	Member
Mr. Samad A. Habib	Member
Mr. Sajid Ullah Sheikh	Member

### Human Resource & Remuneration Committee

Ms Tayyaba Rasheed	Chairperson
Mr. Abdus Samad A. Habib	Member
Mr. Sajidullah Sheikh	Member
Mr Muhammad Ejaz	Member

## Pattern of Unitholding

The units of GRR are listed on the Pakistan Stock Exchange. There were 1,324 unitholders of GRR as of 30 June 2024. The detailed pattern of unitholding and categories of unitholding of GRR including units held by Directors and Executives, if any, are provided as Annexure-I.

Categories of Unit holders	Units Held	%
Directors and their spouse(s) and minor children	325,934	0.23
Associated Companies, undertakings, and related parties	98,533,023	70.38
Executive	-	-
NIT and ICP	-	-
Banks, DFIs, NBFCs	-	-
Insurance Companies	74,180	0.05
Modarabas and Mutual Funds	-	-
General Public		
a. Local	35,510,409	25.36
b. Foreign	212,946	0.15
Others	5,343,508	3.83
<b>Total</b>	<b>140,000,000</b>	<b>100</b>

## Financial and Business Highlights

The key operating and financial data have been given in summarized form under the caption "Financial & Business Highlights" along with and graphic representation as annexure to this report.

### Audit Committee

As required under the Code of Corporate Governance, the Audit Committee continued to perform as per its Terms of Reference duly approved by the Board.

### Auditors

The present external auditors M/s. A.F. Ferguson & Co. Chartered Accountants have offered themselves for reappointment for the year ending on June 30, 2025. The external auditors hold satisfactory rating by the Institute of Chartered Accountants of Pakistan (ICAP) as required under their Quality Control Review Program. As suggested by the Audit Committee of RMC, the Board of RMC recommends reappointment of M/s. A.F. Ferguson & Co. Chartered Accountants, as auditors of GRR for the financial year ending on June 30, 2025, at a fee to be mutually agreed.

### Election of Directors

In accordance with the provisions of Section 161 of the Companies Act 2017 (Section 180 of the repealed Companies Ordinance, 1984) the three years term of eight elected directors of RMC was completed in October 2021 and all Directors were retired. Fresh elections of Directors were held on October 26, 2021, and the number of Directors as fixed by the Board (eight in numbers) were elected unopposed. Further Chairman, Chief Executive and sub-committees of the board were also appointed on the said date.

### Post Balance Sheet Events

There have been no material changes since June 30, 2024, to the date of this report except the declaration and distribution of a Final Cash Dividend @ Rs. 1.75 / unit i.e., 17.50 %. The effect of this declaration shall be reflected in next year's financial statements.



### Related Party Transactions

To comply with the requirements of REIT Regulations and Code of Corporate Governance, GRR presented all related party transactions before the Audit Committee and Board of RMC for review and approval. These transactions have been approved by the Audit Committee and Board of Directors in their respective meetings. The details of related party transactions have been provided in note 32 of the annexed audited financial statements.

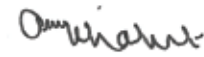
### Acknowledgement

We are thankful to GRR's valued investors, the Securities and Exchange Commission of Pakistan, the management of Pakistan Stock Exchange Limited, the Trustees of GRR and all business partners for their continued cooperation and support. We also appreciate the effort put in by the management team.

For and on behalf of the Board



Muhammad Ejaz  
Chief Executive  
07 September, 2024  
Karachi.



Arif Habib  
Chairman





# ANNEXURE I PATTERN OF UNIT HOLDING

As of June 30, 2024

Categories of Unit Holders	No. of Unit Holders	No. of Unit Held	Holding %
<b>Directors, Chief Executive Officer and their spouse(s) and minor children</b>			
Mr. Abdus Samad A Habib	1	18,815	0.01
Mr. Faisal Nadeem	1	170,899	0.12
Ms. Anna Samad	1	136,220	0.10
<b>Associated Companies, undertakings and related parties</b>	4	98,533,023	70.38
<b>Executives</b>	0	-	-
<b>NIT and ICP</b>	0	-	-
<b>Banks Development Financial Institutions, Non-Banking Financial Institutions</b>	0	-	-
<b>Insurance Companies</b>	1	74,180	0.05
<b>Modarabas and Mutual Funds</b>	0	-	-
<b>General Public</b>			
a. Local	1267	35,510,409	25.36
b. Foreign	41	212,946	0.15
<b>Foreign Companies</b>	0	-	-
<b>Others</b>	8	5,343,508	3.83
<b>Total</b>	<b>1324</b>	<b>140,000,000</b>	<b>100.00</b>

Unit holders holding 10% or more	Unit Held	Percentage
<b>ARIF HABIB CORPORATION LIMITED</b>	78,128,802	55.81

# Pattern of Unit Holding

As of June 30, 2024

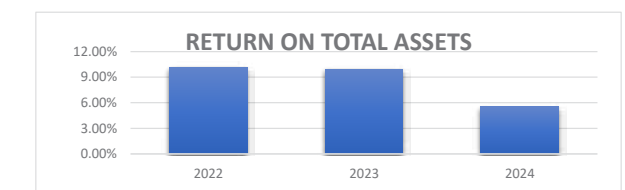
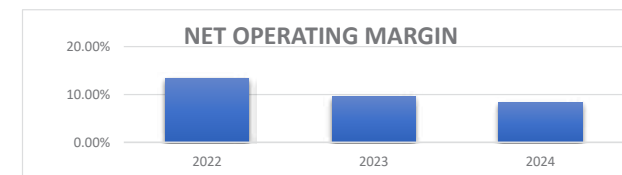
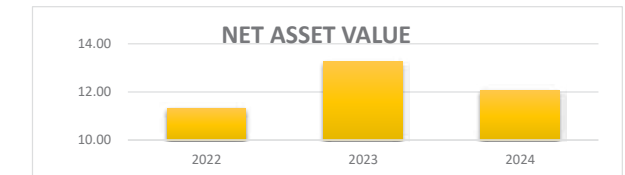
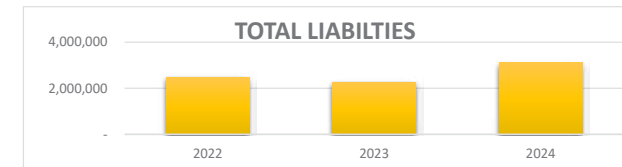
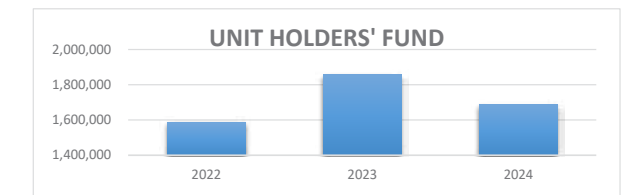
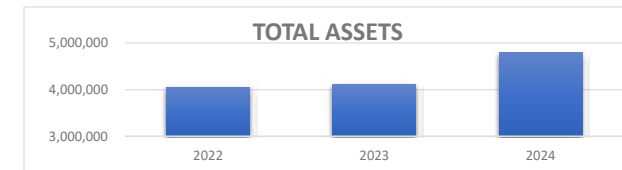
# Of Unit holders	Unit Holding'Slab		Total Units Held
118	1	to 100	1,859
538	101	to 500	260,112
224	501	to 1,000	216,232
314	1,001	to 5,000	739,084
52	5,001	to 10,000	370,755
11	10,001	to 15,000	142,098
18	15,001	to 20,000	327,982
6	20,001	to 25,000	145,240
1	25,001	to 30,000	30,000
10	30,001	to 35,000	334,747
1	35,001	to 40,000	36,500
1	45,001	to 50,000	50,000
2	50,001	to 55,000	106,100
1	65,001	to 70,000	68,360
1	70,001	to 75,000	74,180
1	90,001	to 95,000	90,421
2	95,001	to 100,000	200,000
1	105,001	to 110,000	106,685
1	110,001	to 115,000	112,482
1	115,001	to 120,000	119,396
1	120,001	to 125,000	123,930
1	125,001	to 130,000	129,000
1	135,001	to 140,000	136,220
1	170,001	to 175,000	170,899
1	340,001	to 345,000	341,502
1	680,001	to 685,000	683,500
2	935,001	to 940,000	1,870,988
1	950,001	to 955,000	952,005
1	1,245,001	to 1,250,000	1,249,801
1	1,495,001	to 1,500,000	1,497,833
1	2,265,001	to 2,270,000	2,267,710
1	2,765,001	to 2,770,000	2,769,560
1	4,125,001	to 4,130,000	4,129,811
1	5,520,001	to 5,525,000	5,522,690
1	5,840,001	to 5,845,000	5,841,129
1	9,195,001	to 9,200,000	9,200,000
1	10,245,001	to 10,250,000	10,249,166
1	11,200,001	to 11,205,000	11,203,221
1	78,125,001	to 78,130,000	78,128,802
<b>1324</b>			<b>140,000,000</b>



# FINANCIAL HIGHLIGHTS

Financial Highlights	30-June-2024	30-June-2023	30-June-2022
<b>Profitability</b>			
Net Profit Margin	8.30%	9.51%	13.35%
Return on total assets	5.54%	9.93%	10.18%
Return on Unitholders' fund	15.73%	22.00%	26.01%
<b>Liquidity</b>			
Current ratio (in times)	2.53	3.09	7.13
<b>Market Ratios</b>			
Dividend payout ratio	97.26%	92.21%	0.00%
Dividend Yield (at par @ Rs.10 per unit)	17.50%	30.00%	0.00%
P/E Ratio (in times)	7.50	4.22	0.00
<b>Valuation</b>			
Earning per unit - Basic and diluted (PKR)	1.799	1.936	2.445
No. of ordinary units	140,000,000	140,000,000	140,000,000
<b>Trends (PKR '000)</b>			
Net Operating Income	307,647	329,970	417,029
Profit after taxation	259,915	271,083	342,360
Unitholders' fund	1,687,405	1,855,490	1,584,407
Total assets	4,789,967	4,113,180	4,049,813

# FINANCIAL HIGHLIGHTS (PKR '000)







# STATUTORY REPORTS



**VALUATION REPORT**

OF

**LAND & BUILDING  
(GLOBE RESIDENCY)**

FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowrangi  
and FL-07, & FL-08 situated at Ghora Chowrangi Naya Nazimabad, Karachi

ON ACCOUNT OF

**GLOBE RESIDENCY REIT**



FOR

**ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

Head Office: Arif Habib Centre, 23-M.T. Khan Road, Karachi

BY

**MYK ASSOCIATES PRIVATE LIMITED**

Head Office: MYK House, 52-A, Block B, Street 5, SMCHS, Karachi

**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**TABLE OF CONTENTS**

Title page	1
Table of Contents	2
Covering Page of Evaluation Report	3-4
About MYK Associates Private Limited	5
Introduction of MYK Associates Private Limited Team	6-7
Introduction of Arif Habib Dolmen REIT Management Limited and Projects	8
Additional Information	9
Description of Land	10
Description of Estimation Methods	11-12
Basic Calculation of Land & Building Structure	13-14
Conclusion of the Report	15
Declaration	16
Photographs	17-19





**COVERING PAGE OF REPORT**

**MYK Reference No:** MYK/17527/07/2024

**Date of Valuation Report:** August 2, 2024

**Date of Visit:** July 15, 2024

**Date of Request Received:** Through Email on dated July 8, 2024

**Requested By:** M/s Arif Habib Dolmen REIT Management Limited

**Client Name:** **ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**Address of Property:** FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowranghi and FL-07, & FL-08 situated at Ghora Chowranghi Naya Nazimabad, Karachi

**Appraised By:** Team of MYK Associates Private Limited

**Identified By:** Team of Arif Habib Dolmen REIT Management Limited.

**Custodian of the Land:** Sindh Board of Revenue

**Type of Property:** Residential Land & Building (Under Construction)

**Property Utilization:** Fully Commercial [ ] **Under Development [v]** Fully Industrial [ ]

**Status of NOC (if any):** **Yes [v]** No [ ]

**Type of Title:** Residential (As per Documents)

**Surroundings:** Residential and Commercial [v] Fully Residential [ ]  
Fully Industrial [ ] Fully Commercial [ ]  
Residential cum Commercial [ ]

**Sale Approach Value:** **PKR. 11,950,104,220.00**  
(As the Cost approach is not applicable on this Land & Building "Under Construction")

**Force Sale Value:** **PKR. 9,560,083,376.00**

**Valuation Basis:** **Sales Comparison Approach [v]** Cost Approach [ ]

MYK Ref No: MYK/17527/07/2024

Page No: 3 of 19

**HEAD OFFICE:** MYK HOUSE, 52-A, Block 'B', Street No. 5, Sindhi Muslim Cooperative Housing Society Karachi-75400, Pakistan.

T: (+92-21)38704421-28 www.mykassociates.com E: info@mykassociates.com

**LAHORE OFFICE:**  
House No.9, Green Avenue,  
Old Muslim Town, Lahore.  
T: (+92-42) 35845836-35845837  
E: lahore@mykassociates.com

**FAISALABAD OFFICE:**  
1st Floor, Gill Plaza, Adjacent Gill Electronics, Rahman Chowk,  
Farooq Shaheed Road, Madina Town, Faisalabad.  
T: (+92-41) 8530430, 8714695, 8734075, 4549468  
E: faisalabad@mykassociates.com

**MULTAN OFFICE:**  
Plot No. 181, 2nd Floor, Shaqiqat Colony,  
Al-Tamash Road, Multan Cantt, Multan.  
T: (+92-61) 4519468, 4503201  
E: multan@mykassociates.com

**GUJRANWALA OFFICE:**  
1st Floor, Trust Plaza, 16 Main Block,  
Gujranwala.  
T: (+92-55) 3843799, 3253799  
E: gujranwala@mykassociates.com



**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**VALUATION INITIATIVE:**

In accordance with the provision of REIT Regulations-2022, M/s Arif Habib Dolmen REIT Management Limited (the company) appointed MYK Associates Pvt Ltd as a "PBA no limit valuer" and assigned the valuation of Land & Building FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowranghi and FL-07, & FL-08 situated at Ghora Chowranghi Naya Nazimabad, Karachi.

A team from M/s. MYK Associates Private Limited (comprising of the following officials) visited Land & Building for survey and inspection to complete the assignment within the stipulated time.

- > **Engr. Muhammad Tauqir**
- > **Engr. Amir Ali**

Meetings with the official representatives of Arif Habib Dolmen REIT Management Limited were carried out to gather the details and information regarding this property. Thereafter an extensive and detailed survey of Land & Building with reference to documents and information provided by them was conducted.

MYK Ref No: MYK/17527/07/2024

Page No: 4 of 19



VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED

**MYK Associates Private Limited**  
(ISO 9001-2015 Accredited)  
(Quality Solutions Provider to the Financial Sector)

MYK Associates Private Limited is an ISO-9001-2015 accredited real estate valuator of Pakistan. We ensure the valuation of international standards to the satisfaction of the client and as well as the concerned departments. Upon achieving the accreditation, we are adhering to maintain the customer requirements, establish the client's trust, and to enable the participation in continual improvement.

MYK has been founded by M. Younas Khan FCA (England & Wales), Ex Country General Manager, Deutsche Bank AG in Pakistan. It was incorporated in September 2000 and is registered under the Pakistan Companies Ordinance 1984. As a professional Survey and Evaluation company, MYK Associates (Pvt.) Limited has over 14 years of experience in conducting evaluation, inspection, and muccadam management assignments. It provides services to the Financial and Private Sector in Pakistan and is on the approved panel of the Pakistan Banks Association. As a nationwide company, our services comprise of Valuations of Fixed and Current Assets, Inspections of Hypothecated and Pledged Stock and Collateral value (Muccadamage) etc. We are also on the approved panel of NBFI and Modarba Association of Pakistan. Our some of the prestigious projects that valuation carried out by MYK Associates (Pvt) Limited:

- i. M/s. CDC House, Shahrah-e-Faisal, Karachi
- ii. Dolmen City Mall & Harbor Front – Clifton Karachi
- iii. M/s. NJI Building, IJ Chundrigar Road, Karachi
- iv. M/s. TPL Trakker Building, Korangi Road, Karachi
- v. M/s. Stock Exchange Building, IJ Chundrigar Road, Karachi
- vi. M/s. The Centre Building opposite Zainab Market and many more.

Over the years, our valuation assignments cover a wide spectrum in consumer retail, industrial, commercial, agricultural, and corporate portfolios that encompass land, building, plant & machinery, commercial buildings, hospitals, residential properties as well as Land & Buildings both in rural and urban areas. We currently conduct inspections for all the corporate and commercial clients for different banks. Our muccadam department expertly manages different portfolios including seasonal crops, which include wheat, rice, cotton, as well as ship breaking, molasses, ethanol, sugar, edible oil, and canola.

MYKs' Mission is to provide strategic counsel, creative solutions, and responsive services in a timely manner to the Financial Sector. MYKs' vision is to be recognized as a leader in providing seamless services through superior quality and commitment as well as achieving operational excellence, industry-leading clientele satisfaction through superior performance.

VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED

**MYK Associates Private Limited**  
(ISO 9001-2015 Accredited)  
(Quality Solutions Provider to the Financial Sector)

**CREDENTIAL OF ENGR. IFTEKHAR AHMED**

For the last five years he is associated with MYK Associates Pvt Limited, Karachi Pakistan as Senior General Manager. He had supervised REIT valuation of "Dolman Mall and Harbor Front" for Arif Habib Dolmen REIT Management Limited for three years as per REIT Regulations. He has also supervised the valuation of many Electrical and Mechanical Industries. He has conducted many Assessments and Reviews on the reports of other companies for KPMG and other international bodies for comments. By profession he has graduated (B.E.) from NED University of Engineering and Technology, Karachi and is a registered Professional Engineer of PEC (Pakistan Engineering Council), and has vast experience of national and international organizations. He also achieved legal qualifications LL.B., LL.M. and having expertise in Agreement and Contracts writing as well as to lead the legal team to litigate on technical matters. He has acquired training from ABB at Dubai, UAE in "Power Control Management" and "Assets Management" procedures".

**Following are the few valuation of industries, high-rise buildings and projects completed under his supervision:**

1. Complete SSGC Building, Terminal and Storage facilities
2. The Center Point Highrise Building
3. CDC House.
4. EFU Life Insurance Building
5. Habib Bank Plaza
6. Jubilee Insurance
7. Saif Power, Sahiwal
8. Tappal Energy Pvt, Hub Balochistan
9. HESCOL Petroleum Depots and Outlets all over Pakistan
10. Al-Karam Textiles
11. Dawlance Industries Karachi & Hyderabad and Head Office, Karachi
12. Amrell Steel Industries
13. Al-Noor Sugar Mill, Chaudhry Sugar Mill, Mehran Sugar Mill

**His other associations and affiliations are as following:**

- > Professional Engineer (PEC).
- > Member IEEE (USA).
- > Member IEP Karachi Pakistan.
- > Member IEEE (Pak)
- > Member Sindh High Court Bar Council.



VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED

**MYK Associates Private Limited**  
(ISO 9001-2015 Accredited)  
(Quality Solutions Provider to the Financial Sector)

**TEAM OF MYK ASSOCIATES (PVT) LIMITED**

**Engr. Iftikhar Ahmed**

He holds the position of **Senior General Manager** at MYK Associates Private Limited. By profession he has graduated (B.E.) from NED University of Engineering and Technology, Karachi and is a registered Professional Engineer of PEC (Pakistan Engineering Council) and has vast experience of national and international organizations. He also achieved legal qualification LL.B., LL.M. and having expertise of Agreement and Contracts writing as well as to lead the legal team to litigate on technical matters. He has acquired training from ABB at Dubai, UAE in "Power Control Management" and "Assets handling procedures".

**His other associations and affiliations are as following:**

- Professional Engineer (PEC).
- Member IEEE (USA).
- Member IEP Karachi Pakistan.
- Member IEEE (Pak)

**Mr. Sharjeel Siddiqui-Manager Technical Valuations**

He holds the position of **Manager Technical Valuations** at MYK Associates Private limited. He has vast experience in the technical matters of Valuations and Surveys.

**Mr. Shabab Raza-Manager Evaluations**

He holds position of **Manager Valuations** at MYK Associates Private limited. He has more than 17 years of vast experience in the field of property Valuations and Surveys; Mr. Shabab is amongst the top experts of Karachi in this particular field.

**Engr. Muhammad Tauqir- Senior Surveying Engineer:**

He is working as a Senior Surveying Engineer at MYK Associates Private limited, Karachi for the Last five years. He had conducted REIT valuation of "Dolmen Mall and Harbor Front" for Arif Habib Dolmen REIT Management Limited for three years biannual valuation reports as per REIT Regulations. He has also conducted the valuations and prepared the valuations report of many industries, high-rise buildings, and, projects. He having strong a grip in the field of property evaluation and project cost Estimation. By profession he holds a Bachelor's Degree in Urban & Infrastructure Engineering from NED University of Engineering and Technology, Karachi and is a registered Engineer of PEC (Pakistan Engineering Council).

**Engr. Kiran Ashraf - Evaluation Engineer:**

She is currently working as an Evaluation Engineer at MYK Associates Private limited, Karachi. She holds a Bachelor's Degree in Civil Engineering from NED University of Engineering and Technology, Karachi.

VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED

**ASSIGNMENT**

In accordance with REIT Regulations - 2022, the REIT Management Company should appoint "PBA no limit category valuer of Panel-I or Panel-II" to evaluate the property by the qualified engineers who are registered with Pakistan Engineering Council for the purpose of conducting valuation; ensure that the valuation methodology adopted in line with best practices prevalent in the real estate industry and ensure the valuation carried out objectively and independently of its business or commercial relationship and issuance of the declaration by the competent engineer on the given format duly witnessed by the CEO of the valuer company in this respect.

M/s Arif Habib Dolmen REIT Management Limited appointed MYK Associates (Pvt) Limited to evaluate the Residential Land & Building bearing FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowrangi and FL-07, & FL-08 situated at Ghora Chowrangi Naya Nazimabad, Karachi in its capacity of REIT Management Company. These residential lands comprise on two pieces and in total of 40,500.00 Square Yard. The residential plots are demarcated and their details are outlined on page No: 10 and some of those plots are mortgaged to the banks. However, we have been directed by the management of M/s Arif Habib Dolmen REIT that whole area is to be taken for valuation as a one piece of land.





**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
 (LAND & BUILDING)  
 LOCATED AT NAYA NAZAMABAD, KARACHI  
 ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**ADDITIONAL INFORMATION:**

The Arif Habib Dolmen REIT Management Limited is a REIT Management Company and pioneer to establish first REIT in Pakistan. They are already managing the "Dolmen City and Harbour Front", Silk World Islamic REIT, Silk Islamic Development REIT Jam Chakro Tappo Manghopir Karachi and partner of LCB Walton, Lahore. Now they are developing another area "Land Globe Residency located at Naya Nazimabad, Karachi" under Residential REIT.

The said "Land & Building" FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowrangi and FL-07, & FL-08 situated at Ghora Chowrangi Naya Nazimabad, Karachi, comprises of total area of 40,500.00 Square Yard in irregular shape. This Land is approachable from all prominent roads including dedicated Naya Nazimabad Flyover Bridge. The traffic flow during work hours (6-days a week) and rest of the time of this location is smooth. Several major and prominent buildings, and apartments are located on it.

This area is rapidly developing day by day. Infrastructure features such as roads, transportation, public amenities and daily work force are easily available in the vicinity and neighborhood of this Area of Karachi. Essential utilities services such as water, drainage, electricity and telephone services are also available within the neighborhood areas of the Land.

The REIT has acquired said land for a total cost of Rs. 3,240.00 million and entered into conveyance deed dated March 30, 2022. From the date of this valuation to the preceding last three years, no other transfers had been made on said property.

**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
 (LAND & BUILDING)  
 LOCATED AT NAYA NAZAMABAD, KARACHI  
 ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**"DESCRIPTION OF LAND"**

Approach: Main Road [] Side Road [] Inside Road []

Total Area: **40,500.00 Square Yard** (As per Documents)

Our assessment 40,500.00 Square Yard is based on land details provided by Arif Habib Dolmen REIT Management Limited as following:

S No	Bounded by	Dimension	Area in Square Yard
FL 3	East Open	210' X 192'	4,508.00
FL 4	Corner South / East Open	Irregular	4,188.00
FL 5	South Open	Irregular	14,325.00
FL 7	East Open	Irregular	9,469.00
FL 8	South / West Open	Irregular	8,010.00
<b>Total Area in Square Yard</b>			<b>40,500.00</b>

**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**COST APPROACH:**

The "Cost Approach" is a real estate valuation method in which a buyer should pay for a property that should equal the cost to build an equivalent building. In cost approach appraisal, the market price for the property is equal to the cost of land plus cost of construction and services therein such as Generator for stand-by power supply, Chiller Plant and other services for such area. This approach provides the basis for determining the replacement value of the asset or property or any other fixed item or utility service in the premise. Indeed, for consideration of a cost / value in such approach the final shape of the project should have similarity along with similar utilities facilities in construction. However, it does not take into account the loss of income during construction up till the completion of the project achieving desired occupancy.



In fact, at present many housing societies are in this area is under development, so the land in this area is very prospective for any housing scheme and high-rise project after proper development and laying the services / facilities as per requirement such as road, water, sewage and parking in accordance to the housing scheme / or high-rise building. At present, vacant Land is very rare available in this area for sale / purchase as the many developers have already purchased the land for development of societies. Whereas, Arif Habib Dolmen REIT having big land in this area and intend to provide modern facilities cannot be compared with any other scheme with ordinary facilities. Therefore, we determined the value of this REIT on the basis of international standards used in development of this area, those are very much realistic to attract the buyer.

**II. SALE COMPARISON APPROACH:**

The Sales Comparison Approach is to comparing recently-sold properties or land (of local similar nature) with the other similar property. Price adjustments are made for differences in the comparable factors of the property. In fact, the "Sales Comparison Approach" is the basic foundation knowledge for the real estate professionals.



**Therefore, this approach is applicable in the instant case and there are some prominent projects are built, under construction & raw land in the vicinity of the under evaluated land that can be comparable to calculate the sale / purchase deal similar this land.**

**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**PROS AND CONS OF THESE APPROACHES TO DETERMINE TRUE VALUE:**

These approaches also assisting the management to evaluate the growth of profit or income. It further helps to determine the real worth of the property and its appreciation or depreciation after deduction of net operating cost.

**A. Sales Comparison Approach:**

This approach is commonly used in the real estate comparison or appraisals for similar type of property. True Sale Comparison Approach emerged when there is any such process of sale/purchase in the near past. As the case of Salma Arabian Villas is the prominent project in the vicinity of the under-developed or under-construction scheme or land and we have considered their market values to calculate the saleable value of similar under-evaluated Land.

**B. Cost Approach:**

This approach provides at the basis for determining the replacement value of the asset or property or any other fixed item or utility service in the premise. Indeed, for consideration in such approach the final shape of the project should have similarity along with similar utilities / facilities in construction. However, it does not take into account the loss of income during construction up till the completion of the project achieving desired occupancy. Then we can emerge a true picture of the Cost Approach.



**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**CALCULATION OF LAND:**

**SALE COMPARAISON APPROACH**

Naya Nazimabad land is at the prime real estate location. The development in surrounding area is very fast and becoming the prominent residential hub of Karachi.

To assess the value of the land in this area by survey the Real Estate Agents/Property Dealers offices was carried out and sentiment observed encouraging to build the high-rise in this area after lifting of the ban on building high-rise buildings by the Honorable Supreme Court. Therefore, the high-rise planning and designing activities with Consulting Engineers and companies have started and the construction emerged. At present, the cost of the land of this and around this area has become attractive and observed between the range of PKR. 110,000.00 To PKR. 120,000.00 Per Square Yard depending upon the location and size of the Land. Therefore, we are taking the land value Per Square Yard on similar parameters as under:

S No	Bounded by	Dimension	Area In Square Yard	Per Sq Yds	Assessment In PKR
FL 3	East Open	210' X 192'	4,508.00	115,000.00	518,420,000.00
FL 4	Corner South /East Open	Irregular	4,188.00	115,000.00	481,620,000.00
FL 5	South Open	Irregular	14,325.00	115,000.00	1,647,375,000.00
FL 7	East Open	Irregular	9,469.00	115,000.00	1,088,935,000.00
FL 8	South / West Open	Irregular	8,010.00	115,000.00	921,150,000.00
<b>Grand Total</b>			<b>40,500.00</b>	<b>-</b>	<b>4,657,500,000.00</b>

**Total Assessment of Land: PKR. 4,657,500,000.00**  
(Rupees Four Billion Six Hundred Fifty-Seven Million and Five Hundred Thousand Only)

**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**CALCULATION OF GREY STRUCTURE**

S.No	Description	Total Area (Sq. Ft)	Completed Work (sq.ft)	Structure Work done %	NPV in PKR
1	FL-03	324,342.00	322,286.00	99%	1,208,572,500.00
2	FL-04	303,645.00	303,645.00	100%	1,114,377,150.00
3	FL-05-T1	266,021.00	221,187.00	83%	802,908,810.00
4	FL-05-T2	239,737.00	195,115.00	81%	708,267,450.00
5	FL-05-T3	324,522.00	160,902.00	50%	559,134,450.00
6	FL-05-T4	231,182.00	68,124.00	29%	235,027,800.00
7	FL-07-T1	296,378	132,395.00	45%	463,382,500.00
8	FL-07-T2	419,699	266,730.00	64%	933,555,000.00
9	FL-08	551,731.00	355,008.00	64%	1,267,378,560.00
<b>GRAND TOTAL ASSESSED VALUE OF CIVIL WORK IN PKR</b>					<b>7,292,604,220.00</b>

**GRAND TOTAL ASSESSMENT (LAND + CIVIL WORKS): PKR. 11,950,104,220.00**  
(Rupees Eleven Billion Nine Hundred Fifty Million One Hundred Four Thousand and Two Hundred Twenty Only)

**DETERMINATION OF FORCED SALE VALUE:**

In order to determine the Forced Sale Value of the Land, all the factors including the natural and physical condition of the Land, infrastructure in the neighborhood area, location, and availability of services therein. Further, the Government's future development measures to boost the commercial activities, reliability in return of investment in short term or long term basis are also taken into consideration to determine the Forced Sale Value (FSV).

- Law and order situation of the area.
- Prevailing market conditions for real estate.
- Property buying and selling activities in the city.
- Availability of prospective buyers.
- The Current economic situation of the country.
- Present government policies and political environment.

**Forced Sale Value (Less 20%): PKR. 9,560,083,376.00**  
(Rupees Nine Billion Five Hundred Sixty Million Eighty-Three Thousand and Three Hundred Seventy-Six Only)



**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**CONCLUSION:**

We have carried out a detailed survey and inspection of "Residential Land & Building" FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowrangi and FL-07, & FL-08 situated at Ghora Chowrangi Naya Nazimabad, Karachi for valuation vides Regulations-2022.

VALUATION APPROACH	VALUE (In round figures) (PKR-Millions)	VALUE IN WORDS
<b>Sale Approach Value</b>	<b>11,950</b>	Rupees Eleven Billion Nine Hundred and Fifty Million.
<b>Cost Approach Value</b>	-	Not Applicable
<b>Force Sale Value (Less 20%)</b>	<b>9,560</b>	Rupees Nine Billion Five Hundred and Sixty Million.

Applicable Approach: Sales Comparison Approach [✓] Cost Approach [ ]

This valuation report and our evaluation of this Land & Building not to be considered as accounting report. In this report a fair market valuation of Land FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowrangi and FL-07, & FL-08 situated at Ghora Chowrangi Naya Nazimabad, determined carefully to the best of our ability and knowledge. This land being the residential areas are shown or designated as per the details provided by M/s. Arif Habib Dolmen REIT Management Limited.

Therefore, evaluation report reflects our findings at the place mentioned therein and to the date and time of its inspection. Our assessment is computed with the assumption of market variables which influenced the value and that may vary unexpectedly time to time. In this report we have evaluated the cost of said Land & Building on the assumption of that it is free from any levies and encumbrances irrespective of any nature in title or otherwise. Our physical appraisal is based on the information and data provided by the officials of the M/s. Arif Habib Dolmen REIT Management Limited and accepted in good faith without any responsibility. We have carried out the exercise of valuation with due care and diligence and according to the REIT Regulations-2022.

Engr. Muhammad Touqir  
Surveying Engineer & Evaluations

Syed Shabbab Raza  
Manager-Evaluation & Inspection

Muhammad Sharjeel Siddiqui  
Manager Operation

**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
LOCATED AT NAYA NAZAMABAD, KARACHI  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**

**(VALUER DECLARATION UNDER REIT REGULATIONS – 2022)**

**DECLARATION**

- I Engr. Muhammad Touqir, and the team of MYK Associates (Pvt.) Limited carried out a valuation of "open FL Sites bearing Nos: FL-03, FL-04, & FL-05 situated at Globe Chowrangi and FL-07, & FL-08 situated at Ghora Chowrangi Naya Nazimabad, Karachi" upon details provided by M/s Arif Habib Dolmen REIT properties, to the best of my knowledge and belief declare:

That an inspection of the Land was carried out including valuation trends and an analysis of neighborhood data the market value of the subject Real Estate as on January 11, 2024 are as below:

VALUATION APPROACH	VALUE (In round figures) (PKR-Millions)	VALUE IN WORDS
<b>Sale Approach Value</b>	<b>11,950</b>	Rupees Eleven Billion Nine Hundred and Fifty Million.
<b>Cost Approach Value</b>	-	Not Applicable
<b>Force Sale Value (Less 20%)</b>	<b>9,560</b>	Rupees Nine Billion Five Hundred and Sixty Million.

Applicable Approach: Sales Comparison Approach [✓] Cost Approach [ ]

- That the statements of fact contained in this report are true and correct.
- That I have not withheld any information.
- That I have no interest in the Real Estate that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- That I have not been instructed either by my company or the client to report a predetermined value for the subject Real Estate.
- That I am neither a director nor an employee of the RMC and do not have any financial interest "direct or indirect" in the RMC.
- That I have personally inspected the Real Estate that is the subject of this report.

DECLARED BY:

(Engr. Muhammad Touqir)  
Senior Surveyor Project.

WITNESSED BY:

Mohammed Younus Khan  
Chief Executive Officer (CEO)  
MYK Associates (Pvt) Ltd, Karachi.



VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED



MYK Ref No: MYK/17527/07/2024

Page No: 17 of 19

VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED



MYK Ref No: MYK/17527/07/2024

Page No: 18 of 19



**VALUATION REPORT FOR UNDER CONSTRUCTION PROJECT OF GLOBE RESIDENCY  
(LAND & BUILDING)  
ARIF HABIB DOLMEN REIT MANAGEMENT LIMITED**



MYK Ref No: MYK/17527/07/2024

Page No: 19 of 19







INDEPENDENT AUDITOR'S REVIEW REPORT

To the unitholders of Globe Residency REIT

Review Report on the Statement of Compliance contained in Listed Companies (Code of Corporate Governance) Regulations, 2019

We have reviewed the enclosed Statement of Compliance with the Listed Companies (Code of Corporate Governance) Regulations, 2019 (the Regulations) prepared by the Board of Directors of Arif Habib Dolmen REIT Management Limited, the Management Company of Globe Residency REIT (the REIT) for the year ended June 30, 2024 in accordance with the requirements of regulation 36 of the Regulations.

The responsibility for compliance with the Regulations is that of the Board of Directors of the Management Company. Our responsibility is to review whether the Statement of Compliance reflects the status of the REIT's compliance with the provisions of the Regulations and report if it does not and to highlight any non-compliance with the requirements of the Regulations. A review is limited primarily to inquiries of the Management Company's personnel and review of various documents prepared by the Management Company to comply with the Regulations.

As a part of our audit of the financial statements we are required to obtain an understanding of the accounting and internal control systems sufficient to plan the audit and develop an effective audit approach. We are not required to consider whether the Board of Directors' statement on internal control covers all risks and controls or to form an opinion on the effectiveness of such internal controls, the Management Company's corporate governance procedures and risks.

The Regulations require the Management Company to place before the Audit Committee, and upon recommendation of the Audit Committee, place before the Board of Directors for their review and approval, its related party transactions. We are only required and have ensured compliance of this requirement to the extent of the approval of the related party transactions by the Board of Directors upon recommendation of the Audit Committee.

Based on our review, nothing has come to our attention which causes us to believe that the Statement of Compliance does not appropriately reflect the Management Company's compliance, for and on behalf of the REIT, in all material respects, with the requirements contained in the Regulations as applicable to the REIT for the year ended June 30, 2024.

A.F. Ferguson & Co.
Chartered Accountants
Karachi
Dated: October 16, 2024
UDIN: CR202410611YXRH162ue

A. F. FERGUSON & CO., Chartered Accountants, a member firm of the PwC network
State Life Building No. 1-C, I.I. Chundrigar Road, P.O. Box 4716, Karachi-74000, Pakistan
Tel: +92 (21) 32426682-6/32426711-5; Fax: +92 (21) 32415007/32427938/32424740; <www.pwc.com/pk>

KARACHI LAHORE ISLAMABAD



Statement of Compliance with Listed Companies (Code of Corporate Governance) Regulations, 2019 for the year ended June 30, 2024.

Name of Company: Arif Habib Dolmen REIT Management Limited (the REIT Management Company or RMC)
For and on behalf of: Globe Residency REIT (the REIT)
Year ended: June 30, 2024

The RMC has complied with the requirement of the Listed Companies (Code of Corporate Governance) Regulations, 2019 (the Regulations) for and on behalf of the REIT in the following manner:

- 1. The total number of directors are 9 (Nine) comprising of eight elected directors and one deemed director, composition is as follows:
a) Male: 8
b) Female: 1
2. The composition of the Board is as follows:

Table with 2 columns: Category and Names. Categories include Non-Executive Director, Independent Director, Female Director (Independent Director), and Chief Executive (Deemed Director). Names listed include Mr. Arif Habib - Chairman, Mr. Nadeem Riaz, Mr. Abdus Samad A. Habib, Mr. Faisal Nadeem, Mr. Sajid Ullah Sheikh, Mr. Naeem Ilyas, Mr. Muhammad Noman Akhter, Ms. Tayyaba Rasheed, and Mr. Muhammad Ejaz.

- 3. The directors have confirmed that none of them is serving as a director on more than seven listed companies, including RMC;
4. The RMC has prepared a Code of Conduct and has ensured that appropriate steps have been taken to disseminate it throughout the company along with its supporting policies and procedures;
5. The Board has developed a vision / mission statement, overall corporate strategy and significant policies of the RMC. The Board has ensured that a complete record of particulars of significant policies along with the dates of approval or updating is maintained by the RMC;
6. All the powers of the Board have been duly exercised and decisions on relevant matters have been taken by Board / Management Company as empowered by the relevant provisions of the Companies Act, 2017, REIT Regulations, 2022 and the Regulations;





7. The meetings of the Board were presided over by the Chairman and, in his absence, by a director elected by the Board for this purpose. The Board has complied with the requirements of the Companies Act, 2017 and the Regulations with respect to frequency, recording and circulating minutes of meeting of the Board;
8. The Board of directors have a formal policy and transparent procedures for remuneration of directors in accordance with the Companies Act, 2017 and the Regulations;
9. Seven directors have a certification under Directors' Training Program, one director will undergo training, while one director of the RMC is exempt from the requirement;
10. The Board has approved appointment of Chief Financial Officer, Company Secretary and Head of Internal Audit, including their remuneration and terms and conditions of employment and complied with relevant requirements of the Regulations.
11. Chief Financial Officer and Chief Executive Officer duly endorsed the financial statements before approval of the Board;
12. The Board has formed committees comprising of members given below:
  - a) Audit Committee
 

Mr. Naeem Ilyas	Chairman
Mr. Abdus Samad A. Habib	Member
Mr. Sajid Ullah Sheikh	Member
Mr. Muhammad Noman Akhter	Member
  - b) Human Resource & Remuneration Committee
 

Ms. Tayyaba Rasheed	Chairperson
Mr. Abdus Samad A. Habib	Member
Mr. Sajid Ullah Sheikh	Member
Mr. Muhammad Ejaz	Member
13. The terms of reference of the aforesaid committees have been formed, documented and advised to the committee for compliance;
14. The frequency of meetings (quarterly/half yearly/ yearly) of the committees were as per following:
  - a) Audit Committee: 15 meetings
  - b) Human Resource & Remuneration Committee: 1 meeting
15. The Board has outsourced the internal audit function to M/s Junaidy Shoalb Asad & Co Chartered Accountants who are considered suitably qualified and experienced for the purpose and are conversant with the policies and procedures of the RMC;
16. The statutory auditors of the REIT have confirmed that they have been given a satisfactory rating under the Quality Control Review program of the Institute of Chartered Accountants of Pakistan and registered with Audit Oversight Board of Pakistan, that they and all their partners are in compliance with International Federation of Accountants (IFAC) guidelines on code of ethics as adopted by the Institute of Chartered Accountants of Pakistan and that they and the partners of the firm involved in the audit are not a close relative (spouse, parent, dependent and non-dependent children) of the Chief Executive Officer, Chief Financial Officer, Head of Internal Audit, Company Secretary or Director of the RMC;



17. The statutory auditors or the persons associated with them have not been appointed to provide other services except in accordance with the Act, the regulations or any other regulatory requirement and the auditors have confirmed that they have observed IFAC guidelines in this regard;
18. We confirm that all requirements of the Regulations 3,6,7,8,27,32,33 and 36 of the Regulations have been complied with; and
19. Explanation for non-compliance with requirements, other than regulations 3,6,7,8,27,32,33 and 36 are below (if applicable):

Sr. No.	Requirement	Explanation for not meeting non-mandatory requirements	Regulation no.
1	The Board may be required to approve anti-harassment policy to safeguard the rights and wellbeing of employees.	During the year, the Securities and Exchange Commission of Pakistan (SECP) amended Regulation No. 10 on June 12, 2024. While the Company's Code of Conduct and Human Resource policy broadly addresses the relevant workplace matters, the management is currently reviewing the amendments.	10(4) (xvi)
2	The Board may establish a dedicated sustainability committee having at least one female director or assign additional responsibilities to an existing board committee.	During the year, the SECP introduced Regulation 10A on June 12, 2024. The Board currently oversees the Company's Environmental, Social, and Governance (ESG) initiatives, and management is reviewing the amendments.	10A
3	Same person shall not simultaneously hold office of chief financial officer and the company secretary of a listed company.	The current Chief Financial Officer and Company Secretary is suitably qualified and professionally capable to act and fulfill the duties and responsibilities of both the roles. In addition, it is also a cost-effective measure that is in the better interest of the shareholders of the RMC, therefore hiring a separate person for both positions is not feasible.	24
4	The Board may constitute separate committees, designated as the nomination committee and risk management committee, of such number and class of directors, as it may deem appropriate in its circumstances.	Currently, the Board manages these matters through its governance framework. The Board considers its members appropriately qualified to oversee these responsibilities, given the company's scale and structure. This approach is regularly reviewed to ensure alignment with best practices and regulations.	29 & 30

For and on behalf of the Board.

  
**Muhammad Ejaz**  
 Chief Executive

September 07, 2024  
 Karachi



  
**Arif Habib**  
 Chairman





INDEPENDENT AUDITOR'S REPORT

To the Unit holders of Globe Residency REIT

Report on the Audit of the Financial Statements

Opinion

We have audited the annexed financial statements of Globe Residency REIT (the REIT), which comprise the statement of financial position as at June 30, 2024, and the statement of profit or loss, the statement of comprehensive income, the statement of changes in unitholders' fund and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information, and we state that we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of the audit.

In our opinion and to the best of our information and according to the explanations given to us, the statement of financial position, statement of profit or loss, the statement of comprehensive income, statement of changes in unitholders' fund and the statement of cash flows together with the notes forming part thereof conform with the accounting and reporting standards as applicable in Pakistan and give the information required by the Companies Act, 2017 (XIX of 2017) and the Real Estate Investment Trust Regulations, 2022, in the manner so required and respectively give a true and fair view of the state of the REIT's affairs as at June 30, 2024 and of the profit and other comprehensive income, the changes in unitholders' fund and its cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as applicable in Pakistan. 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 REIT in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants as adopted by the Institute of Chartered Accountants of Pakistan (the Code) and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matter

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

Following is the Key audit matter:

S.No.	Key audit matter	How the matter was addressed in our audit
1	<b>Revenue Recognition</b> (Refer notes 4.12 and 26 of the financial statements)	
	The REIT's key source of income is revenue from contracts with customers for the sale of inventory property under development, which is recognised in accordance with IFRS 15 'Revenue from Contracts with Customers', based on the cost incurred method over time.	Our audit procedures amongst others, include the following: <ul style="list-style-type: none"> <li>Evaluated the design of the key controls related to revenue recognition;</li> </ul>

Affee

A. F. FERGUSON & CO., Chartered Accountants, a member firm of the PwC network  
State Life Building No. 1-C, I.I. Chundrigar Road, P.O. Box 4716, Karachi-74000, Pakistan  
Tel: +92 (21) 32426682-6/32426711-5; Fax: +92 (21) 32415007/32427938/32424740; <www.pwc.com/pk>

KARACHI LAHORE ISLAMABAD



S.No.	Key audit matter	How the matter was addressed in our audit
	The REIT uses the costs incurred method (input method) as a measure of progress for its contracts because it best depicts the REIT's performance. Under this method of measuring progress, the extent of progress towards completion is measured based on the ratio of costs incurred to date to the total estimated costs at completion of the performance obligation. When costs are incurred, but do not contribute to the progress in satisfying the performance obligation (such as unexpected amounts of wasted materials, labor or other resources), the REIT excludes the effect of those costs. Also, the REIT adjusts the input method for any cost incurred that are not proportionate to the REIT's progress in satisfying the performance obligation.  Thus, the recognition of revenue in respect of apartments which are under development and have been sold involves significant judgement and estimate and we considered the area of revenue recognition as a key audit matter.	<ul style="list-style-type: none"> <li>Assessed the appropriateness of the REIT's accounting policies for revenue recognition including its compliance with applicable accounting and reporting standards as applicable in Pakistan;</li> <li>Assessed the reasonableness and accuracy of the data used for computation of revenue based on the accounting records and information system of the REIT;</li> <li>Verified that the revenue was recognised in the correct accounting period in respect of apartments sold out along with the related cost of sales representing total cost incurred towards the completion of the performance obligations; and</li> <li>Assessed the relevant disclosures made in the financial statements to determine whether they are complied with the accounting and reporting standards as applicable in Pakistan.</li> </ul>

Information Other than the Financial Statements and Auditor's Report Thereon

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Board of Directors of the Management Company for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting and reporting standards as applicable in Pakistan and the requirements of Companies Act, 2017 (XIX of 2017) and the Real Estate Investment Trust Regulations, 2022 and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the REIT'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 REIT or to cease operations, or has no realistic alternative but to do so.

Board of directors of the management company is responsible for overseeing the REIT's financial reporting process.

Affee



**Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the REIT'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 REIT's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the REIT to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide the board of directors of the management company 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.


From the matters communicated with the board of directors of the management company, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**Report on Other Legal and Regulatory Requirements**

Based on our audit, we further report that in our opinion:

- a) proper books of account have been kept by the REIT as required by the Companies Act, 2017 (XIX of 2017);
- b) the statement of financial position, the statement of profit or loss, the statement of comprehensive income, the statement of changes in unitholders' fund and the statement of cash flows together with the notes thereon have been drawn up in conformity with the Real Estate Investment Trust Regulations, 2022 and the Companies Act, 2017 (XIX of 2017) and are in agreement with the books of account and returns;
- c) investments made, expenditure incurred and guarantees extended during the year were for the purpose of the REIT's business; and
- d) zakat deductible at source under the Zakat and Ushr Ordinance, 1980 (XVIII of 1980), was deducted by the REIT and deposited in the Central Zakat Fund established under section 7 of that Ordinance.

The engagement partner on the audit resulting in this independent auditor's report is **Junaid Mesia**.



A.F. Ferguson & Co.  
Chartered Accountants  
Karachi  
Dated: October 16, 2024  
UDIN: AR202410611Xpz3cxJBe





# FINANCIAL STATEMENTS



**GLOBE RESIDENCY REIT**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT JUNE 30, 2024**

ASSETS	Note	2024	2023	2022
		(Rupees in '000)		
<b>Non-current assets</b>				
Property and equipment	5	141	372	603
Long term deposits	6	7,885	3,057	100
Contract cost assets	7	13,373	20,947	19,467
		21,399	24,376	20,170
<b>Current assets</b>				
Current portion of contract cost assets	7	10,140	17,455	8,849
Inventory property	8	2,390,343	2,055,904	2,301,375
Contract assets	9	1,597,743	1,223,926	784,550
Advance for development expenditure	10	236,780	319,190	324,453
Advance and receivables	11	457,320	316,482	450,294
Bank balances	12	8,754	7,307	160,122
Receivable from joint operator	13	67,488	148,540	-
		4,768,568	4,088,804	4,029,643
<b>Total assets</b>		<b>4,789,967</b>	<b>4,113,180</b>	<b>4,049,813</b>
<b>UNIT HOLDERS' FUND AND LIABILITIES</b>				
<b>REPRESENTED BY:</b>				
<b>Unit holders' fund</b>				
Issued, subscribed and paid up units				
140,000,000 (June 30, 2023: 140,000,000) units of Rs. 10 each	14	1,400,000	1,400,000	1,400,000
Revenue reserves		287,405	455,490	184,407
		1,687,405	1,855,490	1,584,407
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
Long term loan / financing	15.1	1,216,666	933,333	1,400,000
Outstanding land consideration		-	-	500,000
		1,216,666	933,333	1,900,000
<b>Current liabilities</b>				
Current portion of long term loan / financing	15.1	266,667	466,667	-
Outstanding land consideration	16	250,000	250,000	200,000
Working capital finance	17	52,835	-	-
Contract liabilities	18	253,571	178,044	66,015
Trade and other payables	19	537,991	126,789	128,306
Payable to the REIT Management Company	20	19,984	9,009	11,796
Payable to the Central Depository Company of Pakistan Limited - Trustee	21	14,234	7,906	1,578
Payable to the Securities and Exchange Commission of Pakistan	22	5,449	5,600	2,900
Accrued expenses and other liabilities	23	397,533	196,855	139,800
Dividend payable		13,128	-	-
Accrued mark-up	24	74,219	81,396	14,487
Commission payable		285	2,091	524
		1,885,896	1,324,357	565,406
<b>Total liabilities</b>		<b>3,102,562</b>	<b>2,257,690</b>	<b>2,465,406</b>
<b>Total unit holders' fund and liabilities</b>		<b>4,789,967</b>	<b>4,113,180</b>	<b>4,049,813</b>
(Rupees)				
<b>Net assets value per unit</b>		<b>12.05</b>	<b>13.25</b>	<b>11.32</b>

**Contingencies and commitments**

25

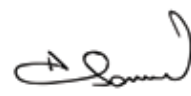
The annexed notes from 1 to 44 form an integral part of these financial statements.



Chief Financial Officer



Chief Executive Officer



Director

**GLOBE RESIDENCY REIT**  
**STATEMENT OF PROFIT OR LOSS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Note	2024	(Restated) 2023
		(Rupees in '000)	
Revenue from contracts with customers	26	3,036,564	2,849,842
Cost of sales	27	(2,647,005)	(2,422,323)
<b>Gross profit</b>		<b>389,559</b>	<b>427,519</b>
Administrative and operating expenses	28	(81,912)	(97,549)
<b>Net operating income</b>		<b>307,647</b>	<b>329,970</b>
Gain on disposal under musharaka arrangement	13	-	52,693
Other income	29	25,931	99,604
		333,578	482,267
Remuneration of the REIT Management Company	20.1	(28,000)	(28,000)
Sindh sales tax on remuneration of the REIT Management Company	20.2	(3,640)	(3,640)
Remuneration of the Central Depository Company of Pakistan Limited - Trustee	21.1	(5,600)	(5,600)
Sindh sales tax on remuneration of the Trustee	21.2	(728)	(728)
Annual fee of the Securities and Exchange Commission of Pakistan	22.1	(5,449)	(5,600)
Marketing expense		(6,342)	(30,408)
		(49,759)	(73,976)
Credit loss allowance	30	(18,339)	-
<b>Profit before levies and tax</b>		<b>265,480</b>	<b>408,291</b>
<b>Levies</b>	31	<b>(32,193)</b>	<b>(108,322)</b>
<b>Profit before tax</b>		<b>233,287</b>	<b>299,969</b>
Taxation	32	18,628	(28,886)
<b>Profit after tax</b>		<b>251,915</b>	<b>271,083</b>
		(Rupees)	(Rupees)
<b>Earnings per unit - basic and diluted</b>	33	<b>1.799</b>	<b>1.936</b>

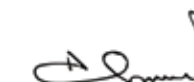
The annexed notes from 1 to 44 form an integral part of these financial statements.



Chief Financial Officer



Chief Executive Officer



Director

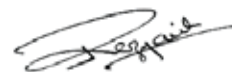


**GLOBE RESIDENCY REIT  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED JUNE 30, 2024**

	2024 ----- (Rupees in '000) -----	2023 ----- (Rupees in '000) -----
<b>Profit after tax</b>	251,915	271,083
Other comprehensive income for the year	-	-
<b>Total comprehensive income for the year</b>	<u>251,915</u>	<u>271,083</u>

The annexed notes from 1 to 44 form an integral part of these financial statements.

**For Arif Habib Dolmen REIT Management Limited  
(REIT Management Company)**



Chief Financial Officer



Chief Executive Officer



Director

**GLOBE RESIDENCY REIT  
STATEMENT OF CHANGES IN UNIT HOLDERS' FUND  
FOR THE YEAR ENDED JUNE 30, 2024**

	Issued, subscribed and paid up units	Revenue reserves Unappro- priated profit	Total unit holders' fund
	----- (Rupees in '000) -----		
Balance as at July 1, 2022	1,400,000	184,407	1,584,407
Total comprehensive income for the year	-	271,083	271,083
Balance as at June 30, 2023	<u>1,400,000</u>	<u>455,490</u>	<u>1,855,490</u>
Total comprehensive income for the year	-	251,915	251,915
<b>Transactions with owners recorded directly in equity:</b>			
Final cash dividend for the year ended June 30, 2023 at Rs. 3.00 per unit declared on September 15, 2023	-	(420,000)	(420,000)
Balance as at June 30, 2024	<u>1,400,000</u>	<u>287,405</u>	<u>1,687,405</u>

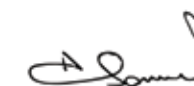
The annexed notes from 1 to 44 form an integral part of these financial statements.



Chief Financial Officer



Chief Executive Officer



Director



**GLOBE RESIDENCY REIT  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2024**

	(Restated)	
	2024	2023
Note	----- (Rupees in '000) -----	-----
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	233,287	299,969
<b>Adjustments for non-cash items:</b>		
Depreciation expense	28 231	231
Levies (fixed tax)	31 32,193	108,322
Gain on disposal under musharaka arrangement	13 -	(52,693)
Interest / profit charged during the year	24 316,046	250,306
Credit loss allowance	30 18,339	-
Profit on bank deposit	29 (9,106)	(26,261)
	<u>590,990</u>	<u>579,874</u>
<b>(Increase) / decrease in assets</b>		
Inventory property	(334,439)	245,471
Long term deposits	(4,828)	(2,957)
Contract cost assets	14,889	(10,086)
Contract assets	(375,994)	(187,500)
Advance and receivables	(156,458)	(117,543)
Advance for development expenditure	82,410	5,263
	<u>(774,420)</u>	<u>(67,352)</u>
<b>Increase / (decrease) in liabilities</b>		
Contract liabilities	75,527	112,029
Commission payable	(1,806)	1,567
Trade and other payables	411,202	(1,517)
Payable to the REIT Management Company	10,975	(2,787)
Payable to the Central Depository Company of Pakistan Limited - Trustee	6,328	6,328
Payable to the Securities and Exchange Commission of Pakistan	(151)	2,700
Outstanding land consideration	-	(450,000)
Accrued expenses and other liabilities	222,966	69,688
	<u>725,041</u>	<u>(261,992)</u>
Profit on deposit received	8,564	25,740
Interest / profit paid	24 (323,223)	(183,397)
Carrying amount of inventory property sold to joint operator	-	(660,803)
Development expenditures paid on behalf of joint operator	(161,200)	(296,836)
Tax paid	(40,601)	(176,774)
	<u>25,151</u>	<u>(1,041,540)</u>
<b>Net cash generated from / (used in) operating activities</b>		
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Principal paid on long term loan	41.1 (166,667)	-
Proceeds from working capital finance	41.1 52,835	-
Proceeds from diminishing musharakah facility	41.1 250,000	-
Proceeds from joint operation	13 247,000	888,725
Dividend paid	41.1 (406,872)	-
	<u>(23,704)</u>	<u>888,725</u>
<b>Net cash (used in) / generated from financing activities</b>		
<b>Net increase / (decrease) in cash and cash equivalents during the year</b>		
Cash and cash equivalents at the beginning of the year	1,447	(152,815)
	7,307	160,122
	<u>8,754</u>	<u>7,307</u>
<b>Cash and cash equivalents at end of the year</b>		

The annexed notes from 1 to 44 form an integral part of these financial statements.



Chief Financial Officer



Chief Executive Officer



Director

**GLOBE RESIDENCY REIT  
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

**1 LEGAL STATUS AND NATURE OF BUSINESS**

**1.1** Globe Residency REIT (the REIT) is established under the Trust Deed dated December 24, 2021, executed between Arif Habib Dolmen REIT Management Limited (AHDRML), as the REIT Management Company (RMC) and Central Depository Company of Pakistan Limited (CDCPL), as the Trustee; and is governed under the repealed Real Estate Investment Trust Regulations, 2015 (REIT Regulations, 2015) [now Real Estate Investment Trust Regulations, 2022], promulgated and amended from time to time by the Securities & Exchange Commission of Pakistan (SECP).

**1.2** The Trust Deed of the REIT was registered on December 24, 2021 whereas approval of the registration of the REIT has been granted by the SECP on December 14, 2021. The REIT is established with the objective of construction of the acquired Real Estate into residential units under the project named "Globe Residency Apartments" (the Project), in the vicinity of Naya Nazimabad, Karachi, for generating income for Unit Holders. The Project has been acquired from Javedan Corporation Limited and as per the approval received by the REIT Management Company from the SECP vide their letter number SECP/SCD/PRDD/REIT/GRR/2021/51, the Project has been transferred on as-is-where-is basis to the REIT structure. The effective date of the transfer of the Project from the structure of Javedan Corporation Limited to the REIT structure was April 1, 2022. The REIT is a limited life (5 years), Close-end, Developmental REIT. The registered office of the REIT Management Company is situated at Arif Habib Centre, 23 M.T. Khan Road, Karachi.

**1.3** The Globe Residency REIT / the Project is registered with the Federal Board of Revenue (FBR) as a builder / developer by virtue of which the taxability of the REIT / the Project will be determined under Section 100D and Eleventh Schedule of Income Tax Ordinance, 2001.

The FBR, through the Finance Act 2020, has introduced Section 100D and Eleventh Schedule which later became part of Income Tax Ordinance, 2001. Section 100D introduced a fixed tax scheme for builders and developers from tax year 2020 (and onwards) whereby tax payable by a builder or a developer earning profits and gains derived from the sale of buildings or sale of plots, who opts for assessment under this section, shall be computed and paid in accordance with the rules in the Eleventh Schedule on a project-by-project basis.

**1.4** In the year 2023, the REIT has been listed on the Pakistan Stock Exchange Limited (PSX) with the approval of the SECP on December 28, 2022 under the REIT Regulations, 2022. The units of the REIT were "offered for sale" by the sponsors upon listing.

**1.5** The VIS Credit Rating Company Limited (VIS) maintained the RMC rating of the REIT Management Company to AM2+ on December 11, 2023 [2022: AM2+ on October 25, 2022]. The rating reflects the REIT Management Company's experienced management team, structured investment process and sound quality of systems and processes.

**2 BASIS OF PREPARATION**

**2.1 Statement of compliance**

**2.1.1** These financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. The accounting and reporting standards applicable in Pakistan comprise of:

- International Financial Reporting Standards (IFRSs) issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017;
- Provisions of and directives issued under the Companies Act, 2017 and Part VIII A of the repealed Companies Ordinance, 1984; and
- The Real Estate Investment Trust Regulations 2022 (REIT Regulations, 2022) and requirements of the Trust Deed.

Where the provisions of and directives issued under the Companies Act, 2017, Part VIII A of the repealed Companies Ordinance, 1984 and the REIT Regulations, 2022, and requirements of the Trust Deed differ from the IFRSs, the provisions of and directives issued under the Companies Act, 2017, Part VIII A of the repealed Companies Ordinance, 1984 and the REIT Regulations, 2022, and requirements of the Trust Deed have been followed.

**2.2 Basis of measurement**

These financial statements have been prepared under the 'historical cost convention'.



### 2.3 Functional and presentation currency

These financial statements are presented in Pakistani Rupees, which is the REIT's functional and presentation currency. All figures have been rounded off to nearest thousand of rupees unless otherwise stated.

2.4 During the current year, the REIT has reclassified its certain portion of contract assets from "contract assets" to "advance and receivables". The above reclassification has been made because contract assets contains installment from customer that became due but not received yet, as the REIT has unconditional right to receive such installments. The reclassification has an impact on the total amount of "contract assets" and "advance and receivables" reflected in the statement of financial position. The impact of the reclassification on the statement of financial position has been disclosed in note 42 to these financial statements. Moreover, the impacts of restatement on the statement of cash flows are given as follows:

	2023 (Rupees in '000)
Statement of cash flows	
Decrease in contract assets	(311,297)
Increase in advance and receivables	311,297

However, this change had no impact on the REIT's cashflow from operating, investing and financing activities.

The additional disclosures in respect of contract assets have been given in note 9 to these financial statements.

Furthermore, there is no impact on the earnings per unit, statement of comprehensive income and statement of changes in unit holders' fund as a result of the above reclassification.

### 2.5 Standards, interpretations and amendments to the published accounting and reporting standards that are effective in the current year

There are certain amendments to the standards and new interpretations that are mandatory for the REIT's accounting year beginning on July 1, 2023 but are considered not to be relevant or do not have any significant effect on the REIT's operations and are, therefore, not detailed in these financial statements except the following:

#### Amendment to IAS 1 "Presentation of financial statements" (IAS 1) and IFRS Practice Statement 2:

This recent amendment provide guidance and examples to help entities apply materiality judgements in order to determine accounting policy information which should be disclosed. This amendment aims to help entities in providing accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about the accounting policy disclosures. This amendment only had an impact on the REIT's disclosures of accounting policies, but not on the measurement, recognition or presentation of any item in these financial statements.

### 2.6 Change in Account Policy

#### Interpretation on IAS 12 Application Guidance on Accounting for Minimum Taxes and Final Taxes

During the year, the Institute of Chartered Accountants of Pakistan (ICAP) has withdrawn Technical Release 27 'IAS 12, Income Taxes (Revised 2012)' and issued the 'IAS 12 Application Guidance on Accounting for Minimum Taxes and Final Taxes' (the Guidance). Accordingly, in accordance with the Guidance, the REIT has changed its accounting policy to recognise minimum and final taxes as 'Levy' under IAS 37 "Provisions, Contingent Liabilities and Contingent Assets" which were previously being recognised as 'Income tax'.

Accordingly, effective from July 1, 2023 the REIT has changed its accounting policy to recognise such taxes as 'levies' which were previously being recognised as 'Income Tax'. This change has been accounted for retrospectively in line with the requirements of IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors" and the corresponding figures in the statement of profit or loss has been restated. The related changes on account of the change in accounting policy has been made in the statement of cash flows. However this change had no impact on the REIT's cashflow from operating, investing and financing activities" The change has no impact on profit after tax or earnings per unit of the REIT.

#### EFFECT ON THE STATEMENT OF PROFIT OR LOSS AND STATEMENT OF OTHER COMPREHENSIVE INCOME

##### For the year ended June 30, 2024

	Had there been no change in the accounting policy	Impact of change in accounting policy	After incorporating effects of change in accounting policy
Levies - (u/s 100D)	-	(32,193)	(32,193)
Profit before tax	265,480	(32,193)	233,287
Taxation	13,565	32,193	(18,628)

#### EFFECT ON THE STATEMENT OF PROFIT OR LOSS AND STATEMENT OF OTHER COMPREHENSIVE INCOME

##### For the year ended June 30, 2023

	Had there been no change in the accounting policy	Impact of change in accounting policy	After incorporating effects of change in accounting policy
Levies - (u/s 100D)	-	(108,322)	(108,322)
Profit before tax	408,291	(108,322)	299,969
Taxation	137,208	108,322	28,886

### 2.7 Standards, interpretations and amendments to the published accounting and reporting standards that are not yet effective in the current year

There are certain new standards, amendments and interpretations that are mandatory for the REIT's accounting year beginning on or after July 1, 2024 but are considered not to be relevant or will not have any significant effect on the REIT's operations and are, therefore not disclosed in these financial statements.

## 3 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of the financial statements in conformity with the approved accounting and reporting standards as applicable in Pakistan, requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about the carrying value of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

These estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the year in which the estimates are revised if the revision affects only that year, or in the year of the revision and future year if the revision affects both the current and future years.

In the process of applying the REITs accounting policies, management has made the following judgements, which are significant to the financial statements:

- Classification, valuation and impairment of financial assets (notes 4.5.1.1 and 4.5.9);
- Estimation of net realisable value of inventory property (note 4.1)
- Performance obligation is satisfied overtime (note 4.12)
- Provision, contingent assets and contingent liabilities (note 4.7 & 4.10)

## 4 MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting polices applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented.

### 4.1 Inventory property

Inventory property is stated at the lower of cost and net realisable value (NRV). NRV in respect of inventory property under development is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete the development and the estimated costs necessary to make the sale, taking into account the time value of money, if material.

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realizable value (NRV).

Cost incurred in bringing each property to its present location and condition includes:

- Leasehold rights for land;
- Amounts paid to contractors for development;
- Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, development overheads and other related costs; and
- Borrowing cost (note 4.2)

### 4.2 Borrowing / Financing costs

Borrowing costs are recognised as an expense in the period in which these are incurred except in cases where such costs are directly attributable to the acquisition or construction of an inventory property (which is a qualifying asset) that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. Capitalisation commences when: (1) the REIT incurs expenditures for the asset; (2) the REIT incurs borrowing costs; and (3) the REIT undertakes activities that are necessary to prepare the asset for its intended use or sale. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest / profit and other costs that an entity incurs in connection with the borrowing of funds. Currently, the REIT has borrowing costs directly attributable to the acquisition of or construction of qualifying assets.



The interest / profit capitalised is calculated using the applicable rate after adjusting for borrowings / financing associated with specific developments. Where borrowings are associated with specific developments, the amount capitalised is the gross interest incurred on those borrowings less any investment income arising on their temporary investment. Interest is capitalised from the commencement of the development work until the date of practical completion, i.e., when substantially all of the development work is completed. The capitalisation of finance costs is suspended if there are prolonged periods when development activity is interrupted. Interest is also capitalised on the purchase cost of a site of property acquired specifically for redevelopment, but only where activities necessary to prepare the asset for redevelopment are in progress.

#### 4.3 Contract cost assets

The REIT pays sales commission to its brokers for contracts that they obtain to sell certain units of property and capitalises the incremental costs of obtaining a contract that meet the criteria in IFRS 15. These costs are amortised on a systematic basis that is consistent with the revenue recognition policy and amortisation for the period is recognised as part of cost of sales in the statement of profit or loss. Capitalised costs to obtain such contracts are presented separately on the statement of financial position and its amortisation is included in cost of sales in the statement of profit or loss.

#### 4.4 Cash and cash equivalents

Cash and cash equivalents are carried in the statement of financial position at cost. These include cash and cheques in hand, balances with banks in current and savings accounts and short term highly liquid investments that are readily convertible to known amount of cash and which are subject to an insignificant risk of changes in value.

#### 4.5 Financial instruments

##### 4.5.1 Financial assets

##### 4.5.1.1 Classification and subsequent measurement

The REIT has applied IFRS 9 and classifies its financial assets in the following measurement categories:

- at amortised cost;
- at fair value through other comprehensive income (FVOCI); and
- at fair value through profit or loss (FVPL).

The classification requirements for debt and equity instruments are described below:

##### (i) Debt instruments

Debt instruments are those instruments that meet the definition of a financial liability from the issuer's perspective, such as loans, government and corporate bonds etc.

Classification and subsequent measurement of debt instruments depend on:

- the REIT's business model for managing the asset; and
- the cash flow characteristics of the asset.

Based on these factors, the REIT classifies its debt instruments in one of the following three measurement categories:

##### a) At amortised cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest (SPPI) are measured at amortised cost. The carrying amount of these assets is adjusted by any expected credit loss allowance recognised and measured as described in note 4.5.9 to these financial statements

##### b) Fair value through other comprehensive income (FVOCI)

Financial assets that are held for collection of contractual cash flows and for selling the assets, where the assets' cash flows represent solely payments of principal and interest are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment gains or losses, recognised and measured as described in note 4.5.9, interest revenue and foreign exchange gains and losses on the instrument's amortised cost which are recognised in the statement of profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to the profit or loss.

##### c) Fair value through profit or loss (FVPL)

Assets that do not meet the criteria for classification at amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in the statement of profit or loss in the period in which it arises.

##### (ii) Equity instruments

Equity instruments are instruments that meet the definition of equity from the issuer's perspective and are instruments that do not contain a contractual obligation to pay and that evidence a residual interest in the issuer's net assets.

All equity investments are required to be measured in the statement of financial position at fair value, with gains and losses recognised in the statement of profit or loss, except where an irrevocable election has been made at the time of initial recognition to measure the investment at FVOCI.

The dividend income for equity securities classified under FVOCI is to be recognised in the statement of profit or loss. However, any surplus / (deficit) arising as a result of subsequent movement in the fair value of equity securities classified as FVOCI is to be recognised in other comprehensive income and is not recycled to the statement of profit or loss on derecognition.

##### 4.5.1.2 Derecognition

Financial assets, or a portion thereof, are derecognised when the contractual rights to receive the cash flows from the assets have expired, or when they have been transferred and either:

- the REIT transfers substantially all the risks and rewards of ownership; or
- the REIT neither transfers nor retains substantially all the risks and rewards of ownership and the REIT has not retained control.

Any gain or loss on derecognition of financial assets is taken to the statement of profit or loss except in the case of equity instruments designated as FVOCI on initial recognition.

##### 4.5.1.3 Regular way contracts

All regular way purchases and sales of financial assets are recognised on the trade date i.e. the date on which the REIT commits to purchase or sell the asset. Regular way purchases / sales of assets require delivery of securities within two days from the transaction date as per the stock exchange regulations.

##### 4.5.2 Financial liabilities

Financial liabilities are classified and measured at amortised cost except for:

- Financial liabilities at fair value through profit or loss; and
- Financial liabilities arising from the transfer of financial assets which did not qualify for derecognition, whereby a financial liability is recognised for the consideration received for the transfer.

##### 4.5.3 Derecognition

Financial liabilities are derecognised at the time when these are extinguished i.e. when the obligation specified in the contract is discharged, cancelled or expires. Any gain or loss on derecognition of financial liabilities is taken to the statement of profit or loss.

##### 4.5.4 Initial recognition

Financial assets and financial liabilities are recognised at the time the REIT becomes a party to the contractual provisions of the instrument. These are initially recognised at fair value plus transaction costs except for financial assets carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs associated with these financial assets are taken directly to the statement of profit or loss.



#### 4.5.5 Offsetting of financial assets and liabilities

Financial assets and financial liabilities are offset and the net amount is reported in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or realise the assets and settle the liabilities simultaneously.

#### 4.5.6 Business model

The business model reflects how the REIT manages the assets in order to generate cash flows. That is, whether the objective is solely to collect the contractual cash flows from the assets or is to collect both the contractual cash flows and cash flows arising from the sale of assets. If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVPL. Factors considered by the REIT in determining the business model for a group of assets include past experience on how the cash flows for these assets were collected, how the asset's performance is evaluated and reported to key management personnel, how risks are assessed and managed and how managers are compensated.

#### 4.5.7 Solely payments of principal and interest (SPPI)

Where the business model is to hold assets to collect contractual cash flows or to collect contractual cash flows and sell, the REIT assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the REIT considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss.

#### 4.5.8 Reclassifications

The REIT reclassifies debt investments when and only when its business model for managing those assets changes. The reclassification takes place from the start of the first reporting period following the change. Such changes are expected to be very infrequent and none occurred during the year.

#### 4.5.9 Impairment

##### 4.5.9.1 Financial assets

The REIT recognizes a loss allowance for expected credit loss (ECL) on financial assets. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial assets.

The REIT always recognizes lifetime ECL for receivable. The ECL on these financial assets are estimated using a provision matrix based on the REIT's historical credit loss experience, adjusted for factors that are specific to the receivables, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

For all other financial assets, the REIT recognizes lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the REIT measures the loss allowance for that financial instrument at an amount equal to 12-month ECL. The assessment of whether lifetime ECL should be recognized is based on significant increases in the likelihood or risk of a default occurring since initial recognition instead of on evidence of a financial asset being credit-impaired at the reporting date.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The REIT considers a financial asset to be at a risk of default when instalment payments are 90 days past due, unless there are factors that might indicate otherwise.

#### 4.6 Accrued and other liabilities

Liabilities for trade and other account payable are carried at cost which is the fair value of the consideration to be paid in future for goods and services received, whether or not billed to the REIT.

#### 4.7 Provisions

Provisions are recognised when the REIT has a present, legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of obligation can be made. Provisions are regularly reviewed and adjusted to reflect the current best estimate.

#### 4.8 Profit on bank balance

Profit on bank deposits is recognised on a time proportionate basis using effective yield method.

#### 4.9 Taxation

Provision for current tax is based on taxable income at the current rates of taxation after taking into account tax credits and rebates available, if any, or taxes paid under the section 100D. The tax under section 100D which is not recoupable is classified under levies. The charge for current tax also includes adjustments where necessary, relating to prior years which arise from assessments framed / finalised during the year. The REIT has opted for taxation under section 100D of the Ordinance.

#### 4.10 Contingent assets and contingent liabilities

Contingent assets are disclosed when there is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the REIT. Contingent assets are not recognised until the inflow of economic benefits is virtually certain.

Contingent liability is disclosed when:

- there is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the REIT;
- there is a present legal and constructive obligation that arises from past events but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or the amount of the obligation cannot be measured with sufficient reliability.

#### 4.11 Proposed dividends and transfer between reserves

Dividends declared and transfers between reserves made subsequent to the reporting date are considered as non-adjusting events and are not recognised in the financial statements in the year in which such dividends are declared / transfers are made and hence, are accounted for subsequent to the year end.

#### 4.12 Revenue recognition

The REIT's key source of income is revenue from contracts with customers from the sale of inventory property under development.

##### 4.12.1 Determination of performance obligations

With respect to the sale of apartments under development, the REIT concluded that the goods and services transferred in each contract constitute a single performance obligation. In particular, the promised goods and services in contracts for the sale of apartments under development mainly include design work, procurement of materials and development of the property. Generally, the REIT is responsible for all of these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the REIT accounts for them as a single performance obligation because they are not distinct in the context of the contract. The REIT uses those goods and services as inputs and provides a significant service of integrating them into a combined output, i.e., the completed property for which the customer has contracted.

##### 4.12.2 Determining the timing of revenue recognition on the sale of apartments

The REIT has evaluated the timing of revenue recognition on the sale of apartments based on a careful analysis of the rights and obligations under the terms of the contract.

For contracts relating to the sale of apartments under development, the REIT has considered the factors contained in the contracts for the sale of apartments and concluded that the control of a multi-unit property is transferred to the customer over time because:

- The REIT's performance does not create an asset with alternative use. Furthermore, the REIT has an enforceable right to payment for performance completed to date. It has considered the factors that indicate that it is restricted (contractually or practically) from readily directing the apartment under development for another use during its development. In addition, the REIT is, at all times, entitled to an amount that at least compensates it for performances for performance completed to date (usually costs incurred to date plus a reasonable profit margin). In making this determination, the REIT has carefully considered the contractual terms. The REIT has determined that the input method is the best method for measuring progress for these contracts because there is a direct relationship between the costs incurred by the REIT and the transfer of goods and services to the customer.

#### 4.12.3 Measurement of progress when revenue is recognised over time

For contracts involving the sale of apartments under development that meet the over time criteria of revenue recognition, the REIT's performance is measured using an input method, by reference to the inputs towards satisfying the performance obligation relative to the total expected inputs to satisfy the performance obligation, i.e., the completion of the apartment. The REIT uses the costs incurred method (input method) as a measure of progress for its contracts because it best depicts the REIT's performance. Under this method of measuring progress, the extent of progress towards completion is measured based on the ratio of costs incurred to date to the total estimated costs at completion of the performance obligation. When costs are incurred, but do not contribute to the progress in satisfying the performance obligation (such as unexpected amounts of wasted materials, labor or other resources), the REIT excludes the effect of those costs. Also, the REIT adjusts the input method for any cost incurred that are not proportionate to the REIT's progress in satisfying the performance obligation.

#### 4.12.4 Revenues from the sale of inventory property

The REIT enters into contracts with customers to sell property that are either completed or under development. Contracts to sell completed property will only be entered in the future if any apartments are sold after completion of the property development.

##### Inventory property under development

The REIT considers whether there are promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. For contracts relating to the sale of property under development, the REIT is responsible for the overall management of the project and identifies various goods and services to be provided, including design work, procurement of materials, site preparation and foundation pouring, framing and plastering, mechanical and electrical work, installation of fixtures (e.g., windows, doors, cabinetry, etc.) and finishing work. The REIT accounts for these items as a single performance obligation because it provides a significant service of integrating the goods and services (the inputs) into the completed apartment (the combined output) which the customer has contracted to buy.

For the sale of property under development, the REIT has determined that its performance does not create an asset with alternative use to the REIT and it has concluded that, at all times, it has an enforceable right to payment for performance completed to date. Therefore, control transfers over time for these contracts.

For contracts that meet the over time revenue recognition criteria, the REIT's performance is measured using an input method, by reference to the costs incurred to the satisfaction of a performance obligation (e.g., resources consumed, labor hours expended, costs incurred, time elapsed or machine hours used) relative to the total expected inputs to the completion of the property. The REIT excludes the effect of any costs incurred that do not contribute to the REIT's performance in transferring control of goods or services to the customer (such as unexpected amounts of wasted materials, labour or other resources) and adjusts the input method for any costs incurred that are not proportionate to the REIT's progress in satisfying the performance obligation.

#### 4.12.5 Payment Terms

Payment terms related to the revenue of the REIT are determined by the terms outlined in the contractual agreement with the customer. The customer has adhered to a payment plan that stipulates installment payments for the acquisition of the apartment, as agreed upon with the REIT.

#### 4.13 Contract assets and contract liabilities

A contract asset is the right to consideration in exchange for goods or services transferred to the customer when that right is conditioned on something other than the passage of time, for example, billings require certification by customer. Upon receipt of such certification from a customer, the amount recognised as contract assets is reclassified to customer receivables. Contract assets are subject to impairment assessment on the same basis as financial assets that are within the scope of IFRS 9 – refer to "Impairment" in note 4.5.9.

A contract liability is the obligation to transfer goods or services to a customer for which the REIT has received consideration (or an amount of consideration is due) from the customer. Contract liabilities are recognised as revenue when the REIT performs under the contract (i.e. transfers control of the related goods or services to the customer).

Unlike the method used to recognise contract revenue related to sale of completed property, the amounts billed to the customer for the sale of a property under development are based on achievement of the various milestones established in the contract. The amounts recognised as revenue for a given period do not necessarily coincide with the amounts billed to the customer. In the case of contracts in which the goods or services transferred to the customer exceed the related amount billed to the customer, the difference is recognised (as a contract asset) and presented in the statement of financial position under "Contract assets", whereas in contracts in which the goods or services transferred are lower than the amount billed to and certified by the customer (i.e., when a payment is due or a payment is received before the REIT transfers the remaining goods or services), the difference is recognised (as a contract liability) and presented in the statement of financial position under "Contract liabilities".

For more information on contract assets and contract liabilities, please refer to notes 9 and 18.

#### 4.14 Customer receivables

A customer receivable represents the REIT's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Revenue earned from property development activities, but yet to be billed to customers, is initially recognised as contract assets and reclassified to customer receivables when the right to consideration becomes unconditional.

#### 4.15 Levies

The REIT considers unrecoverable tax under section 100D in excess of normal tax liability and tax deducted at source under final tax regime are out of scope of IAS 12 'Income Taxes' and fall in the ambit of IFRIC 21 'Levies' and IAS 37 'Provisions, Contingent Liabilities and Contingent Assets'.

The Globe Residency REIT / the Project is registered with the Federal Board of Revenue (FBR) as a builder / developer by virtue of which the taxability of the REIT / the Project will be determined under Section 100D and Eleventh Schedule of Income Tax Ordinance, 2001.

The FBR, through the Finance Act 2020, has introduced Section 100D and Eleventh Schedule which later became part of Income Tax Ordinance, 2001. Section 100D introduced a fixed tax REIT for builders and developers from tax year 2020 (and onwards) whereby tax payable by a builder or a developer earning profits and gains derived from the sale of buildings or sale of plots, who opts for assessment under this section, shall be computed and paid in accordance with the rules in the Eleventh Schedule on a project-by-project basis.

One of the primary conditions specified in Section 100D is the completion of the "grey structure" of the Project, as defined under the Eleventh Schedule to the Income Tax Ordinance, 2001, by September 30, 2023.

The grey structure of the Project was not completed by September 30, 2023 for reasons beyond the control of the management. However, since the REIT has complied with all the conditions laid down in the law, the management is of the view that after making payment of tax liability on due dates as laid down in the aforementioned scheme, and following the guidelines issued by FBR in the form of Frequently Asked Questions (FAQs), it would remain subject to tax under Section 100D. Moreover, default surcharge has also been paid where only a single payment for last quarter (September 30, 2023) was delayed. The tax consultant of the REIT has also advised that following the guidelines issued by FBR, and payment of taxes on due dates, the argument for taxability under the aforementioned scheme exists.

#### 4.16 Net assets value per unit

The net assets value (NAV) per unit as disclosed on the statement of financial position is calculated by dividing the net assets of the REIT by the number of units outstanding at the year end.

#### 4.17 Earnings per unit

Earnings per unit (EPU) is calculated by dividing the profit or loss attributable to unit holders' of the REIT by the weighted average number of units outstanding during the year.

	Note	2024	2023
		----- (Rupees in '000) -----	
<b>5</b>	<b>PROPERTY AND EQUIPMENT</b>		
5.1	Operating fixed assets	141	372



5.1.1 The following is a statement of property and equipment:

2024			
Computer equipment	Office equipment	Total	
(Rupees in '000)			
<b>At July 1, 2023</b>			
Cost	638	55	693
Accumulated depreciation	(296)	(25)	(321)
Net book value	342	30	372
<b>For the year ended June 30, 2024</b>			
Opening net book value	342	30	372
Additions	-	-	-
Disposals	-	-	-
Cost	-	-	-
Depreciation	-	-	-
Depreciation charge for the year	(213)	(18)	(231)
	129	12	141
<b>At June 30, 2024</b>			
Cost	638	55	693
Accumulated depreciation	(509)	(43)	(552)
Net book value	129	12	141
2023			
Computer equipment	Office equipment	Total	
(Rupees in '000)			
<b>At July 1, 2022</b>			
Cost	638	55	693
Accumulated depreciation	(83)	(7)	(90)
Net book value	555	48	603
<b>For the year ended June 30, 2023</b>			
Opening net book value	555	48	603
Additions	-	-	-
Disposals	-	-	-
Cost	-	-	-
Depreciation	-	-	-
Depreciation charge for the year	(213)	(18)	(231)
	342	30	372
<b>At June 30, 2023</b>			
Cost	638	55	693
Accumulated depreciation	(296)	(25)	(321)
Net book value	342	30	372
Depreciation rate: % per annum (straight line basis)	33.33%	33.33%	

## 6 LONG TERM DEPOSITS

Security deposits with:

- Central Depository Company of Pakistan Limited
- Karachi Water & Sewerage Board

Note	2024	2023
(Rupees in '000)		
6.1	7,885	2,957
	7,885	3,057

6.1 This relates to security deposit against water connection.

## 7 CONTRACT COST ASSETS

Current portion	10,140	17,455
Non-current portion	13,373	20,947
	23,513	38,402

## 7.1 Movement in contract cost assets

	2024	2023
(Rupees in '000)		
Carrying amount at beginning of the year	38,402	28,316
Additions during the year	3,018	31,782
Amortisation for the year (recognised in cost of sales)	(17,907)	(21,696)
	23,513	38,402

7.2 The REIT capitalised the sales commissions paid or payable to its brokers for contracts obtained to sell apartments as they represent incremental costs of obtaining a contract. The capitalised costs are amortised on a systematic basis that is consistent with the revenue recognition policy and amortisation for the year is recognised in Cost of sales amounted to Rs. 17.907 million (June 30, 2023: Rs. 21.696 million). Contract cost assets are apportioned between current and non-current portion on the basis of Management's best estimate in respect of future construction projections.

## 8 INVENTORY PROPERTY

Note	2024	2023
(Rupees in '000)		
Carrying amount at beginning of the year	2,055,904	2,301,375
Net additions during the year		
Land	-	-
Land transfer duties and taxes	-	-
Development expenditures	951,374	1,244,858
Borrowing cost capitalised	324,855	250,307
Construction materials	1,848,508	1,617,630
Share of Joint Operator	(161,200)	(296,836)
	2,963,537	2,815,959
Sold to joint operator under musharakah arrangement	-	(660,803)
Transfers to cost of sales	(2,629,098)	(2,400,627)
	2,390,343	2,055,904

8.1 This relates to borrowing cost incurred on long term loan obtained from Bank Alfalah Limited, long term diminishing musharakah facility from Meezan Bank Limited and working capital finance with Arif Habib Limited and Haji Abdul Ghani (related party) as discussed in note 15 and 17.

8.2 The revenue is measured using an input method. By using the costs incurred method as a measure of progress for its contracts, the REIT's cumulative performance has been measured at 68.39% as at June 30, 2024 (June 30, 2023: 45.84%). The cumulative performance percentage of the total costs capitalised with respect to inventory properties that have been contracted to be sold, have been recognised in cost of sales cumulatively.

## 8.3 Break-up of inventory property

Note	2024	2023
(Rupees in '000)		
Musharakah Asset	1,121,679	957,639
Other inventory property	1,268,664	1,098,265
	2,390,343	2,055,904

## 9 CONTRACT ASSETS

At beginning of the year	1,223,926	916,202
Receipts during the year	(1,912,621)	(2,091,201)
Recorded as revenue	2,755,631	2,710,222
Transferred to receivable	(467,016)	(311,297)
	1,599,920	1,223,926
Credit loss allowance	(2,177)	-
	1,597,743	1,223,926

9.1 Contract assets are initially recognised for revenue earned from property under development which has been sold but yet to be billed to customers. Upon billing of invoice, the amounts recognised as contract assets are reclassified to customer receivables.

	Note	2024	2023
		----- (Rupees in '000) -----	
<b>10 ADVANCE FOR DEVELOPMENT EXPENDITURE</b>			
Mobilisation advance to contractors	10.1	184,875	246,867
Advance to supplier	10.2	51,905	72,323
		<u>236,780</u>	<u>319,190</u>

**10.1** This represents mobilisation advances paid in accordance to the agreements signed for construction of the Project to M/s. Abaseen Construction Company (Pvt.) Ltd (Contractor), M/s. Principal Builders (Contractor), M/s. AH Construction (Pvt.) Limited (Contractor) and M/s. Karizma Construction and RF Associates (Contractors).

**10.2** This represents balance of advance amount paid to M/s. Naveena Steel Mills Ltd, Al Makkah Blocks, Fospak Private Limited, and M/s. Safe Mix Concrete Limited (Related Party) in accordance with the agreements signed for supply construction materials.

**10.2.1** The maximum aggregate amount outstanding at any time during the year calculated by reference to month-end balances for M/s. Safe Mix Concrete Limited (Related Party) was Rs. 43.671 million.

	Note	2024	2023
		----- (Rupees in '000) -----	
<b>11 ADVANCE AND RECEIVABLES</b>			
Advance tax	11.1	4,664	4,664
Mark-up receivable on bank balances		1,063	521
Advance to CDCPL	11.2	739	-
Receivable from customers	11.3	467,016	311,297
		<u>473,482</u>	<u>316,482</u>
Credit loss allowance against receivable	30	(16,162)	-
		<u>457,320</u>	<u>316,482</u>

**11.1** This amount has been paid against tax demand under the provisions of Section 4C of the Income Tax Ordinance, 2001. For detailed disclosures, refer note 25.1.1.

**11.2** This represents advance to Central Depository Company of Pakistan Limited (CDCPL) for processing of unclaimed dividend payments to unit holders.

**11.3** This represents amount initially recognised as contract assets and subsequently reclassified to customer receivables when the right to consideration became unconditional.

	Note	2024	2023
		----- (Rupees in '000) -----	
<b>12 BANK BALANCES</b>			
Savings accounts	12.1	<u>8,754</u>	<u>7,307</u>

**12.1** The rate of return on these saving accounts during the year ranges from 10.00% to 20.50% (June 30, 2023: 6.50% to 19.50%) per annum. The mark-up rates effective at the year end ranges from 11.01% to 20.50% (10.00% to 19.50%). The mark-up on bank deposits recognised during the period amounted to Rs. 9.11 million (June 30, 2023: Rs. 26.26 million).

	Note	June 30, 2024	June 30, 2023
		----- (Rupees in '000) -----	
<b>13 RECEIVABLE FROM JOINT OPERATOR</b>			
<b>Receivable from the Bank</b>			
Opening balance		148,540	-
Land (including land transfer duties and taxes) transferred to the Bank	13.1	-	432,577
Development expenditures during the year		161,200	525,062
Bank's share of cumulative tax charge during the year		4,748	26,933
Gain on disposal under Musharakah arrangement		-	52,693
Amount received from the Bank	13.2	(247,000)	(888,725)
<b>Closing receivable</b>		<u>67,488</u>	<u>148,540</u>

**13.1** On September 26, 2022, the REIT and Meezan Bank Limited (the Bank) entered into a 'Shirkat-ul-Aqd' arrangement for construction and development of residential Towers 2, 3 and 4 (the Musharakah Asset) of the Project. The Musharakah Asset is currently being owned by the REIT. The total estimated construction and development expenditures for the Musharakah Asset is Rs. 3,745 million (June 30, 2023: Rs. 3,618 million). As per the framework agreement, both the REIT and the Bank (collectively referred as 'the Partners') have agreed to be jointly develop the Musharakah Asset under an equal partnership whereby each party shall invest 50% of the amount required for construction and development expenditures (including the value of land). Under the framework agreement, the Partners have agreed to jointly own the Musharakah Asset in such a manner that each Partner will have equal undivided ownership. During the Musharakah period, legal title to the Musharakah Asset so purchased by the Bank will be held by the REIT on the behalf of the Bank. All decisions with respect to development and sale of the Musharakah Asset would be made only with unanimous consent of the Partners. The Partners have agreed to share the operating profits generated from the sale of the Musharakah Asset in accordance with the agreed profit-sharing ratio of 50:50 and in case of loss will also share in the ratio of 50:50. During the Musharakah period, the Partners may make provisional profit payments in such manner and at such time as may be mutually agreed between the Partners.

The above arrangement falls within the purview of 'Joint Operations' in accordance with IFRS - 11 since both Partners jointly control the development and construction of the Musharakah Asset and have rights to the assets and obligations for the liabilities relating to the Musharakah Asset.

**13.2** In order to execute the above-mentioned arrangement, the REIT entered into an arrangement with the Bank on September 26, 2022 to sell 50% of the project site for the said towers (Musharakah Asset) at a consideration of Rs. 485.270 million. The carrying value of the land disposed of was Rs. 432.577 million which resulted in the gain on disposal of Rs. 52.693 million. Moreover, the cost incurred till September 26, 2022 (including cost of grey structure) appearing in the books of the REIT as "Inventory property" amounted to Rs 456.452 million. As per the terms of agreement, the Bank has to make 50 percent contribution for the cost of the project. Therefore, 50 percent of the carrying amount of the grey structure was disposed off by the REIT to the Bank at the carrying amount of Rs 228.226 million.

As at June 30, 2024 the Bank has contributed a total sum of Rs. 1,135.725 million (June 30, 2023: Rs. 888.725 million) which includes the consideration of Rs. 485.270 million for land as mentioned above. All of the expenses incurred till September 26, 2022 have been adjusted from the carrying amount of the Musharakah Asset. Any amount left is to be adjusted from future development expenditures.

Moreover, as disclosed in note 31 to these financial statements, the tax charge for the year is calculated as a period cost since the total tax liability for the Project is computed as a fixed levy under the provisions of Section 100D. The proportionate tax charge till date (from the start of the Project) for the Musharakah Assets amounted to Rs 63.362 million. Accordingly, the Bank's share of tax amounted to Rs 31.681 million.

Subsequent to the Musharakah Agreement date, any development expenditures pertaining to the Bank's share of Musharakah Asset incurred by the REIT shall be adjusted against the balance payable / receivable to / from the joint operator.

**13.3** The cost of Musharakah asset upto June 30, 2024 allocated to Meezan Bank Limited amounts to Rs. 1,203.213 million.

## 14 UNIT HOLDER'S FUNDS

### 14.1 Issued, subscribed and paid up units

	2024	2023	Note	2024	2023
	(Number in Units)			----- (Rupees in '000) -----	
	<u>140,000,000</u>	<u>140,000,000</u>	Ordinary units of Rs.10 each fully paid in cash	<u>1,400,000</u>	<u>1,400,000</u>

**14.2** This represents 140,000,000 (June 30, 2024: 140,000,000) ordinary units of Rs. 10/- each amounting to Rs. 1,400 million (June 30, 2023: Rs. 1,400 million).

	Note	2024	2023
		----- (Rupees in '000) -----	
<b>15 LONG TERM LOAN / FINANCING</b>			
Term finance facility	15.2	1,233,333	1,400,000
Diminishing musharakah facility	15.3	250,000	-
		<u>1,483,333</u>	<u>1,400,000</u>



15.1 Break-up of long term loan / financing	2024	2023
	----- (Rupees in '000) -----	
Long term loan / financing	1,483,333	1,400,000
Less: current portion of long term loan	(266,667)	(466,667)
Non-current portion of long term loan / financing	<u>1,216,666</u>	<u>933,333</u>

**15.2** The long term financing facility has been availed from Bank Alfalah Limited (the Bank) to facilitate in meeting financing requirements for purchase of land and construction thereon of residential apartments under REIT project. The Bank has approved a facility of Rs. 1,400 million at a mark-up rate of 6 months KIBOR + 1.25% spread. The loan was repayable in six equal half-yearly instalments starting from October 1, 2023. The facility requires to create, register, where applicable, and maintain, throughout the tenor, a mortgage on the Real Estate in favor of the Bank for a maximum secured amount of Rs. 1,866.67 million. The tenor of financing is 4 years from the date of disbursement (including 1 year grace period). Principal and mark-up to be paid on semi-annual basis.

On September 26, 2023 amendment was made in respect of the facility obtained from the Bank. As per the amendment, the loan is repayable in eight half-yearly instalments starting from October 1, 2023. The revised tenor of financing is 5 years from the date of disbursement (including 1 year grace period) and the principal repayment is to be made on step-up basis. All other terms and conditions shall remain unchanged.

**15.3** The long term diminishing musharakah financing facility has been availed from Meezan Bank Limited (the Bank) on February 23, 2024 to finance the contribution share in the REIT for the development and construction of grey structure in Tower 2,3 & 4 of FL 05 at Naya Nazimabad (the "Project").The Bank has approved a long-term Islamic finance facility of up to Rs.650 million, of which Rs. 250 million has been availed, at a profit rate of 3 months KIBOR + 1.50% spread. The tenor of financing is 4 years from the date of disbursement (including 2.5 years grace period) which is repayable in six quarterly installments. The financing is secured against equitable mortgage charge over project land and building and any shortfall at each payment date is guaranteed by Javedan Corporation Limited.

16 OUTSTANDING LAND CONSIDERATION	2024	2023
	----- (Rupees in '000) -----	
Outstanding land consideration	<u>250,000</u>	<u>250,000</u>

**16.1** This represents balance consideration payable to Javedan Corporation Limited (Related Party) in accordance with the conveyance deed executed on March 30, 2022, whereas the last installment of Rs. 250 million shall be payable within three years from the date of execution of the conveyance deed respectively.

17 WORKING CAPITAL FINANCE	Note	2024	2023
		----- (Rupees in '000) -----	
Working capital loan from associates	17.1	<u>52,835</u>	<u>-</u>

**17.1** Mr. Arif Habib and Mr. Haji Abdul Ghani jointly, with an investment of 50%-50%, booked FL-03 with agreed payment plan. Consequently, on May 20, 2024 Arif Habib Limited (AHL) and Mr. Haji Abdul Ghani jointly entered into an agreement. Through the agreement AHL and Mr. Haji Abdul Ghani authorised the REIT through RMC to market, sell the apartments and collect proceeds on behalf of AHL and Mr. Haji Abdul Ghani. The proceeds from the sale of apartments will first be used to offset Mr. Haji Abdul Ghani and AHL's installment liabilities in relation to the apartments. Moreover, the REIT may deduct the necessary selling expenses from sale proceeds as mutually acceptable to the parties.

Furthermore, any surplus amount will be held by the REIT after the sale of the apartments on behalf of Mr. Haji Abdul Ghani and AHL as working capital, with a quarterly markup of 3 months KIBOR+1.50% spread.

18 CONTRACT LIABILITIES	2024	2023
	----- (Rupees in '000) -----	
At beginning of the year	178,044	66,015
Receipts	20,060	251,621
Revenue recognised	55,467	(139,592)
	<u>253,571</u>	<u>178,044</u>

**18.1** Contract liabilities include instalments received from customers subject to cancellation charges in the event where a customer plans to cancel their contract. This gives the REIT protection if the customer withdraws from the conveyancing transaction. If this were to happen, total cost incurred by the REIT till the date of cancellation of apartment along with reasonable surcharge.

19 TRADE AND OTHER PAYABLES	Note	2024	2023
		----- (Rupees in '000) -----	
Payable to supplier	19.1	483,586	118,429
Payable to Javedan Corporation Limited	19.2	46,532	6,442
Payable to Signature Residency REIT		2,765	-
Payable to Rahat Residency REIT		5,108	1,918
		<u>537,991</u>	<u>126,789</u>

**19.1** This represents balance of amounts payable to, M/s. Safe Mix Concrete Limited, M/s. Al Makkah Block Works & M/s Design Tech in accordance with the agreements signed for the supply of construction materials.

**19.2** This represents net payable balance to Javedan Corporation Limited amounting to Rs. 46.532 million as at June 30, 2024 (June 30, 2023: 6.442 million). Refer note 34.1 for detailed disclosures of transactions during the year with Javedan Corporation Limited.

20 PAYABLE TO THE REIT MANAGEMENT COMPANY	Note	2024	2023
		----- (Rupees in '000) -----	
Remuneration payable to the REIT Management Company	20.1	17,500	7,371
Sindh Sales Tax payable on remuneration of the REIT Management Company	20.2	<u>2,275</u>	<u>908</u>
		19,775	8,279
Others		209	730
		<u>19,984</u>	<u>9,009</u>

**20.1** The RMC is entitled to a remuneration for services rendered to the REIT, as stated in the Offering Document and Information Memorandum, under the provisions of REIT Regulations, 2022. The management company charges fee at the rate of 1.00% (June 30, 2023: 1.00%) of the REIT Fund.

**20.2** The Sindh Government has levied Sindh Sales Tax on the remuneration of the RMC through Sindh Sales Tax on Services Act 2011, effective from July 1, 2014. The current applicable tax rate is 13% (June 30, 2023: 13%) being effective from July 1, 2016. During the year, an amount of Rs. 3.64 million (June 30, 2023: Rs. 3.64 million) was charged on account of sales tax on remuneration of the RMC.

21 PAYABLE TO THE CENTRAL DEPOSITORY COMPANY OF PAKISTAN LIMITED - TRUSTEE	Note	2024	2023
		----- (Rupees in '000) -----	
Remuneration payable to Trustee	21.1	12,596	6,996
Sindh Sales Tax payable on remuneration of the Trustee	21.2	<u>1,638</u>	<u>910</u>
		<u>14,234</u>	<u>7,906</u>

**21.1** The Trustee is entitled to an annual remuneration for services rendered to the REIT under the provisions of the Trust Deed. Accordingly, the REIT has charged Trustee remuneration at a rate of 0.2% (June 30, 2023: 0.2%) per annum of initial REIT fund during the year and an amount of Rs. 5.6 million (June 30, 2023: Rs. 5.6 million) has been recorded in the statement of profit or loss.

**21.2** The Sindh Government has levied Sindh Sales Tax on the remuneration of the Trustee through Sindh Sales Tax on Services Act 2011, effective from July 1, 2015. The current applicable rate is 13% (June 30, 2023: 13%) being effective from July 1, 2016. During the year, an amount of Rs. 0.728 million (June 30, 2023: Rs. 0.728 million) was charged on account of sales tax on remuneration of the Trustee.

22 PAYABLE TO THE SECURITIES AND EXCHANGE COMMISSION OF PAKISTAN	Note	2024	2023
		----- (Rupees in '000) -----	
Annual fee payable	22.1	<u>5,449</u>	<u>5,600</u>

22.1 Under the provisions of the REIT Regulations, 2022, the REIT is required to pay monitoring fee to SECP at an amount equal to 0.20% (June 30, 2023: 0.20%) of the REIT's average fund size per annum.

23 ACCRUED EXPENSES AND OTHER LIABILITIES	2024	2023
	----- (Rupees in '000) -----	
Payable to project manager	308,357	123,519
Retention money	28,075	17,677
Auditors' remuneration payable	5,738	4,746
Payable to REIT accountant	250	250
Unit registrar's fee payable	127	189
Sales tax and withholding income tax	15,067	8,262
Tax payable	1,356	23,644
Other liabilities	38,563	18,568
	<u>397,533</u>	<u>196,855</u>

#### 24 ACCRUED MARK-UP

Opening	81,396	14,487
Interest / profit charged during the year	316,046	250,306
Interest / profit paid	(323,223)	(183,397)
Closing	<u>74,219</u>	<u>81,396</u>

#### 25 CONTINGENCIES AND COMMITMENTS

##### 25.1 Contingencies

25.1.1 On March 30, 2023, the Additional Commissioner Inland Revenue [ACIR] passed an order under Section 122(5A) of the Income Tax Ordinance, 2001 (ITO), amending the assessment for tax year 2022 and raised demand of Rs. 54.057 million.

ACIR demanded tax aggregating to Rs. 37.671 million under Section 100D of the ITO and contended that the said tax should have been paid for the tax year starting from July 2021, instead from the Project start date / date of registration with the Federal Board of Revenue (FBR). The above demand was raised under clauses (b) and (c) of sub-rule (2) of rule 2 of the Eleventh Schedule to the ITO despite the fact that these clauses already stand deleted through the Finance Act, 2021, causing this impugned order to be void ab-initio.

Furthermore, the above order also included a demand aggregating to Rs. 16.486 million under Section 4C of the ITO i.e. by levying Super Tax at the slab rate of 4%. The matter of application of Super Tax for the tax year 2022 has already been declared as void / illegal by the Honorable Sindh High Court through its judgment dated December 22, 2022, and the same matter is presently subjudice before the Honorable Supreme Court of Pakistan (SCP).

The management, based on the advice of its tax advisor, made payment under protest of Rs. 4.664 million against the aforesaid demand of Super Tax at the applicable slab rate of 2%, despite concerns over legality / jurisdiction to pay Super Tax for the tax year 2022. This amount has been recorded as receivable as disclosed in note 11. The REIT reserves the right to claim refund of Super Tax in case the matter is decided by the SCP in favor of the taxpayers.

The management filed an appeal before the Commissioner Inland Revenue (Appeals) [CIR(A)] against the impugned order of the ACIR, which was decided by the CIR(A) against the REIT through Appellate Order dated July 24, 2023, making no changes on all the issues raised therein.

Considering the facts of the case, and upon consultation with its tax advisor, an appeal before the Appellate Tribunal will shortly be filed. The management is confident the appeal is likely to be decided in favor of the REIT. Accordingly, no provision has been recorded in these financial statements for the above matter.

##### 25.2 Commitments

There were no commitments outstanding as at June 30, 2024 and as at June 30, 2023.

26 REVENUE FROM CONTRACTS WITH CUSTOMERS	Note	2024	2023
		----- (Rupees in '000) -----	
Revenue from contracts with customers	8.2	<u>3,036,564</u>	<u>2,849,842</u>

27 COST OF SALES	Note	2024	2023
		----- (Rupees in '000) -----	
Transfers from inventory property	8	2,629,098	2,400,627
Amortisation of contract cost assets	7.1	17,907	21,696
		<u>2,647,005</u>	<u>2,422,323</u>

#### 28 ADMINISTRATIVE AND OPERATING EXPENSES

Project management fee	28.1	53,997	62,664
REIT accountant's fee		3,000	3,608
Fees and subscriptions		1,689	15,715
Legal and professional charges		5,305	2,294
Depreciation expense	5.1.1	231	231
Auditors' remuneration	28.2	7,700	8,796
Bank charges		42	35
Printing and stationery		3,233	-
Back office accounting fee		3,390	1,291
Other expenses		3,325	2,915
		<u>81,912</u>	<u>97,549</u>

28.1 These represent project management fee accrued for the year ended June 30, 2024. In accordance with the regulation 15 (viii) of the REIT Regulations, 2022, the REIT Management Company is obliged to appoint a development advisor with the consent of the Trustee. For this purpose, Arif Habib Development & Engineering Consultants (Private) Limited (the Project Manager) has been engaged to manage and supervise the Project, effectively from March 31, 2022. The responsibilities of the Project Manager include material procurement, sales and marketing, collections from customers, contracts preparation, and coordination and supervision of the Project. The Project Manager is entitled to receive fees equivalent to 15% of the profit before tax generated by the REIT. The fee shall be payable, on a monthly basis, to the Project Manager at the higher of 1.5% of monthly sales collection and Rs. 5 million.

28.2 Auditors' remuneration	Note	2024	2023
		----- (Rupees in '000) -----	
Annual audit fee		3,500	2,500
Half yearly review of condensed interim financial statements		1,500	800
Certifications and other services		600	500
Out of pocket expenses		1,320	719
		<u>6,920</u>	<u>4,519</u>
Sindh Sales Tax on services		553	362
Prior year adjustment		-	3,915
Services rendered in other capacity		227	-
		<u>7,700</u>	<u>8,796</u>

#### 29 OTHER INCOME

Profit on bank deposits	12.1	9,106	26,261
Scrap sales	29.1	16,825	73,343
		<u>25,931</u>	<u>99,604</u>

29.1 This represents sale of scrap steel bars that could not be utilised for construction of the Project. These scrap materials are part of normal loss expected to occur and hence do not indicate a NRV loss in the value of inventory property.



		2024	2023
		----- (Rupees in '000) -----	
30	<b>CREDIT LOSS ALLOWANCE</b>		
	Charge against contract asset	2,177	-
	Charge against receivables	16,162	-
		<u>18,339</u>	<u>-</u>

	Note	2024	2023 (Restated)
		----- (Rupees in '000) -----	
31	<b>LEVIES</b>		
	Tax u/s 100D	35,811	135,255
	Default Surcharge	1,130	-
	Joint operator's share of tax charge	(4,748)	(26,933)
		<u>32,193</u>	<u>108,322</u>

31.1 This represents tax under section 100D of the Income Tax Ordinance, 2001, representing levy in terms of the requirements of IFRIC 21.

31.2 As discussed in note 1.3, the Project is registered in the aforesaid tax scheme (i.e. under Section 100D and Eleventh Schedule to the Income Tax Ordinance, 2001). As per the scheme, the total levy for the REIT arrived at Rs. 238.69 million which is to be paid on a quarterly basis. Out of Rs. 238.69 million, Rs. 35.81 million (June 30, 2023: Rs. 135.255 million) relates to the current year and accordingly has been recognised in these financials statements.

31.3 One of the primary conditions specified in Section 100D is the completion of the "grey structure" of the Project, as defined under the Eleventh Schedule to the Income Tax Ordinance, 2001, by September 30, 2023.

The grey structure of the Project was not completed by September 30, 2023 for reasons beyond the control of the management. However, since the REIT has complied with all the conditions laid down in the law, the management is of the view that after making payment of the levy on due dates as laid down in the aforementioned scheme, and following the guidelines issued by FBR in the form of Frequently Asked Questions (FAQs), it would remain subject to tax under Section 100D. Moreover, default surcharge has also been paid where only a single payment for last quarter (September 30, 2023) was delayed. The tax consultant of the REIT has also advised that following the guidelines issued by FBR, and payment of taxes on due dates, the argument for taxability under the aforementioned scheme exists. Accordingly, management has recorded tax liability of the REIT under Section 100D during the current year.

	Note	2024	2023 (Restated)
		----- (Rupees in '000) -----	
32	<b>TAXATION</b>		
	<b>Current</b>		
	For the year	2,641	28,886
	Prior Year	32.3 (21,269)	-
		<u>(18,628)</u>	<u>28,886</u>

32.1 Reconciliation of current tax charged as per tax laws for the year, with current tax recognised in the statement of profit or loss, is as follows:

	2024	2023 (Restated)
	----- (Rupees in '000) -----	
Current tax liability for the year as per applicable tax laws	13,565	137,208
Portion of current tax liability as per tax laws, representing income tax under IAS 12	18,628	(28,886)
Portion of current tax computed as per tax laws, representing requirements of IFRIC 21	(32,193)	(108,322)
Difference	<u>-</u>	<u>-</u>

32.2 During the year, provisions for current taxation is based on fixed tax u/s 100D. Accordingly, the reconciliation between accounting loss and tax expense has not been presented in these financial statements.

32.3 The REIT has charged tax at the rate of 29% on scrap sales made in prior year. As per eleventh schedule sub-section 6, profit and gains in excess of ten times of the tax paid under section 100D shall be subject to tax. However, the profits and gains in the prior year were not in excess of ten times of tax paid under section 100D. Therefore, a prior period adjustment has been recorded during the current year.

	2024	2023
	----- (Rupees in '000) -----	
33	<b>EARNINGS PER UNIT - BASIC AND DILUTED</b>	
	Total earnings for the year	<u>251,915</u> <u>271,083</u>
		----- (Number in Units) -----
	Weighted average number of ordinary units during the year	<u>140,000,000</u> <u>140,000,000</u>
		----- (Rupees) -----
	Earnings per unit - basic and diluted	<u>1.799</u> <u>1.936</u>

33.1 Diluted earnings per unit has not been presented as the REIT does not have any convertible instruments in issue as at June 30, 2024 which would have any effect on the earnings per unit if the option to convert is exercised.

#### 34 TRANSACTIONS AND BALANCES WITH RELATED PARTIES / CONNECTED PERSONS

Connected persons and related parties include Arif Habib Dolmen REIT Management Limited being the REIT Management Company, Central Depository Company of Pakistan Limited being the Trustee, Arif Habib Development & Engineering Consultants (Private) Limited being the Project Manager and an associate due to common directorship, other REITs managed by the REIT Management Company and other entities under common management and / or directorship and the directors and their close family members and officers of the REIT Management Company and the Trustee, key management personnel, other associated undertakings and unit holders holding more than 10% units / net assets of the REIT.

Transactions with related parties are in the normal course of business, at contracted rates and terms determined in accordance with commercial rates. There are no potential conflicts of interest of the related party with respect to the REIT.

There are no related parties incorporated outside Pakistan with whom the REIT had entered into transactions during the year.

Details of the transactions with related parties and balances with them, if not disclosed elsewhere in these financial statements are as follows:

	2024	2023
	----- (Rupees in '000) -----	
34.1	<b>Transactions during the year</b>	
	<b>Arif Habib Dolmen REIT Management Limited - (Management Company)</b>	
	- Remuneration of the REIT Management Company	28,000      28,000
	- Remuneration paid	17,871      28,390
	- Sindh sales tax on remuneration of the REIT Management Company	3,640      3,640
	- Development & other expenditure	262      958
	- Fees and subscriptions	-      150
	- Repayment of expenses incurred by Management Company	783      4,285
	<b>Central Depository Company of Pakistan Limited - (Trustee)</b>	
	- Remuneration of the Central Depository Company of Pakistan Limited	5,600      5,600
	- Sindh sales tax on remuneration of the Trustee	728      728
	<b>Arif Habib Development &amp; Engineering Consultants (Private) Limited - (Associate due to common directorship)</b>	
	- Expenses incurred on behalf of the REIT	165,490      5,071
	- Project management fee charged for the year	53,997      62,664
	- Project management fee paid during the year	-      16,950
	- Advance against expenditures	34,650      -

Transactions during the year	2024	2023
	----- (Rupees in '000) -----	
<b>Javedan Corporation Limited (JCL) - (Sponsor of the REIT / associate due to common directorship)</b>		
- Amounts received in respect of apartments sold	662,690	-
- Revenue in respect of apartments sold	469,559	-
- Payment for partial land consideration	-	250,000
- Adjusted for partial land consideration against receivable balance	-	200,000
- Expenses incurred on behalf of the REIT	71,906	141,569
- Amounts received from customers on behalf of the REIT	2,065	14,843
- Proceeds of scrap sales received by JCL on behalf of the REIT	7,397	21,586
- Proceeds of scrap sales received by REIT on behalf of the JCL	-	3,524
- Repayment to the REIT in respect of scrap sales received by JCL	-	2,915
- Payment made in respect of expenses incurred by JCL on behalf of the REIT	62,354	105,926
- Repayment to the REIT in respect of amounts received from customers on behalf of the REIT	40,000	119,431
<b>Rahat Residency REIT (RRR) - (Associate due to common directorship)</b>		
- Customer advances received on behalf of RRR	940	500
- Scrap sales made on behalf of RRR	2,250	1,481
<b>Signature Residency REIT (SRR) - (Associate due to common directorship)</b>		
- Customer advances received on behalf of SRR	1,312	-
- Scrap sales made on behalf of SRR	1,453	-
<b>Safe Mix Concrete Limited - (Associate due to common directorship)</b>		
- Purchases of construction material	523,594	654,327
- Payments made in respect of construction material	403,500	696,684
<b>Aisha Steel Mills Limited - (Associate due to common directorship)</b>		
- Purchase of G.I sheets	-	43,834
- Amount paid in respect of G.I sheets	30,670	13,185
- Transportation charges for of G.I sheets	21	-
<b>NN Maintenance Company (Private) Limited - (Associate due to common directorship)</b>		
- Electricity charged during the year	14,787	16,318
- Amount paid in respect of electricity charges	14,577	13,163
<b>Power Cement Limited - (Associate due to common directorship)</b>		
- Purchases of cement bags	32,725	6,389
- Payments made in respect of cement bags	26,110	6,389
<b>Muhammad Arif Habib - (Director of Management Company)</b>		
- Amounts received in respect of apartments sold	181,680	159,504
- Revenue in respect of apartments sold	188,713	187,732
- Transferred to Arif Habib Limited	(26,417)	-
<b>Haji Abdul Ghani - (Associate due to sponsor of the REIT)</b>		
- Amounts received in respect of apartments sold	218,901	179,699
- Revenue in respect of apartments sold	213,176	187,732
- Markup due on excess installment received	501	-
- Working capital loan to REIT	26,417	-
- Adjustment of expenses incurred by the REIT on their behalf	15,843	-

Transactions during the year	2024	2023
	----- (Rupees in '000) -----	
<b>Arif Habib Limited - (Associate due to common control)</b>		
- Amounts received in respect of apartments sold	21,465	183,806
- Revenue in respect of apartments sold	97,308	44,320
- Markup due on excess installment received	501	-
- Working capital loan to REIT	26,417	-
- Adjustment of expenses incurred by REIT on their behalf	15,843	-
<b>Muhammad Kashif A. Habib - (Close relative of a director)</b>		
- Amounts received in respect of apartments sold	5,161	10,452
- Revenue in respect of apartments sold	8,437	6,838
<b>Abdus Samad A. Habib - (Director of Management Company)</b>		
- Amounts received in respect of apartments sold	-	2,749
- Revenue in respect of apartments sold	4,081	3,070
<b>Razi Haider - (CFO &amp; Company Secretary of Management Company)</b>		
- Amounts received in respect of apartments sold	2,237	2,237
- Revenue in respect of apartments sold	2,796	2,095
<b>Alamgir A Shaikh - (Director of sponsor)</b>		
- Amounts received in respect of apartments sold	1,118	2,486
- Revenue in respect of apartments sold	2,796	2,095
<b>34.2 Amounts outstanding as at year end</b>		
<b>Arif Habib Dolmen REIT Management Limited - (Management Company)</b>		
- Remuneration payable to the REIT Management Company	17,500	7,371
- Sindh Sales Tax payable on remuneration of the REIT Management Company	2,275	908
- Payable in respect of development & other expenditure	209	580
- Payable in respect of fees and subscriptions	-	150
<b>Central Depository Company of Pakistan Limited - (Trustee)</b>		
- Remuneration payable to Trustee	12,596	6,996
- Sindh Sales Tax payable on remuneration of the Trustee	1,638	910
<b>Arif Habib Development &amp; Engineering Consultants (Private) Limited - (Associate due to common directorship)</b>		
- Payable in respect of expenses incurred on behalf of the REIT	135,911	5,071
- Payable in respect of project management fee	172,446	118,449
<b>Javedan Corporation Limited (JCL) - (Sponsor of the REIT / associate due to common directorship)</b>		
- Payable in respect of expenses incurred on behalf of the REIT	327,155	317,603
- Net receivable in respect of scrap sales	22,544	15,147
- Receivable in respect of amounts received from customers on behalf of the REIT	258,079	296,014
- Outstanding land consideration	250,000	250,000
- Contract liability outstanding	193,131	-
<b>Safe Mix Concrete Limited - (Associate due to common directorship)</b>		
- Payable in respect of purchases of construction material	126,811	6,717



Amounts outstanding as at year end	2024	2023
	----- (Rupees in '000) -----	
<b>Aisha Steel Mills Limited -</b> <b>(Associate due to common directorship)</b>		
- Payable in respect of G.I sheets	-	30,649
<b>NN Maintenance Company (Private) Limited -</b> <b>(Associate due to common directorship)</b>		
- Payable in respect of electricity charges	3,365	3,155
<b>Power Cement Limited -</b> <b>(Associate due to common directorship)</b>		
- Payable in respect of purchase of cement bags	6,615	-
<b>Rahat Residency REIT (RRR) -</b> <b>(Associate due to common directorship)</b>		
- Payable in respect of scrap sales	4,168	1,918
- Payable in respect of advances received on behalf of RRR	940	-
<b>Signature Residency REIT (SRR) -</b> <b>(Associate due to common directorship)</b>		
- Payable in respect of scrap sales	1,453	-
- Payable in respect of advances received on behalf of SRR	1,312	-
<b>Muhammad Arif Habib -</b> <b>(Director of Management Company)</b>		
- Contract asset outstanding	-	113,334
<b>Haji Abdul Ghani -</b> <b>(Associate due to sponsor of the REIT)</b>		
- Contract asset outstanding	131,380	113,334
- Working capital finance	26,417	-
- Accrued markup on working capital finance	501	-
<b>Razi Haider -</b> <b>(CFO &amp; Company Secretary of Management Company)</b>		
- Contract asset outstanding	1,788	1,229
<b>Arif Habib Limited -</b> <b>(Associate due to common control)</b>		
- Contract asset outstanding	131,380	-
- Contract liability outstanding	27,302	100,148
- Working capital finance	26,417	-
- Accrued markup on working capital finance	501	-
<b>Muhammad Kashif A. Habib -</b> <b>(Close relative of a director)</b>		
- Contract asset outstanding	8,147	4,871
<b>Abdus Samad A. Habib -</b> <b>(Director of Management Company)</b>		
- Contract asset outstanding	6,768	2,687
<b>Alamgir A Shaikh -</b> <b>(Director of sponsor)</b>		
- Contract asset outstanding	2,907	1,229

### 35 OPERATING SEGMENTS

As per IFRS 8, "Operating Segments", operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker. The Chief Executive Officer of the RMC has been identified as the chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments.

The Chief Executive Officer is responsible for the REIT's portfolio and considers the REIT to have a single operating segment. The REIT's performance is evaluated on an overall basis.

The internal reporting provided to the Chief Executive Officer for the REIT's assets, liabilities and performance is prepared on a consistent basis with the measurement and recognition principles of the accounting and reporting standards as applicable in Pakistan.

The REIT is domiciled in Pakistan and all of its income is generated in Pakistan.

The REIT functions as a single operating segment. Income is derived from the sale of apartments under development that meets the over time criteria of revenue recognition, the REIT's performance is measured using an input method, by reference to the input towards satisfying the performance obligation relative to the total expected inputs to satisfy the performance obligation, i.e., the completion of the project.

### 36 FINANCIAL INSTRUMENTS BY CATEGORY

#### Financial assets

Long term deposits  
Contract assets  
Receivables  
Bank balances  
Receivable from joint operator

2024		
At amortised cost	At fair value through profit or loss	Total
----- (Rupees in '000) -----		
7,885	-	7,885
1,597,743	-	1,597,743
451,917	-	451,917
8,754	-	8,754
67,488	-	67,488
<u>2,133,787</u>	<u>-</u>	<u>2,133,787</u>

#### Financial liabilities

Long term loan / financing  
Outstanding land consideration  
Working capital finance  
Contract liabilities  
Payable to the REIT Management Company  
Payable to the Central Depository Company of Pakistan Limited - Trustee  
Payable to the Securities and Exchange Commission of Pakistan  
Trade and other payables  
Accrued expenses and other liabilities  
Dividend Payable  
Accrued mark-up  
Commission payable

2024		
At amortised cost	At fair value through profit or loss	Total
----- (Rupees in '000) -----		
1,483,333	-	1,483,333
250,000	-	250,000
52,835	-	52,835
253,571	-	253,571
17,709	-	17,709
12,596	-	12,596
5,449	-	5,449
537,991	-	537,991
346,431	-	346,431
13,128	-	13,128
74,219	-	74,219
285	-	285
<u>3,047,547</u>	<u>-</u>	<u>3,047,547</u>

#### Financial assets

Long term deposits  
Contract assets  
Receivable from joint operator  
Receivables  
Bank balances

2023		
At amortised cost	At fair value through profit or loss	Total
----- (Rupees in '000) -----		
3,057	-	3,057
1,223,926	-	1,223,926
148,540	-	148,540
311,818	-	311,818
7,307	-	7,307
<u>1,694,648</u>	<u>-</u>	<u>1,694,648</u>





**(ii) Currency risk**

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in foreign exchange rates. The REIT does not have any financial instruments in foreign currencies and hence is not exposed to such risk.

**(iii) Price risk**

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from profit rate risk or currency risk) whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The REIT is not exposed to price risk as at June 30, 2024.

**37.2 Liquidity risk**

Liquidity risk is the risk that the REIT will encounter difficulty in meeting its financial obligations as they fall due. Liquidity risk arises because of the possibility that the REIT will be required to pay / settle its liabilities earlier than expected or will face difficulty in raising funds to meet commitments associated with financial liabilities as they fall due. The REIT's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the REIT's reputation.

The following are the contractual maturities of financial liabilities:

	2024				Total
	Upto three months	More than three months and upto one year	More than one year and upto five years	More than five years	
	(Rupees in '000)				
Long term loan / financing	-	266,667	1,216,666	-	1,483,333
Outstanding land consideration	-	250,000	-	-	250,000
Working capital finance	-	52,835	-	-	52,835
Contract liabilities	-	-	253,571	-	253,571
Payable to the REIT Management Company	17,709	-	-	-	17,709
Payable to the Central Depository Company of Pakistan Limited - Trustee	12,596	-	-	-	12,596
Trade and other payables	537,991	-	-	-	537,991
Payable to the Securities and Exchange Commission of Pakistan	5,449	-	-	-	5,449
Accrued expenses and other liabilities	346,431	-	-	-	346,431
Dividend Payable	-	13,128	-	-	13,128
Accrued mark-up	74,219	-	-	-	74,219
Commission payable	285	-	-	-	285
	994,680	582,630	1,470,237	-	3,047,547
	(534,009)	(515,142)	135,391	-	(913,760)

	2023				Total
	Upto three months	More than three months and upto one year	More than one year and upto five years	More than five years	
	(Rupees in '000)				
Long term loan / financing	-	466,667	933,333	-	1,400,000
Outstanding land consideration	-	250,000	-	-	250,000
Contract liabilities	-	-	178,044	-	178,044
Payable to the REIT Management Company	8,101	-	-	-	8,101
Payable to the Central Depository Company of Pakistan Limited - Trustee	6,996	-	-	-	6,996
Payable to the Securities and Exchange Commission of Pakistan	5,600	-	-	-	5,600
Trade and other payables	126,789	-	-	-	126,789
Accrued expenses and other liabilities	146,663	-	-	-	146,663
Accrued mark-up	81,396	-	-	-	81,396
Commission payable	2,091	-	-	-	2,091
	377,636	716,667	1,111,377	-	2,205,680
	(58,511)	(568,127)	115,606	-	(511,032)

**Financial liabilities**

Long term loan / financing	-	466,667	933,333	-	1,400,000
Outstanding land consideration	-	250,000	-	-	250,000
Contract liabilities	-	-	178,044	-	178,044
Payable to the REIT Management Company	8,101	-	-	-	8,101
Payable to the Central Depository Company of Pakistan Limited - Trustee	6,996	-	-	-	6,996
Payable to the Securities and Exchange Commission of Pakistan	5,600	-	-	-	5,600
Trade and other payables	126,789	-	-	-	126,789
Accrued expenses and other liabilities	146,663	-	-	-	146,663
Accrued mark-up	81,396	-	-	-	81,396
Commission payable	2,091	-	-	-	2,091
	377,636	716,667	1,111,377	-	2,205,680
	(58,511)	(568,127)	115,606	-	(511,032)

**37.3 Credit risk**

Credit risk is the risk which arises with the possibility that one party to a financial instrument will fail to discharge its obligation and cause the other party to incur a financial loss. The REIT attempts to control credit risk by monitoring credit exposures, limiting transactions with specific counterparties and continually assessing the creditworthiness of counterparties. Credit risk arises principally from the REIT's contract assets, deposits, other receivables, bank balances, and receivable from joint operator.

The table below analyses the REIT's maximum exposure to credit risk:

	2024		2023	
	Balance as per statement of financial position	Maximum exposure to credit risk	Balance as per statement of financial position	Maximum exposure to credit risk
	(Rupees in '000)			
Long term deposits	7,885	7,885	3,057	3,057
Contract assets	1,597,743	1,597,743	1,223,926	1,223,926
Advance and receivables	457,320	451,917	316,482	311,818
Receivable from joint operator	67,488	67,488	148,540	148,540
Bank balances	8,754	8,754	7,307	7,307
	2,139,190	2,133,787	1,699,312	1,694,648

**Financial assets**

Long term deposits	7,885	7,885	3,057	3,057
Contract assets	1,597,743	1,597,743	1,223,926	1,223,926
Advance and receivables	457,320	451,917	316,482	311,818
Receivable from joint operator	67,488	67,488	148,540	148,540
Bank balances	8,754	8,754	7,307	7,307
	2,139,190	2,133,787	1,699,312	1,694,648

The REIT has placed its funds with banks having sound credit ratings. The credit quality of REIT's major balances can be assessed with reference of external credit ratings as follows:

Bank balances	Rating Agency	Short term rating	Long term rating	(Rupees in '000)		% of financial assets	
				2024	2023	2024	2023
Bank Alfalah Limited	PACRA	A-1+	AAA	2,708	2,367	0.13%	0.14%
Meezan Bank Limited	VIS	A-1+	AAA	2,785	2,325	0.13%	0.14%
Dubai Islamic Bank							
Pakistan Limited	VIS	A-1+	AA	2,233	693	0.10%	0.00
Askari Bank Limited	PACRA	A-1+	AA+	1,028	1,922	0.05%	0.00
				8,754	7,307	0.41%	0.43%

**38 OPERATIONAL RISKS**

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the processes, technology and infrastructure supporting the REIT's operations either internally within the REIT or externally at the REIT's service providers, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of investment management behavior. Operational risks arise from all of the REIT's activities.

The REIT's objective is to manage operational risk so as to balance limiting of financial losses and damage to its reputation with achieving its objective of generating returns for certificate holders.

The primary responsibility for the development and implementation of controls over operational risk rests with the Board of Directors of the REIT Management Company. This responsibility encompasses the controls in the following areas:

- requirements for appropriate segregation of duties between various functions, roles and responsibilities;
- requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;
- documentation of controls and procedures;
- requirements for the periodic assessment of operational risks faced, and the adequacy of controls and procedures to address the risks identified;
- ethical and business standards;
- risk mitigation, including insurance where this is effective.

**39 CAPITAL RISK MANAGEMENT**

Management's objective when managing unit holder's funds is to safeguard the REIT's ability to continue as a going concern so that it can continue to provide optimum returns based on income earned and realized gains as per the Trust Deed to its unit holders and to ensure reasonable safety of unit holder's funds. The REIT is not exposed to externally imposed minimum unit holder's maintenance requirement.

The REIT manages its investment property and other assets by monitoring return on net assets and makes adjustment to it in the light of changes in market conditions. The REIT also manages its capital using a gearing ratio. The gearing ratio of the REIT is as follows:

	2024	2023
	----- (Rupees in '000) -----	
Debt	1,536,168	1,400,000
Total unit holders' fund	1,687,405	1,855,490
Total capital	<u>3,223,573</u>	<u>3,255,490</u>
Gearing ratio	<u>48%</u>	<u>43%</u>

#### 40 FAIR VALUE OF FINANCIAL INSTRUMENTS

International Financial Reporting Standard 13, 'Fair Value Measurement' requires the REIT to classify assets using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (i.e., unobservable inputs).

#### 40.1 Accounting classifications and fair values of financial instruments

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments measured at fair value. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	2024				2023			
	Carrying amount				Fair value			
	Financial instruments 'at fair value through other comprehensive income'	Financial instruments 'at fair value through profit or loss'	Financial instruments 'at amortised cost'	Total	Level 1	Level 2	Level 3	Total
	----- (Rupees in '000) -----							
<b>Financial assets - not measured at fair value</b>								
Long term deposits	-	-	7,885	7,885	-	-	-	-
Contract assets	-	-	1,597,743	1,597,743	-	-	-	-
Receivables	-	-	451,917	451,917	-	-	-	-
Receivable from joint operator	-	-	67,488	67,488	-	-	-	-
Bank balances	-	-	8,754	8,754	-	-	-	-
	-	-	<u>2,133,787</u>	<u>2,133,787</u>	-	-	-	-
<b>Financial liabilities - not measured at fair value</b>								
Long term loan / financing	-	-	1,483,333	1,483,333	-	-	-	-
Outstanding land consideration	-	-	250,000	250,000	-	-	-	-
Working capital finance	-	-	52,835	52,835	-	-	-	-
Contract liabilities	-	-	253,571	253,571	-	-	-	-
Payable to the REIT Management Company	-	-	17,709	17,709	-	-	-	-
Payable to the Central Depository Company of Pakistan Limited - Trustee	-	-	12,596	12,596	-	-	-	-
Payable to the Securities and Exchange Commission of Pakistan	-	-	5,449	5,449	-	-	-	-
Trade and other payables	-	-	537,991	537,991	-	-	-	-
Accrued expenses and other liabilities	-	-	346,431	346,431	-	-	-	-
Dividend payable	-	-	13,128	13,128	-	-	-	-
Accrued mark-up	-	-	74,219	74,219	-	-	-	-
Commission payable	-	-	285	285	-	-	-	-
	-	-	<u>3,047,547</u>	<u>3,047,547</u>	-	-	-	-

	2023				2023			
	Carrying amount				Fair value			
	Financial instruments 'at fair value through other comprehensive income'	Financial instruments 'at fair value through profit or loss'	Financial instruments 'at amortised cost'	Total	Level 1	Level 2	Level 3	Total
	----- (Rupees in '000) -----							
<b>Financial assets - not measured at fair value</b>								
Long term deposits	-	-	3,057	3,057	-	-	-	-
Contract assets	-	-	1,223,926	1,223,926	-	-	-	-
Receivable from joint operator	-	-	148,540	148,540	-	-	-	-
Receivables	-	-	311,818	311,818	-	-	-	-
Bank balances	-	-	7,307	7,307	-	-	-	-
	-	-	<u>1,694,648</u>	<u>1,694,648</u>	-	-	-	-
<b>Financial liabilities - not measured at fair value</b>								
Long term loan / financing	-	-	1,400,000	1,400,000	-	-	-	-
Outstanding land consideration	-	-	250,000	250,000	-	-	-	-
Contract liabilities	-	-	178,044	178,044	-	-	-	-
Payable to the REIT Management Company	-	-	8,101	8,101	-	-	-	-
Payable to the Central Depository Company of Pakistan Limited - Trustee	-	-	6,996	6,996	-	-	-	-
Payable to the Securities and Exchange Commission of Pakistan	-	-	5,600	5,600	-	-	-	-
Trade and other payables	-	-	126,789	126,789	-	-	-	-
Accrued expenses and other liabilities	-	-	146,663	146,663	-	-	-	-
Accrued mark-up	-	-	81,396	81,396	-	-	-	-
Commission payable	-	-	2,091	2,091	-	-	-	-
	-	-	<u>2,205,680</u>	<u>2,205,680</u>	-	-	-	-

#### 41 CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the cashflow statement comprise of the following amounts appearing on the statement of financial position.

	June 30, 2024	June 30, 2023
	----- (Rupees in '000) -----	
Bank balances	<u>8,754</u>	<u>7,307</u>

#### 41.1 Reconciliation of movements of liabilities to cash flows arising from financing activities:

	Long term loan / financing	Working capital finance	Dividend payable	Total
	----- (Rupees in '000) -----			
Opening balance as at July 1, 2023	1,400,000	-	-	1,400,000
Dividend declared	-	-	420,000	420,000
Proceeds from long term loan / financing	250,000	-	-	250,000
Repayment of long term loan / financing	(166,667)	-	-	(166,667)
Proceeds from working capital finance	-	52,835	-	52,835
Dividend paid	-	-	(406,872)	(406,872)
	83,333	52,835	(406,872)	(270,704)
Closing balance as at June 30, 2024	<u>1,483,333</u>	<u>52,835</u>	<u>13,128</u>	<u>1,549,296</u>



42 CORRESPONDING FIGURES

Corresponding figures have been rearranged or reclassified wherever necessary for the purpose of comparison and better presentation. The major reclassifications have been disclosed in note 2.4 to these financial statements:.

Description	Reclassified from	Reclassified to	(Rupees in '000)	
			2023	2022
Contract assets	Contract assets	Advance and receivables	311,297	131,652

43 SUBSEQUENT EVENTS AFTER REPORTING DATE

The Board of Directors in the meeting held on September 07, 2024 has announced final cash dividend of Rs 1.75 per unit (17.50%).

44 DATE OF AUTHORISATION FOR ISSUE

These financial statements were authorised for issue by the Board of Directors of the REIT Management Company on September 07, 2024.



Chief Financial Officer



Chief Executive Officer



Director



25.37	35,510,409	a مقامی
0.15	212,946	b غیر ملکی
3.82	5,343,508	دیگر
100	140,000,000	کل میزان

## مالیاتی اور کاروباری جھلکیاں

کلیدی آپریٹنگ اور مالیاتی اعداد و شمار اس رپورٹ کے ضمیمہ کے طور پر "مالیاتی اور کاروباری جھلکیاں" کے عنوان کے ساتھ اور گرافک نمائندگی کے تحت خلاصہ شکل میں دیے گئے ہیں۔

## آڈٹ کمیٹی

کوڈ آف کارپوریٹ گورننس کے تحت ضرورت کے مطابق، آڈٹ کمیٹی نے بورڈ کی طرف سے منظور شدہ اپنی شرائط کے مطابق کارکردگی کا مظاہرہ کرنا جاری رکھا۔

## آڈیٹرز

موجودہ بیرونی آڈیٹرز میسرز A.F. فرگوسن اینڈ کمپنی چارٹرڈ اکاؤنٹنٹس نے 30 جون 2025 کو ختم ہونے والے سال کے لیے دوبارہ تقرری کے لیے خود کو پیش کیا ہے۔ بیرونی آڈیٹرز انسٹی ٹیوٹ آف چارٹرڈ اکاؤنٹنٹس آف پاکستان (ICAP) کی جانب سے اپنے کوالٹی کنٹرول ریویو پروگرام کے تحت مطلوبہ درجہ بندی کے مطابق تسلی بخش درجہ بندی رکھتے ہیں۔ جیسا کہ RMC کی آڈٹ کمیٹی نے تجویز کیا ہے، RMC کا بورڈ میسرز A.F. فرگوسن اینڈ کمپنی چارٹرڈ اکاؤنٹنٹس کی جون 2025 کو ختم ہونے والے مالی سال کے لیے GRR کے آڈیٹرز کے طور پر، باہمی رضامندی سے فیس پر دوبارہ تقرری کی سفارش کرتا ہے۔

## ڈائریکٹرز کا انتخاب:

کمپنیز ایکٹ 2017 کے سیکشن 161 (منسوخ شد کمپنیز آرڈیننس، 1984 کی دفعہ 180) کی دفعات کے مطابق RMC کے آٹھ منتخب ڈائریکٹرز کی تین سال کی مدت اکتوبر 2021 میں مکمل ہوئی اور تمام ڈائریکٹرز کو ریٹائر کر دیا گیا۔ ڈائریکٹرز کے نئے انتخابات 26 اکتوبر 2021 کو ہوئے، اور بورڈ کی طرف سے مقرر کردہ ڈائریکٹرز کی تعداد (تعداد میں آٹھ) بلا مقابلہ منتخب ہوئے۔ مزید چیئرمین، چیف ایگزیکٹو اور بورڈ کی ذیلی کمیٹیوں کا بھی مذکورہ تاریخ پر تقرر کیا گیا۔

## میزانے کے بعد کے واقعات:

30 جون 2024 سے اس رپورٹ کی تاریخ تک کوئی اہم تبدیلیاں نہیں ہوئی ہیں سوائے حتمی منافع منقسمہ کے اعلان کے اور جسے 1.75 فی یونٹ یعنی 17.50 فیصد کے حساب سے تقسیم کیا گیا۔ اس کے اثرات کی عکاسی اگلے سال کے مالیاتی گوشواروں میں ہوگی۔

## ملحقہ پارٹیوں کے سودے:

REIT ریگولیشنز اور کوڈ آف کارپوریٹ گورننس کے تقاضوں کی تعمیل کرنے کے لیے، GRR نے تمام متعلقہ پارٹی ٹرانزیکشنز کو آڈٹ کمیٹی اور بورڈ آف RMC کے سامنے جائزہ اور منظوری کے لیے پیش کیا۔ ان لین دین کی منظوری آڈٹ کمیٹی اور بورڈ آف ڈائریکٹرز نے اپنے اپنے اجلاسوں میں دی ہے۔ متعلقہ فریق کے لین دین کی تفصیلات منسلک آڈٹ شدہ مالیاتی بیانات کے نوٹ 32 میں فراہم کی گئی ہیں۔

## اعتراف:

ہم GRR کے قابل قدر سرمایہ کاروں، سیکورٹیز اینڈ ایکسچینج کمیشن آف پاکستان، پاکستان اسٹاک ایکسچینج لمیٹڈ کی انتظامیہ، GRR کے ڈسٹریبیوٹرز اور تمام کاروباری شراکت داروں کے مسلسل تعاون کے مشکور ہیں۔ ہم انتظامی ٹیم کی جانب سے کی جانے والی کوششوں کی بھی تعریف کرتے ہیں۔

برائے اور منجانب

*Osman*

عارف حبیب

چیئرمین

*محمد اعجاز*

محمد اعجاز

چیف ایگزیکٹو

07 ستمبر 2024



## ڈائریکٹران کا معاوضہ

RMC کے نان ایگزیکٹو ڈائریکٹرز، ان لوگوں کو چھوڑ کر جو عارف حبیب گروپ میں ایگزیکٹو ڈائریکٹرز بھی ہیں، بورڈ اور کمیٹی کے اجلاسوں میں شرکت کا معاوضہ حاصل کرتے ہیں جیسا کہ بورڈ نے منظور کیا ہے۔ چیف ایگزیکٹو آفیسر بورڈ میں واحد ایگزیکٹو ڈائریکٹر ہیں۔ اگر بورڈ نان ایگزیکٹو ڈائریکٹرز کو اضافی ذمہ داریاں تفویض کرتا ہے، تو ان کے معاوضے کو اسی کے مطابق ایڈجسٹ کیا جائے گا۔ اسکیم RMC کو انتظامی فیس ادا کرنے کی پابند ہے، اس لیے ڈائریکٹرز کے معاوضے سے متعلق فنڈ کے مالی بیانات پر کوئی اثر نہیں پڑتا ہے۔

## بورڈ کی تشکیل بندی

بورڈ کی موجودہ تشکیل بندی درج ذیل ہے:

## ڈائریکٹرز کی کل تعداد:

(a) مرد: 8

(b) خواتین: 1

## ترکیب:

نام	اسٹیٹس
جناب عارف حبیب	چیئر مین
جناب ندیم ریاض	نان-ایگزیکٹو ڈائریکٹر
جناب نعیم الیاس	آزاد ڈائریکٹر
آنسہ طیبہ رشید	آزاد ڈائریکٹر
جناب محمد نعمان اختر	آزاد ڈائریکٹر
جناب عبدالصمد اے حبیب	نان-ایگزیکٹو ڈائریکٹر
جناب فیصل ندیم	نان-ایگزیکٹو ڈائریکٹر
جناب ساجد اللہ شیخ	آزاد ڈائریکٹر
جناب محمد اعجاز	چیف ایگزیکٹو آفیسر

## بورڈ کی کمیٹیاں:

آڈٹ کمیٹی	
جناب نعیم الیاس	چیئر مین
جناب نعمان اختر	ممبر
جناب صمد اے حبیب	ممبر
جناب ساجد اللہ شیخ	ممبر

## انسانی وسائل اور معاوضہ کمیٹی

طیبہ رشید	چیئر پرسن
جناب عبدالصمد اے حبیب	ممبر
جناب ساجد اللہ شیخ	ممبر
محمد اعجاز	ممبر

## یونٹ ہولڈنگ کا پیٹرن

GRR کی اکائیاں پاکستان اسٹاک ایکسچینج میں درج ہیں۔ 30 جون 2024 تک GRR کے 1,324 یونٹ ہولڈر تھے۔ یونٹ ہولڈنگ کا تفصیلی نمونہ اور GRR کی یونٹ ہولڈنگ کے زمرے بشمول ڈائریکٹرز اور ایگزیکٹوز کے پاس موجود یونٹس، اگر کوئی ہیں، ضمیمہ - 1 کے طور پر فراہم کیے گئے ہیں۔

یونٹ ہولڈرز کی کیٹگریاں	یونٹس	فیصد
ڈائریکٹرز، ان کی شریک حیات اور نابالغ بچے	325,934	0.23
منسلک کمپنیاں، ادارے، اور متعلقہ فریق	98,533,023	70.38
ایگزیکٹو	-	-
ICP اور NIT	-	-
بینک، DFIs، NBFCs	-	-
انشورنس کمپنیاں	74,180	0.05
مدار بہ اور میوچل فنڈز	-	-
عام عوام	-	-

## مجموعی صورتحال (Outlook)

غیر منقولہ جائیداد کی فروخت پرائیڈ و انس ٹیکس اور جائیداد کی قیمتوں پر مبنی ٹیکس بریکٹ جیسی مالی تبدیلیاں آنے والے سال کی پہلی ششماہی میں لین دین کے کم حجم کو لے جانے کی توقع ہے۔ مثبت جیسے کہ مجموعی طور پر ریئل اسٹیٹ کی حقیقی مانگ اور خاص طور پر رہائش، مالیاتی پالیسی کی تبدیلیوں کے ساتھ جیسے شرح سود میں کمی اور افراط زر کی شرح میں کمی امید کی کرن ہیں۔ ہم توقع کرتے ہیں کہ مارکیٹ سال کے دوسرے نصف کی طرف اضافے سے بڑھنا شروع کر دے گی تاکہ غیر فعال سرمایہ غیر مقفل ہو اور فنڈ کی بہتر گردش ہو سکے۔

شرح سود میں متوقع کمی سرمایہ کاری کو فروغ دینے اور ریئل اسٹیٹ کی طلب کو تیز کرنے کی توقع ہے، خاص طور پر رہائشی یونٹوں میں جن کا مقصد درمیانی آمدنی والے طبقات ہیں۔

مزید برآں، ریئل اسٹیٹ سیکٹر Tokenized پر اپریٹوں کے اضافے کے ساتھ تبدیلی کے لیے تیار ہے، جو مارکیٹ کی بدلتی ہوئی صورتحال اور صارفین کی ترجیحات کی عکاسی کرتا ہے۔ یہ سرمایہ کاروں کو ایک نیا ولولہ دے گا جو ریئل اسٹیٹ میں سرمایہ کاری کر کے معاشی ترقی کے ایک اہم محرک کے طور پر ابھر سکتے ہیں۔

## کارپوریٹ گورننس (Corporate Governance)

بورڈ آف RMC اور انتظام کارپوریٹ گورننس کے ضابطہ کے لیے وقف ہیں اور اس بات کی تصدیق کرتے ہیں کہ مناسب کھاتوں کو برقرار رکھا گیا ہے، اکاؤنٹنگ کی مستقل پالیسیاں لاگو کی گئی ہیں، اور بین الاقوامی مالیاتی رپورٹنگ کے معیارات پر عمل کیا گیا ہے۔ اندرونی کنٹرول کا نظام مضبوط ہے، اور مالیاتی بیانات GRR کے آپریشنز، کیش فلو، آؤٹ اسٹینڈنگ ادائیگیوں اور NAV کی نقل و حرکت کی درست عکاسی کرتے ہیں۔ بورڈ فعالیت جاری رکھنے کے لیے GRR کی صلاحیت کی تصدیق کرتا ہے اور کارپوریٹ گورننس اور شفافیت کے لیے اپنی وابستگی پر زور دیتا ہے۔

## سسٹینیبلیٹی رسک مینجمنٹ (Sustainability Risk Management)، CSR،

### اور DE&I اقدامات

بورڈ جامع گورننس اور نگرانی کے طریقہ کار کے ذریعے پائیداری سے متعلق خطرات سے نمٹنے کے لیے پرعزم ہے۔ ہم باقاعدگی سے ان خطرات کا جائزہ لیتے ہیں اور اپنی کارپوریٹ سماجی ذمہ داری (CSR) اور ماحولیاتی، سماجی، اور گورننس (ESG) پالیسیوں کے حصے کے طور پر تخفیف کی حکمت عملیوں کو نافذ کرتے ہیں۔ ان پالیسیوں کے کلیدی عناصر میں ہمارے کاربن footprint کو کم کرنا، وسائل کا تحفظ، قابل تجدید توانائی کو آگے بڑھانا، اور فضلے کا پائیدار انتظام کرنا شامل ہیں۔ مزید برآں، ہم متنوع افرادی قوت کو فروغ دینے،

ملازمین کی فلاح و بہبود کی حمایت، اور اپنے DE&I اقدامات کے ذریعے کمیونٹی کی شمولیت کو فروغ دے کر مساوات، اور شمولیت (DE&I) کو ترجیح دیتے ہیں۔

## کلیدی گورننس پالیسیاں: مواصلات، ڈس کلوزر، اور عملِ نشانہ (Whistle Blowing)

ریگولیٹری تقاضوں کی تعمیل میں شفافیت اور جوابدہی کو یقینی بنانے کے لیے کمپنی کے پاس مواصلات اور ڈس کلوزر کی پالیسیاں موجود ہیں۔ مزید برآں، ہماری عملِ نشانہ (Whistle Blowing) پالیسی، ملازمین اور اسٹیک ہولڈرز کو کسی بھی غیر اخلاقی عمل یا خلاف ورزی کی اطلاع دینے کے لیے ایک محفوظ اور خفیہ فریم ورک فراہم کرتی ہے، جس سے کارپوریٹ کی سالمیت اور گورننس کے اعلیٰ ترین معیاروں کو برقرار رکھنے کے لیے ہمارے عزم کو تقویت ملتی ہے۔

## بورڈ اور اس کی کمیٹی کے اجلاس میں ڈائریکٹرز کی حاضری

30 جون 2024 کو ختم ہونے والے سال کے دوران، بارہ (12) بورڈ میٹنگز، 15 (15) آڈٹ کمیٹی کے اجلاس اور ایک (01) ہیومن ریسورس اینڈ ریویژن کمیٹی کا اجلاس منعقد ہوا۔ سال کے دوران منعقد ہونے والے بورڈ اور کمیٹی کے اجلاسوں میں ڈائریکٹرز کے نام اور ان کی حاضری ذیل میں پیش کی جاتی ہے:

سیریل نمبر	ڈائریکٹر کا نام	بورڈ میٹنگ	آڈٹ کمیٹی	ہیومن ریسورس اینڈ ریویژن کمیٹی
1	جناب عارف حبیب	11	-	-
2	جناب ندیم ریاض	4	-	-
3	جناب نعیم الیاس	12	15	-
4	آنسہ طیبہ رشید	9	-	1
5	جناب محمد نعمان اختر	12	15	-
6	جناب صدراے حبیب	11	11	1
7	جناب فیصل ندیم	8	-	-
8	جناب ساجد اللہ شیخ	12	15	1
9	جناب محمد اعجاز	9	-	1



## کاروباری ماحول (Business Environment)

2024 تک، پاکستان کی رئیل اسٹیٹ مارکیٹ تیزی سے شہری کاری اور کراچی، لاہور اور اسلام آباد جیسے بڑے شہروں میں مکانات کی بڑھتی ہوئی طلب سے تشکیل پاتی ہے۔ خاص طور پر ہاؤسنگ کے لیے ڈیمانڈ ڈرائیور تیزی سے ترقی کرنے والی مڈل کلاس، ڈسپوزیبل آمدنی میں اضافہ، خاندانی یونٹس کے مرکزی اور اندرونی نقل مکانی کا وجہ سے ہیں۔

سال بھر کے جائزے کے دوران، رئیل اسٹیٹ مارکیٹ نے ایک عارضی موڑ لیا جس کی وجہ سے جمود طاری ہوا کیونکہ خریداروں نے مہنگائی اور تعمیراتی لاگت میں اضافے کی وجہ سے محتاط رویہ اپنایا۔ بڑھتی ہوئی شرح سود نے سرمایہ کاری کے فنڈز کو رئیل اسٹیٹ سے روایتی مالیاتی آلات کی طرف موڑ دیا ہے۔ سرمائے کے اس جمود نے سرمایہ کاری کے مواقع کو روکا ہے اور بڑے پیمانے پر معیشت کے اندر فنڈز کی گردش کے عمل کو سست کر دیا ہے۔

اقتصادی منظر نامے نے کئی منصوبوں کی ترقی اور تعمیراتی سرگرمیاں سست روی کا شکار ہونے کی عکاسی کی ہے۔ وہ پیشرفت جو ان دنوں میں ثابت قدم رہتی ہیں اور تعمیراتی ٹائم لائنز کو مستقل طور پر پورا کرتی ہیں وہ فاتح بن کر ابھریں گی کیونکہ حقیقی ڈیمانڈ نئے گھروں کی ضرورت میں اضافہ کر رہی ہے۔

## کاروباری خطرات کا خلاصہ

ملک میں رئیل اسٹیٹ کی ترقی کے لیے فنڈز کی دستیابی اور غیر منقولہ جائیداد کا حصول اجتماعی طور پر سب سے بڑا خطرہ بنے ہوئے ہیں۔ دیگر خطرات میں اصل سود کی بڑھتی شرحیں شامل ہیں جنہوں نے رئیل اسٹیٹ سے فنڈز کو غیر پیداواری مالیاتی آلات میں موڑنے اور مارکیٹ کی طرف سے مصنوعات کے کم ہونے کا خطرہ دیکھا ہے۔ ٹیک اپ کے خطرات ناقص ڈیزائن سے بھی وابستہ ہیں جو مارکیٹ کی ضروریات کے مطابق نہیں ہیں۔

Globe Residency Apartments نے وسیع مارکیٹ ریسرچ کی بنیاد پر بہترین پروڈکٹ ڈیزائن کے ذریعے اور ترقی کے سنگ میلوں کے مطابق تعمیر کی مستقل رفتار حاصل کر کے ان خطرات سے بچا لیا ہے۔ تعمیراتی کام کو مضبوط سیلز، وصولی کی بلند شرح اور میزبان بینک لمیٹڈ کے ساتھ اسٹریٹجک مشارکہ کے معاہدے کی بھی سپورٹ حاصل ہے۔

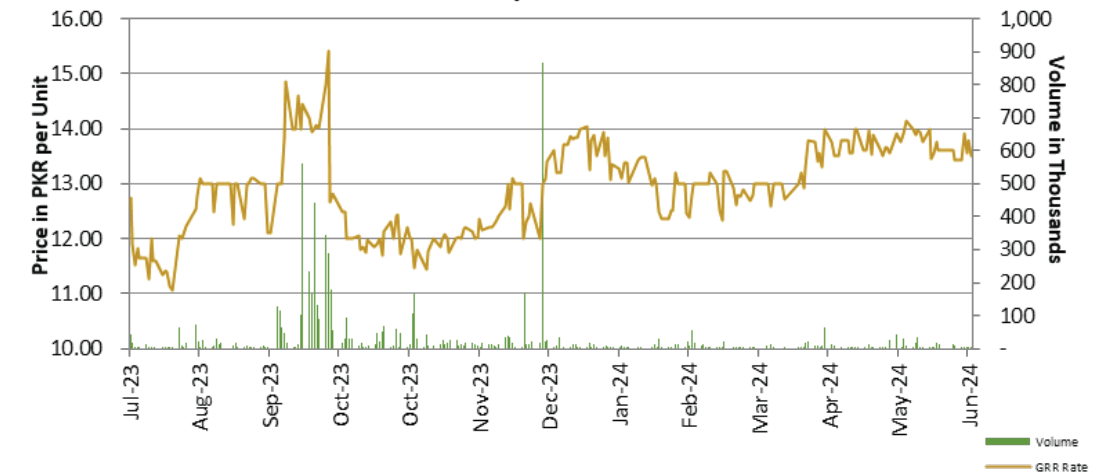
60% سے زیادہ اپارٹمنٹس بیچے جانے کے ساتھ، پروجیکٹ کے لیے خطرہ نمایاں طور پر کم ہے جبکہ تعمیراتی رفتار کے ساتھ قیمتوں میں اضافے سے ہمیں بڑھتے ہوئے تعمیراتی اخراجات کے خلاف باڈھ فراہم کرتا ہے۔

Key Metrics	FY 2024	FY 2023 (Listed on December 28, 2022)
Opening Price	PKR 13.00	PKR 10.59
Closing Price	PKR 13.50	PKR 13.73
Average Price	PKR 12.92	PKR 10.24
Dividend	PKR 1.75	PKR 3.00*
Price Return	3.85%	29.65%
Total Return	17.31%	57.98%*

مالی سال 2023 کا ڈیویڈنڈ دو سال کے مجموعی خسارے سے ادا کیا گیا، یعنی آغاز (مارچ 2022) سے لے کر جون 2023 تک۔

زیر جائزہ سال کے دوران، GRR 15.43 روپیہ کی بلندی اور 11.05 روپیہ کی یونٹ کی کم ترین سطح پر پہنچ گیا۔ 30 جون 2024 تک، DCR کی خالص اثاثہ قیمت (NAV) 12.05 روپیہ، اسٹاک ٹریڈنگ کے ساتھ اس کی خالص اثاثہ قیمت (NAV) 12.03 فیصد فی یونٹ پر بیم رہی۔

Stock Market performance of GRR Unit  
July 2023 to June 2024



GRR versus KSE 100 Index  
(July 2023 to June 2024)



## Globe Residency REIT کے محترم یونٹ ہولڈرز

بورڈ آف ڈائریکٹرز، عارف حبیب ڈولمین REIT مینجمنٹ لمیٹڈ (RMC)، 30 جون 2024 کو ختم ہونے والے مالی سال کے لیے Globe Residency REIT ("GRR" یا "The Scheme") کے ڈائریکٹرز کی جائزہ رپورٹ پیش کرتے ہوئے خوش ہیں۔

### جائزہ

Globe Residency REIT ایک ترقیاتی REIT اسکیم ہے جو گلوب ریزیڈنسی اپارٹمنٹس کی تعمیر اور فروخت کے لیے وقف ہے۔ ایک رہائشی کمپلیکس جو 40,500 مربع گز پر پھیلے ہوئے FL سائٹس پر 9 ٹاورز پر 1,344 اپارٹمنٹ یونٹس پیش کرتا ہے۔ اس کمپلیکس میں جدید اپارٹمنٹس کا امتزاج ہے جس میں عصری فن تعمیر، وسیع سائز، کشادہ بالکونیاں اور کھڑکیاں زیادہ سے زیادہ دن کی روشنی کے داخلے اور ہواداری کے لیے خاص طور پر بنائی گئی ہیں۔

Globe Residency REIT کو پاکستان کی پہلی ترقیاتی REIT اسکیم کے طور پر 28 دسمبر 2022 کو پاکستان اسٹاک ایکسچینج (PSX) میں شامل کیا گیا ہے۔

جزوی ریئل اسٹیٹ اثاثوں کی ترقی اور انتظام میزان بینک لمیٹڈ کے ساتھ ایک اسٹریٹجک مشارکہ ایگریمنٹ کے تحت ہے۔ معاہدے کے کلیدی پیرامیٹرز درج ذیل ہیں:

### شراکت کی نوعیت:

یہ معاہدہ گلوب ریزیڈنسی REIT اور میزان بینک لمیٹڈ کے درمیان مشارکہ کی شراکت داری قائم کرتا ہے جس میں Globe Residency REIT کی طرف سے تعمیر کیے جانے والے نوٹس سے تین ٹاورز شامل ہیں۔ دونوں پارٹیاں 50/50 کی بنیاد پر منافع اور نقصان کا اشتراک کریں گی۔

### تعمیرات اور سیلز میں اضافہ:

یہ معاہدہ تعمیراتی عمل کو تیز کرنے اور مخصوص ٹاورز کی سیلز میں اضافے کے لیے کیا گیا ہے۔ میزان بینک لمیٹڈ ان ٹاورز کی تکمیل میں تیزی لانے کے لیے فنانشنگ اور سپورٹ فراہم کرے گا۔

## مالیاتی اور آپریشنل کارکردگی:

مندرجہ ذیل جدول 30 جون 2024 کو ختم ہونے والے سال کے لیے GRR کی مالی کارکردگی کا خلاصہ فراہم کرتا ہے:

30 جون 2024 - اختتام مالی برس (روپے '000 میں)	
3,036,564	گاہکوں کے ساتھ معاہدوں سے آمدن (ریونیو)
(2,647,005)	فروخت کی لاگت
(81,912)	انتظامی اور آپریٹنگ اخراجات
307,647	خالص آپریٹنگ آمدن
251,915	ٹیکس کے بعد منافع
1.799	فی یونٹ آمدنی - بنیادی اور آمیزش شدہ (روپے)

1,344 اپارٹمنٹ یونٹس کی کل انوینٹری میں سے 817 یونٹس فروخت کیے جا چکے ہیں جن میں سے 48 اپارٹمنٹس موجودہ برس میں فروخت ہو چکے ہیں۔ 817 یونٹس کی مجموعی فروخت پر غور 12.399 بلین روپے ہے، رواں برس 48 یونٹس کی فروخت 768.513 بلین روپے ہے۔

گلوب ریزیڈنسی اپارٹمنٹس فی مربع فٹ قیمت پر 10,500 روپے شروع کیے گئے تھے جبکہ موجودہ قیمت 12,950 روپے فی مربع فٹ ہے۔ اپارٹمنٹ کی قیمتوں میں اضافے کی وجہ مضبوط مانگ ہے اور یہ بڑھتے ہوئے تعمیراتی اخراجات کو مناسب طریقے سے پورا کرتا ہے۔

قسطوں کی وصولی تقریباً 93.48 فیصد زیادہ ہے، جو کہ پراجیکٹ کے مالی استحکام اور مصنوعات پر مارکیٹ کے اعتماد کے لیے ایک مثبت علامت ہے۔ ہمارے کاروباری منصوبے کے مطابق، تقریباً 68.39 فیصد تعمیر مکمل ہو چکی ہے۔