



ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

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

021-111-245-111

www.arifhabibdolmenreit.com

GLOBE RESIDENCY REIT

QUARTERLY REPORT
SEP 30, 2024



MANAGED BY



ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

TABLE OF CONTENTS

Scheme's Information	03
Directors' Report	07
Condensed Interim Statement of Financial Position (Un-audited)	11
Condensed Interim Statement of Profit or Loss (Un-audited)	12
Condensed Interim Statement of Comprehensive Income (Un-audited)	13
Condensed Interim Statement of Changes In Unit Holders' Fund (Un-audited)	14
Condensed Interim Statement of Cash Flows (Un-audited)	15
Notes to the Condensed Interim Financial Statements (Un-audited)	16

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

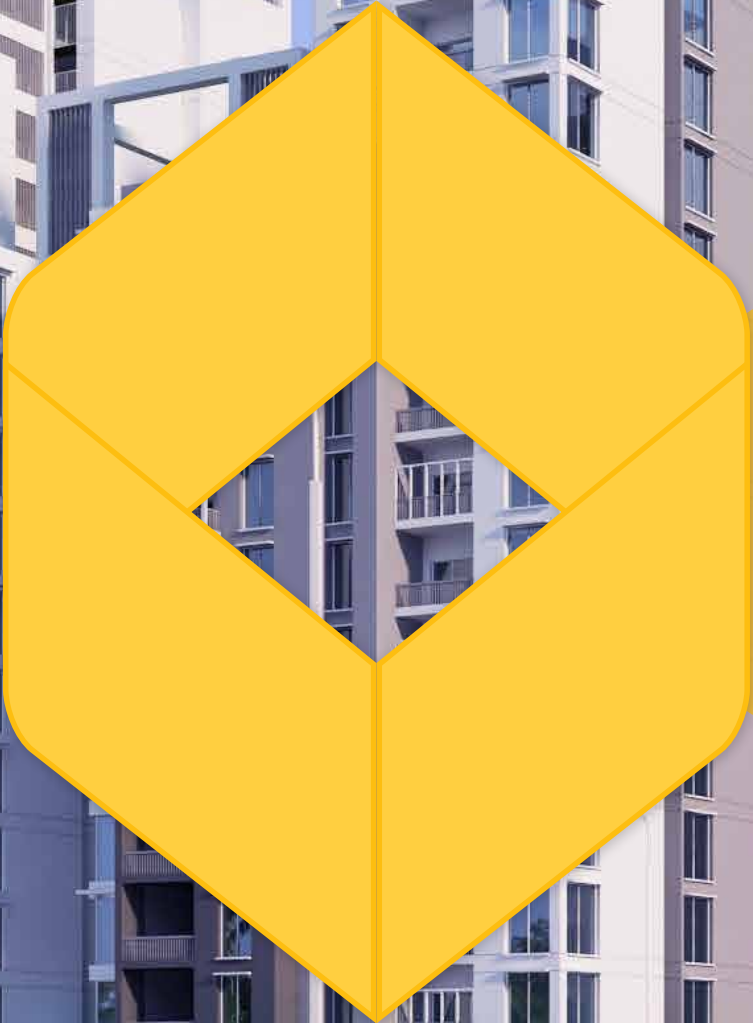
VIS Credit Rating Company Limited
VIS House, 128/C, 25th Lane Off
Khayaban-e-Ittehad, Phase VII, DHA, Karachi.

Current Ratings

RFR2 (dr)

Registered Office of Management Company

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



DIRECTORS' REPORT

DIRECTORS' REPORT

Dear Unitholders of Globe Residency REIT

We are pleased to present the Directors' Review report of Globe Residency REIT (GRR) - the Scheme, for the quarter ended on September 30, 2024, on behalf of the Board of Directors of Arif Habib Dolmen REIT Management Limited.

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 quarter ended September 30, 2024:

Description	September 30, 2024	September 30, 2023
	Rupees in thousands	
Revenue from customers	492,632	616,683
Cost of Sales	(398,171)	(504,878)
Administrative and Operating Expenses	(23,665)	(7,596)
Net Operating Income	70,796	104,209
Profit After Tax	72,667	71,078
Earnings per unit (Rupees)	0.52	0.51

GRR demonstrated a resilient financial performance in the first quarter ended September 30, 2024. Customer revenue reached PKR 492.63 million, showcasing our ability to maintain strong revenue and consistent recoveries. Our commitment to cost efficiency was evident, with the cost of sales controlled at PKR 398.17 million.

On the operational side, we sold 18 apartment units during this quarter, contributing to a cumulative net total of 834 units sold. The total consideration for the apartments sold in this period reached PKR 375.06 million, bringing the cumulative consideration from all apartment sales to PKR 12.76 billion as of September 30, 2024. Our installment recovery rate remained strong at 91.5%, underscoring buyer confidence.

Net operating income was recorded at PKR 70.80 million, and profit after tax stood at PKR 72.67 million, resulting in earnings per unit of PKR 0.52. This sustained profitability demonstrates the value we consistently deliver to our unit holders.

Unit Performance

During the period under review, the unit opened at PKR 13.92 reached a high of PKR 15.08 and a low of PKR 12.82 per unit. As of September 30, 2024, GRR's Net Asset Value (NAV) was PKR 10.82 per unit, with the unit closing at PKR 12.82 indicating an 18.48% premium to its NAV.

The KSE-100 index fluctuated between 77,084.48 and 82,247.91 during this period, while GRR's units demonstrated low sensitivity to market movements, evidenced by a near-zero correlation to the index. This minimal correlation highlights GRR's stability and independence from broader market volatility.

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 during the first half of this 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.

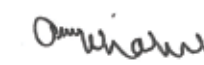
Acknowledgement

We extend our gratitude to our valued investors, the Securities and Exchange Commission of Pakistan (SECP), the management of Pakistan Stock Exchange (PSX), Central Depository Company of Pakistan Limited (CDC) - the Trustee, Arif Habib Development and Engineering Consultants (AHDECL) - the Project Manager, and our business partners for their continued cooperation and support. We also appreciate the effort put in by the management team and are proud of their commitment to ensuring the success of our business.

For and on behalf of the Board



Muhammad Ejaz
Chief Executive
29 October, 2024
Karachi.



Arif Habib
Chairman



CONDENSED INTERIM FINANCIAL STATEMENTS



**GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2024**

		September 30, 2024 Un-audited (Rupees in '000)	June 30, 2024 Audited (Rupees in '000)
ASSETS			
Non-current assets			
Property and equipments	4	103	141
Long term deposits	5	7,885	7,885
Contract cost assets		11,173	13,373
Total non-current assets		19,161	21,399
Current assets			
Inventory property	6	2,353,305	2,390,343
Current portion of contract cost assets		12,340	10,140
Contract assets	7	1,653,161	1,597,743
Receivable from joint operator	8	171,163	67,488
Advance for development expenditure	9	233,859	236,780
Advance and receivables	10	466,454	457,320
Bank balances	11	10,556	8,754
Total current assets		4,900,838	4,768,568
Total assets		4,919,999	4,789,967
UNIT HOLDERS' FUND AND LIABILITIES			
REPRESENTED BY:			
Unit holders' fund			
Issued, subscribed and paid up units (140,000,000 units of Rs. 10 each)	12	1,400,000	1,400,000
Reserves		115,072	287,405
Total unit holders' fund		1,515,072	1,687,405
Non-current liabilities			
Long term loan / financing	13.1	1,316,666	1,216,666
Total non-current liabilities		1,316,666	1,216,666
Current liabilities			
Current portion of long term loan / financing	13.1	266,667	266,667
Outstanding land consideration	14	250,000	250,000
Working capital finance		137,776	52,835
Contract liabilities		232,702	253,571
Trade and other payables	15	331,403	537,991
Payable to the REIT Management Company	16	28,264	19,984
Payable to the Central Depository Company of Pakistan Limited - Trustee	17	3,237	14,234
Payable to the Securities and Exchange Commission of Pakistan	18	6,776	5,449
Accrued expenses and other liabilities	19	402,513	397,533
Dividend Payable	20	258,128	13,128
Accrued mark-up		170,510	74,219
Commission payable		285	285
Total current liabilities		2,088,261	1,885,896
Total liabilities		3,404,927	3,102,562
Total unit holders' fund and liabilities		4,919,999	4,789,967
		(Rupees)	(Rupees)
Net asset value per unit		10.82	12.05
Contingencies and commitments			
	21		

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

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


Chief Financial Officer


Chief Executive Officer

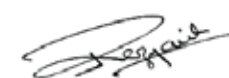

Director

**GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2024 TO SEPTEMBER 30, 2024**

		September 30, 2024 ----- (Rupees in '000) -----	September 30, 2023 -----
Revenue from contracts with customers		492,632	616,683
Cost of sales		(398,171)	(504,878)
Gross profit		94,461	111,805
Administrative and operating expenses	22	(23,665)	(7,596)
Net operating income		70,796	104,209
Other income	23	13,715	7,832
		84,511	112,041
Remuneration of the REIT Management Company	16.1	(7,058)	(7,058)
Sindh sales tax on remuneration of the REIT Management Company		(1,059)	(917)
Remuneration of the Central Depository Company of Pakistan Limited - Trustee	17.1	(1,412)	(1,412)
Sindh sales tax on remuneration of the Trustee		(212)	(183)
Annual fee of the Securities and Exchange Commission of Pakistan		(1,327)	(1,412)
Marketing expense		(27)	(656)
		(11,095)	(11,638)
Profit before tax		73,416	100,403
Taxation	24	(749)	(29,325)
Profit for the year		72,667	71,078
		(Rupees)	(Rupees)
Earnings per unit - Basic and diluted	25	0.52	0.51

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

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


Chief Financial Officer


Chief Executive Officer



Director

**GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2024 TO SEPTEMBER 30, 2024**

	September 30, 2024	September 30, 2023
	----- (Rupees in '000) -----	
Net (loss) / income for the period after taxation	72,667	71,078
Other comprehensive income for the period	-	-
Total comprehensive (loss) / income for the period	<u>72,667</u>	<u>71,078</u>

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

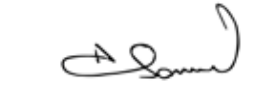
**For Arif Habib Dolmen REIT Management Limited
(Management Company)**



Chief Financial Officer



Chief Executive Officer




Director

**GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF CHANGES IN UNIT HOLDERS' FUND
FOR THE PERIOD FROM JULY 01, 2024 TO SEPTEMBER 30, 2024**

	Issued, subscribed and paid up units	Reserves Unappropriated profit / Accumulated loss	Total unit holders' fund
	----- (Rupees in '000) -----		
Balance as at 30 June 2023 (Audited)	1,400,000	455,490	1,855,490
Total comprehensive income for the period	-	71,078	71,078
Final cash dividend for the year ended June 30, 2023 at Rs. 3.00 per unit	-	(420,000)	(420,000)
Balance as at September 30, 2024 (Un-Audited)	<u>1,400,000</u>	<u>106,568</u>	<u>1,506,568</u>
Balance as at 30 June 2024 (Audited)	1,400,000	287,405	1,687,405
Total comprehensive income for the period	-	72,667	72,667
Final cash dividend for the year ended June 30, 2024 at Rs. 1.75 per unit	-	(245,000)	(245,000)
Balance as at September 30, 2024 (Un-Audited)	<u>1,400,000</u>	<u>115,072</u>	<u>1,515,072</u>

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



Chief Financial Officer



Chief Executive Officer



Director

**GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2024 TO SEPTEMBER 30, 2024**

	September 30, 2024	September 30, 2023
Note	----- (Rupees in '000) -----	
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	73,416	100,404
Adjustments for non-cash items:		
Depreciation expense	38	58
	<u>73,454</u>	<u>100,462</u>
Decrease / (increase) in assets		
Inventory property	37,038	(41,912)
Contract cost assets	-	(2,738)
Contract assets	(55,418)	(121,736)
Receivable from joint operator	(103,675)	(74,577)
Advance for development expenditure	2,921	(4,199)
Advance and receivables	(9,134)	(392)
	<u>(128,268)</u>	<u>(245,554)</u>
(Decrease) / increase in liabilities		
Contract liabilities	(20,869)	(22,515)
Trade and other payables	(206,588)	(48,729)
Payable to the REIT Management Company	8,280	7,975
Payable to the Central Depository Company of Pakistan Limited - Trustee	(10,997)	1,595
Payable to the Securities and Exchange Commission of Pakistan	1,327	1,411
Working capital finance	84,941	-
Accrued expenses and other liabilities	5,393	122,201
Accrued mark-up	96,291	82,291
	<u>(42,222)</u>	<u>144,229</u>
Tax paid	(1,162)	(435)
Net cash generated / (used) from operating activities	<u>(98,198)</u>	<u>(1,298)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long term loan	100,000	-
Net cash generated from financing activities	<u>100,000</u>	<u>-</u>
Net increase / (decrease) in cash and cash equivalents	<u>1,802</u>	<u>(1,298)</u>
Cash and cash equivalents at the beginning of the period	8,754	7,307
Cash and cash equivalents at the end of the period	11 <u>10,556</u>	<u>6,009</u>

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

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



Chief Financial Officer



Chief Executive Officer



Director

**GLOBE RESIDENCY REIT
NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2024 TO SEPTEMBER 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 January 13, 2022. 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.

1.4 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.

1.5 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.

1.6 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.

2 STATEMENT OF COMPLIANCE

These condensed interim financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. The accounting and reporting standards 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 provision of and directives issued under the Companies Act, 2017 and Part VIII of the repealed Companies Ordinance 1984, REIT Regulations, 2022 and requirements of trust deed differ from IFRS, the provisions of or directives under the Companies Act, 2017 and Part VIII of the repealed Companies Ordinance 1984, REIT Regulations, 2022 and requirements of trust deed have been followed.

3 BASIS OF PREPARATION

These condensed interim financial statements does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the annual financial statements of the Fund for the year ended June 30, 2024.

The comparatives in the condensed interim statement of assets and liabilities presented in the condensed interim financial statements as at September 30, 2024 have been extracted from the annual published audited financial statements of the Fund for the year ended June 30, 2024.

4 SUMMARY OF MATERIAL ACCOUNTING POLICIES

The accounting policies and methods of computation adopted in the preparation of this condensed interim financial information and the significant judgements made by the management in applying the accounting policies and key sources of estimation uncertainty are the same as those applied in the preparation of the financial statements as at and for the year ended June 30, 2024.

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
4 PROPERTY AND EQUIPMENTS		
Operating fixed assets	103	141
	<u>103</u>	<u>141</u>

4.1 The following is a statement of operating fixed assets:

September 30, 2024		
Computer	Office equipment	Total
----- (Rupees in '000) -----		

At July 1, 2024

Cost (Project Acquired)	638	55	693
Accumulated depreciation	(509)	(43)	(552)
Net book value	<u>129</u>	<u>12</u>	<u>141</u>

For the period from July 01, 2024 to September 30, 2024

Opening net book value	129	12	141
Additions	-	-	-
Disposals			
Cost	-	-	-
Depreciation	-	-	-
Depreciation charge for the period	(35)	(3)	(38)
Net book value	<u>94</u>	<u>9</u>	<u>103</u>

June 30, 2024		
Computer	Office equipment	Total
----- (Rupees in '000) -----		

At July 1, 2023

Cost	638	55	693
Accumulated depreciation	(296)	(25)	(321)
Net book value	<u>342</u>	<u>30</u>	<u>372</u>

For the year ended June 30, 2024

Opening net book value	342	30	372
Additions	-	-	-
Disposals			
Cost	-	-	-
Depreciation	-	-	-
Depreciation charge for the year	(213)	(18)	(231)
	<u>129</u>	<u>12</u>	<u>141</u>

Depreciation rate: % per annum

	<u>33.33</u>	<u>33.33</u>	
--	--------------	--------------	--

5 LONG TERM DEPOSITS

Security deposits with:

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
- Central Depository Company of Pakistan Limited	100	100
- Karachi Water & Sewerage Board	7,785	7,785
	<u>7,885</u>	<u>7,885</u>

6 INVENTORY PROPERTY

Carrying amount at beginning of the year / Project acquisition
Net additions during the year
Land
Land transfer duties and taxes
Development expenditures
Borrowing cost capitalised
Construction materials utilised
Share of Joint Operator

Transfers to Cost of sales

Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
	2,390,343	2,055,904
	-	-
	-	-
	197,036	951,374
6.1	96,291	324,855
	171,481	1,848,508
8	(103,675)	(161,200)
	361,133	2,963,537
6.2	(398,171)	(2,629,098)
	<u>2,353,305</u>	<u>2,390,343</u>

6.1 This relates to borrowing cost incurred on long term loan obtained from Bank Alfalah Limited, long term musharakah facility from Meezan Bank Limited and working capital finance from Arif Habib Limited and Mr. Haji Abdul Ghani.

6.2 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 70.31% as at September 30, 2024 (June 30, 2024: 68.39%). 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.

7 CONTRACT ASSETS

Recorded as revenue
Transferred to receivables

Credit loss allowance against contract assets

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
	2,131,760	2,066,936
	(476,422)	(467,016)
	1,655,338	1,599,920
	(2,177)	(2,177)
	<u>1,653,161</u>	<u>1,597,743</u>

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

8 RECEIVABLE FROM JOINT OPERATOR

Receivable from the Bank

Opening balance
Development expenditures during the period
Bank's share of cumulative tax charge during the year
Amount received from the Bank
Closing receivable

Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 (Audited)
	67,488	148,540
	103,675	161,200
	-	4,748
	-	(247,000)
	<u>171,163</u>	<u>67,488</u>

9 ADVANCE FOR DEVELOPMENT EXPENDITURE

Mobilization advance to contractors
Advance to supplier

9.1	175,947	184,875
9.2	57,912	51,905
	<u>233,859</u>	<u>236,780</u>

9.1 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).

9.2 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 of construction materials.

10 ADVANCE AND RECEIVABLES

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 (Audited)
Advance tax	3,915	4,664
Mark-up receivable on bank balances	898	1,063
Prepaid expenses	642	-
Advance to CDCPL	739	739
Receivable from Customers	476,422	467,016
	<u>482,616</u>	<u>473,482</u>
Credit loss allowance against receivables	(16,162)	(16,162)
	<u>466,454</u>	<u>457,320</u>

11 BANK BALANCES

Savings accounts	11.1	<u>10,556</u>	<u>8,754</u>
------------------	------	---------------	--------------

11.1 These saving accounts carry mark-up at rates ranging from 10.0% to 19.50 % per annum. Markup income recognised during the period amounted to Rs. 2.589 million.

12 UNIT HOLDER'S FUNDS

12.1 Issued, subscribed and paid up units

	30-Sep-23 (Un-audited) (Number in Units)	June 30, 2024 Audited (Number in Units)		September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
	<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>

13 LONG TERM LOAN / FINANCING

Term finance facility	1,233,333	1,233,333
Diminishing musharakah facility from Meezan Bank Limited	350,000	250,000
	<u>1,583,333</u>	<u>1,483,333</u>

13.1 Break-up of long term loan / financing

Lon term loan / financing	1,583,333	1,483,333
Less: current portion of long term loan	(266,667)	(266,667)
Non-current portion of long term loan / financing	<u>1,316,666</u>	<u>1,216,666</u>

14 OUTSTANDING LAND CONSIDERATION

Current portion	250,000	250,000
	<u>250,000</u>	<u>250,000</u>

14.1 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.

15 TRADE AND OTHER PAYABLES

	Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
Payable to supplier	15.1	276,998	483,586
Payable to Javedan Corporation Limited		46,532	46,532
Payable to Signature Residency REIT		2,765	2,765
Payable to Rahat Residency REIT		5,108	5,108
		<u>331,403</u>	<u>537,991</u>

15.1 This represents balance of amounts payable to M/s. Agha Steel Industries Limited, M/s. Faizan Steel and M/s. Safe Mix Concrete Limited in accordance to the agreements signed for supply of construction materials.

16 PAYABLE TO THE REIT MANAGEMENT COMPANY

	Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
Remuneration payable to the REIT Management Company	16.1	24,558	17,500
Sindh Sales Tax payable on remuneration of the REIT Management Company		3,334	2,275
		<u>27,892</u>	<u>19,775</u>
Others		372	209
		<u>28,264</u>	<u>19,984</u>

16.1 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, 2024: 1.00%) of the REIT Fund.

17 PAYABLE TO THE CENTRAL DEPOSITORY COMPANY OF PAKISTAN LIMITED - TRUSTEE

	Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
Remuneration of the Trustee payable	17.1	2,815	12,596
Sindh sales tax payable on remuneration of the Trustee		422	1,638
		<u>3,237</u>	<u>14,234</u>

17.1 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, 2024: 0.2%) per annum of initial REIT fund.

18 PAYABLE TO THE SECURITIES AND EXCHANGE COMMISSION OF PAKISTAN

	Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
Annual fee payable	18.1	6,776	5,449

18.1 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, 2024: 0.20%) of the REIT's average fund size per annum.

19 ACCRUED EXPENSES AND OTHER LIABILITIES

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	June 30, 2024 Audited
Sales tax and withholding income tax	11,609	15,067
Retention money	29,783	28,075
Auditor's remuneration	6,772	5,738
Payable to Project Manager	312,201	308,357
Payable to REIT accountant	250	250
Unit registrar's fee payable	254	127
Other liabilities	40,701	38,563
Tax payable	943	1,356
	<u>402,513</u>	<u>397,533</u>

20 DIVIDEND PAYABLE

This includes final cash dividend of Rs. 1.75 per unit, amounting to Rs. 245 million announced by the board on September 07, 2024 for the year ended June 30, 2024.

21 CONTINGENCIES AND COMMITMENTS

There were no changes in the status of contingencies and commitments as reported in the audited annual financial statements for the year ended June 30, 2024.

22 ADMINISTRATIVE AND OPERATING EXPENSES

Note	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	September 30, 2023 (Un-audited)	
Project management fee	22.1	19,355	3,600
Fees and subscriptions		190	200
Legal and professional charges		1,144	1,204
Depreciation expense	4.1	38	58
Auditors' remuneration		1,033	540
Other charges		1,905	1,994
		<u>23,665</u>	<u>7,596</u>

22.1 These represent project management fee accrued for the period ended September 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.

23 OTHER INCOME

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	September 30, 2023 (Un-audited)
Profit on bank deposits	2,589	2,240
Scrap sales	11,126	5,592
	<u>13,715</u>	<u>7,832</u>

24 TAXATION

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	September 30, 2023 (Un-audited)
Tax charge for the current year	749	33,814
Joint operator's share of tax charge	-	(4,489)
Current tax expense	<u>749</u>	<u>29,325</u>

24.1 As discussed in note 1.3, the Project is registered under section 100D of the Income Tax Ordinance, 2001. The total tax under this section for the REIT arrived at Rs. 238.69 million which has already been fully paid by the scheme in its prior years.

25 EARNINGS PER UNIT - BASIC AND DILUTED

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	September 30, 2023 (Un-audited)
Total earnings for the period	<u>72,667</u>	<u>71,078</u>

(Number in Units) (Number in Units)

Weighted average number of ordinary units during the period	<u>140,000,000</u>	<u>140,000,000</u>
	(Rupees)	(Rupees)
Earnings per unit - basic and diluted	<u>0.52</u>	<u>0.51</u>

26 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 period.

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

26.1 Transactions during the period:

	September 30, 2024 (Un-audited) ----- (Rupees in '000) -----	September 30, 2023 (Un-audited)
Arif Habib Dolmen REIT Management Limited - (Management Company)		
- Remuneration of the REIT Management Company	7,058	7,058
- Sindh sales tax on remuneration of the REIT Management Company	1,059	917
- Development & other expenditure	163	388
Central Depository Company of Pakistan Limited - (Trustee)		
- Remuneration of the Central Depository Company of Pakistan Limited - Trus	1,412	1,412
- Sindh sales tax on remuneration of the Trustee	212	183
Arif Habib Development & Engineering Consultants (Private) Limited - (Associate due to common directorship)		
- Expenses incurred on behalf of the REIT	15,000	6,526
- Project management fee	19,355	3,600
- Advance against expenditures	4,650	-
- Reimbursement of expenses paid on behalf of REIT	25,860	-
Javedan Corporation Limited (JCL) - (Sponsor of the REIT / associate due to common directorship)		
- Revenue in respect of apartments sold	169,116	183,875
Safe Mix Concrete Limited (Associate due to common directorship)		
- Purchase of construction material	74,323	82,963
- Payments made in respect of construction material	36,503	82,963
NN Maintenance Company (Private) Limited (Associate due to common directorship)		
- Electricity charged during the year	3,038	1,180
- Amount paid in respect of electricity charges	3,038	4,333

September 30, 2024
(Un-audited)
----- (Rupees in '000) -----

September 30, 2023
(Un-audited)

Haji Abdul Ghani (Associate due to sponsor of the REIT)		
- Amounts received in respect of apartments sold	80,455	155,254
- Revenue in respect of apartments sold	65,455	71,170
- Markup due on excess installment received	5,361	-
- Working capital loan to REIT	35,835	-
- Adjustment of expenses incurred by the REIT on their behalf	3,626	-
Arif Habib Limited (Associate due to common control)		
- Amounts received in respect of apartments sold	80,455	-
- Revenue in respect of apartments sold	65,455	11,191
- Markup due on excess installment received	3,759	-
- Working capital loan to REIT	49,107	-
- Adjustment of expenses incurred by REIT on their behalf	3,626	-
Muhammad Kashif Habib (Close relative of a director)		
- Revenue in respect of apartments sold	720	1,296
- Amounts received in respect of apartments sold	3,571	2,660
Abdus Samad A. Habib (Director of Management Company)		
- Revenue in respect of apartments sold	348	626
Razi Haider (CFO & Company Secretary of Management Company)		
- Revenue in respect of apartments sold	239	429
- Amounts received in respect of apartments sold	249	248
Alamgir A Shaikh (Director of sponsor)		
- Revenue in respect of apartments sold	239	429
- Amounts received in respect of apartments sold	498	124

26.2 Amounts outstanding as at period end

September 30, 2024
(Un-audited)
----- (Rupees in '000) -----

June 30, 2024
Audited

Arif Habib Dolmen REIT Management Limited - (Management Company)		
- Remuneration of the REIT Management Company payable	24,558	17,500
- Sindh Sales Tax payable on remuneration of the REIT Management Compar	3,334	2,275
- Payable in respect of development & other expenditure	372	209
Central Depository Company of Pakistan Limited - (Trustee)		
- Remuneration of the Trustee payable	2,815	12,596
- Sindh Sales Tax payable on remuneration of the Trustee	422	1,638
Arif Habib Development & Engineering Consultants (Private) Limited - (Associate due to common directorship)		
- Payable in respect of expenses incurred on behalf of the REIT	120,401	135,911
- Payable in respect of project management fee	191,801	172,446

September 30, 2024
(Un-audited)
----- (Rupees in '000) -----

June 30, 2024
Audited

Javedan Corporation Limited - (Sponsor of the REIT / associate due to common directorship)		
- Payable in respect of expenses incurred on behalf of the REIT	327,155	327,155
- Net receivable in respect of scrap sales	22,544	22,544
- Receivable in respect of amounts received from customers on behalf of the REIT	258,079	258,079
- Outstanding land consideration	250,000	250,000
- Contract liability outstanding	24,015	193,131
Safe Mix Concrete Limited (Associate due to common directorship)		
- Payable in respect of purchases of construction material	36,996	126,811
NN Maintenance Company (Private) Limited (Associate due to common directorship)		
- Payable in respect of electricity charges	-	3,365
Rahat Residency REIT (RRR) - (Associate due to common directorship)		
- Payable in respect of scrap sales	4,168	4,168
- Payable in respect of advances received on behalf of RRR	940	940
Signature Residency REIT (SGNR) - (Associate due to common directorship)		
- Payable in respect of scrap sales	1,453	1,453
- Payable in respect of advances received on behalf of SGNR	1,312	1,312
Haji Abdul Ghani (Associate due to sponsor of the REIT)		
- Contract asset outstanding	172,760	131,751
- Working capital loan balance	62,252	26,417
- Accrued markup on working capital loan	5,862	501
Arif Habib Limited (Associate due to common control)		
- Contract asset outstanding	172,760	104,569
- Working capital loan balance	75,524	26,417
- Accrued markup on working capital loan	4,260	501
Razi Haider (CFO & Company Secretary of Management Company)		
- Contract asset outstanding	1,779	1,793
Muhammad Kashif Habib (Close relative of a director)		
- Contract asset outstanding	5,296	8,161
Abdus Samad A. Habib (Close relative of a director)		
- Contract asset outstanding	7,115	6,775
Alamgir A Shaikh (Director of sponsor)		
- Contract asset outstanding	2,649	2,912

27 FAIR VALUE OF FINANCIAL INSTRUMENTS

When measuring the fair value of an asset or a liability, the REIT uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation

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).

28 DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorized for issue by the Board of Directors of the RMC on October 29, 2024.

29 GENERAL

These condensed interim 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.

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



Chief Financial Officer



Chief Executive Officer



Director

