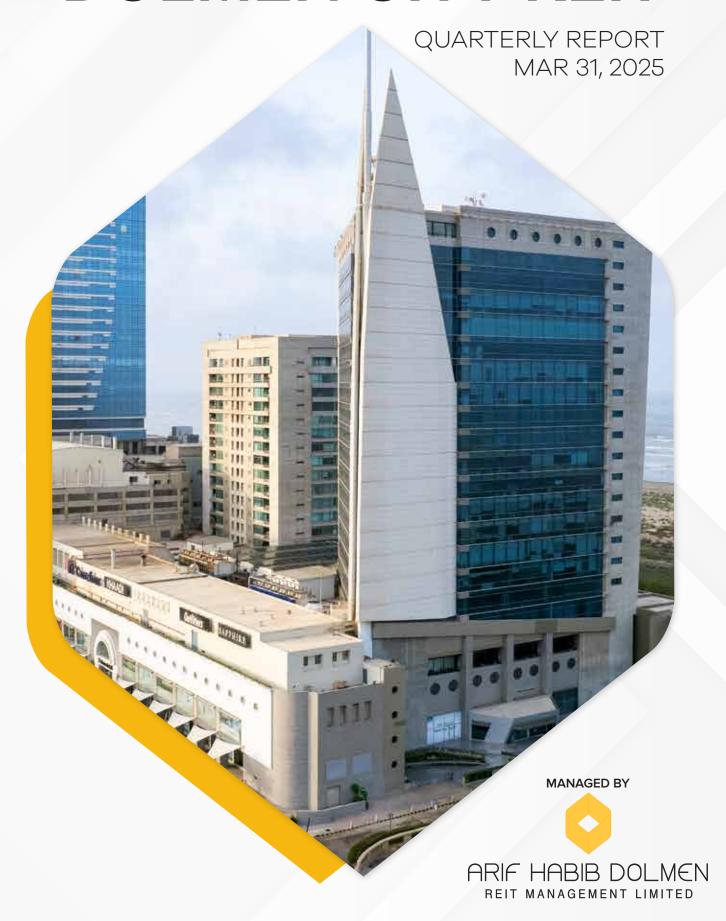
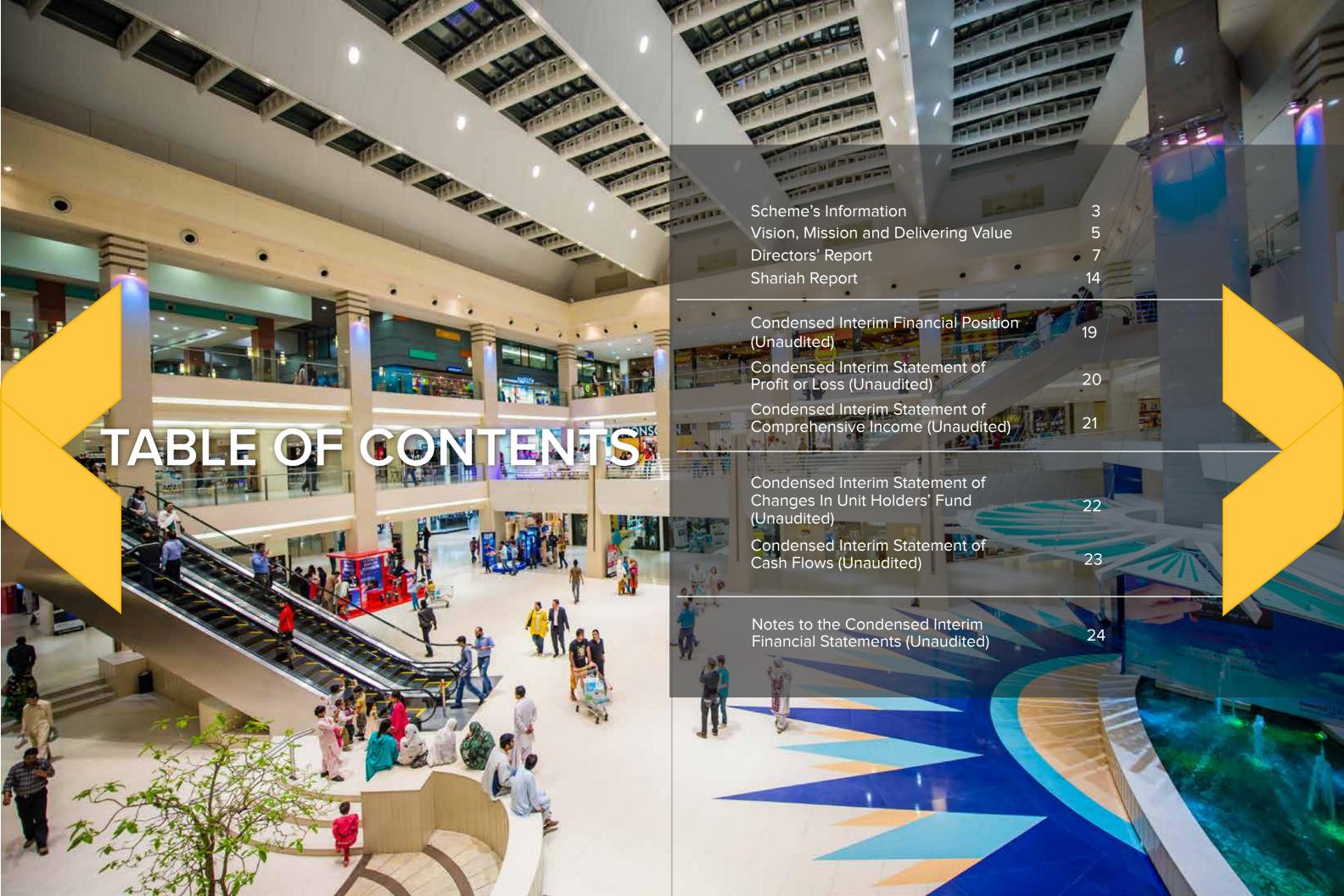


Arif Habib Centre, 23, M.T.Khan Road, Karachi.
021-111-245-111
www.arifhabibdolmenreit.com

# DOLMEN CITY 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. Aaiza Khan 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. Aaiza Khan 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. Muhammad Hassan 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 Bank Al Habib Limited

Bank Al Habib Limited
Faysal Bank Limited
Habib Bank Limited
Habib Metropolitian Bank Limited
United Bank Limited
Bank Alfalah Limited

Meezan Bank Limited
Allied Bank Limited
Dubai Islamic Bank

National Bank of Pakistan

External Auditor KPMG Taseer Hadi & Co. Chartered Accountant, Sheikh Sultan Trust

Building No.2, Beaumont Road, Civil Lines, Karachi, 75530

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 Mohsin Tayabaly & CO. Corporate Legal Consultants, 1st Floor, Dime

Center, BC -4 Block 9, Kekashan, Clifton Karachi.

Property Manager Dolmen Real Estate Managemet (Private) Limited.

Property Valuer MYK Associates (Pvt.) Limited MYK HOUSE, 52-A, Block 'B', Street # 5,

Muslim Cooperative Housing Society (S.M.C.H.S.), Karachi.

Shariah Advisor Service (Private) Limited.

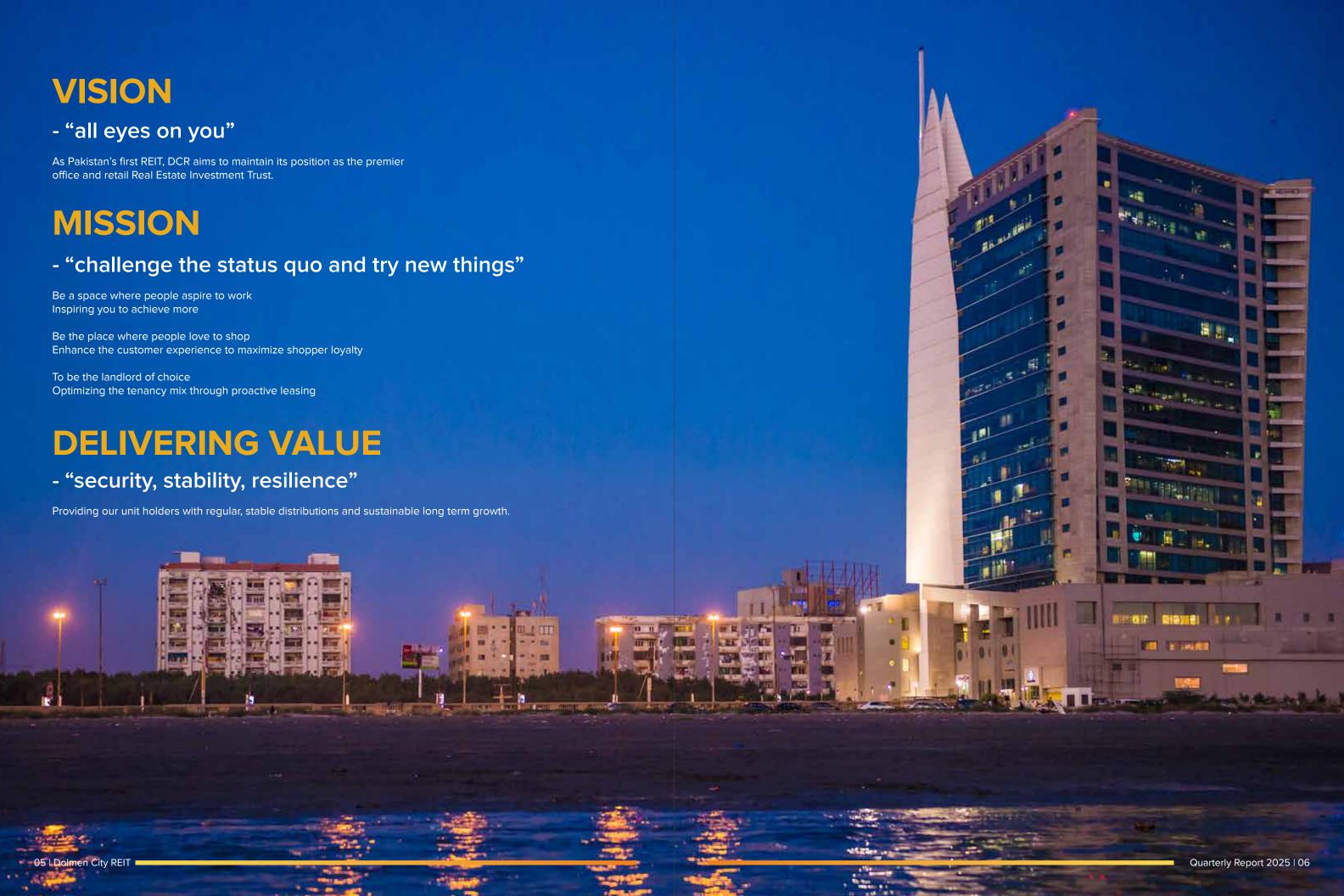
Rating Agency VIS Credit Rating Company Limited VIS House,128/C,25th Lane Off

Khayaban-e-Ittehad, Phase VII, DHA, Karachi.

Current Ratings DCR Rating: AAA (rr) (REIT Rating)

RMC Rating: AM2+ (RMC) (Management Quality Rating).

Registered Office of Management Company Arif Habib Centre, 23 M.T. Khan Road, Karachi.





## **DIRECTORS' REPORT**

#### **Dear Unitholders**

The Board of Directors of Arif Habib Dolmen REIT Management Limited are pleased to present the Director's Review Report of Dolmen City REIT ("DCR" or "the Scheme") for the nine months ended March 31, 2025, of financial year 2024-25.

#### The REIT Asset

The REIT assets comprise Dolmen Mall Clifton and Harbour Front, both forming part of the iconic Dolmen City Clifton – a landmark mixed-use, waterfront development located at the nexus of Karachi's Defence and Clifton areas. The project features four commercial towers—Sky Tower A and B, Harbour Front, and Executive Tower—and a three-level premium retail mall. Spanning over 3.4 million sq. ft., this development remains a benchmark for quality urban development in Pakistan.

Dolmen Mall Clifton, offering just under 543,000 sq.ft. of leasable area, has revolutionized retail in Pakistan. With over 130 outlets, including Carrefour, Khaadi, Nike, LAMA, and Gul Ahmed, alongside a 1,200-seat food court, the mall is a magnet for domestic and international shoppers. As Pakistan's first international-standard shopping mall, it has set a precedent for the retail industry and consistently delivers robust foot traffic.

The Harbour Front, a 19-floor Grade A commercial tower with over 257,000 sq.ft. of leasable space, offers cutting-edge infrastructure and panoramic views of the Arabian Sea. With a diversified tenant mix including multinational corporations and leading domestic firms, it remains one of Pakistan's most desirable office locations, reflecting continued demand for quality commercial real estate.

### **Karachi Retail & Office Market Overview**

As Pakistan's financial capital, Karachi continues to dominate the national commercial property landscape. The office market has experienced consistent demand due to expanding financial services, IT, and BPO sectors. Grade A office space remains constrained, with top-tier buildings like Harbour Front commanding premium occupancy levels.

On the retail front, Karachi leads the way with organized retail penetration still under 20%, presenting a significant opportunity for modern retail infrastructure. Rising consumer spending, growing brand presence, and lifestyle changes among the expanding middle class continue to fuel this demand.

According to the Pakistan Bureau of Statistics, retail sales in Pakistan reached PKR 7.6 trillion in 2024, up from PKR 6.9 trillion in 2023, reflecting a 10.1% year-on-year growth. Modern retail formats, including malls and branded outlets, now account for an estimated 35-40% of urban retail activity in major cities like Karachi, Lahore, and Islamabad.

### **Financial and Operational Performance**

Summary of financial performance – Nine months ended March 31, 2025:

Description	Mar 25 PKR (million)	Mar 24 PKR (million)
Rental Income	4,024.47	3,611.65
Marketing Income	273.73	215.48
Administrative and Impairment Expense	(770.91)	(585.78)
Net Operating Income	3,527.27	3,241.41
Other Income	166.62	249.42
Distributable Profit	3551.92	3,362.64

DCR exhibited strong financial and operational performance. It has consistently maintained occupancy over 98%.

As on March 31, 2025, the Weighted Average Lease Expiry 'WALE' of Dolmen City Mall (68% of the total leasable area) is around 2.5 years and that of the Harbour Front (32% of the total leasable area) is around 4.28 years.

Occupancy levels at Dolmen Mall Clifton and Harbour Front at end of nine months are as follows:

Description	Dolmen Mall Clifton	Harbour Front	Total
Leasable Area as at March 2025 (in Sq ft)	542,847	257,162	800,009
Leased Area in March 2025 (Sq ft)	534,341	257,162	791,503
Occupancy Percentages (March 2025)	98.40%	100.00%	99.00%
Leased Area as at December 2024	533,400	249,962	783,362
Occupancy Percentages (December 2024)	98.30%	97.00%	98.00%
Occupancy variation in three months	941	7,200	8,141

### **Marketing Activities**

Dolmen Mall Clifton remains Karachi's top retail destination, with consistent foot traffic ranging from 21,000 to 29,000 visitors per day. The mall's popularity is driven by curated events and campaigns aligned with seasonal trends, national festivities, and global awareness months.

Footfall for the six months ended March 31, 2025					
Month	*Daily Total for the				
	Average	Month			
July	24,873	771,058			
August	28,912	896,257			
September	23,093	692,797			
October	22,775	706,035			
November	23,485	704,553			
December	26,529	822,410			
January	26,275	814,540			
February	25,006	700,179			
March	21,117	654,615			

<sup>\*</sup> Calculated on the basis of operational days.

Footfall is maintained through a sequence of well-planned events. The objective of these activities is to create a consistent pull of customers into the mall throughout the year. Events are announced though social media and the quarterly Dolmen Magazine with visitors encouraged by brand advertisements and discount offerings.

Signature campaigns like Dolmen Shopping Festival, Ramadan Bazaar, Dolmen Pop-Up, and Beauty Expo ensure high visitor engagement throughout the year.

Here are the events organized by the mall management:

- Dolmen Pop Up (24th 28th July)
- Independence Day (9th 14th Aug)
- Pinktober(11thOct)
- Dolmen Beauty Expo (23rdOct Onwards)
- Dolmen Shopping Festival (20th Dec to 11th Jan)
- Gift It. (7thFeb onwards)
- Ramadan (2ndMar –29hMar2025)

### **Unit Performance**

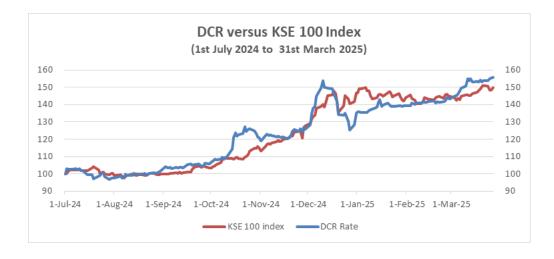
DCR outperformed the broader market during the nine months ended March 2025.

Key Metrics	Nine Months Ended March 2025	Nine Months Ended March 2024
Opening Price	PKR 16.50	PKR 13.75
Closing Price	PKR 24.99	PKR 14.34
Average Price	PKR 20.04	PKR 13.74
Dividend	PKR 1.60	PKR 1.50
Price Return	51.45%	4.29%
Total Return	61.15%	15.20%

With a NAV of PKR 34.45 per unit and trading at a 27.46% discount, DCR remains an attractive income-generating asset for REIT investors seeking capital appreciation and stability.

DCR's beta of 0.46 and near-zero correlation (0.002) to the KSE-100 Index indicates its role as a non-volatile, income-focused investment option.

During the nine-month period under review, DCR's unit price reached a high of PKR 25.09 and a low of PKR 15.65. Compared to the same period last year, DCR showed notable growth with a 4.02x increase in total return. Additionally, the Average Daily Traded Volume rose from 496,750 units in first nine months of financial year 2023-24 to 588,344 units in first nine months of financial year 2024-25, indicating increased investor interest. As of March 31, 2025, DCR's Net Asset Value (NAV) was PKR 34.45 per unit, with the units trading at a 27.46% discount to its NAV.



The KSE-100 index traded within a range of 77,084.48 to 118,769.77 over the same period. DCR exhibited low market sensitivity, with a beta of 0.46 and a near-zero correlation to the index at 0.002, indicating that its movements were largely independent of broader market fluctuations.

#### **Dividend Distribution**

The Board of Directors has declared an interim cash dividend of PKR 0.55 per unit for the quarter ending March 31, 2025. To date, the total dividend distributed for financial year 2024-25 amounts to PKR 1.60 per unit, translating into an annualized dividend yield of 21.33% based on the par value.

This reaffirms DCR's position as one of Pakistan's most consistent income-generating REITs.

For the Period	Total Distributed Dividend	PKR / Unit
Q3 FY25	PKR 1,223,035,000	PKR 0.55
Q2 FY25	PKR 1,223,035,000	PKR 0.55
Q1 FY25	PKR 1,111,850,000	PKR 0.50
FY24	PKR 4,447,400,000	PKR 2.00
FY23	PKR 4,024,897,000	PKR 1.81
FY22	PKR 3,335,550,000	PKR 1.50

### **Shariah Compliance**

The Shariah advisor confirmed that all DCR activities during the review period adhered to Shariah principles, supporting ethical investment avenues within Pakistan's financial landscape.

### **Business Environment**

Pakistan's commercial real estate is undergoing transformation:

Office Market: Corporate occupiers demand more efficient, tech-integrated, and collaborative spaces. Demand from the tech, finance, and telecom sectors is fuelling growth in Grade A buildings like Harbour Front.

Retail Market: Urbanization and e-commerce coexist as malls evolve into experience centres, integrating entertainment, food, and fashion under one roof.

Karachi's retail sector remains resilient amid economic headwinds, underpinned by strong consumer fundamentals and brand expansion.

### **Outlook**

As the macroeconomic environment stabilizes and consumer confidence rebounds, organized retail and quality office assets are positioned for growth. REITs such as DCR stand to benefit from:

- Stable cash flows
- Inflation protection through indexed leases
- Diversified tenant base
- · Professional management

The focus remains on optimizing tenant experience, deploying sustainable property management strategies, and leveraging digital marketing to enhance retail performance.

### Acknowledgement

We extend our gratitude to DCR's esteemed investors, the Securities and Exchange Commission of Pakistan, Pakistan Stock Exchange, the Trustee, and our partners for their continuous support. We also commend the management and staff for their dedication in maintaining excellence.

For and on behalf of the Board

Muhammad Ejaz Chief Executive April 29, 2025

Karachi.

Ommann

Arif Habib Chairman





### ALHAMD SHARIAH ADVISORY SERVICES

(PVT) LIMITED

## Shari'ah Review Report

For the period ended on March 2025

**Dolmen City REIT**, a Shariah Compliant Real Estate Investment Trust (REIT), was launched in June 2015. This REIT is structured on the principles of Shirkah and Ijarah, which represent the foundations of its design. Under this structure, all unit holders collectively share ownership of the project, encompassing both The Harbor Front and Dolmen Mall Clifton. The distribution of dividends to unit holders is derived from the rental income generated. Both Shirkah and Ijarah adhere to the principles of Shariah, ensuring compliance with Islamic finance principles.

In our role as the Shariah Advisor, we have conducted a comprehensive review of the transactions executed throughout the period. Based on our assessment, we are pleased to state that the business operations of **Dolmen City REIT** have been consistently conducted in alignment with the rules and regulations of Shariah. Consequently, we can affirm that the income generated for the unit holders within this REIT is both HALAL and SHARIAH COMPLIANT.

We extend our gratitude to the Directors, Management of Arif Habib Dolmen REIT Management Company, the trustee, property manager, and all other stakeholders for their unwavering support and cooperation in ensuring the adherence to Shariah principles and our special thanks to all unit holders who invested in this REIT and showed full trust in this project.

May Allah bestow abundant rewards upon the management of the REIT for their dedicated services, and may He bless their endeavors with continued prosperity and sincerity. Ameen.



Mufti Muhammad Ibrahim Essa

C.E.O. & Director
Alhamd Shariah Advisory Services (Pvt.) Limited

(A)

Mufti Ubaid Ur Rahman Zubairi

Director

Alhamd Shariah Advisory Services (Pvt.) Limited

29th April 2025



Address: Flat 503, 8<sup>th</sup> Floor Ibrahim Residency, C.P & Berar Society, Karachi.

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### ALHAMD SHARIAH ADVISORY SERVICES

### (PVT) LIMITED

## شريعه ريوبور بورث

برائے اپریل 2025

ڈولمین سٹی REIT ایک شریعہ کمپلائٹ REITہے ،جو جون 2015 میں شروع ہوئی۔ ڈولمین REIT کی بنیاد شرکت اور اجارہ پر ہے، جس کے مطابق، تمام یونٹ ہولڈرز، پراجیکٹ (ہاربر فرنٹ اور ڈولمین مال، کلفٹن) کے شرکاء ہیں اور حاصل ہونے والا کرایہ ان شرکاء کے در میان تقسیم کیاجا تا ہے۔شرکت اور اجارہ دونوں عقود شریعت کے مطابق ہیں۔

ہم نے ڈولمین سٹی REIT کے معاملات کا شرعی نقطہ نگاہ سے جائزہ لیا، REIT کی آمدنی کا بنیادی ذریعہ کرایہ ہے ، جو مختلف کرایہ داروں سے حاصل ہو تا ہے۔

ہماری رائے میں، ڈولمین سٹی REIT کے کاروباری معاملات مجموعی طور پر شرعی قواعد وضوابط کے مطابق انجام دیے گئے ہیں، لہذا ہم اس بات کی تصدیق کرتے ہیں کہ اس REIT کی آمدنی حلال اور شریعت کے مطابق ہے۔

ہم ان تمام معاملات کو شریعت کے مطابق رکھنے میں ، عارف حبیب ڈولمین REIT مینجمنٹ سمپنی، ٹرسٹی، پر اپرٹی مینیجر اور دیگر تمام حصہ داروں کی حمایت اور تعاون کا شکریہ اداکرتے ہیں، ساتھ ہی ساتھ اُن یونٹ ہولڈرز کے بھی شکر گذار ہیں جنہوں نے اسREIT پر اعتماد کیا اور اس میں سرمایہ کاری کی ہے۔

آخر میں ہم ڈولمین سٹی REIT کی مزید ترقی اور خوشحالی کے لئے اپنی نیک خواہشات کا اظہار کرتے ہیں۔



ئز يكٹر

مفتی محمد ابرا بهیم عیسلی مفتی محمد ابرا بهیم عیسلی سی،ای،او، - ڈائر یکٹر الحمد شریعه ایڈوائزری سروسز (یرائیوٹ)لمیٹڈ



2025پريل <u>202</u>5ء

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### Condensed Interim Statement of Financial Position

As at 31 March 2025

		Unaudited	Audited	
	Note	31 March	30 June	
		2025	2024	
		(Rupees i	in '000)	
ASSETS				
Non-current asset				
Investment property	6	76,204,819	71,671,881	
Current assets				
Rent and marketing receivables	7	149,650	99,100	
Prepayments, advances and deposits	8	29,390	193,666	
Advance tax	9	223,088	220,540	
Accrued profit on deposits		11,806	17,618	
Short-term investments	10	1,200,000	61,544	
Bank balances	11	926,670	1,790,620	
Total current assets		2,540,604	2,383,088	
Total assets		78,745,423	74,054,969	
UNIT HOLDERS' FUND AND LIABILITIES				
REPRESENTED BY:				
Unit holders' fund				
Issued, subscribed and paid up units				
(2,223,700,000 units of Rs. 10 each)		22,237,000	22,237,000	
Capital reserves		54,249,165	49,716,227	
Revenue reserves		117,927	1,235,775	
Total unit holders' fund		76,604,092	73,189,002	
Current liabilities				
Payable to REIT Management Company - related party	12	45,065	40,197	
Security deposits		566,457	545,993	
Accrued expenses and other liabilities	13	288,658	261,792	
Dividend Payavle	14	1,223,035	-	
Unclaimed dividend		18,116	17,985	
Total current liabilities		2,141,331	865,967	
Total unit holders' fund and liabilities		78,745,423	74,054,969	
Contingencies and commitments	15			
		(Rupees)		
Not accept up to a constant		<u> </u>		
Net asset value per unit		34.45	32.91	

The annexed notes from 1 to 23 form an integral part of these condensed interim financial statements.

Chief Financial Officer Chief Executive Officer

Director

### Dolmen City REIT

### Condensed Interim Statement of Profit or Loss Account (Unaudited)

For the nine months period and quarter ended 31 March 2025

	Nine months period ended		Quarter e	Quarter ended		
Note	31 March	31 March	31 March	31 March		
	2025	2024	2025	2024		
		(Rupees i	n '000)			
16	4,024,470	3,611,655	1,414,556	1,199,767		
	273,728	215,482	99,899	79,049		
_	4,298,198	3,827,137	1,514,455	1,278,816		
17	(761,307)	(572,939)	(222,921)	(216,628)		
7.1	(9,612)	(12,793)	-	-		
_	3,527,279	3,241,405	1,291,534	1,062,188		
18	166,615	249,429	39,291	82,086		
_	3,693,894	3,490,834	1,330,825	1,144,274		
12.2	(105,818)	(97,242)	(38,746)	(31,865)		
12.2	(15,873)	(12,641)	(5,812)	(4,142)		
13.3	(17,636)	(16,207)	(6,457)	(5,311)		
13.3	(2,645)	(2,107)	(968)	(691)		
	(141,972)	(128,197)	(51,983)	(42,009)		
_						
	3,551,922	3,362,637	1,278,842	1,102,265		
6_			<u> </u>	-		
	8,084,860	6,285,645	1,278,842	1,102,265		
19	-	-	-	-		
=	8,084,860	6,285,645	1,278,842	1,102,265		
		(Rupe	es)			
	1.5973	1.5122	0.5751	0.4957		
	2.0385	1.3145	-	-		
21	3.6358	2.8267	0.5751	0.4957		
	16 - 17 7.1 - 18 - 12.2 12.2 13.3 13.3	Note 31 March 2025	Note     31 March 2025 2024 2024 2024 (Rupees in the image)       16     4,024,470 3,611,655 273,728 215,482 3,827,137       17     (761,307) (572,939) (12,793) 3,527,279 3,241,405       18     166,615 249,429 3,490,834       12.2     (105,818) (15,873) (12,641) (12,641) (16,207) (2,107) (141,972) (128,197)       13.3     (17,636) (16,207) (2,107) (128,197)       3,551,922     3,362,637       6     4,532,938 2,923,008 6,285,645       19     - (Rupeer in the image)       1.5973     1.5122       2.0385     1.3145	Note         31 March 2025         31 March 2024         31 March 2025		

The annexed notes from 1 to 23 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director

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### Condensed Interim Statement of Comprehensive Income (Unaudited)

For the nine months period and quarter ended 31 March 2025

	Nine months	Nine months period ended		ended
	31 March 2025			31 March 2024
		(Rupees in	in '000)	
Profit for the period	8,084,860	6,285,645	1,278,842	1,102,265
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	8,084,860	6,285,645	1,278,842	1,102,265

The annexed notes from 1 to 23 form an integral part of these condensed interim financial statements.

**Chief Financial Officer** 

**Chief Executive Officer** 

Director

### Dolmen City REIT

## Condensed Interim Statement of Changes In Unit Holders' Fund (Unaudited) For the nine months period ended 31 March 2025

	Issued,	Reserves			Total unit	
	subscribed and		Capital reserves		Revenue reserve	holders'
	paid up units	Premium on issue of units - net	Fair value reserve	Total	Unappropriated profit	fund
			(note 20.1.1)	1000)		
			(Rupees I	n '000)		
Balance as at 1 July 2023	22,237,000	281,346	45,809,859	46,091,205	1,168,142	69,496,347
Transactions with owners						
Cash dividend for the period ended						
30 June 2023 (Re. 0.50 per unit)	-	-	-	-	(1,111,850)	(1,111,850)
Cash dividend for the period ended						,
30 September 2023 (Re. 0.50 per unit)	-	-	-	-	(1,111,850)	(1,111,850)
Cash dividend for the period ended					(4.444.050)	(4.444.050)
31 December 2023 (Re. 0.50 per unit)	-	-	-	-	(1,111,850)	(1,111,850)
Total comprehensive income for the	-	-	-	-	(3,335,550)	(3,335,550)
three months period ended	-	-	-	-	6,285,645	6,285,645
Reclassification adjustment relating to changes						
in fair value of investment property	_	_	2,923,008	2,923,008	(2,923,008)	_
,						
Balance as at 31 March 2024	22,237,000	281,346	48,732,867	49,014,213	1,195,229	72,446,442
Balance as at 1 July 2024	22,237,000	281,346	49,434,881	49,716,227	1,235,775	73,189,002
Transactions with owners						
Cash dividend for the period ended						
30 June 2024 (Re. 0.50 per unit)	-	-	-		(1,111,850)	(1,111,850)
Cash dividend for the period ended						
30 September 2024 (Re. 0.50 per unit)	-	-	-		(1,111,850)	(1,111,850)
Cash dividend for the period ended					(4 000 005)	(4.000.005)
31 December 2024 (Re. 0.55 per unit) Cash dividend for the period ended	-	-	-		(1,223,035)	(1,223,035)
31 March 2025 (Re. 0.55 per unit)					(1,223,035)	(1,223,035)
0 · maion 2020 (. to: 0.00 po. a.m)	-	- 1	-	-	(4,669,770)	(4,669,770)
Total comprehensive income for the						
three months period ended	-	-	-	-	8,084,860	8,084,860
Reclassification adjustment relating to changes						
in fair value of investment property	_	_	4,532,938	4,532,938	(4,532,938)	-
			.,552,550	.,552,500	(.,002,000)	
Balance as at 31 March 2025	22,237,000	281,346	53,967,819	54,249,165	117,927	76,604,092

The annexed notes from 1 to 23 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director

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### Condensed Interim Cash Flow Statement (Unaudited)

For the nine months period ended 31 March 2025

		Nine months period ended		
	Note	31 March 2025 (Rupees i	31 March 2024	
CASH FLOWS FROM OPERATING ACTIVITIES		(Nupces i	000)	
Profit for the period		8,084,860	6,285,645	
Adjustments for non cash items:				
Unrealised gain on remeasurement of fair value of				
Investment property	6	(4,532,938)	(2,923,008)	
Impairment loss on receivables	7.1	9,612	12,793	
Profit on bank deposits and TDRs	18	(166,615)	(249,429)	
		3,394,919	3,126,001	
Working capital changes				
(Increase) / decrease in current assets		(00.400)	(07.570)	
Receivables		(60,162)	(27,573)	
Prepayments, advances and deposits		164,276	(69,637)	
In avenue ( (de avenue) in a surrent lieb liking		104,114	(97,210)	
Increase / (decrease) in current liabilities		4.000	450	
Payable to the REIT Management Company - related party		4,868	152	
Security deposits		20,464	36,756	
Accrued expenses and other liabilities		26,866 52,198	21,260 58,168	
Cash generated from operations		3,551,231	3,086,959	
Cash generated from operations		3,551,231	3,060,939	
Tax paid		(2,548)	(9,334)	
Net cash generated from operating activities		3,548,683	3,077,625	
		, ,		
CASH FLOWS FROM INVESTING ACTIVITIES				
Profit on deposits received		172,427	255,291	
Purchase of short-term investments - net of maturity		-	50,700	
Net cash generated from investing activities		172,427	305,991	
CASH FLOW FROM FINANCING ACTIVITY				
Dividend paid		(3,446,604)	(3,333,436)	
Net cash used in financing activity		(3,446,604)	(3,333,436)	
Not increase in each and each equivalents		274,506	50,180	
Net increase in cash and cash equivalents  Cash and cash equivalents at beginning of the period		•	•	
Cash and cash equivalents at beginning of the period  Cash and cash equivalents at end of the period	22	1,852,164 2,126,670	1,831,446 1,881,626	
Oden and oden equivalence at end of the period	22	2,120,070	1,001,020	

The annexed notes from 1 to 23 form an integral part of these condensed interim financial statements.

Chief Financial Officer Chief Executive Officer

Director

### Dolmen City REIT

## Notes to and forming part of the Condensed Interim Financial Statements (Unaudited)

For the nine months period ended 31 March 2025

### STATUS AND NATURE OF BUSINESS

1.1 Dolmen City REIT ("the Scheme") was established under Trust Deed, dated 20 January 2015, 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. The Scheme is governed under the Real Estate Investment Trust Regulations, 2022 (REIT Regulations, 2022) (previously REIT Regulation, 2015), promulgated and amended from time to time by the Securities and Exchange Commission of Pakistan (SECP).

The Trust Deed of the Scheme was registered on 20 January 2015 whereas approval of the registration of the REIT Scheme has been granted by the SECP on 29 May 2015. The Scheme is a perpetual, closed-ended, shariah compliant rental REIT. The Scheme is listed on Pakistan Stock Exchange. On 2 December 2024, VIS Credit Rating Company Limited assigned rating "AAA(rr)" to the Scheme. Similarly, on 10 January 2025, VIS Credit Rating Company Limited assigned rating "AM2+" to RMC.

The registered office of the REIT Management Company is situated at Arif Habib Center, 23 M.T. Khan Road, Karachi. All of the activities undertaken by the Scheme including but not limited to deposits and placements with banks, rental and marketing income earned were all in accordance with principles of Shariah. The principle activity of the Scheme is to generate rental income through investment property and distribute the income to unitholders through dividends.

1.2 The Scheme commenced its commercial activities on 01 June 2015. The Scheme was the subsidiary of International Complex Projects Limited (ICPL) directly holding 75% of the units. The Board of Directors of the ICPL in its meeting held on 22 April 2021 approved the Scheme of arrangement for re-organization / rearrangement of the Dolmen Group comprising restructuring of ICPL. The arrangement became effective on 01 July 2021 as sanctioned by the Honorable High Court of Sindh vide its Order dated 03 November 2021. Consequently, units held by ICPL were transferred to its associated undertakings i.e. Dolmen (Private) Limited and Al-Feroz (Private) Limited, as envisaged in the said Scheme of arrangement in equal proportion.

#### 2 BASIS OF PREPARATION

### 2.1 Statement of Compliance

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

- International Accounting Standard IAS 34 "Interim Financial Reporting" issued by International Accounting Standards Board (IASB) as notified under the Companies Act, 2017;
- Provisions of and directives issued under the Companies Act, 2017 and Part VIIIA of the repealed Companies Ordinance, 1984; and
- The Real Estate Investment Trust Regulations 2022 (the REIT Regulations, 2022).

Where the provision of and directives issued under the Companies Act, 2017, Part VIIIA of the repealed Companies Ordinance 1984 and REIT Regulations, 2022 differ from IAS 34, the provisions of and directives issued under the Companies Act, 2017 and REIT Regulations, 2022 have been followed.

2.1.1 These condensed interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the financial statements of the Scheme for the year ended 30 June 2024. However, selected explanatory notes are included to explain events and transactions that are significant to understanding of changes in the Scheme's financial position and performance since the last annual financial statements.

### 2.2 Basis of measurement

These condensed interim financial statements have been prepared under the 'historical cost convention' except for investment property which has been measured at fair value.

#### 2.3 Functional and presentation currency

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

## 2.4 Standards, interpretations and amendments to published accounting and reporting standards that are effective in the current period:

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

### 2.5 Standards, interpretations and amendments to published accounting and reporting standards that are not yet effective

The following International Financial Reporting Standards (IFRS Standards) as notified under the Companies Act, 2017 and the amendments and interpretations thereto will be effective for accounting periods beginning on or after 1 January 2025:

- i) Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28) amend accounting treatment on loss of control of business or assets. The amendments also introduce new accounting for less frequent transaction that involves neither cost nor full step-up of certain retained interests in assets that are not businesses. The effective date for these changes has been deferred indefinitely until the completion of a broader review. Early adoption continues to be permitted
- ii) Lack of Exchangeability (amendments to IAS 21) clarify:
  - when a currency is exchangeable into another currency; and
  - how an entity estimates a spot rate when a currency lacks exchangeability.

Further, entities will need to provide new disclosures to help users assess the impact of using an estimated exchange rate on the financial statements. These disclosures might include:

- the nature and financial impacts of the currency not being exchangeable;
- the spot exchange rate used;
- the estimation process; and
- risks to the entity because the currency is not exchangeable.

The amendments apply for annual reporting periods beginning on or after 1 January 2025. Earlier application is permitted.

- iii) Amendments to the Classification and Measurement of Financial Instruments Amendments to IFRS 9
  Financial Instruments and IFRS 7 Financial Instruments: Disclosures:
  - Financial Assets with ESG-Linked features:

Under IFRS 9, it was unclear whether the contractual cash flows of some financial assets with ESG-linked features represented SPPI. This could have resulted in financial assets with ESG-linked features being measured at fair value through profit or loss.

Although the new amendments are more permissive, they apply to all contingent features, not just ESG-linked features. While the amendments may allow certain financial assets with contingent features to meet the SPPI criterion, companies may need to perform additional work to prove this. Judgement will be required in determining whether the new test is met.

The amendments introduce an additional SPPI test for financial assets with contingent features that are not related directly to a change in basic lending risks or costs – e.g., where the cash flows change depending on whether the borrower meets an ESG target specified in the loan contract.

The amendments also include additional disclosures for all financial assets and financial liabilities that have certain contingent features that are:

- not related directly to a change in basic lending risks or costs; and
- are not measured at fair value through profit or loss.

The amendments apply for reporting periods beginning on or after 1 January 2026. Entities can choose to early-adopt these amendments (including the associated disclosure requirements), separately from the amendments for the recognition and derecognition of financial assets and financial liabilities.

- Recognition / Derecognition requirements of Financial Assets / liabilities by Electronic Payments:

The amendments to IFRS 9 clarify when a financial asset or a financial liability is recognized and derecognized and provide an exception for certain financial liabilities settled using an electronic payment system. Entities generally derecognize their trade payables on the settlement date (i.e., when the payment is completed). However, the amendments provide an exception for the derecognition of financial liabilities. The exception allows the entity to derecognize its trade payable before the settlement date, potentially on the date when payment cannot be cancelled, when it uses an electronic payment system that meets all of the following criteria:

- no practical ability to withdraw, stop or cancel the payment instruction;
- no practical ability to access the cash to be used for settlement as a result of the payment instruction; and
- the settlement risk associated with the electronic payment system is insignificant.

The amendments apply for reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

Other related amendments:

Contractually linked instruments (CLIs) and non-recourse features:

The amendments clarify the key characteristics of CLIs and how they differ from financial assets with non-recourse features. The amendments also include factors that a entity needs to consider when assessing the cash flows underlying a financial asset with non-recourse features (the 'look through' test).

Disclosures on investments in equity instruments:

The amendments require additional disclosures for investments in equity instruments that are measured at fair value with gains or losses presented in other comprehensive income (FVOCI).

The amendments apply for reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

- iv) Annual Improvements to IFRS Accounting Standards Amendments to:
  - IFRS 1 First-time Adoption of International Financial Reporting Standards;
  - IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7;
  - IFRS 9 Financial Instruments:
  - IFRS 10 Consolidated Financial Statements: and
  - IAS 7 Statement of Cash flows

The amendments to IFRS 9 address:

'- a conflict between IFRS 9 and IFRS 15 Revenue from Contracts with Customers over the initial measurement of trade receivables:

Under IFRS 15, a trade receivable may be recognized at an amount that differs from the transaction price – e.g. when the transaction price is variable. Conversely, IFRS 9 requires that entities initially measure trade receivables without a significant financing component at the transaction price. The IASB has amended IFRS 9 to require companies to initially measure a trade receivable without a significant financing component at the amount determined by applying IFRS 15; and

- how a lessee accounts for the derecognition of a lease liability under paragraph 23 of IFRS 9:

When lease liabilities are derecognized under IFRS 9, the difference between the carrying amount and the consideration paid is recognized in profit or loss.

The amendment on trade receivables may require some entities to change their accounting policy.

The amendments apply for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

The amendment on derecognition of lease liabilities applies only to lease liabilities extinguished on or after the beginning of the annual reporting period in which the amendment is first applied

### 3 MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policies and methods of computation adopted in the preparation of these condensed interim financial statements are the same as those applied in the preparation of the annual financial statements for the year ended 30 June 2024.

### 4 USE OF ESTIMATES AND JUDGMENTS

The preparation of these condensed interim financial statements in conformity with accounting and reporting standards as applicable in Pakistan requires the use of certain critical accounting estimates. It also requires management to exercise its judgments in the process of applying the Scheme's accounting policies. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from the estimates. During the preparation of these condensed interim financial statements, the significant judgements made by the management in applying the Scheme's accounting policies and the key sources of estimation and assumptions are consistent with those that were applied to the annual audited financial statements of the Scheme for the year ended 30 June 2024.

### 5 FINANCIAL RISK MANAGEMENT

The Scheme's financial risk management objectives and policies are consistent with those disclosed in the annual audited financial statements for the year ended 30 June 2024.

INVESTMENT PROPERTY			Unaudited 31 December 2024	Audited 30 June 2024
		Note	(Rupees i	
Carrying amount at beginning of the period / year Add: Unrealized gain on remeasurement of fair value of investment property Carrying amount at end of the period / year		6.2	71,671,881 4,532,938 76,204,819	68,046,859 3,625,022 71,671,881
		_	Unaudited	
	Note	Dolmen Mall	31 December 2024 Harbour Front	Total
		Doimen Maii	narbour Front	rotai
Projected net operating income of 2025 (Rs'000)		3,737,770	1,116,477	4,854,247
Capitalisation rate (%)	6.2.1	6.37%	6.37%	6.37%
Fair value (Rs'000)		58,677,708	17,527,111	76,204,819
			Audited	
			30 June 2024	
		Dolmen Mall	Harbour Front	Total
Projected net operating income of 2024 (Rs'000)		3,515,434	1,050,065	4,565,499
Capitalisation rate (%)	6.2.1	6.37%	6.37%	6.37%
Fair value (Rs'000)		55,187,348	16,484,533	71,671,881
Property wise movement of unrealized gain on remeasurement of fair value of inves	tment property:		Unaudited	
			31 December 2024	
			(Rupees in '000) -	
		Dolmen Mall	Harbour Front	Total
Balance at 1 July 2024		55,187,348	16,484,533	71,671,881
Add: Unrealized gain on remeasurement of fair value of investment property		3,490,360	1,042,578	4,532,938
Balance at 31 December 2024		58,677,708	17,527,111	76,204,819

6.1 The investment property comprises of the buildings on leasehold land named as the "DOLMEN CITY MALL" and "THE HARBOUR FRONT", comprising of two basements (460,438 square feet), ground floor (241,052 square feet), mezzanine floor (19,879 square feet), first floor (275,399 square feet), second floor (272,972 square feet), plant and transformer rooms (27,667 square feet), third to twentieth floors (270,271 square feet) having a total covered area of 1,567,678 square feet with 15,201.68 square yards undivided share in the plot bearing No. HC-3, Block 4, KDA, Scheme 5, Marine Drive, Karachi.

Direct operating expenses arising from investment property have been disclosed in note 16.2 to these financial statements.

Rental income and marketing income earned from investment property for the period ended 31 December 2024 amounted to Rs. 2,610 million and Rs. 174 million (31 December 2023: Rs. 2,411 million and Rs. 136 million) respectively.

- 6.1.1 The Scheme as a lessor has entered into operating leases with the tenants on its investment property consisting of Dolmen Mall Clifton ("DMC") and The Harbour Front ("THF"). These leases have terms of one to five years with non-cancellable period ranges from six to twelve months. Moreover, tripartite agreements were entered between the Scheme, tenant and property manager, where common area management services were delegated to property manager namely Dolmen Real Estate Management (Private) Limited. Accordingly, the Scheme is not the principal for their services as it is not engaged / involved in the provision of these services.
- 6.1.2 Rental income is recognized on a straight line basis over the non-cancellable lease term. Non-cancellable lease term includes only the period in which both parties do not have the right to cancel / terminate the agreement. Due to the fact that it is more likely that the tenants may substitute their business place from the Scheme's managed premises to other premises, the management has recognized rental considering the non-cancellable period of six to twelve months.

  The future aggregate minimum rentals receivable including non-cancellable period under operating leases as at:

	Unaudited	Audited
	31 December	30 June
	2024	2024
	(Rupees in	า '000)
No later than one year - non cancellable	3,436,442	4,154,047
Later than one year but not later than five years - cancellable	5,390,682	5,264,108
Later than five years - cancellable	916,048	340,380
	9,743,172	9,758,535

6.2 The investment property has been valued by MYK Associates ('the Valuer') as at 31 December 2024, who is an independent valuer. The valuer is enlisted with

Pakistan Bank's Association and Pakistan Engineering Council and has recent experience in the location and category of the property being valued.

The valuer used the following approaches:	Unaudited 31 December 2024 (Rupees ir	Audited 30 June 2024 1 (1000)
Cost approach:	( )	,
- Dolmen Mall	36,643,772	36,643,772
- The Harbour Front	7,801,921	7,801,921
	44,445,693	44,445,693
Sales comparison approach:		
- Dolmen Mall	75,497,848	75,497,848
- The Harbour Front	12,185,840	12,185,840
	87,683,688	87,683,688
Income capitalization approach - using capitalization rate of	6.37%	6.37%

	Unaudited	
	31 December 2024	
Dolmen Mall	Harbour Front	Total
3,460,016	994,365	4,454,381
6.37%	6.37%	6.37%
54,317,363	15,610,126	69,927,488
	Unaudited	
	31 December 2024	
Dolmen Mall	Harbour Front	Total
3,737,770	1,116,477	4,854,247
6.37%	6.37%	6.37%
58,677,708	17,527,111	76,204,819
	3,460,016 6.37% 54,317,363 Dolmen Mall 3,737,770 6.37%	31 December 2024  Dolmen Mall Harbour Front  3,460,016 994,365 6.37% 6.37% 54,317,363 15,610,126  Unaudited 31 December 2024  Dolmen Mall Harbour Front  3,737,770 1,116,477 6.37% 6.37%

- 6.2.1 The valuer in its valuation report has stated that out of three approaches "income capitalisation approach" is the most appropriate approach used for income producing properties i.e. rental properties. The valuer has determined two values under income capitalisation approach as stated above, however recommended that the valuation on the projected NOI of following year based on existing rental agreements and expected rent for the vacant area is most appropriate for the Scheme. Accordingly, investment property has been valued in these financial statements under income capitalisation approach using 6.37% capitalisation rate on projected NOI based on the existing rental agreements. In the year ended 30 June 2024, the management in consultation with its valuer evaluated the capitalisation rate and accordingly revised the same to 6.37% by adjusting the capitalisation rate of 5.21% (based on sales comparison approach) to incorporate the average buffer rate of 1.16% for the last 3 years to arrive at the capitalisation rate of 6.37%.
- i.3 The forced sales value of the investment property is assessed to be Rs. 70,147 million (30 June 2024: Rs. 70,147 million).

#### Fair value hierarchy

The details of the investment property and information about its fair value hierarchy at the end of the reporting year are as follows:

The fair value measurement for the investment property has been categorized within Level 3 fair value hierarchy which is considered as highest and best use of investment property. The fair value has been carried out considering following inputs:

investment property. The fail value has been carried out considering following inputs.	Level 3 (Rupees	Fair value as at 31 December 2024 in '000)
Dolmen Mall Clifton and The Harbour Front	76,204,819	76,204,819
	Level 3	Fair value as at 30 June 2024
	(Rupees	in '000)
Dolmen Mall Clifton and The Harbour Front	71,671,881	71,671,881
Significant unobservable inputs	Unaudited	Audited
	31 December	30 June
	2024	2024
The fair value has been carried out considering following inputs:	(Rupees	in '000)
Projected income of the following year	5,988,257	5,710,340
Projected operating cost of the following year	(1,134,010)	(1,144,841)
Projected NOI of the following year	4,854,247	4,565,499
	(Percer	ntage)
Capitalization rate	6.37%	6.37%

#### Sensitivity analysis

Change in each of the below significant unobservable input would have effect on fair value of investment property as shown below. The analysis assumes that all other variables remain constant and is performed on the same basis as for annual financial statements for the year ended 30 June 2024.

		Effect on fair value	
		Unaudited	Audited
		31 December	30 June
	Change	2024	2024
		(Rupees in	n '000)
- Projected income (based on existing lease contracts)	+ 5%	4,700,359	4,482,214
- Projected income (based on existing lease contracts)	- 5%	(4,700,359)	(4,482,214)
- Projected operating costs	+ 5%	(890,118)	(898,620)
- Projected operating costs	- 5%	890,118	898,620
- Capitalization rate	+ 1%	(10,339,867)	(9,724,814)
- Capitalization rate	- 1%	14,190,842	13,346,719

### Contents of the valuation report

The full scope valuation report has been prepared in accordance with the International Valuation Standards (IVS).

### **Dolmen City Mall**

The Dolmen Mall having a built-up area of approximately 1 million square feet shopping and entertainment facilities as well as a food court.

### The Harbour Front

Pakistan's premier corporate address, "The Harbour Front" is located on the scenic coastline of Karachi, soaring 19-levels above the Arabian Sea. This modern triangular tower is home to the leading local and multi-national corporations. With an area of over 270,270.67 square feet of office space spread over 17 levels, The Harbour Front provides spacious and inspirational environment to conduct their everyday business.

The Dolmen City Mall and Harbour Front is constructed on amalgamated HC-3, Block No: 04, Scheme No: 05, Marine Drive, Clifton, Karachi measuring total area of 37,666.65 Square Yards and REIT shared area 15,201.68 square yards in an irregular shape. The vertically skywards triangular complex Harbour Front (Offices) comprises of three to nineteen floors.

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#### Valuation approaches

Approach	Summary	Pros	Cons
Cost approach	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	determining 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.	till the completion of project achieving desired occupancy. Then true picture of cost approach can emerge.
Sales comparison approach			
Income Capitalization Approach	real estate appraisal method that allows investors to estimate the value of a property by taking the net operating income of the rent collected and dividing it by the capitalization rate. This usually appears in percentage. A method that appraises real estate income and then converts this income into an estimate of its value. Appraisers generally use this method for commercial buildings such as shopping centers, office buildings and large apartment buildings. The basic	This approach allows investors to estimate the value of a property based on the net operating income (generated by the real estate) using a capitalization rate. This is most common used approach to determine the value of income generating real estate and it can be regarded as the most appropriate valuation basis for income generating real estate as compared to two other approaches as the said approach is based upon principle that reflects the value of property based on the income generated from it and in case of income generating real estate business the main purpose of the real estate is to accrue the benefit of the income generated through it to the investors over the long period of time.	"assumptions about future net operating" income (NOI) and capitalization rates which can be subjective. Income Capitalization Approach assumes stable market conditions. It may not account for market volatility, such as sudden shifts in demand, rental rates, or interest rates, which can affect property values.

Approach	Basis and explanation of valuation
	Basic calculation of land:  Sea view road is the most prestigious and prime real estate location mostly throughout the world and Karachi is also no different in this too. The Sea View road is fastly becoming the business hub of Karachi and it is almost impossible to find a plot on the main road or on the sea side.
	To assess the value of the land in the area the survey of estate agents / property dealers was carried out. At present, the cost of the land on sea side and around this area has become very attractive and observed increasing trend in the cost between the rang of Rs. 950,000 To Rs. 1,050,000 per square yard depending upon the location and size of the plot. Therefore, the valuer has take the land value of Rs. 1,000,000 per square yard on similar parameters.
	Calculation of cost of structure:
	i) Dolmen City Shopping Mall:
Cost Approach	Dolmen City Shopping Mall comprises of lower and upper basement, ground, mezzanine and three upper floors (including earth work finishes of concealed roofing, flooring, paint, door and windows, lift system, internal and external electrical work) by considering all these parameters. The construction cost for Dolmen city shopping mall is approximately between Rs 20,000 to Rs 30,000 per square foot including all services depending upon the finishes and architectural design of floors.
	ii) Harbour Front Office Building:
	The construction cost of Harbour Front Office Building has been taken approximately between Rs. 25,000 to Rs 30,000 per square foot due to present market condition and depending upon the finishes and architectural design of floors. The valuer has taken an average base cost of Rs 27,500 per square foot.
	All possible factors have been taken critically into consideration to evaluate and determine the value of the REIT Properties "Dolmen City Mall And Harbour Front" including the natural and physical condition of the plot area, type of building design and structure, type of construction, age of construction, state of infrastructure in the area, location, availability of utilities connection in the premises and Government's future development measures to boost the commercial activities, reliability in return of investment in short term or long term plan basis.

Approach	Basis and explanation of valuation
Sale Comparison Approach	This approach compares the subject property characteristics with those of comparable properties which have recently been sold to determine the value of subject real estate. The process adjusts the prices of comparable transactions according to the presence, absence, or degree of characteristics, which influence value. According to valuer's market survey, no standard comparable building / project is available in the vicinity of the "Dolmen City Mall and Harbour Front" Clifton for sale comparison, so the valuer cannot compare it for comparison approach. Whereas, at some distance from "Dolmen City Mall and Harbour Front" some other project having the same facilities, fitting and fixtures such as "The Centre Point", "Ocean Tower" and "Park Tower" which have almost the similar rates as in the valuation report.
	Arif Habib Dolmen REIT Management Limited has shared the occupancy projected status of the REIT property (Dolmen City Mall and Harbour Front) with the projected rent and expenses for the assessment of value based on the Income Capitalization Approach. The tenancy profile of Dolmen Mall is based on long term agreements with built in rent escalation thus representing a clear picture of future revenue.
	Out of the three approaches identified in REIT Regulations 2022, Income Capitalization Approach is generally based on the principle that the value of the property reflects the quality and quantity of income it is expected to generate over time. It is the most typical approach used for income producing properties i.e. rental properties.
Income Capitalization Approach - as per projected Net Operating Income (NOI)	Being based on actual agreements, this in comparison to income as per valuer's assessment represents the more representative determination for rental properties. Accordingly it is the most relevant approach for determination of valuation of property for reporting purposes.
	Generally, the expenditure is between the range of 18% to 22% of gross rental income based on the experience of the valuer which is taken as 20% on average basis and capitalization rate should be in the range between 6% - 6.5%. In the year ended 30 June 2024, the valuer evaluated the capitalisation rate and accordingly revised the same to 6.37% by adjusting the capitalisation rate of 5.21% (based on sales comparison approach) to incorporate the average buffer rate of 1.16% for the last 3 years to arrive at the capitalisation rate of 6.37% to determine the value of property.
	Valuer's assessment is computed with the assumption of market variables which influenced the value which may vary unexpectedly time to time.

### Summary of the valuation report:

Description	Assessment
Average base cost of land	Rs 1,000,000 per square yard
Construction cost of shopping mall	Rs 20,000 to Rs 30,000 per square foot
Construction cost of office building	Rs 27,500 per square foot (except 20th Floor)
	Rs 20,000 per square foot (for 20th Floor)
Depreciation on structure	@ 3% per annum for 12 years by diminishing method
Dolmen Mall sales market value	Rs 75,497,848,000
Harbour Front sales market value	Rs 12,185,840,000
Dolmen Mall average rental rate	Upper basement = 0.52% of total value
	Ground floor = 0.48% of total value
	First floor = 0.48% of total value
	Second floor = 0.47% of total value
	Second floor storage = 0.45% of total value
Per annum growth	10%
Harbour Front average rental rate	0.85% of total value (average of all floors)
Per annum growth	10%
Operation cost	20% of yearly rental
Occupancy	100%
Capitalization rate	6.37%

7	RENT AND MARKETING RECEIVABLES	Note	Unaudited 31 March	Audited 30 June
			2025 (Rupees ir	2024
			(Rupees ii	1 000)
	Rent and marketing receivables		216,500	157,060
	Receivable from related party		3,303	2,581
			219,803	159,641
	Less: impairment allowance	7.1	(70,153)	(60,541)
			149,650	99,100
7.1	Movement of impairment loss on receivables:		Unaudited	Audited
			31 March	30 June
			2024	2024
			(Rupees ir	า '000)
	Balance at the beginning of the period / year		60,541	70,432
	Charge for the period		9,612	(7,260)
	Write off		· -	(2,631)
	Balance at the end of the period / year		70,153	60,541

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PREPAYMENTS, ADVANCES AND DEPOSITS	Note	Unaudited 31 March 2024 (Rupees i	Audited 30 June 2024 n '000)
Advances		` .	•
Advance to vendors		-	103,685
Advance to Central Depository Company	8.1	12,456	12,325
		12,456	116,010
Security deposits		1,521	1,140
Prepayments		15,413	-
Others		-	76,516
		16,934	77,656
		29,390	193,666

This represents advance to CDC for processing of unclaimed dividend payments to unit holders.

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12

9 ADVANCE TA	<b>X</b>	Note	Unaudited 31 March 2024 (Rupees	Audited 30 June 2024 in '000)
Advance tax Provision for ir	mpairment	9.1 9.2	227,816 (4,728) 223,088	225,268 (4,728) 220,540

- This pertains to tax deducted by tenants due to unavailability of tax exemption certificate at the time of payment of rental and marketing invoices raised by the Scheme.
- **9.2** This represents advance tax deducted by delinquent tenants whose outstanding balance were fully provided in prior years.

10	SHORT-TERM INVESTMENTS  At amortized cost	Note	Unaudited 31 March 2024 (Rupees in	Audited 30 June 2024 '000)
	Term deposit receipts having original maturity - less than three months - more than three months		1,200,000 - 1,200,000	61,544 - 61,544
11	BANK BALANCES	Note	Unaudited 31 March 2025 (Rupees in	Audited 30 June 2024 '000)
	Saving accounts	11.1	926,670	1,790,620

11.1 This represents deposits held in riba-free savings accounts, carrying expected profit rates ranging from 5.3% to 11% per annum (30 June 2024: 7.5% to 20.5%). The deposit amount includes PKR 195 million against a bank guarantee provided by Askari Bank to Sui Southern Gas Company (SSGC) on behalf of the company as a security deposit.

2	PAYABLE TO REIT MANAGEMENT COMPANY - related party	Note	Unaudited 31 March 2025	Audited 30 June 2024
			(Rupees in '000)	
	Management fee payable		38,349	34,116
	Sindh sales tax on management fee	12.1	6,716	6,081
		12.2	45,065	40,197

12.1 This includes an amount of Rs. 1.69 million (30 June 2024:Rs.1.69 million) pertaining to Sindh sales tax charged on Federal Excise Duty (FED) (refer note 13.3).

12.2 Under the provisions of REIT Regulations, 2022 (previously REIT Regulations, 2015), RMC is entitled to a management fee as stated in the Offering Document and Information Memorandum. The Management Company charges fee at the rate of 3% of Net Operating Income (NOI) of the Scheme as per the Business Plan. The management fee is payable on quarterly basis in arrears. The Sindh Government has levied Sindh Sales Tax on the management fee of RMC through Sindh Sales Tax on Services Act 2011, effective from 01 July 2014. The current applicable sales tax rate is 15% being effective from 1 July 2024.

13	ACCRUED EXPENSES AND OTHER LIABILITIES	Note	Unaudited 31 March 2025 (Rupees i	Audited 30 June 2024 n '000)
	Unearned rental income Accrued expenses Payable to associated undertakings Federal excise duty Monitoring fee payable to SECP Property tax Trustee fee Sales tax and withholding income tax payable Shariah advisory fee Takaful payable Other liabilities	13.1 13.2 13.3	107,324 71,261 40,578 11,980 16,678 12,561 14,048 10,960 251 - 3,017 288,658	126,254 39,603 43,765 11,980 22,237 - 6,252 8,132 124 1,227 2,218 261,792
13.1	Payable to associated undertakings		Unaudited 31 March 2024 (Rupees i	Audited 30 June 2024 n '000)
	<ul> <li>Dolmen Real Estate Management (Private) Limited</li> <li>Arif Habib Dolmen REIT Management Limited</li> <li>Al-Feroz (Private) Limited</li> <li>Dolmen (Private) Limited</li> </ul>		40,436 62 40 40 40,578	43,685 - 40 40 43,765

13.2 As per the requirement of Finance Act, 2013, Federal Excise Duty (FED) at the rate of 16% on the fee of the RMC has been applied. The RMC is of the view that since the management fee is already subject to provincial sales tax, further levy of FED may result in double taxation, which does not appear to be the spirit of the law.

The Honorable Sindh High Court (SHC) through its order dated 2 June 2016, in CPD-3184 of 2014 (and others) filed by various taxpayers, has inter alia declared that Federal Excise Act, 2005 (FED Act) on services, other than shipping agents and related services, is ultra vires to the Constitution from 01 July 2011. However, the declaration made by the SHC, as directed, will have effect in the manner prescribed in the judgment. Subsequently, the SHC in its decision dated 30 June 2016 on CP No. D-3547 of 2013 in respect of constitutional petition filed by management companies of mutual funds maintained the aforesaid order on the FED.

The Sindh Revenue Board (SRB) and the Federal Board of Revenue (FBR) have filed appeals before Supreme Court of Pakistan (SC) against the SHC's decision dated 02 June 2016, which is pending for decision. With effect from 01 July 2016, FED on services provided or rendered by Non-Banking Financial Institutions dealing in services which are subject to provincial sales tax has been withdrawn by Finance Act, 2016. Therefore, the Scheme has discontinued making the provision in this regard. As a matter of abundant caution, without prejudice to the above, an accumulated provision of Rs. 11.98 million (30 June 2024: 11.98 million) has been maintained in the Scheme's Financial Statements.

13.3 Under the provisions of REIT Regulations, 2022 (previously REIT Regulations, 2015), the Trustee is entitled to an annual fee for services rendered, payable on quarterly basis in arrears. Accordingly, the Trustee charged an annual fee at a rate of 0.5% (30 June 2024: 0.5%) of the NOI. The Sindh Government has levied Sindh Sales Tax on the trustee fee through Sindh Sales Tax on Services Act 2011, effective from 01 July 2015. The current applicable rate is 15% being effective from 1 July 2024.

### 14 DIVIDEND PAYABLE

The Board of director in meeting held on March 27, 2025 declared interim dividend of Re. 0.55 per unit i.e. 5.5%. Dividend was subsequently credited into the designated bank accounts of unit-holders on April 22, 2025.

### 15 CONTINGENCIES AND COMMITMENTS

There are no contingencies and commitments as at 31 March 2025 and 30 June 2024.

16 RENTAL INCOME

		Unaudited				
	Nine months pe	Nine months period ended		ended		
	31 March	31 March 31 March		31 March		
	2025	2024	2025	2024		
		(Rupees in '000)				
Dolmen Mall	3,107,867	2,768,843	1,105,668	919,737		
The Harbour Front	916,603	842,812	308,888	280,030		
	4,024,470	3,611,655	1,414,556	1,199,767		

#### 17 ADMINISTRATIVE AND OPERATING EXPENSES

		Unaudited					
	<del>-</del>	Nine months pe	eriod ended	Quarter	ended		
	Note	31 March	31 March	31 March	31 March		
		2025	2024	2025	2024		
			(Rupees in	'000)	000)		
Property management fee	17.2	263,555	240,443	92,839	84,826		
Renovation expense	17.2 & 17.3	259,905	106,475	37,111	45,815		
Marketing expenses	17.2	53,292	57,771	20,785	20,481		
Takaful fee	17.2	45,276	48,503	14,842	15,595		
Ancillary income collection fee	17.2	46,453	36,687	16,100	14,623		
Common area maintenance charges	17.2	17,131	37,036	4,377	20,123		
SECP monitoring fee	17.1	16,678	16,678	5,559	5,559		
Property and advertisement taxes	17.2	30,914	13,036	22,239	4,314		
Legal and professional charges		13,225	7,735	5,609	2,321		
Auditor's remuneration		6,301	4,532	1,571	1,959		
Utility expenses	17.2	2,984	902	1,030	167		
Shariah advisory fee		190	186	63	62		
Others		5,403	2,955	796	783		
	<del>-</del>	761,307	572,939	222,921	216,628		

- 17.1 Under the provision of REIT Regulation 2022 (previously REIT Regulation 2015), the scheme is required to pay an annual SECP equal to 0.1% of the average fund size.
- 17.2 These represent direct operating expenses arising from investment property.
- 17.3 The increase in renovation expenses is due to specific activities undertaken by the Company, including the replacement of lifts, chiller plants, and other related maintenance work.

OTHER INCOME		Unaudi	naudited		
	Nine months p	eriod ended	Quarter	ended	
	31 March	31 March	31 March	31 March	
	2025	2024	2025	2024	
		(Rupees in '000)			
Profit on bank deposits and TDRs	166,615	168,146	39,291	56,155	
Liability written back	· •	647	-	-	
•	166,615	168,793	39,291	56,155	

### 19 TAXATION

The Scheme's income is exempt from Income Tax as per clause (99) of part I of the Second Schedule to the Income Tax Ordinance, 2001, subject to the condition that not less than 90% of the accounting income for the year as reduced by capital gains whether realised or unrealised is distributed amongst the unit holders, provided that for the purpose of determining distribution of not less than 90% of its accounting income for the year, the income distributed through bonus units shall not be taken into account.

The REIT Management Company intends to distribute more than 90% of the Scheme's accounting income for the year ending 30 June 2025 as reduced by capital gains (whether realised or unrealised) to its unit holders in the form of cash to avail the exemption. Accordingly, no tax provision has been made in these interim financial statements for the period ended 31 March 2025.

### 20 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related parties include Arif Habib Dolmen REIT Management Limited being the Management Company, Central Depository Company of Pakistan Limited being the Trustee to the Scheme, Dolmen Real Estate Management (Private) Limited, being Property Manager and connected person, associated companies, directors and key executives of the RMC, trustee and promoter of RMC including their close relatives.

Transactions with related parties are in the normal course of business, at agreed terms.

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

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

20.1	Transactions during the period:			Unaudited			
	g p			Nine months		Quarter	ended
				31 March	31 March	31 March	31 March
	Name of the related	Relationship and/or percentage	Nature of transaction during the period	2025	2024	2025	2024
	party	unitholding			(Rupees	in '000)	
	Dolmen Real Estate	Property Manager	Common area maintenance charges	17,131	37,036	4,377	20,123
	Management (Private) Limited	p ,	Common area maintenance paid	18,066	26,497	4,093	9,496
	management (i mate) zimitea		Expenses incurred on behalf of the Scheme	1,921	1,432	1,894	34
			Reimbursement of expenses incurred on	1,321	1,402	1,034	34
			behalf of the Scheme	2,127	1,398	1,894	-
			Withheld security deposit of tenants	808	303	<del></del>	343
			Paid withheld security deposit of tenants	105	383		46
			Property management fee	310,008	277,130	108,939	99,449
			Property management fee paid	312,640	274,851	104,398	129,317
	Retail Avenue (Private) Limited	Common directorship	Rental and marketing income	12,947	10,860	4,467	3,631
			Rental received	12,483	10,860	4,003	3,587
	Al Forez (Private) Limited	Associated company holding	Rental income	25 540	22 227	0 546	7 740
	Al-Feroz (Private) Limited	Associated company holding		25,549	23,227	8,516	7,742
		37.5% units	Rental received	25,549	23,227	8,516	7,742
			Dividend paid	1,292,526	1,250,831	458,638	416,943
	Dolmen (Private) Limited	Associated company holding	Rental income	25,549	23,227	8,516	7,742
	Dollier (Frivate) Elimica	37.5% units	Rental received	25,291	23,227	8,516	5,631
		07.070 dillio	Dividend paid	1,292,526	1,250,831	458,638	416,944
			Dividend paid	1,232,320	1,230,031	430,030	410,544
	Sindbad Wonderland (Private) Limited	Common directorship	Rental and marketing income	72,982	66,348	25,647	23,316
	, ,	·	Amount received	72,982	57,689	33,771	15,297
	Arif Habib Dolmen REIT	Management Company	Expenses incurred on behalf of the Scheme	6,097	2,968	3,062	1,655
	Management Limited		Reimbursement of expenses incurred on behalf of the Scheme	6,035	1,945	3,000	705
			Management fee Management fee paid	121,691 116,822	109,883 98,014	44,558	36,007 24,046
			мападетнети тее раки	110,022	96,014	40,083	24,040
	Central Depository Company	Trustee	Trustee fee	20,281	18,314	7,425	6,002
	of Pakistan Limited		Trustee paid	12,487	12,442	-	12,442
20.2	Balances outstanding at the period /	year end:				Unaudited 31 March	Audited 30 June
	Name of the related party	Relationship and/or percentage	Period / year end balances			2024	2024
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	shareholding	•				in '000)
	Dalman Baal Estata	Dranarty Managar	Common area maintenance charges navable			4 649	2.502
	Dolmen Real Estate	Property Manager	Common area maintenance charges payable Expenses payable incurred on behalf of			1,648	2,583
	Management (Private) Limited		the Scheme			1,500	1,706
	Limitod		Payable of withheld security deposit of			1,000	1,700
			tenants			1,161	458
			Property management fee payable			40,436	41,102
	Al-Feroz (Private) Limited	Associated company holding	Rent receivable				
	Al-Peroz (Private) Limited	37.5% units	Payable against purchase of equipment				
		07.070 drillo	for maintenance			40	40
						·	
	Dolmen (Private) Limited	Associated company holding	Rent receivable			2,839	2,581
		37.5% units	Payable against purchase of equipment for maintenance			40	40
			ioi mainteriance				40
	Retail Avenue (Private) Limited	Common directorship	Rent and marketing receivable			464	-
	Oin dhead Meadanlas						_
	Sindbad Wonderland (Private) Limited	Common directorship	Rent and marketing receivable			_	_
	· ·/	p					
	Arif Habib Dolmen REIT	Management Company	Expenses payable incurred on behalf of				
	Management Limited		the Scheme			62	-
			Management fee payable			45,065	40,197
	Central Depository Company	Trustee	Trustee fee payable			14,048	6,252
	of Pakistan Limited		· ·			<del></del> -	· · · · · · · · · · · · · · · · · · ·

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21	EARNINGS PER UNIT - BASIC AND DILUTED		Unaudited			
			Nine months periods ended Quarter ended			
		Note	31 March	31 March	31 March	31 March
			2025	2024	2025	2024
				(Rupe	es in '000)	
	Profit for the period		8,084,860	6,285,645	1,278,842	1,102,265
	Weighted everage number of ordinany			(Numb	er of Units)	
	Weighted average number of ordinary units during the period		2,223,700,000	2,223,700,000	2,223,700,000	2,223,700,000
				(R	upees)	
	Earnings per unit - Basic and diluted	21.1	3.64	2.83	0.58	0.50
21.1	Earnings per unit comprises as follows:					
	Distributable income - earnings per unit Undistributable unrealised fair value		1.60	1.32	0.58	0.50
	gains - earnings per unit		2.04	0.22	_	_
	30 3030 po. 0	21.1.1	3.64	1.54	0.58	0.50
				1.01		0.00

21.1.1 Under the provisions of Trust Deed, the amount available for distribution shall be total of income and realised gain net off expenses. Accordingly, unrealised fair value gain is not distributable.

21.1.2 There is no impact of dilution on earnings per unit as the Scheme did not have any convertible instruments in issue as at 31 December 2024 and 30 June 2024 which would have had any effect on the earnings per unit if the option to convert had been exercised.

22	CASH AND CASH EQUIVALENTS	Note	Unaudited 31 March 2025	Audited 30 June 2024
			(Rupees in '000)	
	Short-term investments	10	1,200,000	61,544
	Bank balances	11	926,670	1,790,620
			2,126,670	1,852,164

### 23 DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorized for issue by the Board of Directors of the REIT Management Company on

29 April, 2025

Chief Financial Officer

Chief Executive Officer

Director