



ARIF HABIB DOLMEN  
REIT MANAGEMENT LIMITED

October 10, 2025

FORM-7

The General Manager  
Pakistan Stock Exchange Limited  
Stock Exchange Building  
Stock Exchange Road  
Karachi.

Subject: **FINANCIAL RESULTS OF GLOBE RESIDENCY REIT  
FOR THE QUARTER ENDED SEPTEMBER 30, 2025**

Dear Sir,

We have to inform you that Board of Directors of Arif Habib Dolmen REIT Management Limited, the Management Company of **Globe Residency REIT** (the Scheme), in their meeting held on Friday, October 10, 2025 at 02:30 p.m. at Arif Habib Centre, 23 M.T Khan Road, Karachi, recommended the following:

(i)	<b>CASH DIVIDEND</b>	<b>NIL</b>
(ii)	<b>BONUS SHARES</b>	<b>NIL</b>
(iii)	<b>RIGHT SHARES</b>	<b>NIL</b>
(iv)	<b>ANY OTHER ENTITLEMENT / CORPORATE ACTION</b>	<b>NIL</b>
(v)	<b>ANY OTHER PRICE-SENSITIVE INFORMATION</b>	<b>NIL</b>

The financial results of the Scheme, along with the required additional statements are attached herewith as follows:

- Condensed interim statement of financial position (Annexure – A);
- Condensed interim statement of profit or loss (Annexure – B);
- Condensed interim statement of changes in unit-holder's fund (Annexure – C); and
- Condensed interim statement of cash flows (Annexure – D)

The report of the Scheme for the quarter ended September 30, 2025 will be transmitted through PUCARS, within specified time.

Yours' faithfully,

  
**Razi Haider**  
CFO & Company Secretary



Encl: As stated above

**GLOBE RESIDENCY REIT  
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION  
AS AT SEPTEMBER 30, 2025**

(Annexure - A)



	September 30, 2025 Un-audited ----- (Rupees in '000) -----	June 30, 2025 Audited
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property and equipment	-	-
Long term deposits	7,885	7,885
Contract cost assets	3,501	7,401
	11,386	15,286
<b>Current assets</b>		
Current portion of contract cost assets	18,550	13,420
Inventory property	2,955,409	2,778,322
Contract assets	2,085,200	1,548,346
Advance for development expenditure	430,123	357,754
Advance and prepayments	11,464	15,620
Trade and other receivables	552,205	556,441
Receivable from joint operator	108,647	271,026
Bank balances	169,254	62,535
	6,330,852	5,603,464
<b>Total assets</b>	<b>6,342,238</b>	<b>5,618,750</b>
<b>UNIT HOLDERS' FUND AND LIABILITIES REPRESENTED BY:</b>		
<b>Unit holders' fund</b>		
Issued, subscribed and paid up units 140,000,000 (June 30, 2024: 140,000,000) units of Rs. 10 each	1,400,000	1,400,000
Revenue reserves	269,979	581,630
	1,669,979	1,981,630
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Long term loan / financing	2,013,889	1,838,889
<b>Current liabilities</b>		
Current portion of long term loan / financing	449,109	516,253
Working capital finance	428,379	226,017
Contract liabilities	1,083,146	402,889
Trade and other payables	190,626	206,436
Payable to the REIT Management Company	9,094	9,027
Payable to the Central Depository Company of Pakistan Limited - Trustee	3,237	3,225
Payable to the Securities and Exchange Commission of Pakistan	6,157	4,976
Accrued expenses and other liabilities	466,405	408,022
Dividend payable	19,191	18,360
Commission payable	3,026	3,026
	2,658,370	1,798,231
<b>Total liabilities</b>	<b>4,672,259</b>	<b>3,637,120</b>
<b>Total unit holders' fund and liabilities</b>	<b>6,342,238</b>	<b>5,618,750</b>
	<b>----- (Rupees) -----</b>	
<b>Net assets value per unit</b>	<b>11.93</b>	<b>14.15</b>

  
Razi Haider  
Chief Financial Officer





**GLOBE RESIDENCY REIT**  
**CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS (UN-AUDITED)**  
**FOR THE PERIOD FROM JULY 01, 2025 TO SEPTEMBER 30, 2025**

**(Annexure - B)**

	<b>September 30, 2025</b>	<b>September 30, 2024</b>
	<b>----- (Rupees in '000) -----</b>	<b>----- (Rupees in '000) -----</b>
Revenue from contracts with customers	1,045,835	492,632
Cost of sales	(824,921)	(398,171)
<b>Gross profit</b>	<b>220,914</b>	<b>94,461</b>
Administrative and operating expenses	(44,998)	(23,665)
<b>Net operating income</b>	<b>175,916</b>	<b>70,796</b>
Other income	20,200	13,715
	<b>196,116</b>	<b>84,511</b>
Remuneration of the REIT Management Company	(7,058)	(7,058)
Sindh sales tax on remuneration of the REIT Management Company	(1,059)	(1,059)
Remuneration of the Central Depository Company of Pakistan Limited - Trustee	(1,412)	(1,412)
Sindh sales tax on remuneration of the Trustee	(212)	(212)
Annual fee of the Securities and Exchange Commission of Pakistan	(1,181)	(1,327)
Marketing expense	(5,635)	(27)
	<b>(16,557)</b>	<b>(11,095)</b>
Reversal of credit loss allowance	352	-
<b>Profit before tax</b>	<b>179,911</b>	<b>73,416</b>
Taxation	(1,562)	(749)
<b>Profit after tax</b>	<b>178,349</b>	<b>72,667</b>
	<b>(Rupees)</b>	<b>(Rupees)</b>
<b>Earnings per unit - basic and diluted</b>	<b>1.27</b>	<b>0.52</b>

  
**Razi Haider**  
**Chief Financial Officer**







**GLOBE RESIDENCY REIT**

**(Annexure - C)**

**CONDENSED INTERIM STATEMENT OF CHANGES IN UNIT HOLDERS' FUND (UN-AUDITED)**

**FOR THE PERIOD FROM JULY 01, 2025 TO SEPTEMBER 30, 2025**

	Issued, subscribed and paid up units	Revenue reserves Unappro- priated profit	Total unit holders' fund
	(Rupees in '000)		
Balance as at July 01, 2024	1,400,000	287,405	1,687,405
Total comprehensive income for the period	-	72,667	72,667
<b>Transactions with owners recorded directly in equity:</b>			
Final cash dividend for the year ended June 30, 2024 at Rs. 1.75 per unit declared on September 09, 2024	-	(245,000)	(245,000)
Balance as at September 30, 2024	1,400,000	115,072	1,515,072
Balance as at July 01, 2025	1,400,000	581,630	1,981,630
Total comprehensive income for the period	-	178,349	178,349
<b>Transactions with owners recorded directly in equity:</b>			
Final cash dividend for the period ended June 30, 2025 at Rs. 3.50 per unit declared on July 31, 2025	-	(490,000)	(490,000)
Balance as at September 30, 2025	1,400,000	269,979	1,669,979

  
  
**Razi Haider**  
**Chief Financial Officer**



**GLOBE RESIDENCY REIT**  
**CONDENSED INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED)**  
**FOR THE PERIOD FROM JULY 01, 2025 TO SEPTEMBER 30, 2025**

(Annexure - D)

	September 30, 2025	September 30, 2024
	----- (Rupees in '000) -----	
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	179,911	73,416
<b>Adjustments for non-cash items:</b>		
Depreciation expense	-	38
Reversal of credit loss allowance	(352)	-
Profit on bank deposit	(5,385)	-
	<u>174,174</u>	<u>73,454</u>
<b>(Increase) / decrease in assets</b>		
Inventory property	(177,087)	37,038
Contract cost assets	(1,230)	-
Contract assets	(536,854)	(55,418)
Advance and prepayments	4,156	(9,134)
Trade and other receivables	5,858	-
Receivable from joint operator	(37,621)	(103,675)
Advance for development expenditure	(72,369)	2,921
	<u>(815,147)</u>	<u>(128,268)</u>
<b>(Decrease) / increase in liabilities</b>		
Contract liabilities	680,257	(20,869)
Trade and other payables	(15,810)	(206,588)
Payable to the REIT Management Company	67	8,280
Payable to the Central Depository Company of Pakistan Limited - Trustee	12	(10,997)
Payable to the Securities and Exchange Commission of Pakistan	1,181	1,327
Working capital finance	9,129	84,941
Accrued expenses and other liabilities	57,643	5,393
Accrued mark-up	32,856	96,291
	<u>765,335</u>	<u>(42,222)</u>
Profit on deposit received	4,115	-
Tax paid	(822)	(1,162)
<b>Net cash (used in) / generated from operating activities</b>	<u>127,655</u>	<u>(98,198)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Principal paid on long term loan	(100,000)	-
Proceeds from working capital finance	193,233	-
Proceeds from diminishing musharakah facility	175,000	100,000
Proceeds from joint operation	200,000	-
Dividend paid	(489,169)	-
<b>Net cash generated from / (used in) financing activities</b>	<u>(20,936)</u>	<u>100,000</u>
<b>Net increase in cash and cash equivalents during the period</b>	<u>106,719</u>	<u>1,802</u>
Cash and cash equivalents at the beginning of the period	62,535	8,754
<b>Cash and cash equivalents at end of the period</b>	<u><u>169,254</u></u>	<u><u>10,556</u></u>

  
**Razi Haider**  
 Chief Financial Officer

