

ANNUAL REPORT

**DADABHOY CONSTRUCTION
TECHNOLOGY LIMITED**

FOR THE YEAR ENDED JUNE 30, 2025



INDEPENDENT AUDITOR'S REPORT

To the members of DADABHOY CONSTRUCTION TECHNOLOGY LIMITED

Report on the Audit of the Financial Statements

Disclaimer of Opinion

We were engaged to audit the annexed financial statements of DADABHOY CONSTRUCTION TECHNOLOGY LIMITED (the Company), which comprise the statements of financial position as at June 30, 2025, and the statement of profit or loss and other comprehensive income, the statement of changes in equity, the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

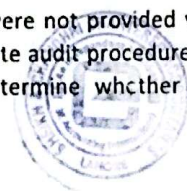
We do not express an opinion on the accompanying financial statements of the company. Because of significance of matters described in the basis for disclaimer of opinion section of our report, we have not been able to obtain sufficient and appropriate audit evidence to provide a basis for an audit opinion on the financial statements.

Basis for Disclaimer of Opinion

a) As reported in note 1.2 of these financial statements, the company has ceased its operation since 2016. During the year, the company earned net profit amounting to Rs. 1.004 million (2024: Rs. 0.334 million) and accumulated losses raised to Rs. 39.338 (2024: Rs. 40.342) million at year end. In addition, the Company's current liabilities exceeded its current assets by Rs. 16.110 million (2024: Rs. 17.114 million) at the year end. The situation may result in severe liquidity crises and inability of the company to comply with loan agreements and inability to pay short term borrowing amounting to Rs. 56.116 million and accrued mark up Rs. 6.900 million. These conditions along with adverse key financial ratios indicate the existence of material uncertainty which may cast significant doubt about the company's ability to continue as going concern and therefore, it may be unable to realize its assets and discharge its liabilities in the normal course of business. However, these financial statements have been prepared on going concern assumption, but management has not prepared and provided to us any cash flow projections and future plans to for revival of its operation;

b) We could not verify the advance against property amounting to Rs. 59.8 million (2024: Rs. 59.8 million), trade debtors amounting to Rs. 21.095 million (2024 : 4.900 million) and cash and bank balances amounting Rs. 0.095 million (2024: Rs. 0.095 million) as no data and records were provided for our verification. These also could not be verified through other corroborative audit evidences;

c) Management has not provided to us the records of short term borrowing amounting to Rs. 56.117 million (2024: Rs. 56.117 million), accrued mark-up/ interest on these financing arrangements amounting to Rs. 6.900 million (2024: Rs. 6.900), accrued and other payables amounting to Rs. 33.846 million (2024: Rs.19.007) and income tax payables amounting to Rs. 0.235 million (2024: Rs. 0.123) . We have not been able to circulate letter for external confirmation from directors and others because we were not provided with relevant details. We remain unable to verify these balances by applying other alternate audit procedures as the information was not provided to us. Consequently, we were unable to determine whether any adjustments to these amounts were necessary;



d) Management has not provided to us the data and records of deferred taxation. We remain unable to verify these balances by applying other alternate audit procedures as the information was not provided to us. Consequently, we were unable to determine whether any adjustments to these amounts were necessary;

e) We have not been able to circulate letter for external confirmations to Legal advisors because we were not provided with the relevant details. We were unable to determine the impact of expected outcome of outstanding litigations on these financial statements because we were not allowed to communicate with legal advisor of the company;

f) These financial statements have not been prepared in accordance with the requirements of Companies Act, 2017, International financial reporting standards and disclosure requirements of Fourth schedule of Companies Act, 2017 are not complied with;

g) We have not been able to verify to all supplementary information given in the notes to the financial statements because management has not provided us the relevant records and;

h) The Company's accounting policies on various items of financial statements and related disclosures are not in accordance with the requirements of International Financial Reporting Standard and related International Accounting Standards (IAS);

i) The Company has not complied with the statutory requirements relating to the filing of income tax returns and mandatory documents with the Securities and Exchange Commission of Pakistan (SECP).

j) We were unable to verify amount of share capital amounting to Rs. 23.228 million and opening balance of all assets, liabilities and equity because neither books of accounts nor any other evidence was provided to us for verification of opening balances;

k) We were unable to verify whether any Contingencies and commitments are required to be recorded at year end in the financial statements because management has not provided us the relevant records.

Responsibilities of Management and Board of Directors for the Financial Statements

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

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Board of directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to conduct an audit of the Company's financial statements in accordance with International Standards on Auditing and to issue an auditor's report. However, because of the matter described in the *Basis for Disclaimer of Opinion* section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

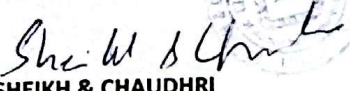
We are independent of the Company in accordance with the International Ethics Standards Board for Accountants *Code of Ethics for Professional Accountants* as adopted by the Institute of Chartered Accountants of Pakistan (the Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Report on Other Legal and Regulatory Requirements

Because of the significance of the matters described in Basis of Disclaimer of Opinion section of our report, we express no opinion whether;

- a) proper books of account have been kept by the Company as required by the Companies Act, 2017 (XIX of 2017);
- b) the statement of financial position, the statement of profit or loss and comprehensive income, the statement of changes in equity and the statement of cash flows together with the notes thereon have been drawn up in conformity with the Companies Act, 2017 (XIX of 2017) and are in agreement with the books of account and returns;
- c) investments made, expenditure incurred and guarantees extended during the year were for the purpose of the Company's business; and
- d) no zakat was deductible at source under the Zakat and Ushr Ordinance, 1980 (XVIII of 1980).

The engagement partner on the audit resulting in this independent auditor's report is Saad Ali Rana, FCA.


SHEIKH & CHAUDHRI
Chartered Accountants
Lahore, Pakistan

Date: January 26, 2026
UDIN: AR2025103063RzsSFB6t



Independent Auditor's Review Report

To the Members of Dadabhoy Construction Technology Limited

Review Report on the Statement of Compliance

Contained in listed Companies (Code of Corporate Governance) Regulations, 2019

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

We have reviewed the enclosed Statement of Compliance with the Listed Companies (Code of Corporate Governance) Regulations, 2019 (the Regulations) prepared by the Board of Directors of Dadabhoy Construction Technology Limited for the year ended June 30, 2025 in accordance with the requirements of regulation 36 of the Regulations.

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

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

The Regulations require the Company to place before the Audit Committee, and upon recommendation of the Audit Committee, place before the Board of Directors for their review and approval, its related party transactions and also insure compliance with the requirements of section 208 of the Companies Act, 2017. We are only required and have ensured compliance of this requirement to the extent of the approval of the related party transactions by the Board of Directors upon recommendation of the Audit Committee. We have not carried out procedures to assess and determine the company's process for identification of related parties and that whether the related party transactions were undertaken at arm's length price or not.

Based on Our Review, because of non-compliance to Regulation no. 6, 7, 18, 19, 27, 28 and 31, the Statement of Compliance does not appropriately reflect the Company's compliance, in all material respects, with the requirements contained in the Regulations as applicable to the Company for the year ended June 30, 2025.

Reference of Regulation	Description	Explanation
6	There is no Independent Director in the Company.	According to Regulation Every Company Must have at least 2 Independent Directors or 1/3 of the total directors, Whichever is high.
7	There is no female Director in the Company.	Subject to section 153 of the Act, it is mandatory that the Board shall have at least one female director



18,19	The required number of Directors have not participated in the Director Training Program.	According to Regulation by June 30, 2022 all directors on the panel of Board of directors must have gone through Director Training Program.
27	The Chairman of the Audit Committee is not an independent director.	According to regulation chairman of the Audit committee shall be an independent director, who shall not be the chairman of the board.
28	The chairman of the HR and Remuneration Committee is not an independent director.	The Chairman of the HR and Remuneration Committee shall be an independent director.
31	There is no internal audit function.	According to Regulation, every Company must have an internal audit function.

We have also expressed an disclaimer of opinion in our audit report to the financial statements for the year ended 30 June 2025.

Sheikh & Chaudhri
SHEIKH & CHAUDHRI
Chartered Accountants
Engagement Partner: Saad Ali Rana

Lahore, Pakistan

Dated: January 26, 2026

UDIN: CR2025103065WJeF6cHo



DADABHOY CONSTRUCTION TECHNOLOGY LTD.

Director's Report

The Board of Directors of M/s Dadabhoy Construction Technology Limited (DCTL) is pleased to present the Annual Financial Statements of the Company for the period ended June 30, 2025 along with Auditor's Report to its shareholders.

Due to bleak macroeconomic scenario that continued to prevail in the country during the whole period under review, your company could not start its normal operational activities and could not materialized certain palpable transactions, which could be accelerated the activities to revive the operations of the company.

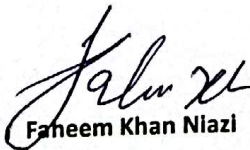
During the year, the company has earned a net profit amount of Rs. 1,004,804/- as at June 30, 2025. However, the accumulated losses have decreased little but to Rs. 39,337,659/- during the period.

As at the close of the last financial year, the amount of trade and other payable also increased to Rs. 33,846,081/- from Rs. 19,007,401/- reported for the same period last year.

Markup on short term borrowing was accrued of Rs. 6,900,324/- in previous years as the respective director and the associates of other directors, who provided the loans to the Company, agreed that no markup will be charged on the respective loans till start of the normal operations of the Company.


Considering the present financial position of the Company and closure of its usual operations, the auditors expressed no opinion in their 'Audit Report' and stated the report as Disclaimer Opinion' on the accompanying financial statement of the Company.

However, subsequent to the end of Audit Period under review as on June 30, 2025, the Company has been able to reach few agreements to incorporate a running business into the operations of the Company and it is hoped that, subject to completion of all regulatory approvals, DCTL will be an operational with profitable, Inshallah.


Faheem Khan Niazi

Director/ CEO

January 26, 2026


Malik Shaheer Khalid
Director

DADABHOY CONSTRUCTION TECHNOLOGY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2025

	Note	2025 Rupees	2024 Rupees
<u>ASSETS</u>			
Non-Current Assets			
Deferred taxation	4	-	-
Current Assets			
Trade debtor	5	21,094,784	4,900,000
Advance against property	6	59,800,000	59,800,000
Advance Income Tax		-	238,800
Cash and bank balance	7	94,512	94,512
		80,989,296	65,033,312
Total assets		80,989,296	65,033,312
<u>EQUITY AND LIABILITIES</u>			
Authorized Share Capital			
5,000,000 Ordinary shares of Rs. 10 each		50,000,000	50,000,000
Issued, subscribed and paid up capital	8	23,228,000	23,228,000
Accumulated losses		(39,337,659)	(40,342,463)
Shareholders' equity		(16,109,659)	(17,114,463)
Current Liabilities			
Accrued and other payables	9	33,846,081	19,007,401
Markup accrued	10	6,900,324	6,900,324
Income tax payable		235,750	123,250
Short term borrowings	11	56,116,800	56,116,800
		97,098,955	82,147,775
Contingencies and commitments	12	-	-
Total equity and liabilities		80,989,296	65,033,312

The annexed notes from 1 to 22 form an integral part of these financial statements.


Chief Executive


Chief Financial Officer

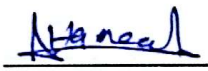

Director

DADABHOY CONSTRUCTION TECHNOLOGY LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED JUNE 30, 2025

	Note	2025 Rupees	2024 Rupees
Sales		-	-
Cost of sales		-	-
Gross profit / (loss)		-	-
Administrative expenses	13	(5,482,696)	(4,505,090)
Cost of services		(2,400,000)	-
		(7,882,696)	(4,505,090)
Operating loss		(7,882,696)	(4,505,090)
Other income - consultancy fee		9,000,000	4,900,000
Profit before taxation		1,117,304	394,910
Taxation - net	14	(112,500)	(61,250)
Profit after taxation		1,004,804	333,660
Other comprehensive income for the year		-	-
Total comprehensive income for the year		1,004,804	333,660
Earning per share - basic and diluted	15	0.43	0.13

The annexed notes from 1 to 22 form an integral part of these financial statements.


Chief Executive


Chief Financial Officer


Director

DADABHOY CONSTRUCTION TECHNOLOGY LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED JUNE 30, 2025

	Issued, Subscribed and Paid-up Capital	Accumulated Losses	Total Shareholders' Equity
	----- Rupees -----		
Balance as at June 30, 2023	23,228,000	(40,676,123)	(17,448,123)
Total comprehensive income for the year	-	333,660	333,660
Balance as at June 30, 2024	23,228,000	(40,342,463)	(17,114,463)
Total comprehensive income for the year	-	1,004,804	1,004,804
Balance as at June 30, 2025	23,228,000	(39,337,659)	(16,109,659)

The annexed notes from 1 to 22 form an integral part of these financial statements.


 Chief Executive


 Chief Financial Officer


 Director

DADABHOY CONSTRUCTION TECHNOLOGY LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

	Note	2025 Rupees	2024 Rupees
A. CASH FLOW FROM OPERATING ACTIVITIES			
Profit before taxation		1,117,304	394,910
Adjustments for:			
Advance Income Tax write off		238,800	-
Finance cost	13	-	-
		-	-
Cash inflow before working capital changes		1,356,104	394,910
Working Capital Changes			
Increase in current assets			
Trade debtor		(16,194,784)	(4,900,000)
Advance against property	5	-	-
Increase in current liabilities			
Trade and other payables		14,838,680	4,478,090
Income tax payable		112,500	123,250
Cash used in operations		112,500	96,250
Financial charges paid		-	-
Income Tax Paid		(112,500)	(96,250)
Net cash used in operating activities		-	-
B. CASH FLOWS FROM INVESTING ACTIVITIES			
Net cash generated from investing activities		-	-
C. CASH FLOWS FROM FINANCING ACTIVITIES			
Net cash generated from financing activities		-	-
Net (decrease) / increase in cash and cash equivalents		-	-
Cash and cash equivalents at beginning of year	6	94,512	94,512
Cash and cash equivalents at end of the year	6	94,512	94,512

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


Chief Executive


Chief Financial Officer


Director

DADABHOY CONSTRUCTION TECHNOLOGY LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

1 THE COMPANY AND ITS OPERATIONS

1.1 The Company was incorporated on April 07, 1981 under the repealed Companies Act, 1913 (now the Companies Act, 2017) by the name of Pak German Prefabs (Pvt.) Limited as private limited company which converted its status to public limited company and was listed on Stock Exchanges (now the Pakistan Stock Exchange Limited - PSX). However, on March 07, 2005, the Company changed its name to Dadabhoy Construction Technology Limited under the repealed Companies Ordinance, 1984 (now the Companies Act, 2017). The principal activity of the Company is to acquire and develop land for construction and sell of properties and to manufacture and sell the sealing chemicals / bonds used in the construction including HI Bond Cement and allied products. The Company's registered office is situated at Suite # 4, 2nd Floor, Plot no. 28-30 / C, Noor Centre, Khayaban-e-Ittehad, Lane # 12, Phase VII, D.H.A., Karachi.

Trading in shares of the Company was suspended by the Stock Exchanges on August 01, 2012 due to non compliances with respect to listing regulations (now the PSX Rule Book). However, CDC has declared the shares of the Company as eligible security for trading with effect from August 17, 2018 and trading of the shares will be allowed after fulfilling certain specified conditions.

1.2 Going Concern Assumption:

During the current year, the Company has earned a net profit amounting to Rs. 1.005 (2024: Rs. 0.334) million rising its accumulated losses as on the reporting date amounting to Rs. 39.338 (2024: Rs. 40.342) million, wiping off the equity to negative Rs. 16.11 (2024: negative Rs. 17.114) million. Further, current liabilities of the Company exceed the current assets by Rs. 16.11 (2024: Rs. 17.114) million. Operations of the Company are closed since financial year 2016. These factors indicate the existence of material uncertainty over the Company's ability to continue as going concern and accordingly, Company may not be able to realize its assets and settle its liabilities at the stated amounts in the normal course of business.

However, management of the Company has prepared these financial statements on going concern basis due to the following reasons:

- The Company has entered into different agreements for the acquisition of land for development / construction of residual and commercial units. Some agreements are Covenants of the agreement will be met after the fulfillment of certain legal requirements and improvement in the overall economic outlook of the economy following in below,
- Investments in land include an Agreement to Sell with **Al Hamra Avenue (Pvt.) Limited** dated 15th May 2021, under which an advance of Rs. 49.8 million was paid. Additionally, an agreement for the purchase of land was entered into with **Mr. Habib Ahmad**, involving an advance payment of Rs. 10 million. These amounts, totaling Rs. 59.8 million, have been disclosed in the financial statements as "Advance against purchase of land".
- A Joint Venture Agreement dated 25th January 2022 was entered into with **Alpha Living Islamabad (Pvt.) Limited** for the development of a 40-Kanal apartment complex in Islamabad. The project is currently in progress, with ongoing correspondence and documentation with the relevant authorities. A letter from the Capital Development Authority (CDA) addressed to Dadabhoy Construction Technology Limited confirms that the apartment complex is permissible on the proposed land. The company remains committed to raising the necessary funds to advance the project.
- An IT Services Agreement was executed with **Alpha Real Estate Services** on 1st October 2022, with a monthly service fee of Rs. 750,000. Service income has been duly recorded for the financial years 2023-24 and 2024-25. However, certain unearned income recorded against Allotment Letters will be recognized as income upon the transfer of ownership.

DADABHOY CONSTRUCTION TECHNOLOGY LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

- Besides these aforesaid Agreements executed in different projects, the company has also signed a Memorandum of Understanding with a foreign investor **Point Avenue LTD (a UK registered entity)**, which will be interested in listing Pakistani Companies on PSX as a merger with Dadabhoy Construction Technology Limited.

2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

2.1 Statement of compliance

These financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. Accounting and reporting standards applicable in Pakistan comprise of International Financial Reporting Standards (IFRS Standards) issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017 (Act) and provisions and directives issued under the Act. Where provisions of or directives issued under the Act differ from the IFRS Standards, the provisions of or directives issued under the Act have been followed.

2.2 Basis of measurement

These financial statements have been prepared under the historical cost convention, except otherwise disclosed in these financial statements. Further, accrual basis of accounting is followed except for cash flow information.

2.3 Functional and presentation currency

These financial statements are presented in Pak Rupees, which is the functional and presentation currency of the Company.

2.4 Use of estimates and judgments

The preparation of financial statements in conformity with the approved accounting standards, as applicable in Pakistan, requires management to make judgments, estimates and assumptions that affect the application of policies and the reported amounts of assets, liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgments made by management in the application of approved accounting standard as, applicable in Pakistan, that have significant effect on the financial statements and estimates with a significant risk of material judgment in the next year are as follows: -

2.5 Income taxes

In making the estimates for income taxes currently payable by the Company, the management looks at the current income tax laws and the decisions of appellate authorities on certain issues in the past.

3 SIGNIFICANT ACCOUNTING POLICIES

3.1 Development properties

Property acquired for construction for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is classified as development properties and is measured at the lower of cost and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date less costs to completion and the estimated costs of sale.

3.2 Advances

Company reviews its advances for any provision required for any doubtful balances on an on-going balance. The provision is made while taking into consideration expected recoveries, if any.

3.3 Cash and cash equivalents

It comprises of cash in hand and cash at banks which are carried at cost and subsequently measured at amortized cost but since the balances are considered to be utilizable within the next financial year, therefore, balances recognized initially are considered to be their amortized cost. For the purpose of cash flow statement, cash and cash equivalents comprise of cash in hand and at bank in current account.

3.4 Accrued and other payables

Liabilities for accrued and other payables are stated at their nominal values which is the fair value of the consideration required to settle the related obligations whether or not billed to the Company. Liabilities are written back and recognized as income when these are no longer payable.

3.5 Taxation

Income tax expense comprises current and deferred tax. Income tax expense is recognized in the statement of profit or loss, except to the extent that it relates to the items recognized directly in other comprehensive income or in equity, in which case it is recognized there.

Current

Provision for taxation is based on current year taxable income determined in accordance with the provisions of Income Tax Ordinance, 2001, enactive on the date of statement of financial position and carry adjustment to tax payable in respect of previous year.

Deferred

Deferred tax is provided in full using the balance sheet liability method, on all temporary differences arising between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes. The amount of deferred tax provided is based on the expected manner of realization or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantially enacted at the reporting date.

The Company recognizes a deferred tax asset only to the extent that it is probable that future taxable profit for the foreseeable future will be available against which the asset can be utilized. Deferred tax asset is reduced to the extent that it is no longer probable that the related tax benefit will be realized.

3.6 Provisions

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

3.7 Financial assets and liabilities

3.7.1 Initial recognition

All financial assets and liabilities are initially measured at cost which is the fair value of the consideration given or received plus or minus transaction costs (except financial asset at FVTPL where transaction costs are charged to profit or loss). These are subsequently measured at fair value or amortized cost as the case may be.

3.7.2 Classification of financial assets

The Company classifies its financial instruments in the following categories:

- at amortized cost.
- at fair value through other comprehensive income ("FVTOCI"), or
- at fair value through profit or loss ("FVTPL").

The Company determines the classification of financial assets at initial recognition. The classification of instruments (other than equity instruments) is driven by the Company's business model for managing the financial assets and their contractual cash flow characteristics.

Financial assets at amortized cost

Financial assets that meet the following conditions are subsequently measured at amortized cost:

- a) the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- b) the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through OCI

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- a) the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
- b) the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

However, Company may make an irrevocable election at initial recognition for particular investments in equity instruments that would otherwise be measured at fair value through profit or loss to present subsequent changes in fair value in other comprehensive income provided that the investment is neither held for trading nor its a contingent consideration in a business combination.

Financial assets at fair value through profit or loss

A financial asset is measured at fair value through profit or loss unless it is measured at amortized or at fair value through OCI.

3.7.3 Financial liabilities

The Company classifies its financial liabilities in the following categories:

- at fair value through profit or loss ("FVTPL"), or
- at amortized cost.

Financial liabilities are measured at amortized cost, unless they are required to be measured at FVTPL (such as instruments held for trading or derivatives) or the Company has opted to measure them at FVTPL.

3.7.4 Subsequent measurement

Financial assets at FVTOCI

These are measured at fair value, with gains or losses arising from changes in fair value recognized in OCI.

Financial assets and liabilities at amortized cost

Financial assets and liabilities at amortized cost are subsequently carried at amortized cost, and in the case of financial assets, less any impairment.

Financial assets and liabilities at FVTPL

Realized and unrealized gains and losses arising from changes in the fair value of the financial assets and liabilities held at FVTPL are included in the statement of profit or loss and other comprehensive income in the period in which they arise. Where management has opted to recognize a financial liability at FVTPL, any changes associated with the Company's own credit risk will be recognized in other comprehensive income / (loss). Currently, there are no financial liabilities designated at FVTPL.

3.7.5 Impairment of financial assets at amortized cost

The Company recognizes a loss allowance for expected credit losses (ECLs) on financial assets that are measured at amortized cost. Loss allowances are measured on the basis of life time (ECLs) that result from all possible default events over the expected life of a financial instrument.

Lifetime ECL is only recognized if the credit risk at the reporting date has increased significantly relative to the credit risk at initial recognition. Further, the Company considers the impact of forward looking information (such as Company's internal factors and economic environment of the country of customers) on ECLs. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity and the cash flows that the Company expects to receive).

Provision against financial assets measured at amortized cost are deducted from the gross carrying amount of the assets.

3.7.6 Derecognition

Financial assets

The Company derecognizes financial assets only when the contractual rights to cash flows from the financial assets expire or when it transfers the financial assets and substantially all the associated risks and rewards of ownership to another entity.

On derecognition of a financial asset measured at amortized cost, the difference between the asset's carrying value and the sum of the consideration received and receivable is recognized in profit or loss.

In addition, on derecognition of an investment in a debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is reclassified to profit or loss.

In contrast, on derecognition of an investment in equity instrument which the Company has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to revenue reserve.

Financial liabilities

The Company derecognizes financial liabilities only when its obligations under the financial liabilities are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognized in the statement of profit or loss and other comprehensive income.

3.8 Related party transactions

Transactions involving related parties arising in the normal course of business are conducted at arm's length at normal commercial rates on the same terms and conditions as third party transactions using valuation modes as admissible.

3.9 Earnings per share

The company presents basic and diluted earnings per share for its ordinary shares. Basic EPS is calculated by dividing the profit attributable to ordinary shareholders of the company by the weighted average number of ordinary shares. Diluted EPS is determined by adjusting profit attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares.

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	Note	2025 Rupees	2024 Rupees
4 DEFERRED TAXATION			
Deferred Tax Assets arising in respect of			
Taxable temporary differences			
Accelerated tax depreciation		-	-
Deductible temporary differences			
Available tax losses		6,741,716	6,741,716
		6,741,716	6,741,716
Less: Unrecognized deferred tax asset	4.1	(6,741,716)	(6,741,716)
		-	-

- 4.1 The Company has not recognized its entire deferred tax asset relating to deductible differences up to the year ended June 30, 2022 as it is uncertain that future taxable profits for the foreseeable future will be available against which the asset can be utilized.

Deductible temporary differences as on June 30, 2021 and their expiry dates are as follows:

Deductible difference	Expiry	Expiry
Assessed tax losses		
Business losses		
Tax Year 2019	30-Jun-25	8,485,537
Tax Year 2020	30-Jun-26	1,396,786
Tax Year 2021	30-Jun-27	3,199,966
Tax Year 2022	30-Jun-28	2,173,190
Tax Year 2023	30-Jun-29	3,785,770
Unabsorbed tax depreciation	Indefinite	Indefinite

	Note	2025 Rupees	2024 Rupees
5 TRADE DEBTORS			
Receiveable from Alpha Real Estate Services		21,094,784	4,900,000
		21,094,784	4,900,000

- 5.1 The company has a receivable of Rs. 24.75 million from Alpha Real Estate Services, arising from IT services provided under a contractual agreement effective from 1st October 2022, at a monthly fee of Rs. 0.75 million. These receivables pertain to IT support, software maintenance, and other technology-related services rendered in accordance with the terms of the agreement.

As of 30th June 2025, the services rendered have been partially recognized as confirmed service income. However, a portion of the income, linked to plot allotment letters, has been recorded as deferred income and will be recognized upon the transfer of ownership.

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NOTES TO THE FINANCIAL STATEMENTS
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			<u>2025 Rupees</u>	<u>2024 Rupees</u>
6	ADVANCE AGAINST PROPERTY			
	Land for development	6.1	<u>59,800,000</u>	<u>59,800,000</u>
6.1	This amount include an advance payment of Rs. 10 million (2024: Rs. 10 million) made to Mr. Habib Ahmad against land in Mouza Chirah, Islamabad.			
7	CASH AND BANK BALANCE			
	Cash in hand		<u>5,000</u>	<u>5,000</u>
	Cash at bank - in current account		<u>89,512</u>	<u>89,512</u>
			<u>94,512</u>	<u>94,512</u>
8	ISSUED, SUBSCRIBED AND PAID UP CAPITAL			
	<u>Number of shares</u>		<u>2025 Rupees</u>	<u>2024 Rupees</u>
	<u>2025</u> <u>2024</u>			
	1,129,500 1,129,500	Ordinary shares of Rs. 10 each	11,295,000	11,295,000
	1,065,800 1,065,800	Fully paid in cash		
		other than cash (Note.	10,658,000	10,658,000
		8.1)	1,275,000	1,275,000
	127,500 127,500	Issued as fully paid bonus shares		
	<u>2,322,800</u> <u>2,322,800</u>		<u>23,228,000</u>	<u>23,228,000</u>
8.1	1,065,800 shares were issued in prior years to the Directors of the Company against their loans given to the Company.			
8.2	Ordinary shareholders are entitled to attend and vote in the company meeting and are also entitled to any distributions including dividends and other entitlements in the form of bonus and right shares as and when declared by the company.			
		Note	<u>2025 Rupees</u>	<u>2024 Rupees</u>
9	ACCRUED AND OTHER PAYABLES			
	Salaries payable		<u>14,679,558</u>	<u>11,737,683</u>
	Accrued liabilities and other payables		<u>8,316,523</u>	<u>7,269,718</u>
	Unearned Income		<u>10,850,000</u>	<u>-</u>
			<u>33,846,081</u>	<u>19,007,401</u>
10	MARKUP ACCRUED			
	On short term borrowings from related parties	11.1	<u>6,900,324</u>	<u>6,900,324</u>

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		2025 Rupees	2024 Rupees
11 SHORT TERM BORROWINGS	Note		
- Unsecured and interest bearing			
- From Related Parties			
Directors		43,556,800	43,556,800
Associate of the Directors		12,560,000	12,560,000
	11.1	<u>56,116,800</u>	<u>56,116,800</u>

11.1 These carried markup ranging from 3 Month Kibor plus 2% per annum to 3 Month Kibor plus 3% per annum till March 31, 2019 after which the lenders have waived the markup till the revival of the operational activities of the Company. Loan and the markup accrued is payable on demand. Loan was obtained for the acquisition of land for development / construction of residual and commercial units.

12 CONTINGENCIES AND COMMITMENTS

There are no contingencies and commitments binding on the Company as on the reporting date, except for the remaining amount of payment of land as explained in Note 6.

	Note	2025 Rupees	2024 Rupees
13 ADMINISTRATIVE EXPENSES			
Salaries		2,952,631	2,996,250
Professional charges		800,000	300,000
Travel and Entertainment expenses		387,870	41,843
Printing and stationery		34,988	28,750
Courier charges		5,250	5,000
Utilities		112,433	102,572
Fees and subscription		30,575	315,675
Miscellaneous expenses		600,000	540,000
Advertisement expense		127,650	-
Auditors' remuneration	13.1	192,500	175,000
Advance Income Tax write off		238,800	-
		<u>5,482,696</u>	<u>4,505,090</u>

13.1 Auditors' Remuneration

Audit fees	100,000	100,000
Half yearly review	62,500	45,000
Review of Code of Corporate Governance	20,000	20,000
Out of pocket	10,000	10,000
	<u>192,500</u>	<u>175,000</u>

14 TAXATION - NET

Current	14.1	112,500	61,250
Prior		-	-
Deferred	4	-	-
		<u>112,500</u>	<u>61,250</u>

14.1 Income Tax Returns of the Company have been finalized up to and including the tax year 2017 which are considered to be the deemed assessment subject to amendment u/s 122 of the Income Tax Ordinance, 2001.

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	Note	2025 Rupees	2024 Rupees
15 EARNING PER SHARE			
Profit after taxation		1,004,804	298,660
Weighted average number of ordinary shares outstanding		2,322,800	2,322,800
Earning per share - basic and diluted		<u>0.433</u>	<u>0.129</u>

16 REMUNERATION TO CHIEF EXECUTIVE OFFICER AND DIRECTORS

In view of the current operational and financial position of the Company, the Directors of the Company have voluntarily waived their remuneration. While salary charged during the year with respect to an executive amounting to Rs. NIL (2024: Rs. NIL) million.

17 TRANSACTIONS WITH RELATED PARTIES

17.1 The related parties comprise of group companies (associated companies), Directors and their close family members, executives, major shareholders of the Company. The transactions with related parties are Rs. NIL (2024: Rs. NIL).

	Note	2025 Rupees	2024 Rupees
18 FINANCIAL INSTRUMENTS BY CATEGORY			
Financial Assets			
- at amortized cost			
Cash and bank balance	7	<u>94,512</u>	<u>94,512</u>
Financial Liabilities			
- at amortized cost			
Accrued and other payables	9	33,846,081	19,007,401
Markup accrued	10	6,900,324	6,900,324
Short term borrowings	11	56,116,800	56,116,800
		<u>96,863,205</u>	<u>82,024,525</u>

19 FINANCIAL INSTRUMENTS AND RELATED DISCLOSURES

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk (interest / mark-up rate risk and price risk). The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the financial performance. Overall, risks arising from the Company's financial assets and liabilities are limited. The Company consistently manages its exposure to financial risk without any material change from previous period in the manner described in notes below.

- Credit risk
- Liquidity risk
- Market risk
- Operational risk

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The Board of Directors has overall responsibility for the establishment and oversight of Company's risk management framework. The Board is also responsible for developing and monitoring the Company's risk management policies.

19.1 Credit risk

Credit risk represents the accounting loss that would be recognized at the reporting date if counterparties fails to meet its contractual obligation and it mainly arises from balances with banks and financial institutions, trade debts, loans, advances, deposits and other receivables. The credit risk on liquid fund is limited because the counter parties are banks with reasonably high credit ratings.

Concentration of credit risk arises when a number of counter parties are engaged in similar business activities or have similar economic features that would cause their abilities to meet contractual obligation to be similarly effected by the changes in economic, political or other conditions. The Company believes that it is not exposed to major concentration of credit risk.

The carrying amount of financial assets represents the maximum credit exposure before any credit enhancements. The maximum exposure to credit risk before any provisions at the reporting date is:

	2025	2024
	<u>Rupees</u>	<u>Rupees</u>
Bank balance	<u>94,512</u>	<u>94,512</u>

Quality of financial assets

Currently the funds are kept with a bank having short term rating of A-3 and long term rating of BBB.

19.2 Liquidity risk

Liquidity risk reflects the Company's inability in raising funds to meet commitments. Liquidity risk arises because of the possibility that the Company could be required to pay its liabilities earlier than expected or difficulty in raising funds to meet commitments associated with the financial liabilities as they fall due. The Company's approach to manage liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or at the risk of Company's reputation. The Company's liquidity management involves projecting cash flows and considering the level of liquid assets necessary to fulfill its obligation, monitoring statement of financial position liquidity ratios against internal and external requirements and maintaining debt financing plans.

19.3 Market risk

Market risk is the risk that the value of the financial instrument may fluctuate as a result of changes in market interest rates or the market price due to a change in credit rating of the issuer or the instrument, change in market sentiments, speculative activities, supply and demand of securities and liquidity in the market. The Company manages market risk by monitoring exposure on marketable securities by following the internal risk management and investment policies and guidelines. Market risk comprises of three types of risks: currency risk, interest rate risk and price risk. Company is not exposed to any such risk.

19.4 Operational Risk

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

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

The primary responsibility for the development and implementation of controls over operational risk rests with the board of directors. The responsibility encompasses the controls in the following areas:

- i** Requirements for appropriate segregation of duties between various functions, roles and responsibility;
- ii** Requirements for the reconciliation and monitoring of transactions;
- iii** Compliance with regulatory and other legal requirements;
- iv** Documentation of control and procedures;
- v** Requirements for the periodic assessment of operational risk faced, and the adequacy of controls and procedures to address the risk identified;
- vi** Ethical and business standards; and
- vii** Risk mitigation, including insurance where this is effective.

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19.5 Fair value of financial instruments

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

The carrying values of all the financial assets and liabilities reported in the financial statements approximate their fair values.

19.6 Capital risk management

The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, issue new shares and take other measures commensurate to the circumstances. The Company finances its expansion projects through equity, borrowings and management of its working capital with a view to maintain an appropriate mix between various sources of finance to minimize risk and maximizing profitability.

The Company monitors capital using a gearing ratio, which is net debt divided by total shareholders equity plus net debt. Net debt is calculated as total loans and borrowings from banking companies including any other investors and finance cost thereon, less cash and bank balances. The Company's strategy is to maintain leveraged gearing. The gearing ratios as on the reporting date is nil as the Company has not obtained any borrowing from the financial institutions.

20 GENERAL

- Figures have been rounded-off nearest to the rupee unless stated otherwise.

21 NUMBER OF EMPLOYEES

- Number of employees as on the reporting date and average number of employees during the year were 4 (2024: 4 and 4) respectively.

22 DATE OF AUTHORISATION FOR ISSUE

These financial statements have been authorized for issue on January 26, 2026 by the Board of Directors of the Company.


Chief Executive


Chief Financial Officer


Director