



February 25, 2026

FORM-7

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

Subject: **FINANCIAL RESULTS OF SIGNATURE RESIDENCY REIT
FOR THE HALF YEAR ENDED DECEMBER 31, 2025**

Dear Sir,

We have to inform you that Board of Directors of Arif Habib Dolmen REIT Management Limited, the Management Company of **Signature Residency REIT** (the Scheme), in their meeting held on Wednesday, February 25, 2026 at 11:00 a.m. at Arif Habib Centre, 23 M.T Khan Road, Karachi, recommended the following:

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

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);
- Condensed interim statement of cash flows (Annexure – D); and
- Directors' Report (Annexure – E).

The report of the Scheme for the six months and quarter ended December 31, 2025 will be transmitted through PUCARS, within specified time.

Yours' faithfully,



Razi Haider
CFO & Company Secretary

Encl: As stated above

Signature Residency REIT
Condensed Interim Statement of Financial Position (Un-audited)
As at December 31, 2025

		December 31, 2025 (Un-audited)	June 30, 2025 (Audited)
	Note	------(Rupees in '000')-----	
ASSETS			
Non current assets			
Contract cost assets	4	54,911	39,863
Current assets			
Inventory property	5	1,011,997	786,947
Short term deposit, advances and other receivables	6	114,415	112,495
Cash at bank	7	479,447	425,527
Total current assets		1,605,859	1,324,969
Total assets		1,660,770	1,364,832
UNIT HOLDERS' FUND AND LIABILITIES			
Unit holders' fund			
Issued, subscribed and paid up units	8	330,000	330,000
Reserves - accumulated profit		17,162	70,785
Total unit holders' fund		347,162	400,785
Liabilities			
Current liabilities			
Contract liabilities	9	1,275,098	945,311
Accrued expenses and other liabilities	10	38,510	18,736
Total current liabilities		1,313,608	964,047
Total unit holders' fund and liabilities		1,660,770	1,364,832
Net assets value per unit		10.52	12.14
Contingencies and commitments	11		

The annexed notes 1 to 18 form an integral part of these condensed interim financial statements.

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


Chief Financial Officer

Chief Executive Officer

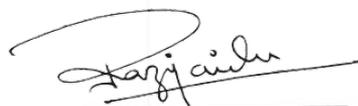
Director

Signature Residency REIT
Condensed Interim Statement of Profit or Loss (Un-audited)
For the six months and three months period ended December 31, 2025

	For the period ended		For the Quarter ended	
	December 31, 2025	December 31, 2024	December 31, 2025	December 31, 2024
Note	----- (Rupees in '000') -----			
Revenue from Contracts with Customers	-	469,685	-	469,685
Cost of Sales	-	(404,200)	-	(404,200)
Gross profit	-	65,485	-	65,485
Administrative expenses	12	(9,963)	(6,526)	(3,140)
Finance cost		-	(79,578)	(79,578)
Net operating loss		(9,963)	(6,562)	(82,718)
Other income	13	24,970	25,177	12,698
Remuneration of the REIT Management Company	10.1	(1,664)	(4,159)	(832)
Sindh sales tax on remuneration of the REIT Management Company		(250)	(624)	(125)
Trustee remuneration -Central Depository Company of Pakistan Limited	10.2	(333)	(832)	(167)
Sindh sales tax on trustee remuneration		(50)	(125)	(25)
Annual fee of the Securities and Exchange Commission of Pakistan	10.3	(333)	(832)	(167)
		(2,630)	(6,572)	(1,316)
Profit / (loss) before taxation		12,377	(2,014)	4,820
Taxation	14	-	-	-
Profit / (loss) after taxation		12,377	(2,014)	4,820
				(4,938)
				(Rupees)
Earnings / (loss) per unit - Basic and diluted	15	0.3751	(0.0610)	0.1461
				(0.1496)

The annexed notes 1 to 18 form an integral part of these condensed interim financial statements.

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


Chief Financial Officer

Chief Executive Officer

Director

Signature Residency REIT
Condensed Interim Statement of Changes In Unit Holders' Fund (Un-audited)
For the six months period ended December 31, 2025

	Issued, subscribed and paid up units	Reserves - Unappropriated profit / Accumulated loss	Total Unit holders' fund
	----- (Rupees in '000) -----		
Balance as at 30 June 2024 (Audited)	330,000	(29,050)	300,950
Total comprehensive loss for the period	-	(2,014)	(2,014)
Balance as at December 31, 2024 (Un-audited)	<u>330,000</u>	<u>(31,064)</u>	<u>298,936</u>
Balance as at 30 June 2025 (Audited)	330,000	70,785	400,785
Total comprehensive income for the period	-	12,377	12,377
Final cash dividend for the year ended June 30, 2025 at Rs. 2.00 per unit	-	(66,000)	(66,000)
Balance as at December 31, 2025 (Un-audited)	<u>330,000</u>	<u>17,162</u>	<u>347,162</u>

The annexed notes 1 to 18 form an integral part of these condensed interim financial statements.

YA

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



Chief Financial Officer

Chief Executive Officer

Director

Signature Residency REIT
Condensed Interim Statement Of Cash Flows (Un-audited)
For the six months period ended December 31, 2025

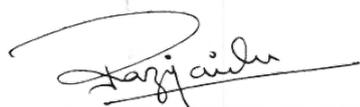
Annexure - D

	For the period ended December 31, 2025 (Un-audited)	For the period ended December 31, 2024
Note	------(Rupees in '000)-----	
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit / (loss) before taxation	12,377	(2,014)
(Increase) / decrease in assets		
Contract cost assets	(15,048)	(10,585)
Short term deposit, advances and other receivables	(1,920)	(8,735)
Inventory property	(225,050)	344,575
	(242,018)	325,255
Increase / (decrease) in liabilities		
Contract liabilities	329,787	226,058
Accrued expenses and other liabilities	19,774	(17,137)
Accrued markup on long term loan	-	(548)
	349,561	208,373
Net cash flows generated from operating activities	119,920	531,614
Cash flows from financing activities		
Dividend paid to unit holders	(66,000)	-
Net increase in cash and cash equivalents	53,920	531,614
Cash and cash equivalents at the beginning of the period	425,527	146,225
Cash and cash equivalents at the end of the period	479,447	677,839

The annexed notes 1 to 18 form an integral part of these condensed interim financial statements.

YA

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



Chief Financial Officer

Chief Executive Officer

Director



DIRECTORS REPORT
DEC 2025

SIGNATURE RESIDENCY REIT 'SRR'

December 31, 2025



ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

Dear Unit holders of Signature Residency REIT

We are pleased to present the Directors' Review report of Signature Residency REIT (SRR) - the Scheme, for the half year ended on December 31, 2025, on behalf of the Board of Directors of Arif Habib Dolmen REIT Management Limited.

Project Overview

Signature Residency REIT (SRR) is dedicated to the development and sale of "Signature Tower," a premium real estate project consisting of one commercial unit and 104 residential apartments. Located on a commercial plot (Com-102) spanning 2,067 square yards, the project offers a blend of modernity and functionality.

Signature Residency REIT is a Shariah-compliant real estate investment trust (REIT), Designed to offer investors access to residential real estate, this REIT operates with a developmental and sale-based strategy, focusing on the development and sale of real estate assets to generate returns.

The commercial unit of the project has been built, sold and handed over to a commercial bank for the establishment of their premium digital lifestyle branch.

The project offered modern, well-ventilated apartments with spacious layouts, large balconies, and strategically designed windows, ensuring a superior living experience. All 104 apartments of the scheme have already been sold, and construction is progressing at full pace, with 90% of the grey structure completed.

Impact of Sakhi Hasan-Naya Nazimabad Flyover on Signature Residency REIT Projects

The Sakhi Hasan-Naya Nazimabad flyover, which was inaugurated on June 9, 2024, provides a direct, congestion-free link, reducing the travel time between Naya Nazimabad and Sakhi Hasan to approximately five minutes. This improved connectivity enhances access from North Nazimabad and Hyderi, seamlessly integrating Naya Nazimabad into Karachi's signal-free corridors and further boosting its location advantage.

Management & Governance

- **REIT Management Company:** Signature Residency REIT is managed by Arif Habib Dolmen REIT Management Limited, a professional and experienced management firm with a proven track record in real estate investment and asset management.
- **Regulatory Framework:** The trust is governed by the REIT Regulations, 2022, under the oversight of the Securities and Exchange Commission of Pakistan (SECP). This ensures transparency, regulatory compliance, and investor protection.

IPO and Public Listing

- **Offer for Sale (OFS):** The REIT's IPO involved the sale of 8.25 million units, representing 25% of the total units. This offering provided a unique opportunity for retail and institutional investors to gain exposure to a diversified portfolio of residential real estate assets.

The IPO was structured to provide broad market access, allowing a diverse range of investors to participate in the growing real estate market through a highly regulated and transparent platform.

Financial and Operational Performance

Description	31-Dec-25	31-Dec-24
	Rupees in thousands	
Revenue from customers	-	469,685
Cost of Sales	-	(404,200)
Administrative, operating expenses and finance cost	(9,963)	(86,104)
Net operating loss	(9,963)	(20,619)
Profit / (loss) after tax	12,377	(2,014)
Earnings / (loss) per unit (Rupees)	0.3751	(0.0610)

For the six-month period ending December 31, 2025, no revenue was recognized in accordance with the revenue recognition policy of the REIT scheme, which recognizes revenue at the point in time when control of goods and services are transferred to customers.

The net operating loss for the period was PKR 9.96 million. However, the profit after tax stood at PKR 12.38 million, primarily due to the impact of other income, mainly arising from profit on bank deposits. Earnings per unit (EPS) for the period amounted to PKR 0.3751.

On the operational front, demand for Signature Residency Apartments remains strong, reflecting the confidence of homebuyers and investors in the project. As at the reporting date, all the inventory has been sold out.

The total consideration for apartments sold during the period stood at PKR 435.75 million. When combined with discounts offered to customers who made upfront payments, the total cumulative consideration from all apartment sales has now reached PKR 2.19 billion as of December 31, 2025. Installment recovery rate remains high at 89%, reinforcing the project's strong cash flow position and financial stability.

Looking Ahead

Signature Residency REIT is poised to capitalize on the growth potential of Pakistan's residential real estate market. With the backing of experienced management and a clear investment strategy, the REIT offers investors an opportunity to participate in the real estate sector while benefiting from its Shariah-compliant structure and regulated environment.

We remain committed to maximizing value for our investors, ensuring a successful investment outcome as we move toward the 2027 wind-up phase.

Acknowledgement

We extend our gratitude to our valued investors, the Securities and Exchange Commission of Pakistan (SECP), the Sindh Building Control Authority (SBCA), the management of Pakistan Stock Exchange (PSX), Central Depository Company of Pakistan Limited (CDC) - the Trustee, Arif Habib

Development and Engineering Consultants (AHDECL) - the Project Manager, Board of Directors of Arif Habib Dolmen REIT Management Limited – The RMC and our business partners for their continued cooperation and support. We also appreciate the effort put in by the management team and are proud of their commitment to ensuring the success of our business.

For and on behalf of the Board

Muhammad Ejaz

Chief Executive

Karachi

February 25, 2026

Muhammad Arif Habib

Chairman