



MANAGED BY



ARIF HABIB DOLMEN  
REIT MANAGEMENT LIMITED

# A DECADE OF TRUST

**DOLMEN CITY REIT**  
HALF YEARLY REPORT DEC 31, 2025



A DECADE OF TRUST

HALF YEARLY 20  
REPORT 25

Arif Habib Centre, 23, M.T.Khan Road, Karachi | 021-111-245-111 | [www.arifhabibdolmenreit.com](http://www.arifhabibdolmenreit.com)



- 04 | Scheme's Information
- 06 | Vision Mission
- 09 | Directors' Report
- 13 | Independent Auditor's Report
- 17 | Condensed Interim Financial Position
- 18 | Condensed Interim Statement of Profit or Loss (Unaudited)
- 19 | Condensed Interim Statement of Comprehensive Income (Unaudited)
- 20 | Condensed Interim Statement of Changes In Unit Holders' Fund (Unaudited)
- 21 | Condensed Interim Statement of Cash Flows (Unaudited)
- 22 | Notes to the Condensed Interim Financial Statements (Unaudited)

## SCHEME'S INFORMATION

<b>Management Company</b>	Arif Habib Dolmen REIT Management Limited	
<b>Board of Directors</b>	Mr. Arif Habib Mr. Nadeem Riaz Mr. Naeem Ilyas Ms. Aaiza Khan Mr. Muhammad Noman Akhter Mr. Abdus Samad A. Habib Mr. Faisal Nadeem Mr. Sajidullah Sheikh Mr. Muhammad Ejaz	Chairman Director Independent Director Independent Director Independent Director Director Director Director Chief Executive Officer
<b>Audit Committee</b>	Mr. Naeem Ilyas Mr. Abdus Samad A. Habib Mr. Sajidullah Sheikh Mr. Muhammad Noman Akhter	Chairman Member Member Member
<b>Human Resource &amp; Remuneration Committee</b>	Ms. Aaiza Khan Mr. Abdus Samad A. Habib Mr. Sajidullah Sheikh Mr. Muhammad Ejaz	Chairperson Member Member Member



# SCHEME'S INFORMATION

<b>Other Executives</b>	Mr. Razi Haider Mr. Muhammad Hassan Mr. Safi Ullah	CFO & Company Secretary Head of Internal Audit & Compliance Shariah Compliance Officer
<b>Trustee</b>	Central Depository Company of Pakistan Limited CDC House, 99-B, Block "B" S.M.C.H.S. Main Shahrah-e-Faisal, Karachi.	<b>Bankers</b> Bank Al Habib Limited Fasal Bank Limited Habib Metropolitan Bank Limited United Bank Limited Bank Alfalah Limited National Bank of Pakistan Askari Bank Limited Habib Bank Limited Meezan Bank Limited Allied Bank Limited Dubai Islamic Bank Limited
<b>Share Registrar</b>	CDC Share Registrar Services Limited CDC House, 99-B, Block "B" S.M.C.H.S. Main Shahrah-e-Faisal, Karachi.	
<b>External Auditor</b>	KPMG Taseer Hadi & Co. Chartered Accountant, Sheikh Sultan Trust Building No.2, Beaumont Road, Civil Lines, Karachi, 75530.	
<b>Internal Auditor</b>	Junaidy Shoaib Asad & Co. Chartered Accountants, 1/6-P, P.E.C.H.S., Mohtarma Laeeq Begum Road, Off Shahrah-e-Faisal, Karachi.	
<b>Legal Advisor</b>	Mohsin Tayabaly & CO. Corporate Legal Consultants, 1st Floor, Dime Center, BC -4 Block 9, Kekashan, Clifton Karachi.	
<b>Property Manager</b>	Dolmen Real Estate Managemet (Private) Limited	
<b>Property Valuer</b>	MYK Associates (Pvt.) Limited MYK HOUSE, 52-A, Block 'B', Street # 5, Muslim Cooperative Housing Society (S.M.C.H.S.), Karachi.	
<b>Shariah Advisor</b>	Alhamd Shariah Advisor Service (Private) Limited.	
<b>Rating Agency</b>	VIS Credit Rating Company Limited VIS House, 128/C, 25th Lane Off Khayaban-e-Ittehad, Phase VII, DHA, Karachi.	
<b>Current Ratings</b>	DCR Rating: AAA (rr) (REIT Rating) RMC Rating: AM2+ (RMC) (Management Quality Rating).	
<b>Registered Office of Management Company</b>	Arif Habib Centre, 23 M.T. Khan Road, Karachi.	

## VISION

- "all eyes on you"

As Pakistan's first REIT, DCR aims to maintain its position as the premier office and retail Real Estate Investment Trust.

## MISSION

- "challenge the status quo and try new things"

Be a space where people aspire to work  
Inspiring you to achieve more

Be the place where people love to shop  
Enhance the customer experience to maximize shopper loyalty

To be the landlord of choice  
Optimizing the tenancy mix through proactive leasing

## DELIVERING VALUE

- "security, stability, resilience"

Providing our unit holders with regular, stable distributions and sustainable long term growth.



# DIRECTORS' REPORT



# DIRECTORS' REPORT

## Dear Unitholders of Dolmen City REIT,

The Board of Directors of Arif Habib Dolmen REIT Management Limited is pleased to present the Director's Report for Dolmen City REIT ("DCR" or "the Scheme") for the year ended December 31, 2025, in line with the financial year 2025-26 annual report.

## REIT Assets Overview

Dolmen City Clifton is a sprawling 3.4 million sq. ft. mixed-use waterfront development situated at the intersection of Karachi's Defence and Clifton areas. The development includes office towers, an upcoming hotel, Sky Tower A & B, The Harbour Front, and the Executive Tower, in addition to the three-level Dolmen Mall Clifton.

The REIT assets consist of Dolmen Mall Clifton, Pakistan's leading retail destination, and The Harbour Front, one of the country's most respected office buildings.

Dolmen Mall Clifton spans 542,847 sq. ft. of leasable space, housing over 130 local and international retail outlets, a hypermarket, and a 1,200-seat food court. As Pakistan's first mall built to international standards, it has transformed the retail landscape with global brands such as Aldo, Tag Heuer, Carrefour, Khaadi, and Nike.

The Harbour Front, a 19-story office tower with 257,162 sq. ft. of leasable area, offers premium office spaces with modern architecture and breathtaking waterfront views. It is home to prominent multinational and local businesses, combining both functionality and a prestigious business address.

## Financial and Operational Performance

Summary of financial performance - Six months ended December 31, 2025:

Description	Dec 25 PKR (million)	Dec 24 PKR (million)
Rental Income	3,085.28	2,609.91
Marketing Income	54.41	173.83
Administrative and Impairment Expense	(473.00)	(638.00)
Net Operating Income	2,778.80	2,235.75
Other Income	126.60	127.30
Distributable Profit	2,793.55	2,273.08

Dolmen City REIT (DCR) demonstrated robust financial and operational performance, maintaining an occupancy rate consistently above 99%.

As of December 31, 2025, the Weighted Average Lease Expiry (WALE) for Dolmen City Mall (comprising 68% of the total leasable area) stands at approximately 2.27 years, while the WALE for The Harbour Front (comprising 32% of the total leasable area) is around 3.34 years.

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

Lease Occupancy	Leasable Area	31-Dec-25		Occupancy %
		Leased Area	Vacant Area	
Dolmen Mall Clifton	542,847	534,932	7,915	98.5%
The Harbour Front	257,162	257,162	-	100%
<b>Total</b>	<b>800,009</b>	<b>792,094</b>	<b>7,915</b>	<b>99%</b>

Lease Occupancy	Leased Area		Occupancy Variation	Occupancy Variation %
	31-Dec-25	30-Sep-25		
Mall	534,932	530,810	4,122	0.8%
THF	257,162	257,162	-	0%
	<b>792,094</b>	<b>787,972</b>	<b>4,122</b>	<b>0.5%</b>

## Customer Engagement and Marketing Activities

Dolmen City continues to be a prime customer destination in Karachi, as evidenced by its consistently high footfall, ranging from 26,000 to 29,000 visitors per day.

Footfall for the six months ended September 30, 2025		
Month	*Daily Average	Total for the Month
July	28,664	888,599
August	29,097	902,011
September	26,145	784,361
October	26,539	822,700
November	24,275	728,252
December	27,352	847,916

\* Calculated based on operational days.

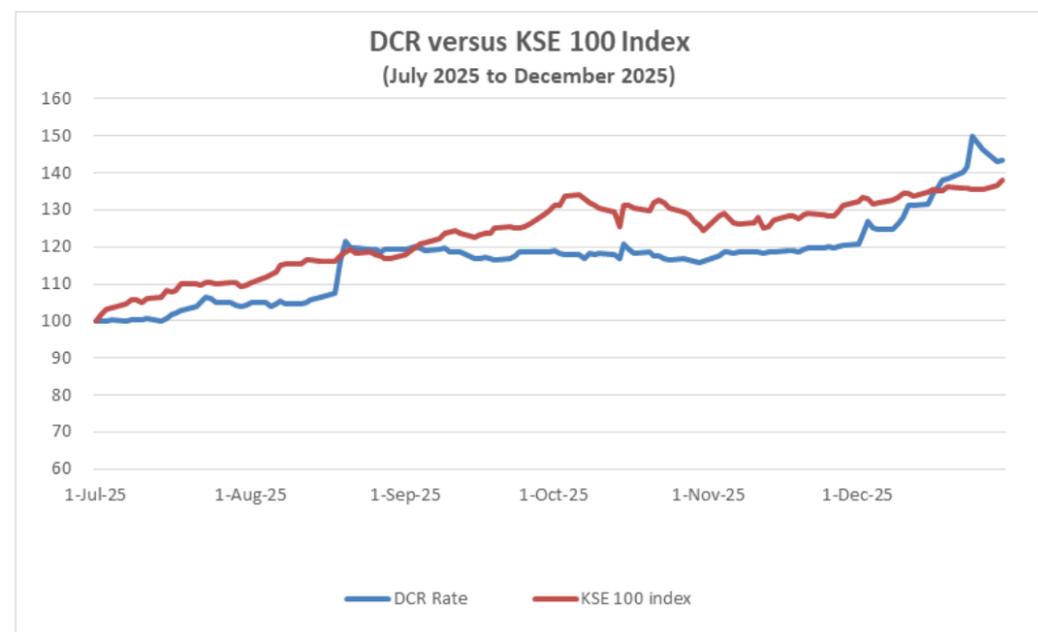
This impressive footfall is sustained through a series of strategically planned events aimed at attracting a steady stream of customers throughout the year. These events are promoted through social media platforms and the quarterly Dolmen Magazine, with additional incentives such as brand advertisements and discount offerings to encourage visitor participation. Below are some of the key events organized by the Dolmen Mall:

- Dolmen Pop Up (17th – 27th July)
- Independence Day (8th – 17th Aug)
- Pinktober(11th Oct)
- Dolmen Auto Show (30th Sep to 18th Oct)
- Pinktober (8TH October)
- Dolmen Beauty Expo (12th November, Onwards)
- Dolmen Shopping Festival (19th Dec to 10th Jan)

## Unit Performance

Key Metrics	1H FY26	1H FY25
Opening Price	PKR 27.00	PKR 16.50
Closing Price	PKR 38.45	PKR 21.75
Average Price	PKR 31.70	PKR 18.58
Dividend	PKR 1.26	PKR 1.05
Price Return	42.41%	31.82%
Total Return	47.07%	38.18%

During the six-month period under review, DCR's unit price reached a high of PKR 41.8 and a low of PKR 26.5. Compared to the same period last year, DCR showed a 1.23x increase in total return. Additionally, the Average Daily Traded Volume rose from 590,523 units in 1H FY25 to 668,463 Units in 1H FY26, indicating increased investor interest. As of December 31, 2025, DCR's Net Asset Value (NAV) was PKR 34.22 per unit, with the stock trading at a 12.36% premium to its NAV.



The KSE-100 index traded within a range of 126,113.27 to 175,232.90 over the same period. DCR exhibited low market sensitivity, with a beta of 0.136 and a near-zero correlation to the index at 0.084 for the period under review, 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 0.63 per unit for the quarter ending December 2025. To date, the total dividend distributed for FY26 amounts to PKR 1.26 per unit, translating into an annualized dividend yield of 25.2% based on the par value.

For the Period	Total Units	PKR / Unit	Total Distributed Dividend
1H FY26	2,223,700,000	PKR 1.26	PKR 2,801,862,000
FY25	2,223,700,000	PKR 2.23	PKR 4,958,851,000
FY24	2,223,700,000	PKR 2.00	PKR 4,447,400,000
FY23	2,223,700,000	PKR 1.81	PKR 4,024,897,000
FY22	2,223,700,000	PKR 1.50	PKR 3,335,550,000

#### NAV Over the Years

For the Period	NAV
FY23	31.25
FY24	32.91
FY25	34.41
FY26*	34.22

\*as at Dec 31<sup>st</sup> 2025

#### Shariah Compliance

Shariah advisor, in his semi-annual Shariah Review Report, has confirmed compliance with Shariah principals in all aspects.

#### Valuation:

The independent valuer has issued the semi-annual valuation report in accordance with the approved valuation methodology and applicable regulatory requirements.

#### Corporate Responsibility and Safety Measures:

The management of Dolmen Mall Clifton remains committed to maintaining high standards of Environment, Health & Safety (EHS), Environmental, Social and Governance (ESG), and Corporate Social Responsibility (CSR). The Mall continues to comply with all applicable regulatory requirements, including fire safety standards, periodic mock fire drills, maintenance of emergency exits, and regular inspection of safety systems. Various sustainability and community engagement initiatives were undertaken during the period to ensure responsible operations and stakeholder well-being.

#### Market Landscape

The demand for high-quality office and retail spaces in Pakistan continues to remain strong. The rapid growth of the technology sector and an increasing shift towards hybrid work models are fueling the need for modern, collaborative office spaces that cater to both startups and established enterprises. At the same time, the rise of the middle class, rapid urbanization, and evolving consumer preferences are driving the growth of the retail sector. Malls that offer diverse, immersive, and experiential shopping environments are becoming even more vital. As competition intensifies, properties that emphasize flexibility, innovation, and a customer-centric approach to design will be best positioned for long-term success.

#### Future Outlook

Pakistan's retail and office space sectors are expected to experience continued growth, despite the economic challenges. Success will depend on the ability to adapt to the evolving market conditions, particularly in response to shifting consumer behaviors, work patterns, and the increased digitalization of services. The demand for flexible workspaces, as well as retail spaces that offer a blend of physical and digital shopping experiences, is on the rise.

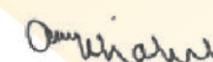
For investors and developers, focusing on the creation of flexible, sustainable, and customer-centric environments is crucial. Given the economic instability and inflationary pressures, it is also important to prioritize cost-effective and resilient designs that can withstand market fluctuations while meeting the needs of an increasingly tech-savvy and diverse consumer base.

#### Acknowledgement

We are thankful to DCR's valued investors, the Securities and Exchange Commission of Pakistan, the management of Pakistan Stock Exchange, the Trustees of DCR, the Property Manager and business partners for their continued cooperation and support. We also appreciate the effort put in by the management team.

For and on behalf of the Board

  
**Muhammad Ejaz**  
 Chief Executive

  
**Arif Habib**  
 Chairman

Karachi  
 Date: 25 February, 2026



KPMG Taseer Hadi & Co.  
Chartered Accountants  
Sheikh Sultan Trust Building No. 2, Beaumont Road  
Karachi 75530 Pakistan  
+92 (21) 37131900, Fax +92 (21) 35685095

## INDEPENDENT AUDITOR'S REVIEW REPORT

To the Unit Holders of Dolmen City REIT

### Report on Review of Interim Financial Statements

#### Introduction

We have reviewed the accompanying condensed interim statement of financial position of **Dolmen City REIT** ("the Scheme") as at **31 December 2025** and the related condensed interim statement of profit or loss, the condensed interim statement of comprehensive income, the condensed interim statement of changes in unit holders' fund, and the condensed interim statement of cash flows, and notes to the financial statements for the six months period then ended (here-in-after referred to as the "interim financial statements"). Management is responsible for the preparation and presentation of these interim financial statements in accordance with accounting and reporting standards as applicable in Pakistan for interim financial reporting. Our responsibility is to express a conclusion on these interim financial statements based on our review.

#### Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

#### Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements are not prepared, in all material respects, in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting.

#### Other matter

Pursuant to the requirement of Section 237 (1) (b) of the Companies Act, 2017, only cumulative figures for the six months, presented in the second quarter accounts are subject to a limited scope review by the statutory auditors of the Scheme. Accordingly, the figures of the condensed interim statement of profit or loss and condensed interim statement of comprehensive income for the six months period ended 31 December 2025 and 31 December 2024 have not been reviewed by us.

KPMG Taseer Hadi & Co., a Partnership firm registered in Pakistan and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.



KPMG Taseer Hadi & Co.

The engagement partner on the engagement resulting in this independent auditor's review report is **Mr. Aryn Malik**.

Date: 26 February 2026

Karachi

UDIN: RR202510096Lpk8FBWV2

KPMG Taseer Hadi & Co.  
Chartered Accountants



# FINANCIAL STATEMENTS



Dolmen City REIT  
Condensed Interim Statement of Financial Position  
As of 31 December 2025

	Note	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----			
<b>ASSETS</b>			
<b>Non-current asset</b>			
Investment property	6	75,747,976	74,755,713
<b>Current assets</b>			
Rent and marketing receivables	7	125,144	112,428
Prepayments, advances and deposits	8	57,309	13,957
Advance tax	9	227,510	224,327
Accrued profit on deposits		11,097	10,023
Short-term investments	10	1,719,000	-
Bank balances	11	489,776	2,344,422
<b>Total current assets</b>		<b>2,629,836</b>	<b>2,705,157</b>
<b>Total assets</b>		<b>78,377,812</b>	<b>77,460,870</b>
<b>UNIT HOLDERS' FUND AND LIABILITIES</b>			
<b>REPRESENTED BY:</b>			
<b>Unit holders' fund</b>			
Issued, subscribed and paid up units (2,223,700,000 units of Rs. 10 each)		22,237,000	22,237,000
Capital reserves		53,792,322	52,800,059
Revenue reserves		64,847	1,474,084
<b>Total unit holders' fund</b>		<b>76,094,169</b>	<b>76,511,143</b>
<b>Current liabilities</b>			
Payable to REIT Management Company - related party	12	1,800	47,950
Security deposits		585,608	562,895
Accrued expenses and other liabilities	13	276,098	320,785
Dividend Payable		1,400,931	-
Unclaimed dividend		19,206	18,097
<b>Total current liabilities</b>		<b>2,283,643</b>	<b>949,727</b>
<b>Contingencies and commitments</b>			
	14		
<b>Total unit holders' fund and liabilities</b>		<b>78,377,812</b>	<b>77,460,870</b>
----- (Rupees) -----			
<b>Net asset value per unit</b>		<b>34.22</b>	<b>34.41</b>

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

KATG



Chief Financial Officer



Chief Executive



Director

Dolmen City REIT  
Condensed Interim Statement of Profit or Loss (Unaudited)  
For the Six months period ended 31 December 2025

	Note	Six months period ended		Quarter ended	
		31 December 2025	31 December 2024	31 December 2025	31 December 2024
----- (Rupees in '000) -----					
<b>Revenue</b>					
Rental income	15	3,085,279	2,609,914	1,552,618	1,314,657
Marketing income		54,411	173,829	22,570	90,242
		<b>3,139,690</b>	<b>2,783,743</b>	<b>1,575,188</b>	<b>1,404,899</b>
<b>Administrative and operating expenses</b>					
Administrative and operating expenses	16	(374,958)	(538,386)	(202,677)	(233,464)
Impairment reversal / (charge) on receivables	7.1	14,069	(9,612)	14,069	(9,612)
<b>Net operating income</b>		<b>2,778,801</b>	<b>2,235,745</b>	<b>1,386,580</b>	<b>1,161,823</b>
<b>Other income</b>					
Other income	17	126,602	127,324	77,560	46,172
		<b>2,905,403</b>	<b>2,363,069</b>	<b>1,464,140</b>	<b>1,207,995</b>
<b>Management fee</b>					
Management fee	12	(83,364)	(67,072)	(41,597)	(35,124)
Sindh sales tax on management fee	12	(12,505)	(10,061)	(6,240)	(5,269)
Trustee fee	13.3	(13,894)	(11,179)	(6,933)	(5,854)
Sindh sales tax on trustee fee	13.3	(2,084)	(1,677)	(1,040)	(878)
		<b>(111,847)</b>	<b>(89,989)</b>	<b>(55,810)</b>	<b>(47,125)</b>
<b>Profit before change in fair value of investment property</b>		<b>2,793,556</b>	<b>2,273,080</b>	<b>1,408,330</b>	<b>1,160,870</b>
<b>Unrealised gain on remeasurement of fair value of investment property</b>					
Unrealised gain on remeasurement of fair value of investment property	6	992,263	4,532,938	992,263	4,532,938
<b>Profit before taxation</b>		<b>3,785,819</b>	<b>6,806,018</b>	<b>2,400,593</b>	<b>5,693,808</b>
<b>Taxation</b>					
Taxation	18	-	-	-	-
<b>Profit for the period</b>		<b>3,785,819</b>	<b>6,806,018</b>	<b>2,400,593</b>	<b>5,693,808</b>
----- (Rupees) -----					
<b>Earnings per unit - Basic &amp; Diluted</b>	20	<b>1.70</b>	<b>3.06</b>	<b>1.08</b>	<b>2.56</b>

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

KATG



Chief Financial Officer



Chief Executive



Director



# Dolmen City REIT

## Condensed Interim Statement of Comprehensive Income (Unaudited)

For the six months period ended 31 December 2025

	Six months period ended		Quarter ended	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	----- (Rupees in '000) -----			
Profit for the period	3,785,819	6,806,018	2,400,593	5,693,808
Other comprehensive income	-	-	-	-
<b>Total comprehensive income for the period</b>	<b>3,785,819</b>	<b>6,806,018</b>	<b>2,400,593</b>	<b>5,693,808</b>

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

*K. Rajan*

# Dolmen City REIT

## Condensed Interim Statement of Changes In Unit Holders' Fund (Unaudited)

For the six months period ended 31 December 2025

	Issued, subscribed and paid up units	Reserves			Revenue reserve Unappropriated profit	Total unit holders' fund
		Premium on issue of units - net	Fair value reserve	Total		
----- (Rupees in '000) -----						
<b>Balance as at 1 July 2024</b>	22,237,000	281,346	49,434,881	49,716,227	1,235,775	73,189,002
<b>Total comprehensive income for the six months period ended 31 December 2024</b>						
Profit for the period	-	-	-	-	6,806,018	6,806,018
Other comprehensive income	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>	-	-	-	-	6,806,018	6,806,018
Reclassification adjustment relating to changes in fair value of investment property	-	-	4,532,938	4,532,938	(4,532,938)	-
<b>Transactions with owners recorded directly in equity</b>						
Cash dividend for the year 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)
	-	-	-	-	(2,223,700)	(2,223,700)
<b>Balance as at 31 December 2024 (Unaudited)</b>	<b>22,237,000</b>	<b>281,346</b>	<b>53,967,819</b>	<b>54,249,165</b>	<b>1,285,155</b>	<b>77,771,320</b>
<b>Balance as at 30 June 2025 (Audited)</b>	<b>22,237,000</b>	<b>281,346</b>	<b>52,518,713</b>	<b>52,800,059</b>	<b>1,474,084</b>	<b>76,511,143</b>
<b>Total comprehensive income for the six months period ended 31 December 2025</b>						
Profit for the period	-	-	-	-	3,785,819	3,785,819
Other comprehensive income	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>	-	-	-	-	3,785,819	3,785,819
Reclassification adjustment relating to changes in fair value of investment property	-	-	992,263	992,263	(992,263)	-
<b>Transactions with owners recorded directly in equity</b>						
Cash dividend for the year ended 30 June 2025 (Re. 0.63 per unit)	-	-	-	-	(1,400,931)	(1,400,931)
Cash dividend for the period ended 30 September 2025 (Re. 0.63 per unit)	-	-	-	-	(1,400,931)	(1,400,931)
Cash dividend for the period ended 31 December 2025 (Re. 0.63 per unit)	-	-	-	-	(1,400,931)	(1,400,931)
	-	-	-	-	(4,202,793)	(4,202,793)
<b>Balance as at 31 December 2025</b>	<b>22,237,000</b>	<b>281,346</b>	<b>53,510,976</b>	<b>53,792,322</b>	<b>64,847</b>	<b>76,094,169</b>

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

*K. Rajan*

Chief Financial Officer

Chief Executive

Director

Chief Financial Officer

Chief Executive

Director



**Dolmen City REIT**  
**Condensed Interim Statement of Cash Flow (Unaudited)**  
For the six months period ended 31 December 2025

	Note	Six months period ended	
		31 December 2025	31 December 2024
----- (Rupees in '000) -----			
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Profit for the period		3,785,819	6,806,018
<b>Adjustments for non cash items:</b>			
Unrealised gain on remeasurement of fair value of Investment property	6	(992,263)	(4,532,938)
Liability written back	17	(25,130)	-
Impairment (reversal) / charge on receivables	7.1	(14,069)	9,612
Profit on bank deposits and TDRs	17	(101,472)	(127,324)
		<u>2,652,885</u>	<u>2,155,368</u>
<b>Working capital changes</b>			
<i>(Increase) / decrease in current assets</i>			
Receivables		1,353	(36,245)
Prepayments, advances and deposits		(43,352)	148,275
		<u>(41,999)</u>	<u>112,030</u>
<i>Increase / (decrease) in current liabilities</i>			
Payable to the REIT Management Company - related party		(46,150)	394
Security deposits		22,713	20,069
Accrued expenses and other liabilities		(19,557)	80,215
		<u>(42,994)</u>	<u>100,678</u>
<b>Cash generated from operations</b>		<u>2,567,892</u>	<u>2,368,076</u>
Tax paid		(3,183)	(1,706)
<b>Net cash generated from operating activities</b>		<u>2,564,709</u>	<u>2,366,370</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Profit on deposits received		100,398	129,608
<b>Net cash generated from investing activities</b>		<u>100,398</u>	<u>129,608</u>
<b>CASH FLOW FROM FINANCING ACTIVITY</b>			
Dividend paid		(2,800,753)	(2,223,733)
<b>Net cash used in financing activity</b>		<u>(2,800,753)</u>	<u>(2,223,733)</u>
Net increase in cash and cash equivalents		(135,646)	272,245
Cash and cash equivalents at beginning of the period		2,344,422	1,852,164
Cash and cash equivalents at end of the period	21	<u>2,208,776</u>	<u>2,124,409</u>

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

  
Chief Financial Officer

  
Chief Executive

  
Director

**Dolmen City REIT**  
**Notes to the Condensed Interim Financial Statements (Unaudited)**  
For the six months period ended 31 December 2025

**1 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, as amended by the First Supplemental Restated Trust Deed dated 14 October 2019, and further amended by the Trust Deed dated 09 July 2021, 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 30 January 2026, 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 principle 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's 75% of the units were directly held by International Complex Projects Limited (ICPL). The Board of Directors of the ICPL in its meeting held on 22 April 2021 approved the Scheme of arrangement for re-organization / re-arrangement 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 VIII A 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 VIII A 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 2025. 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 2025 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 accounting and reporting standards that are not yet effective

There are certain amendments to the published accounting and reporting standards that are mandatory for the Scheme's accounting period beginning on 1 January 2026. However, these will not have any significant impact on the Scheme's operations and, therefore, have not been detailed in these condensed interim financial statements.

## 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 2025.

## 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 2025.

## 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 2025.

## 6 INVESTMENT PROPERTY

		Unaudited 31 December 2025	Audited 30 June 2025
	Note	----- (Rupees in '000) -----	
Carrying amount at beginning of the period / year		74,755,713	71,671,881
Add: Unrealized gain on remeasurement of fair value of investment property		992,263	3,083,832
Carrying amount at end of the period / year	6.2	<u>75,747,976</u>	<u>74,755,713</u>

		Unaudited 31 December 2025		
	Note	Dolmen Mall	Harbour Front	Total
Projected net operating annual income of 2026 (Rs'000)		4,280,064	1,278,461	5,558,525
Capitalisation rate (%)	6.2.1	7.34%	7.34%	7.34%
Fair value (Rs'000)		<u>58,325,942</u>	<u>17,422,034</u>	<u>75,747,976</u>

		Audited 30 June 2025		
	Note	Dolmen Mall	Harbour Front	Total
Projected net operating annual income of 2025 (Rs'000)		3,946,838	1,178,926	5,125,764
Capitalisation rate (%)	6.2.1	6.86%	6.86%	6.86%
Fair value (Rs'000)		<u>57,561,899</u>	<u>17,193,814</u>	<u>74,755,713</u>

Property wise movement of unrealized gain on remeasurement of fair value of investment property:

		Unaudited 31 December 2025		
		Dolmen Mall	Harbour Front	Total
		----- (Rupees in '000) -----		
Balance at 1 July 2025		57,561,899	17,193,814	74,755,713
Add: Unrealized gain on remeasurement of fair value of investment property		764,043	228,220	992,263
Balance at 31 December 2025		<u>58,325,942</u>	<u>17,422,034</u>	<u>75,747,976</u>

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 six months period ended 31 December 2025 amounted to Rs. 3.085 million and Rs. 54 million (2024: Rs. 2.610 million and Rs. 174 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 31 December 2025	Audited 30 June 2025
		----- (Rupees in '000) -----	
No later than one year - non cancellable		339,203	2,721,889
Later than one year but not later than five years - cancellable		5,835,691	3,027,235
Later than five years - cancellable		81,981	207,765
		<u>6,256,875</u>	<u>5,956,889</u>

6.2 The investment property has been valued by MYK Associates ('the Valuer') as at 31 December 2025, 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 2025	Audited 30 June 2025
----- (Rupees in '000) -----		
<b>Cost approach:</b>		
- Dolmen Mall	40,517,662	36,297,357
- The Harbour Front	8,894,121	7,713,955
	<u>49,411,783</u>	<u>44,011,312</u>
<b>Sales comparison approach:</b>		
- Dolmen Mall	77,687,963	77,687,963
- The Harbour Front	12,314,112	12,314,112
	<u>90,002,075</u>	<u>90,002,075</u>
<b>Income capitalization approach - using capitalization rate of</b>	<u>7.34%</u>	<u>6.86%</u>

(a) Valuer's assessment of net operating income

	31 December 2025 - Unaudited		
	Dolmen Mall	Harbour Front	Total
Net operating income (Rs'000)	4,188,068	1,250,981	5,439,049
Capitalisation rate (%)	7.34%	7.34%	7.34%
Fair value (Rs'000)	<u>57,058,146</u>	<u>17,043,337</u>	<u>74,101,483</u>

	30 June 2025 - Audited		
	Dolmen Mall	Harbour Front	Total
Net operating income (Rs'000)	3,559,685	1,004,832	4,564,517
Capitalisation rate (%)	6.86%	6.86%	6.86%
Fair value (Rs'000)	<u>51,915,541</u>	<u>14,654,779</u>	<u>66,570,320</u>

(b) On projected net operating income based on existing rental agreements

	31 December 2025 - Unaudited		
	Dolmen Mall	Harbour Front	Total
Net operating income (Rs'000)	4,280,064	1,278,461	5,558,525
Capitalisation rate (%)	7.34%	7.34%	7.34%
Fair value (Rs'000)	<u>58,325,942</u>	<u>17,422,034</u>	<u>75,747,976</u>

	30 June 2025 - Audited		
	Dolmen Mall	Harbour Front	Total
Net operating income (Rs'000)	3,946,838	1,178,926	5,125,764
Capitalisation rate (%)	6.86%	6.86%	6.86%
Fair value (Rs'000)	<u>57,561,899</u>	<u>17,193,814</u>	<u>74,755,713</u>

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 6.86% capitalisation rate on projected NOI based on the existing rental agreements and expected rent for the vacant area.

In the current year, the management in consultation with its valuer evaluated the capitalisation rate and accordingly revised the same to 7.34% (30 June 2025: 6.86%) by adjusting the capitalisation rate of 6.18% (30 June 2025: 5.7%) (based on sales comparison approach) to incorporate the average buffer rate of 1.16% for the last 5 years to arrive at the capitalisation rate of 7.34%.

The forced sales value of the investment property is assessed to be Rs. 72,001 million (30 June 2025: Rs. 72,001 million).

#### Fair value hierarchy

The details of the investment property and information about its fair value hierarchy as 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:

	Level 3 ----- (Rupees in '000) -----	Fair value as at 31 December 2025 ----- (Rupees in '000) -----
<b>Dolmen Mall Clifton and The Harbour Front</b>	<u>75,747,976</u>	<u>75,747,976</u>
	Level 3	Fair value as at 30 June 2025
	----- (Rupees in '000) -----	----- (Rupees in '000) -----
<b>Dolmen Mall Clifton and The Harbour Front</b>	<u>74,755,713</u>	<u>74,755,713</u>
<b>Significant unobservable inputs</b>	Unaudited 31 December 2025	Audited 30 June 2025
	----- (Rupees in '000) -----	----- (Rupees in '000) -----
The fair value has been carried out considering following inputs:		
Projected income of the following year	6,640,713	6,377,579
Projected operating cost of the following year	(1,082,188)	(1,251,815)
Projected NOI of the following year	<u>5,558,525</u>	<u>5,125,764</u>
	----- (Percentage) -----	----- (Percentage) -----
Capitalization	7.34%	6.86%

#### 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 statement for the year ended 30 June 2025.

Change	Effect on fair value	
	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----		
- Projected income (based on existing leasing contracts)	+ 5%	4,524,767
- Projected income (based on existing leasing contracts)	- 5%	(4,524,767)
- Projected operating costs	+ 5%	(737,368)
- Projected operating costs	- 5%	737,368
- Capitalization rate	+ 1%	(9,098,995)
- Capitalization rate	- 1%	11,925,920
		4,650,629
		(4,650,629)
		(912,843)
		912,843
		(9,514,918)
		12,764,169

#### 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.

Valuation approaches

Approach	Summary	Pros	Cons
Cost approach	The "Cost Approach" is a real estate valuation method in which a buyer should 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 plus cost of construction and services therein such as generator, power plant, chiller plant and other services for multistory building.	This approach provides basis for 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.	This approach does not take into account the loss of income during construction up till the completion of project achieving desired occupancy. Then true picture of cost approach can emerge.
Sales comparison approach	The "Sales Comparison Approach" is to compare recently-sold properties (local similar) with the other similar property. Price adjustments are made for differences in the comparable factors of the property. In fact, the "Sales Comparison Approach" is the basic foundation knowledge for the real estate professionals.	This approach is commonly used in the real estate comparison or appraisals for similar type of property.	True Sale Comparison Approach is emerged when there is any such process of sale/purchase in near past however, in case of the Scheme, there is no similar building in the vicinity and at present there has been no deal or transaction of similar size project or property in Karachi for comparison with Dolmen City project. This approach is generally suitable where the business is buying and selling of property.
Income Capitalization Approach	The "Income capitalization approach" is a 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 formula for this approach is commonly referred as (IRV): Net operating income (I) ÷ capitalization rate (R) = value (V)	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.	The approach relies heavily on 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
Cost Approach	<p><b>Basic calculation of land:</b> 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.</p> <p>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 range of Rs. 1,200,000 To Rs. 1,300,000 per square yard depending upon the location and size of the plot. Therefore, the valuer has taken the land value of Rs. 1,250,000 per square yard on similar parameters.</p> <p><b>Calculation of cost of structure:</b></p> <p>i) Dolmen City Shopping Mall: 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.</p> <p>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 30,000 per square foot.</p> <p>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.</p>

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.
Income Capitalization Approach - as per projected Net Operating Income (NOI)	<p>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.</p> <p>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.</p> <p>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.</p> <p>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 7% - 7.5%. During the period, the valuer evaluated the capitalisation rate and accordingly revised the same to 7.34% by adjusting the capitalisation rate of 6.18% (based on sales comparison approach) to incorporate the average buffer rate of 1.16% for the last 5 years to arrive at the capitalisation rate of 7.34% to determine the value of property.</p> <p>Valuer's assessment is computed with the assumption of market variables which influenced the value which may vary unexpectedly time to time.</p>

Summary of the valuation report:

Description	Assessment
Average base cost of land	Rs 1,250,000 per square yard
Construction cost of shopping mall	Rs 20,000 to Rs 30,000 per square foot
Construction cost of office building	Rs 30,000 per square foot
Depreciation on structure	@ 3% per annum for 13 years by diminishing method
Dolmen Mall sales market value	Rs 77,687,963,000
Harbour Front sales market value	Rs 12,314,112,000
Dolmen Mall average rental rate	Upper basement = 0.5% of total value Ground floor = 0.6% of total value First floor = 0.6% of total value Second floor = 0.55% of total value Second floor storage = 0.5% of total value
Per annum growth	10%
Harbour Front average rental rate	1.5% for ground floor and 0.9% for above floors
Per annum growth	10%
Operation cost	20% of yearly rental
Occupancy	100%
Capitalization rate	7.34%

7	RENT AND MARKETING RECEIVABLES	Note	Unaudited	Audited
			31 December 2025	30 June 2025
----- (Rupees in '000) -----				
	Rent and marketing receivables		193,820	203,853
	Receivable from related party		8,680	-
			202,500	203,853
	Less: impairment allowance	7.1	(77,356)	(91,425)
			125,144	112,428
7.1	Movement of impairment loss on receivables:			
	Balance at the beginning of the period / year		91,425	60,541
	(Reversal) / charge for the period / year		(14,069)	30,884
	Balance at the end of the period / year		77,356	91,425

8	PREPAYMENTS, ADVANCES AND DEPOSITS	Note	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----				
	Advance to Central Depository Company	8.1	13,546	12,436
	Security deposits		1,521	1,521
	Prepayments		42,242	-
			<u>57,309</u>	<u>13,957</u>
8.1	This represents advance to CDC for processing of unclaimed dividend payments to unit holders.			
9	ADVANCE TAX	Note	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----				
	Advance tax	9.1	232,238	229,055
	Provision for impairment	9.2	(4,728)	(4,728)
			<u>227,510</u>	<u>224,327</u>
9.1	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	Note	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----				
	<b>At amortized cost</b>			
	Term deposit receipts having original maturity			
	- less than three months	10.1	1,719,000	-
	- more than three months		-	-
			<u>1,719,000</u>	<u>-</u>
10.1	This represents term deposit receipts (TDRs) with Meezan Bank Limited, National Bank Limited carrying profit rates of 6.4% to 10.3% (30 June 2025: nil) per annum with maturity up to 31 January 2026.			
11	BANK BALANCES	Note	Unaudited 31 December 2025	Audited 30 June 2025
	Saving accounts	11.1	489,776	2,344,422
11.1	This represents deposits held in riba free saving accounts carrying expected profit rates ranging from 6% to 10.50% (30 June 2025: 6% to 18.5%) per annum.			
12	PAYABLE TO REIT MANAGEMENT COMPANY - related party	Note	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----				
	Management fee payable		459	40,589
	Sindh sales tax on management fee		1,033	7,053
	Other payable		308	308
			<u>1,800</u>	<u>47,950</u>
13	ACCRUED EXPENSES AND OTHER LIABILITIES			
	Unearned rental income		130,683	154,378
	Accrued expenses		62,087	60,738
	Payable to associated undertakings	13.1	36,732	52,228
	Federal excise duty	13.2	11,980	11,980
	Monitoring fee payable to SECP		11,118	22,237
	Trustee fee	13.3	7,847	7,797
	Sales tax and withholding income tax payable		12,807	6,817
	Shariah advisory fee		61	61
	Takaful payable		-	1,151
	Other liabilities		2,783	3,398
			<u>276,098</u>	<u>320,785</u>

13.1	Payable to associated undertakings	Unaudited 31 December 2025	Audited 30 June 2025
----- (Rupees in '000) -----			
	- Dolmen Real Estate Management (Private) Limited	36,652	52,148
	- Al-Feroz (Private) Limited	40	40
	- Dolmen (Private) Limited	40	40
		<u>36,732</u>	<u>52,228</u>

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 2025: 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 2025: 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 CONTINGENCIES AND COMMITMENTS

##### 14.1 Contingencies

On 23 August 2024, the Scheme has received a show cause notice bearing reference No. SRB/COM/VII/SWWF/2024-25/586626 from the Sindh Revenue Board (SRB) demanding payment under the Sindh Workers Welfare Fund (SWWF) Act, 2014. The notice refers to clause (vi-a) of section 2(g) of the Act, which includes establishments governed by the Sindh Shops and Commercial Establishment Act, 2015, within the definition of "industrial establishment." Based on this clause and the profit before tax of Rs. 9.29 billion reported for the year ended 30 June 2023, SRB has determined a SWWF liability of Rs. 185.84 million (calculated at 2% of profit before tax), payable under the Government of Sindh's head of account "G-06313 – Workers Welfare Fund (Sindh)."

The management of the Scheme, through its legal counsel, is contesting the applicability of SWWF to the Scheme. Management's view is that the REIT does not have any employees, as all operational and administrative functions are performed by Arif Habib Dolmen REIT Management Limited, a separate legal entity. Accordingly, management believes that the provisions of the SWWF Act, 2014, are not applicable to the Scheme.

Further, the Sindh Revenue Board (SRB), through its letter dated August 12, 2021, intimated the Mutual Funds Association of Pakistan (MUFAP) that mutual funds do not qualify as Financial Institutions or Industrial Establishments and are, therefore, not liable to pay SWWF contributions. This communication further supports the stance taken by the management of the Scheme.

As the matter is in the initial stage and management, along with the legal advisor, expects a favorable outcome, no provision has been recorded in the financial statements.

##### 14.2 Commitments

The Scheme is required to provide a Gas Supply Deposit (GSD) to Sui Southern Gas Company Limited (SSGC). To meet this requirement, the Company has arranged a bank guarantee from Askari Bank Limited in favor of SSGC. As at 31 December 2025, the bank guarantee amounts to Rs. 193.45 million.

15 RENTAL INCOME

Unaudited			
Six months period ended		Quarter ended	
31 December 2025	31 December 2024	31 December 2025	31 December 2024
(Rupees in '000)			
Dolmen Mall	2,413,792	2,002,199	1,195,516
The Harbour Front	671,487	607,715	357,102
	<u>3,085,279</u>	<u>2,609,914</u>	<u>1,552,618</u>
			<u>1,314,657</u>

15.1 This includes percentage income amounting to Rs. 164 million (31 December 2024 Rs. 156 million) and represents rent charged to tenants based on the percentage of sales made over and above the minimum rent.

16 ADMINISTRATIVE AND OPERATING EXPENSES

Unaudited				
Six months period ended		Quarter ended		
Note	31 December 2025	31 December 2024	31 December 2025	31 December 2024
(Rupees in '000)				
Property management fee	16.2	192,620	170,716	101,943
Renovation expense	16.2	23,398	222,794	15,945
Marketing expenses	16.2	39,715	32,507	26,953
Takaful fee	16.2	32,003	30,434	15,970
Ancillary income collection fee	16.2	36,980	30,353	19,277
Common area maintenance charges	16.2	10,039	12,754	3,794
SECP monitoring fee	16.1	11,119	11,119	5,560
Property and advertisement taxes	16.2	8,735	8,675	4,078
Legal and professional charges		9,071	7,616	3,641
Auditor's remuneration		5,036	4,730	2,304
Annual listing fee paid to PSX		1,639	-	824
Utility expenses	16.2	2,161	1,954	2,088
Shariah advisory fee		127	127	64
Others		2,315	4,607	236
		<u>374,958</u>	<u>538,386</u>	<u>202,677</u>
				<u>233,464</u>

16.1 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.

16.2 These represent direct operating expenses arising from investment property.

17 OTHER INCOME

Unaudited				
Six months period ended		Quarter ended		
Note	31 December 2025	31 December 2024	31 December 2025	31 December 2024
(Rupees in '000)				
Profit on bank deposits and TDRs		101,472	127,324	52,430
Liability written back	17.1	25,130	-	25,130
		<u>126,602</u>	<u>127,324</u>	<u>77,560</u>
				<u>46,172</u>

17.1 During the period, the Company has written back certain liabilities / accruals which are no longer considered payable. Accordingly, such balances have been reversed and recognised as income in the Statement of Profit and Loss.

18 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 2026 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 December 2025.

19 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 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:

19.1 Transactions during the period:

			Unaudited			
			Six months period ended		Quarter ended	
Name of the related party	Relationship and/or percentage unitholding	Nature of transaction during the period	31 December 2025	31 December 2024	31 December 2025	31 December 2024
			(Rupees in '000)			
Dolmen Real Estate Management (Private) Limited	Property Manager	Common area maintenance charges	10,039	12,754	3,587	6,028
		Common area maintenance paid	12,781	13,973	11,062	7,306
		Expenses incurred on behalf of the Scheme	82	27	-	-
		Reimbursement of expenses incurred on behalf of the Scheme	82	233	-	-
		Withheld security deposit of tenants	-	808	-	105
		Paid withheld security deposit of tenants	-	612	-	467
		Rental income	19,861	-	10,212	-
		Rental received	19,861	-	10,493	-
		Property management fee	229,600	201,069	121,220	104,177
		Property management fee paid	242,681	208,242	131,972	112,505
Retail Avenue (Private) Limited	Common directorship	Rental and marketing income	8,861	8,481	3,676	4,189
		Rental received	8,861	8,481	4,502	4,189
Al-Feroz (Private) Limited	Associated company holding 37.5% units	Rental income	18,736	17,033	9,087	8,517
		Rental received	18,736	17,033	9,368	8,517
		Dividend paid	1,050,698	833,888	625,349	416,944
Dolmen (Private) Limited	Associated company holding 37.5% units	Rental income	-	17,033	-	8,517
		Rental received	-	16,775	-	5,678
		Dividend paid	1,050,698	833,888	625,349	416,944
Sindbad Wonderland (Private) Limited	Common directorship	Rental and marketing income	52,069	47,335	25,652	24,019
		Amount received	43,389	39,211	26,291	23,667
Arif Habib Dolmen REIT Management Limited	Management Company	Expenses incurred on behalf of the Scheme	2,500	3,035	-	-
		Reimbursement of expenses incurred on behalf of the Scheme	2,500	3,035	-	3,035
		Management fee	95,869	77,133	47,837	40,383
		Management fee paid	142,019	78,740	101,349	-
Central Depository Company of Pakistan Limited	Trustee	Trustee fee	15,978	12,856	7,973	6,732
		Trustee paid	15,928	12,487	8,005	6,181

19.2 Balances outstanding at the period / year end:

			Unaudited	Audited
			31 December 2025	30 June 2025
Name of the related party	Relationship and/or percentage shareholding	Period / year end balances	(Rupees in '000)	
Dolmen Real Estate Management (Private) Limited	Property Manager	Common area maintenance charges payable	1,193	3,934
		Expenses payable incurred on behalf of the Scheme	156	156
		Payable of withheld security deposit of tenants	1,161	1,161
		Rent receivable	-	-
		Property management fee payable	35,381	48,482
Al-Feroz (Private) Limited	Associated company holding 37.5% units	Rent receivable	-	-
		Net payable in respect of purchase consideration of investment property	-	-
		Payable against purchase of equipment for maintenance	40	40
Dolmen (Private) Limited	Associated company holding 37.5% units	Rent receivable	-	-
		Net payable in respect of purchase consideration of investment property	-	-
		Payable against purchase of equipment for maintenance	40	40
Retail Avenue (Private) Limited	Common directorship	Rent and marketing receivable	-	-
Sindbad Wonderland (Private) Limited	Common directorship	Rent and marketing receivable	8,680	-
Arif Habib Dolmen REIT Management Limited	Management Company	Expenses payable incurred on behalf of the Scheme	308	308
		Management fee payable	1,492	47,950
Central Depository Company of Pakistan Limited	Trustee	Trustee fee payable	7,847	7,797

**20 EARNINGS PER UNIT - BASIC AND DILUTED**

Note	Unaudited				
	Six months period ended		Quarter ended		
	31 December 2025	31 December 2024	31 December 2025	31 December 2024	
	(Rupees in '000)				
Profit for the period	3,785,819	6,806,018	2,400,593	5,693,808	
	(Number 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	
	(Rupees)				
Earnings per unit - Basic and diluted	20.1	1.70	3.06	1.08	2.56
<b>20.1 Earnings per unit comprises as follows:</b>					
Distributable income - earnings per unit		1.26	1.02	0.63	0.52
Undistributable unrealised fair value gains - earnings per unit	20.1.1	0.44	2.04	0.45	2.04
		1.70	3.06	1.08	2.56

**20.1.1** 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.

**20.1.2** 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 2025 and 30 June 2025 which would have had any effect on the earnings per unit if the option to convert had been exercised.

**21 CASH AND CASH EQUIVALENTS**

	Note	Unaudited	Audited
		31 December 2025	30 June 2025
		(Rupees in '000)	
Short-term investments	10	1,719,000	-
Bank balances	11	489,776	2,344,422
		<u>2,208,776</u>	<u>2,344,422</u>

**22 FAIR VALUE OF FINANCIAL INSTRUMENTS**

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

**Level 1** : Quoted prices (unadjusted) in active markets for identical assets or liabilities.

**Level 2** : Inputs other than quoted prices included within level 1 that are observable for assets or liabilities, either directly or indirectly.

**Level 3** : Inputs for the asset or liability that are not based on observable market data (i.e. unobservable inputs).

**22.1 Accounting classifications and fair values of financial instruments**

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Note	Unaudited							
	31 December 2025				Total	Level 1	Level 2	Level 3
	Financial assets 'at fair value through other	Financial assets 'at fair value through profit or loss'	Financial assets 'at amortized cost'	Other financial liabilities				
	(Rupees in '000)							
	<b>Financial assets - not measured at fair value</b>							
			125,144		125,144			
			1,521		1,521			
			11,097		11,097			
			1,719,000		1,719,000			
			489,776		489,776			
22.1.1			<u>2,346,538</u>		<u>2,346,538</u>			
	<b>Financial liabilities - not measured at fair value</b>							
				1,800	1,800			
				585,608	585,608			
				120,628	120,628			
				1,400,931	1,400,931			
				19,206	19,206			
22.1.1				<u>2,128,173</u>	<u>2,128,173</u>			
	(Rupees in '000)							
	<b>Financial assets - not measured at fair value</b>							
			112,438					
			1,521					
			10,023					
			2,344,422					
22.1.1			<u>2,468,404</u>					
	<b>Financial liabilities - not measured at fair value</b>							
				47,950	47,950			
				562,895	562,895			
				147,610	147,610			
				18,097	18,097			
22.1.1				<u>776,552</u>	<u>776,552</u>			

**22.1.1** The Scheme has not disclosed fair values for these financial assets and financial liabilities as in the opinion of management, fair value of these financial assets and liabilities are not significantly different from their carrying values since these assets and liabilities are short term in nature or are periodically repriced.

**22.1.2** Fair value hierarchy of the investment property has been disclosed in note 6 to these financial statements.

**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 February 25, 2026.

  
Chief Financial Officer

  
Chief Executive

  
Director