



April 29, 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 QUARTER ENDED MARCH 31, 2026**

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, April 29, 2026 at 10:00 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 nine months and quarter ended March 31, 2026 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 March 31, 2026

Annexure - A

	Note	March 31, 2026 (Un-audited)	June 30, 2025 (Audited)
------(Rupees in '000')-----			
<u>ASSETS</u>			
Non current assets			
Contract cost assets	4	54,929	39,863
Current assets			
Inventory property	5	1,097,608	786,947
Short term deposit, advances and other receivables	6	121,876	112,495
Cash at bank	7	504,362	425,527
Total current assets		1,723,846	1,324,969
Total assets		1,778,775	1,364,832
<u>UNIT HOLDERS' FUND AND LIABILITIES</u>			
Unit holders' fund			
Issued, subscribed and paid up units	8	330,000	330,000
Reserves - accumulated profit		15,671	70,785
Total unit holders' fund		345,671	400,785
Liabilities			
Current liabilities			
Contract liabilities	9	1,378,793	945,311
Accrued expenses and other liabilities	10	54,311	18,736
Total current liabilities		1,433,104	964,047
Total unit holders' fund and liabilities		1,778,775	1,364,832
Net assets value per unit		10.47	12.14
Contingencies and commitments	11		

The annexed notes 1 to 19 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

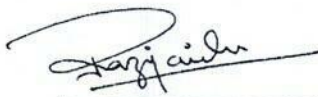
Signature Residency REIT
Condensed Interim Statement of Profit or Loss (Un-audited)
For the nine months and three months period ended March 31, 2026

Annexure - B

	Nine months period ended		For the Quarter ended	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Note	----- (Rupees in '000') -----			
Revenue from Contracts with Customers	-	469,685	-	-
Cost of Sales	-	(404,200)	-	-
Gross profit	-	65,485	-	-
Administrative expenses	12	(23,830)	(13,867)	(6,962)
Finance cost		-	-	-
Net operating loss		(23,830)	(13,867)	(6,962)
Other income	13	38,631	13,661	8,153
Remuneration of the REIT Management Company	10.1	(2,477)	(813)	(936)
Sindh sales tax on remuneration of the REIT Management Company		(372)	(122)	(140)
Trustee remuneration -Central Depository Company of Pakistan Limited	10.2	(496)	(163)	(187)
Sindh sales tax on trustee remuneration		(74)	(24)	(28)
Annual fee of the Securities and Exchange Commission of Pakistan	10.3	(496)	(163)	(187)
		(3,915)	(1,285)	(1,478)
Profit / (loss) before taxation		10,886	(1,491)	(287)
Taxation	14	-	-	-
Profit / (loss) after taxation		10,886	(1,491)	(287)
			(Rupees)	
Earnings / (loss) per unit - Basic and diluted	15	0.3299	(0.0452)	(0.0087)

The annexed notes 1 to 19 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)

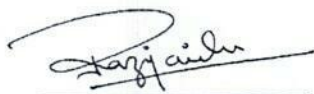
For the nine months period ended March 31, 2026

Annexure - C

	Issued, subscribed and paid up units	Reserves - Unappropriated profit / (Accumulated loss) (Rupees in '000)	Total Unit holders' fund
Balance as at 30 June 2024 (Audited)	330,000	(29,050)	300,950
Total comprehensive loss for the period	-	(2,301)	(2,301)
Balance as at March 31, 2025 (Un-audited)	330,000	(31,351)	298,649
Balance as at 30 June 2025 (Audited)	330,000	70,785	400,785
Total comprehensive income for the period	-	10,886	10,886
Final cash dividend for the year ended June 30, 2025 at Rs. 2.00 per unit	-	(66,000)	(66,000)
Balance as at March 31, 2026 (Un-audited)	330,000	15,671	345,671

The annexed notes 1 to 19 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

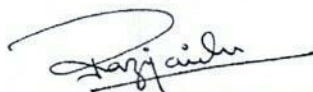
Signature Residency REIT
Condensed Interim Statement Of Cash Flows (Un-audited)
For the nine months period ended March 31, 2026

Annexure - D

	For the period ended March 31, 2026	For the period ended March 31, 2025
	(Un-audited)	
Note	------(Rupees in '000)-----	
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit / (loss) before taxation	10,886	(2,301)
(Increase) / decrease in assets		
Contract cost assets	(15,066)	(16,052)
Short term deposit, advances and other receivables	(9,381)	(22,821)
Inventory property	(310,661)	262,271
	(335,108)	223,398
Increase / (decrease) in liabilities		
Contract liabilities	433,482	342,826
Accrued expenses and other liabilities	35,575	(995)
Accrued markup on long term loan	-	(1,527)
	469,057	340,304
Net cash flows generated from operating activities	144,835	561,401
CASH FLOWS FROM FINANCING ACTIVITIES		
Long term finance facility paid back to bank	-	(495,000)
Dividend paid to unit holders	(66,000)	-
Net cash flows used in financing activities	(66,000)	(495,000)
Net increase in cash and cash equivalents	78,835	66,401
Cash and cash equivalents at the beginning of the period	425,527	146,225
Cash and cash equivalents at the end of the period	7	504,362
		212,626

The annexed notes 1 to 19 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



DIRECTORS REPORT
MARCH 2026

SIGNATURE RESIDENCY REIT 'SRR'



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 nine-month period ended on March 31, 2026, on behalf of the Board of Directors of Arif Habib Dolmen REIT Management Limited.

Project Update

Signature Residency REIT (SRR) continues to advance the development of *Signature Tower*, a premium real estate project comprising one commercial unit and 104 residential apartments, situated on a commercial plot (Com-102) measuring 2,067 square yards. As a Shariah-compliant REIT, SRR is structured to provide investors with exposure to residential real estate through a develop-and-sell model, aiming to generate returns via the successful completion and disposal of project assets.

During the reporting period, the commercial unit has been completed, sold, and handed over to a commercial bank, which has established its premium digital lifestyle branch at the site.

The residential component features modern apartments with spacious layouts, large balconies, and thoughtfully designed window placements to enhance natural light and airflow.

Construction progress is in its final stages, with approximately 99% of the grey structure completed, reflecting substantial advancement toward overall project completion.

Infrastructure Development Update and Project Accessibility

The inauguration of the Sakhi Hasan - Naya Nazimabad Flyover on June 9, 2024, has significantly enhanced connectivity for the Signature Residency REIT (SRR) project. The flyover provides a direct, congestion-free route between Naya Nazimabad and Sakhi Hasan, reducing travel time to approximately five minutes.

This improved infrastructure has strengthened accessibility from key areas such as North Nazimabad and Hyderi, while integrating Naya Nazimabad into Karachi's broader signal-free corridor network. Consequently, the development has further enhanced the location's attractiveness and value proposition for residents and investors alike.

Corporate Governance and Management Update

- **REIT Management Company:** Signature Residency REIT is managed by Arif Habib Dolmen REIT Management Limited, a professional and experienced management company with a strong track record in real estate investment and asset management.
- **Regulatory Framework:** The Trust operates in accordance with the REIT Regulations, 2022 and is subject to the regulatory oversight of the Securities and Exchange Commission of Pakistan. This framework ensures a high standard of transparency, strict regulatory compliance, and robust investor protection.

IPO and Public Listing

- **Offer for Sale (OFS):** The REIT's Initial Public Offering (IPO) included an Offer for Sale of 8.25 million units, representing 25% of the total issued units. This offering provided an opportunity for both retail and institutional investors to gain exposure to a diversified residential real estate portfolio.

The IPO was structured to ensure broad-based market access, enabling a diverse investor base to participate in the growing real estate sector through a regulated and transparent platform.

The total offer size amounted to PKR 115.5 million and received aggregate subscriptions of PKR 1,091 million, resulting in an oversubscription of approximately 9.5x. This strong response reflects robust investor confidence in the REIT's underlying real estate project.

Financial and Operational Performance

Description	31-Mar-26	31-Mar-25
	Rupees in thousands	
Revenue from customers	-	469,685
Cost of Sales	-	(404,200)
Administrative, operating expenses and finance cost	(23,830)	(93,066)
Net operating loss	(23,830)	(27,581)
Profit / (loss) after tax	10,886	(2,301)
Earnings / (loss) per unit (Rupees)	0.3299	(0.0697)

For the nine-month period ended March 31, 2026, no revenue was recognized in line with the REIT Scheme's revenue recognition policy, under which revenue is recorded at the point when control of goods or services is transferred to customers.

The REIT reported a net operating loss of PKR 23.83 million for the period. However, profit after tax amounted to PKR 10.89 million, primarily driven by other income, largely comprising returns on bank deposits. Earnings per unit (EPS) for the period stood at PKR 0.3299.

From an operational perspective, demand for Signature Residency Apartments continues to remain strong, underscoring sustained confidence among homebuyers and investors.

As of March 31, 2026, the cumulative consideration from apartment sales has reached PKR 2.17 billion. The installment recovery rate remains robust at 92%, supporting a strong cash flow position and overall financial stability of the project.

Outlook

Signature Residency REIT (SRR) remains well-positioned to benefit from the evolving dynamics of Pakistan's residential real estate sector in 2026. Despite a challenging macroeconomic environment in recent periods, improving market sentiment, gradual stabilization in inflation, and easing interest rates are expected to support renewed activity in the real estate market.

Backed by experienced management and a clearly defined development-and-sale strategy, the REIT continues to offer investors an opportunity to participate in the residential real estate segment through a Shariah-compliant and regulated structure. The near completion status of the project and strong sales performance further strengthen its investment outlook.

The management remains focused on timely project completion, efficient execution, and value maximization for investors. As the REIT progresses toward its targeted wind-up phase in 2027, efforts will continue to ensure optimal returns and a successful exit for stakeholders.

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
April 29, 2026



Muhammad Arif Habib
Chairman