

PACE (PAKISTAN) LIMITED
FINANCIAL STATEMENTS

FOR THE PERIOD ENDED (UN-AUDITED)
MARCH 31, 2026

Pace (Pakistan) Limited

Company Information

Board of Directors

Sikander Rashid Choudry (Chairman)	Independent
Aamna Taseer (CEO)	Executive
Shehryar Ali Taseer	Executive
Shahbaz Ali Taseer	Executive
Shehrbano Taseer	Non-Executive
Umair Fakhra Alam	Non-Executive
Shavez Ahmad	Independent

Chief Financial Officer

Muhammad Waheed Asghar

Audit Committee

Shavez Ahmad (Chairman)
Shehrbano Taseer (Member)
Sikander Rashid Choudry (Member)

Human Resource and Remuneration (HR&R) Committee

Shavez Ahmad (Chairman)
Aamna Taseer (Member)
Shehrbano Taseer (Member)

Risk Management Committee

Umair Fakhra Alam (Chairman)
Aamna Taseer (Member)
Shehryar Ali Taseer (Member)

Company Secretary

Sajjad Ahmad

Auditors

M/s Junaidy Shoaib Asad,
Chartered Accountants

Legal Advisers

M/s. Ibrahim and Ibrahim
Barristers and Corporate Consultants
Lahore

Bankers

Allied Bank Limited
Albaraka Bank (Pakistan) Limited
Faysal Bank Limited
MCB Bank Limited
Silkbank Limited

Registrar and Shares Transfer Office

Corplink (Pvt.) Limited
Wings Arcade, 1-K
Commercial Model Town, Lahore
Tele: + 92-42-5839182

Registered Office

First Capital House
96-B/1, Lower Ground Floor
M.M. Alam Road, Gulberg-III Lahore,
Pakistan
Tele: + 92-42-35778217-18



REGISTERED OFFICE:
FIRST CAPITAL HOUSE
96-B/1, Lower Ground Floor,
M.M. Alam Road, Gulberg-III, Lahore.
Tel: +92-42-35778217-8

Pace (Pakistan) Limited (“the Company” or “Pace”)
Directors’ Report (Period Ended March-2026)

The Board of Directors is pleased to present a concise overview of the financial and operational performance of the Company for the nine months period ended 31st March 2026 is as under.

Financial Highlights

The comparison of the financial results for the nine months period ended 31st March 2026, with corresponding period last year is as under:

Particulars	March 2026	March 2025
	(Rs. In Thousands)	(Rs. In Thousands)
Revenue	641,636	1,128,102
Cost of Revenue	(182,240)	(590,500)
Gross Profit	459,396	537,602
Admin & Selling Expenses	(180,868)	(149,872)
Impairment Reversal / (Loss)	23,748	(5,699)
Other Income	534,902	42,443
Profit from Operations	837,178	424,474
Finance Cost	(111,718)	(122,339)
Exchange Gain / (Loss) on FCCB	80,821	(39,590)
Gain / (Loss) – FV of Investment Property	(114)	680
Profit Before Tax	806,167	263,225
Taxation	(133,538)	(14,110)
Profit After Tax	672,629	249,115
EPS – Basic & Diluted (Rs.)	2.17	0.80

The Company reported revenue of Rs. 641.636 million during the nine months period under review, compared to Rs. 1,128.102 million in the corresponding period last year. The reduction in topline is principally attributable to lower inventory sales during the period, as prior year revenue was substantially boosted by large-scale property transactions at First Capital Tower. Revenue from continuing recurring streams, including service charges and rental income from investment properties, remained healthy and showed year-on-year growth.

Cost of revenue declined sharply to Rs. 182.240 million from Rs. 590.500 million, reflecting reduced property transfer activity compared to the prior period. Gross profit consequently stood at Rs. 459.396 million (March 2025: Rs. 537.602 million).

Other income for the period amounted to Rs. 534.902 million (March 2025: Rs. 42.443 million), driven primarily by gains recognized on the disposal of investments in subsidiaries, specifically the gain of Rs. 361.64 million from the disposal of 56.79% shareholding in Pace Super Mall (Private) Limited and Rs. 78.18 million from the partial disposal of shares in Pace Barka Properties Limited. An exchange gain of Rs. 80.821 million was also recognized on account of appreciation of the Pakistani Rupee against the US Dollar in respect of the Company's outstanding Foreign Currency Convertible Bonds (FCCBs).

Finance cost reduced to Rs. 111.718 million from Rs. 122.339 million in the corresponding period, reflecting ongoing debt management and deleveraging efforts.

The Company reported a Profit After Tax of Rs. 672.629 million for the nine months period (March 2025: Rs. 249.115 million), representing an increase of approximately 170% year-on-year. Basic and diluted earnings per share for the period stood at Rs. 2.17 (March 2025: Rs. 0.80 – restated).

Sector Review

For the period ended March 31, 2026, the real estate sector in Pakistan remained under pressure due to prevailing economic challenges and uncertainty in the overall business environment. Market activity continued to be cautious, with investors adopting a wait-and-see approach amid high financing costs and limited liquidity.

Sales activity across the sector showed a slowdown, as both individual and institutional investors remained selective in their commitments. Market participants focused on managing existing developments, improving cash flows, and maintaining operational efficiency rather than initiating new large-scale projects.

Company Performance and Overview

Pace Tower – Project Completion Progress

Construction of the Pace Tower lobby is complete. Finishing work on the remaining residential and commercial units, principally on the 16th to 21st floors, is currently in progress. The Company is actively engaged in marketing and seeking buyers for the remaining floors and apartments in Pace Tower, with the objective of completing and monetizing these units within the next six months. Proceeds from these sales will be deployed towards new project development and debt reduction.

Disposal of Investments – Strategic Restructuring

During the period, the Company executed two significant investment disposal transactions as part of its broader portfolio rationalization strategy:

- Disposal of 56.79% shareholding in Pace Super Mall (Private) Limited to First Capital Securities Corporation Limited (a related party) for a total consideration of Rs. 452.854 million, resulting in a gain of Rs. 361.64 million recognized during the period.
- Partial disposal of 78,181,818 ordinary shares in Pace Barka Properties Limited, representing 16.29% of its total issued share capital at a price of Rs. 11 per share for total consideration of Rs. 860 million, resulting in a gain of Rs. 78.18 million.

These transactions significantly improved the Company's liquidity position and contributed to

the strong profitability reported during the period.

Acquisition of Media Brand Assets

Pursuant to an agreement dated December 26, 2025, the Company acquired certain print and digital media businesses from Media Times Limited (a related party) for a total cash consideration of Rs. 860 million, with the transaction becoming effective from December 31, 2025. The acquired assets comprise brand names, publishing rights, and digital media platforms, including:

- Daily Times – English daily newspaper
- Aaj Kal – Urdu daily newspaper
- Sunday Times Magazine – English print magazine
- Digital media platforms: Business Plus TV, Zaiqa TFC, Wikkid TV, and TGIF Magazine.

The diversification into media operations is expected to broaden the Company's revenue base and contribute to future operating cash flows through advertising revenue, digital content monetization, and brand collaborations.

Operational Plazas – Recurring Income

The Company continued to generate steady recurring income from its operational portfolio of commercial plazas, comprising Gulberg Plaza, Model Town Plaza, Fortress Plaza, M.M. Alam Road Plaza, Gujranwala Plaza, Gujrat Plaza, and Pace Tower. Service charge income for the period increased to Rs. 174.264 million from Rs. 142.073 million in the corresponding period, reflecting enhanced occupancy levels and an upward revision in service charge rates at First Capital Tower.

Investment in Additional Property Assets

During the period, the Company made a capital expenditure of Rs. 160 million for the purchase of plant and machinery from First Capital Securities Corporation Limited. Additionally, Rs. 543.148 million was invested in the development of investment properties, further strengthening the Company's asset base and future revenue-generating capacity.

Share Capital Enhancement – ESOS

During the period, the Company successfully issued 30,986,300 ordinary shares under the Employees' Share Option Scheme (ESOS), reinforcing its commitment to align employee interests with long-term shareholder value. This initiative is expected to enhance employee motivation and retention while contributing positively to the Company's overall performance.

The Path Forward

The Company continues to pursue strategic initiatives aimed at strengthening its operational base and improving long-term sustainability.

During the period, the Company, together with its subsidiary Pace Barka Properties Limited (Within Joint Venture), entered into a Memorandum of Understanding (MOU) with DHA Gujranwala as a development partner for the development and management of a mixed-use commercial hub over approximately 161.8 Kanals. This collaboration represents a significant strategic initiative and reflects the Company's continued focus on expanding its footprint in established urban developments.

Furthermore, the Company, in collaboration with Pace Barka Properties Limited (within joint venture), is also progressing towards the commencement of its project in DHA City Karachi, which is expected to further strengthen its development portfolio and enhance future growth prospects.

The Company has also continued its efforts toward financial restructuring, including settlements with TFC holders and other lenders. These arrangements are aimed at reducing financing costs and aligning repayment obligations with projected cash flows, thereby supporting improved liquidity management.

Going forward, management remains focused on disciplined execution of development projects, monetization of existing inventory, prudent financial management, and strengthening of recurring income streams. The Directors believe that these measures collectively position the Company to enhance operational performance and financial stability over the medium term.

For and on behalf of Board of directors

28 April 2026


Director


Chief Executive Officer

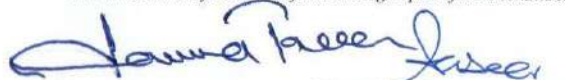
Pace (Pakistan) Limited

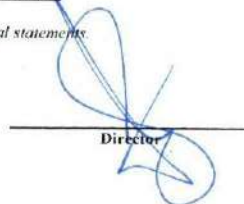
Condensed Interim unconsolidated Statement of Financial Position (Un-audited)

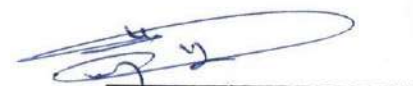
As at 31 March 2026

EQUITY AND LIABILITIES	Note	Un-audited	Audited	ASSETS	Note	Un-audited	Audited
		31 March 2026	30 June 2025			31 March 2026	30 June 2025
--- (Rupees in thousand) ---				--- (Rupees in thousand) ---			
<u>Share capital and reserves</u>				<u>Non-current assets</u>			
Authorised capital		6,000,000	6,000,000	Property, plant and equipment	13	643,587	505,595
Issued, subscribed and paid-up capital	6	3,098,629	2,788,766	Intangible assets	14	861,248	1,496
Share premium	7	242,279	273,265	Investment property		2,875,212	1,963,462
Share-based payment reserve		-	19,202	Long term investments	15	1,731,591	2,602,965
Revaluation surplus		47,037	47,037	Long term advances and deposits		13,619	13,619
Accumulated loss		(3,642,253)	(4,340,522)	Financial asset		70,985	73,979
		(254,308)	(1,212,252)			6,196,242	5,161,116
<u>Non-current liabilities</u>				<u>Current assets</u>			
Long term finances - secured	8	-	-	Stock-in-trade	16	1,551,069	1,541,852
Redeemable capital - secured (non-participatory)	9	-	-	Trade debts	17	630,913	646,408
Lease liability		360,469	212,966	Advances, deposits, prepayments and other receivables		146,262	83,681
Foreign currency convertible bonds - unsecured	10	-	-	Income tax refundable - net		59,569	59,934
Deferred liabilities		64,240	60,793	Financial asset		10,478	5,809
		424,709	273,759	Cash and bank balances	18	19,274	18,871
						2,417,565	2,356,556
<u>Current liabilities</u>							
Contract liability		71,338	174,082				
Current maturity of long term liabilities		5,783,379	5,867,130				
Creditors, accrued and other liabilities	11	801,369	711,552				
Accrued finance cost		1,787,320	1,703,401				
		8,443,406	8,456,165				
Contingencies and commitments	12	-	-				
		8,613,807	7,517,672			8,613,807	7,517,672

The annexed notes from 1 to 31 form an integral part of these condensed interim unconsolidated financial statements.


Chief Executive Officer


Director


Chief Financial Officer

Pace (Pakistan) Limited


Condensed Interim Unconsolidated Statement of Profit or Loss (Un-audited)

For the nine months ended 31 March 2026

	Note	For the nine months ended		For the quarter ended	
		31 March 2026	31 March 2025	31 March 2026	31 March 2025
		--- (Rupees in thousand) ---		--- (Rupees in thousand) ---	
Revenue	19	641,636	1,128,102	232,036	138,211
Cost of Revenue	20	(182,240)	(590,500)	(92,700)	(26,114)
Gross Profit		459,396	537,602	139,336	112,097
Administrative and selling expenses		(180,868)	(149,872)	(62,886)	(29,108)
Impairment Reversal/ (loss) on trade and other receivables		23,748	(5,699)	-	-
Other income	21	534,902	42,443	78,187	31,147
Profit from operations		837,178	424,474	154,637	114,136
Finance cost	22	(111,718)	(122,339)	(35,666)	(39,877)
Exchange gain/ (loss) on foreign currency convertible bonds		80,821	(39,590)	16,998	(35,930)
Gain/ (loss) from change in fair value of investment property		(114)	680	3,798	(1,741)
Profit before income tax and minimum taxes		806,167	263,225	139,767	36,588
Minimum Tax	23	-	(14,110)	-	(1,736)
Profit before income tax		806,167	249,115	139,767	34,852
Taxation	24	(133,538)	-	(15,249)	-
Profit for the period after taxation		672,629	249,115	124,518	34,852
			Restated		Restated
Earning per share - basic and diluted	25	2.17	0.80	0.40	0.11

The annexed notes from 1 to 31 form an integral part of these condensed interim unconsolidated financial statements.


Chief Executive Officer


Director


Chief Financial Officer

Pace (Pakistan) Limited

Condensed Interim Unconsolidated Statement of Comprehensive Income (Un-audited)

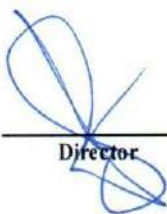
For the nine months ended 31 March 2026

	For the nine months ended		For the quarter ended	
	31 March 2026	31 March 2025	31 March 2026	31 March 2025
	--- (Rupees in thousand) ---		--- (Rupees in thousand) ---	
Profit for the period	672,629	249,115	124,518	34,852
<u>Other comprehensive income for the period</u>				
Items that will not be reclassified to statement of profit or loss:				
Remeasurement of net defined benefit liability	-	-	-	-
Total comprehensive profit for the period	672,629	249,115	124,518	34,852

The annexed notes from 1 to 31 form an integral part of these condensed interim unconsolidated financial statements.



 Chief Executive Officer



 Director




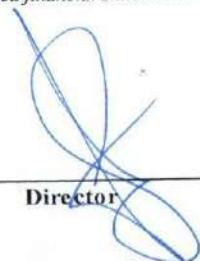
 Chief Financial Officer

Pace (Pakistan) Limited
 Condensed Interim Unconsolidated Statement of Changes In Equity (Un-audited)
 For the nine months ended 31 March 2026

	Capital reserve			Revenue reserve	Total	
	Issued, subscribed and paid-up capital	Share premium	Revaluation surplus	Share-based payment reserve		Accumulated loss
	--- (Rupees in thousand) ---					
As at 01 July 2024 (Audited)	2,788,766	273,265	47,037	-	(4,258,412)	(1,149,345)
<i>Total comprehensive income for the year ended 30 June 2024</i>						
Profit after taxation	-	-	-	-	(87,324)	(87,324)
Other comprehensive income	-	-	-	-	5,215	5,215
	-	-	-	-	(82,109)	(82,109)
Transactions with Others:						
Share based payment reserves	-	-	-	19,202	-	19,202
	-	-	-	19,202	-	19,202
Balance as at 30 June 2025 (Audited)	2,788,766	273,265	47,037	19,202	(4,340,522)	(1,212,252)
Profit after taxation	-	-	-	-	672,629	672,629
Other comprehensive income	-	-	-	-	-	-
	-	-	-	-	672,629	672,629
Transactions with Others:						
Share based payment reserves	-	-	-	6,438	-	6,438
Issue of shares at discount	309,863	(30,986)	-	-	-	278,877
Transfer from share-based payment reserve to retained earnings	-	-	-	(25,640)	25,640	-
	309,863	(30,986)	-	(19,202)	25,640	285,315
Balance as at 31 March 2026 (Un-audited)	3,098,629	242,279	47,037	-	(3,642,253)	(254,308)

The annexed notes from 1 to 31 form an integral part of these condensed interim unconsolidated financial statements.


 Chief Executive Officer


 Director


 Chief Financial Officer

Pace (Pakistan) Limited

Condensed Interim Unconsolidated Statement of Cash Flows (Un-audited)

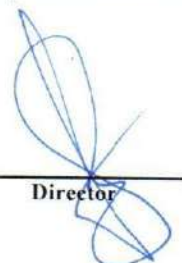
For the nine months ended 31 March 2026

	Note	Nine months ended	
		31 March 2026	31 March 2025
--- (Rupees in thousand) ---			
<u>Cash flows from operating activities</u>			
Cash (used in)/ generated from operations	26	(866,118)	28,736
Finance cost paid		-	-
Taxes paid		(16,495)	(14,278)
Net cash (used in)/ generated from operating activities		(882,613)	14,458
<u>Cash flow from investing activities</u>			
Investment disposed during the period		1,312,854	-
Lease receivable		-	121,515
Addition in investment property		(543,148)	(241,542)
Deletion in investment property		-	78,660
Purchase of operating fixed assets		(160,000)	-
Income on bank deposits received		21	470
Net cash (used in)/ generated from investing activities		609,727	(40,897)
<u>Cash flow from financing activities</u>			
Long term loan paid during the period		-	-
Payments of lease liability		(5,588)	-
Proceeds from issuance of shares under ESOS		278,877	-
Net cash used in financing activities		273,289	-
Net (decrease)/increase in cash and cash equivalents		403	(26,439)
Cash and cash equivalents - at beginning of the period		18,871	32,410
Cash and cash equivalents - at end of the period	18	19,274	5,971

The annexed notes from 1 to 31 form an integral part of these condensed interim unconsolidated financial statements.



 Chief Executive Officer


 Director


 Chief Financial Officer

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

1 The Company and its operations

1.1 Pace (Pakistan) Limited ('the Company') is a public limited company incorporated in Pakistan under the repealed Companies Ordinance, 1984 (now the Companies Act, 2017) and is listed on Pakistan Stock Exchange. The Company is engaged to build, acquire, manage and sell condominiums, departmental stores, shopping plazas, super markets, utility stores, housing societies, plot and other properties and to carry out commercial, industrial and other related activities in and out of Pakistan. The registered office of the Company is situated at First Capital House, 96-B/1, Lower Ground Floor, M.M. Alam Road, Gulberg-III, Lahore. Furthermore, the Company is managing the following plazas:

Sr. No.	Business Unit	Geographical Location
1	Gulberg Plaza	124/E-1 Main Boulevard Gulberg III, Lahore
2	Model Town Plaza	38, 38/A, 39 & 40, Block P, Model Town Link Road, Lahore
3	Fortress Plaza	Bridge Point Plaza, Fortress Stadium, Lahore Cantt.
4	MM Alam Road Plaza	96-B-I, M.M Alam Road, Gulberg III, Lahore
5	Gujranwala Plaza	Mouza Dhola Zarri, Main GT Road Gujranwala
6	Gujrat Plaza	Mouza Ado-Wal, G.T Road, Tehsil & District, Gujrat
7	Pace Tower	27-H College Road Gulberg II Lahore

2 Going Concern Assumption

The Company reported a profit before tax of Rs. 806.17 million during the period. This performance is primarily attributable to the sale of inventory located at First Capital Tower and the disposal of investments in Pace Super Mall (Private) Limited and Pace Barka Properties Limited. Furthermore, an increase in service charge rates at First Capital Tower contributed to higher revenue from operations.

At the reporting date, current liabilities of the Company have exceeded its current assets by Rs. 6,025.84 million (30 June 2025: Rs. 6,099.61 million), and accumulated losses of the Company stand at Rs. 3,642.25 million (30 June 2025: Rs. 4,340.522 million). The Company's equity has eroded and the accumulated losses exceed the share capital, share premium, share based Payment reserves and revaluation surplus by Rs. 254.308 million (30 June 2025: 1,212.252 million). These conditions indicate the existence of a material uncertainty related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern and, therefore, it may be unable to realize its assets and discharge its liabilities in the normal course of the business. Despite the accumulated losses, Company's liquidity position is getting better during the period ended March 31, 2026. The Company has also started meeting various obligations towards its lenders.

Construction of Pace Tower lobby is complete and finishing work of remaining units mainly on 16th to 21st Floors is in process. The company is actively seeking to complete the remaining units of this project within next 06 months. The management is actively engaged to find buyers for the sale of remaining floors/ apartments in Pace Tower. The proceeds from sale of inventory shall be used for new project.

The Company has saleable inventory in the form of different properties for which the management is actively looking for the buyers and has devised a strategy for sale of the inventory. The proceeds from these sales will help to improve the operating cash flows of the Company and to settle its obligations.

During the period, the Company acquired certain print and digital media businesses, including brand names, publishing rights, and digital media platforms, from Media Times Limited for a total cash consideration of Rs. 860 million, following approval by the Board of Directors and shareholders. These acquired brand and media rights have been recognized as intangible assets in accordance with IAS 38 – Intangible Assets. Management expects that these media operations will contribute to future revenue generation and operating cash flows through diversified income streams, including advertising, digital content, and brand monetisation. The acquisition is therefore considered a positive factor in management's assessment of the Company's ability to improve its cash flow position and support ongoing operations.

Furthermore, the Chief Executive, Mrs. Aamna Taseer and Directors, Mr. Shahbaz Ali Taseer and Mr. Shehryar Ali Taseer have jointly provided a letter of support dated 08 September 2025 to the Company wherein they have committed to support the Company to continue as a going concern.

Accordingly, these Condensed Interim Unconsolidated Financial Statements have been prepared on a going concern basis and do not include any adjustments relating to the realization of assets and liquidation / settlement of any liabilities that might be necessary should the Company be unable to continue as a going concern.

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

3 Basis of preparation and statement of compliance

These condensed interim unconsolidated financial statements comprise the condensed interim unconsolidated statement of financial position of the Company as at 31 March 2026 and the related condensed interim unconsolidated statement of profit or loss, condensed interim unconsolidated statement of comprehensive income, condensed interim unconsolidated statement of changes in equity and condensed interim unconsolidated statement of cash flows together with the notes forming part thereof.

These condensed interim unconsolidated financial statements of the Company for the nine months ended 31 March 2026 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 the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017; and
- Provisions of and directives issued under the Companies Act, 2017

Where provisions of and directives issued under the Companies Act, 2017 differ with the requirement of IAS 34, the provisions of and directives issued under the Companies Act, 2017 have been followed.

These condensed interim unconsolidated financial statements do not include all of the information required for annual financial statements and should be read in conjunction with the annual unconsolidated financial statements as at and for the year ended 30 June 2025. Comparative condensed interim unconsolidated statement of financial position is stated from annual audited financial statements as of 30 June 2025, whereas comparatives for condensed interim unconsolidated statement of profit or loss and other comprehensive income, condensed interim unconsolidated statement of changes in equity and condensed interim unconsolidated statement of cash flows and related notes are extracted from condensed interim unconsolidated financial statements of the Company for the nine months ended 31 March 2025.

These condensed interim unconsolidated financial statements are unaudited and being submitted to the shareholders as required by section 237 of the Companies Act, 2017 and the listing regulations of Pakistan Stock Exchange Limited.

These condensed interim unconsolidated financial statements are presented in Pakistan Rupees which is the Company's functional currency and all financial statements presented has been rounded off to the nearest rupee, except otherwise stated.

4 Use of estimates and judgments

In preparing these condensed unconsolidated interim financial statements management has made judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgments made by the management in applying the Company's accounting policies and the key sources of estimation uncertainty are the same as those applied in the preparation of annual audited unconsolidated financial statements for the year ended 30 June 2025.

5 Statement of consistency in accounting policies

The accounting policies and the methods of computation adopted in the preparation of the condensed interim unconsolidated financial statements are same as those applied in the preparation of annual audited financial statements for the year ended 30 June 2025.

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

	Un-audited 31 March 2026 --- (Rupees in thousand) ---	Audited 30 June 2025	Un-audited 31 March 2026 --- (Number of Shares) ---	Audited 30 June 2025
6 Share capital and reserves				
6.1 Authorised capital				
Ordinary shares of Rs. 10 each	<u>6,000,000</u>	<u>6,000,000</u>	<u>600,000,000</u>	<u>600,000,000</u>
<p>The members of the Company, in the Extraordinary General Meeting held on September 24, 2025, approved an increase in the authorised share capital of the Company. However, the approval of the Securities and Exchange Commission of Pakistan (SECP) is still pending. Accordingly, the effect of this matter has not been incorporated in these Condensed Interim Unconsolidated Financial Statements for the period ended March 31, 2026.</p>				
6.2 Issued, subscribed and paid-up capital				
Ordinary shares of Rs. 10 each fully paid in cash	2,017,045	2,017,045	201,704,516	201,704,516
Ordinary shares of Rs. 10 each issued as bonus shares	771,721	771,721	77,172,088	77,172,088
Ordinary shares of Rs. 10 each issued as Employee share option scheme	309,863	-	30,986,300	-
	<u>3,098,629</u>	<u>2,788,766</u>	<u>309,862,904</u>	<u>278,876,604</u>
6.3 Ordinary shares of the Company held by associated undertakings are as follows:				
	Basis of Relationship		Un-audited 31 March 2026 --- (Number of Shares) ---	Audited 30 June 2025
First Capital Securities Corporation Limited	Common Directorship		7,504,915	7,504,915
First Capital Equities Limited	Common Directorship		7,600,000	7,600,000
			<u>15,104,915</u>	<u>15,104,915</u>
6.4	<p>During the period, the Company issued 30,986,300 ordinary shares of Rs. 10 each under the Employees' Share Option Scheme (ESOS). The discount on issuance has been adjusted against the share premium account as permitted under the Companies Act, 2017.</p> <p>Except for the above, there has been no other movement in the issued, subscribed and paid-up capital of the Company during the period.</p>			
6.5 Issuance of shares against consideration of other than cash:				
<p>The members of the Company, at the Extraordinary General Meeting held on September 24, 2025, approved the issuance of ordinary shares of Pace Pakistan Limited against consideration other than cash, i.e., immovable properties.</p> <p>The approval of the Securities and Exchange Commission of Pakistan (SECP) in respect of the said issuance is pending as at March 31, 2026. Accordingly, no effect of this transaction has been incorporated in these Condensed Interim Unconsolidated Financial Statements for the period ended March 31, 2026.</p>				
			Un-audited 31 March 2026 --- (Rupees in thousand) ---	Audited 30 June 2025
7 Share premium				
Share premium reserve			<u>242,279</u>	<u>273,265</u>

This reserve can only be utilized by the Company for the purpose specified in Section 81(2) of the Companies Act, 2017.

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

		Un-audited 31 March 2026	Audited 30 June 2025
		--- (Rupees in thousand) ---	
8 Long term finances - secured	<i>Note</i>		
PAIR Investment Company Limited	8.1	56,626	56,626
Less: Current maturity presented under current liabilities		(56,626)	(56,626)
Non current portion		-	-

8.1 PAIR Investment Company Limited

On 28 December 2016, PAIR Investment Company Limited ('PAIR') and the Company entered into Debt Asset Swap / Liabilities Settlement Agreement ('SA') for settlement of entire principal along with accrued mark-up aggregating to Rs. 172.31 million. The settlement was partly made against property situated at mezzanine floor of Pace Tower measuring 5,700 square feet along with car parking area rights for 7 cars in basement No. 2 amounting to Rs. 105.45 million. In accordance with the SA, PAIR purchased the aforementioned properties from the Company. Pursuant to the SA, on 28 December 2016, the Company and PAIR executed sale deed and possession of the property was handed over to PAIR. The Company and PAIR also agreed that PAIR will continue to hold its charge over Pace M.M Alam up till repayment of the balance outstanding amount.

8.1.1 Reconciliation of outstanding dues:

	Un-audited 31 March 2026	Audited 30 June 2025	
		--- (Rupees in thousand) ---	
As at beginning of the year			
^a Adjustment on account of service charges	56,626	58,695	
Adjustment on account of default	-	(2,069)	
As at end of the year	56,626	56,626	

8.1.2 Security

The restructured amount is secured by mortgage amounting to the sum of Rs. 142.86 million on the property being piece and parcel of land located at Plot no. 96/B-1, Gulberg III, Lahore measuring 4 kanals and 112 square feet along with structures, superstructures and appurtenances including shops / counters having area measuring 20,433 square feet. The charge ranks parri passu with that of National Bank of Pakistan to the extent of Rs. 66.67 million.

8.2 During the period, the liability of PAIR Investment Company Limited has been novated in favour of M/s W.S Engineering (Private) Limited. Under the terms of the novation agreement, the said party has assumed all rights and obligations in respect of the outstanding liability previously payable to PAIR. Accordingly, PAIR has been discharged from its rights as lender, and the Company's obligation has been transferred to the new counterparty.

	Un-audited 31 March 2026	Audited 30 June 2025	
		--- (Rupees in thousand) ---	
9 Redeemable capital - secured (non-participatory)			
Term finance certificates	805,118	805,118	
Less: Current maturity presented under current liabilities	(805,118)	(805,118)	
Non current portion	-	-	

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

9.1 Terms finance certificate

This represents term finance certificates (TFC's) listed on Lahore Stock Exchange before integration of Pakistan Stock Exchange issued for a period of 5 years. On 27 September 2010, the Company completed the restructuring of its term finance certificates. Restructuring was duly approved by majority of TFC holders holding certificates in aggregate of 51.73 %, through extraordinary resolution passed in writing. Consequent to the approval of TFC holders, addendum to the trust deed was executed between the Company and trustee 'IGI Investment Bank Limited' (now 'IGI Holdings Limited') under which the Company was allowed one and a half year grace period along with an extension of four years in the tenure of TFC issue and consequently, the remaining tenure of TFC shall be six and a half years effective from 15 August 2010. The TFC's carry a markup of 6 months KIBOR plus 2% (June 30, 2025: 6 months KIBOR plus 2%) and is payable semi-annually in arrears. The Company could not repay on a timely basis, the instalments due as per the revised schedule of repayment and is not compliant with certain debt covenants which represents a breach of the respective agreement, therefore, the entire outstanding amount has been classified as a current liability under guidance contained in IAS 1 - Presentation of Financial Statements. The Company is in negotiation with the TFC holders and the trustee for relaxation in payment terms and certain other covenants.

During 2020, Pakistan Stock Exchange through its letter (Ref No. PSX/Gen-5683) dated 19 November 2019 instructed the Company to apprise them regarding measures taken for removal of default of payment of principal amount, markup and restructuring of the TFCs by 25 November 2019. Consequently, the Company has submitted its reply to the Pakistan Stock Exchange on 25 November 2019 and has intimated the Exchange that it is currently negotiating with the TFC holders for settlement of outstanding liabilities and for relaxation in payment terms and that a settlement proposal was shared in the meeting held on 18 March 2018 with the TFC holders. However, despite the three reminders sent by the Trustee, response of the TFC holders is still pending.

The TFCs are still in the defaulter segment due to non compliance which could result in delisting of TFCs under Pakistan Stock Exchange Regulations.

Security

The TFC's are secured by a first exclusive charge by way of equitable mortgage on the Company's properties situated at 124/E-1, Main Boulevard Gulberg III, Lahore, 38-A and 39 Block P, Model Town, Lahore, G.T. Road Gujrat, G.T. Road, Gujranwala, and first exclusive hypothecation charge over certain specific fixed assets, to the extent of Rs.2,000 million.

9.2 The members of the Company, at the Extraordinary General Meeting held on September 24, 2025, approved the settlement of Term Finance Certificates through the issuance of ordinary shares of Pace Pakistan Limited in favor of various Term Finance Certificate holders.

The issuance of shares is subject to approval from the Securities and Exchange Commission of Pakistan (SECP), which is currently pending. Accordingly, the shares have not been issued as of March 31, 2026.

Consequently, these Condensed Interim Unconsolidated Financial Statements for the period ended March 31, 2026 do not include the effect of this matter.

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

		Un-audited 31 March 2026	Audited 30 June 2025
10 Foreign currency convertible bonds - unsecured	<i>Note</i>	--- (Rupees in thousand) ---	
Opening balance		4,973,574	4,878,519
Mark-up accrued during the period		4,973,574	4,878,519
Exchange (gain)/loss for the period	10.2	(80,821)	95,055
		4,892,753	4,973,574
Less: Current portion shown under current liabilities		(4,892,753)	(4,973,574)
Non Current Portion		-	-

10.1 On 27 December 2007, BNY Corporate Trustee Services Limited incorporated in United Kingdom with its registered office at One Canada Square, London E14 5AL and the Company entered into an agreement that the Company issue 25,000 convertible bonds of USD 1,000 each amounting to USD 25 million. The foreign currency convertible bonds (FCCB) were listed on the Singapore Stock Exchange and became redeemable on 28 December 2012 at the accreted principal amount. The bonds carry a mark-up of 5.5% per annum, compounded semi-annually, accretive (up till 28 December 2012) and cash interest of 1% per annum to be paid in arrears. The holders of the bonds had an option to convert the bonds into equity shares of the Company at any time following the issue date till the maturity date at a price calculated as per terms of arrangement. During th year 2008, USD 13 million bonds have been converted into the ordinary shares of the Company and remaining USD 12 million bonds along with related interest have not been repaid by the Company.

As the fair value calculated for the financial instrument is quite subjective and cannot be measured reliably, consequently the bonds have been carried at cost and includes accrued mark-up.

10.2 This represents exchange (gain)/ loss arising on translation of foreign currency convertible bonds.

		Un-audited 31 March 2026	Audited 30 June 2025
11 Creditors, accrued and other liabilities	<i>Note</i>	--- (Rupees in thousand) ---	
Trade creditors		79,050	137,198
Provisions and accrued liabilities		244,063	402,282
Payable to statutory bodies		69,500	61,158
Security deposits	11.1	21,218	18,413
Rentals against investment property received in advance		28,713	47,859
Retention money		3,461	5,461
Income tax payable		116,678	-
Others	11.2	238,686	39,181
		801,369	711,552

11.1 These represent security deposits received against rent of shops rented out in the plazas. Section 217 of Companies Act, 2017 requires that a Company or any of its officers or agents shall not receive or utilize any money received as security or deposit, except in accordance with a contract in writing. Keeping in view the requirements of this section, the Company has entered into agreements with third parties whereby it is expressly stated that the Company shall have the right to utilize the security deposit at its discretion. These amounts are normally utilized to bring the areas rented out for their intended use (upkeep expenditure).

11.2 This includes the following amounts payable to related parties:

		Un-audited 31 March 2026	Audited 30 June 2025
Related Party	Relationship	--- (Rupees in thousand) ---	
First Capital Securities Corporation Limited	Common Directorship	33,760	-
		33,760	-

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

12 Contingencies and commitments

12.1 Contingencies

- 12.1.1 On 10 October 2017, the Company filed a petition against Damas (the tenant at the M.M Alam Plaza) in the Rental Tribunal at Lahore on the grounds that the tenant has violated the terms and conditions of the lease agreement including failure to pay rent and denial of the right to entry into the premises. The amount of claim is Rs. 75 million.

The petition is pending for hearing. As per legal advisors of the Company, there are reasonable grounds to defend the Company's claim, however no asset has been booked in the Condensed Interim Unconsolidated Financial Statements.

- 12.1.2 On 29 November 2012, Shaheen Insurance Company Limited and First Capital Securities Corporation Limited (on behalf of First Capital Group) entered into an agreement whereby, it was agreed that liability pertaining to reverse repo transaction amounting to Rs. 99.89 million along with insurance premium payable amounting to Rs. 88.86 million from First Capital Group shall be settled vide sale of 4.70 million shares of First Capital Equities Limited to Shaheen Insurance Company Limited at a price of Rs. 40. Included in the insurance payable is Rs. 57.96 million pertaining to Pace (Pakistan) Limited. It was agreed that Shaheen Insurance Company Limited will be allowed to sell the share after two years, however, the first right to refusal shall be given to the First Capital Group. Further, First Capital Group guaranteed to buy back the shares at Rs. 40 in case the shares are not saleable in open market. The agreement was subsequently amended on 07 March 2013 to remove restriction of holding period of two years. In addition to that, the guarantee to buy back was also revoked.

On 24 April 2015, Shaheen Insurance Company Limited filed a suit for recovery of Rs. 188.75 million in the Honorable Senior Civil Court. The case is under adjudication and the maximum exposure to the Company is of Rs. 57.96 million. As per legal advisors and management of the Company there are meritorious grounds to defend the Company's claim and consequently no provision has been made in these Condensed Interim Unconsolidated Financial Statements.

- 12.1.3 In view of legal opinion obtained by the legal advisor of the company, the company has stopped charging cash interest of 1% per annum on the outstanding FCCB amounting USD 15.7 Million (Principal plus accumulated markup till maturity). As of 31 March 2026, there is a liability provided amounting USD 1.8 Million with regard to 1% cash coupon. As per balance confirmation received from BNY Corporate Trustee Services Limited the liability outstanding does not include the aforesaid amount of 1% cash coupon. The management of the company is confident that the final liability at the time of settlement would not exceed the amount already provided in these Condensed Interim Unconsolidated Financial Statements.

12.2 Commitments

There is no commitment as at March 31, 2026 (June 30, 2025: Nil)

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

	Un-audited 31 March 2026	Audited 30 June 2025
	--- (Rupees in thousand) ---	
13 Property, plant and equipment		
Operating fixed assets	497,453	355,883
Capital work in progress	58,847	58,847
Right-of-use assets	87,287	90,865
	<u>643,587</u>	<u>505,595</u>
13.1 Operating fixed assets		
Net book value at beginning of the period	355,883	373,435
Additions during the period	160,000	-
Disposals during the period	-	-
Transfers	-	-
Depreciation charged during the period	(18,430)	(17,552)
Impairment charge	-	-
Net book value at end of the period	<u>497,453</u>	<u>355,883</u>
13.2 Right-of-use assets		
Net book value at beginning of the period	90,865	95,635
Additions during the period	-	-
Disposals during the period	-	-
Depreciation charged during the period	(3,578)	(4,770)
	<u>87,287</u>	<u>90,865</u>

14 Intangible assets

During the period, the Company entered into an agreement dated December 26, 2025 for the acquisition of certain print and digital media businesses, including related brand names, publishing rights and digital media platforms, from Media Times Limited (a related party) for a total cash consideration of PKR 860 million, pursuant to approval of the Board of Directors and shareholders through a Special Resolution, with the transaction becoming effective from December 31, 2025.

The acquired brand and media rights relating to Daily Times English Newspaper, Aaj Kal Urdu Newspaper, Sunday Times Magazine, and digital media platforms including Business Plus, Zaiga TV, Wikid TV, and TGIF Magazine.

The transaction has been accounted for as an asset acquisition, and the acquired brand and media rights have been recognised as intangible assets at cost in accordance with IAS 38 – Intangible Assets. No goodwill has arisen from the transaction.

Management has assessed that the acquired brand and media rights have indefinite useful lives, as there is no foreseeable limit to the period over which the assets are expected to generate net cash inflows. Accordingly, these intangible assets are not amortised and are tested for impairment annually, or more frequently if indicators of impairment exist, in accordance with IAS 36 – Impairment of Assets.

	Un-audited 31 March 2026	Audited 30 June 2025
	--- (Rupees in thousand) ---	
15 Long term investments		
Investment in subsidiaries - unquoted:	1,724,984	2,598,014
Share options issued to employees of Pace Barka Properties Limited	6,607	4,951
	<u>1,731,591</u>	<u>2,602,965</u>

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

15.1 The members of the Company, at the Extraordinary General Meeting held on September 24, 2025, approved the disinvestment in Pace Super Mall (Private) Limited. During the period ended March 31, 2026, the Company completed the disposal of 9,161,528 ordinary shares, representing 56.79% of the entire shareholding in Pace Super Mall (Private) Limited, to First Capital Securities Corporation Limited (FCSC), (a related party) for a consideration of Rs. 452.85 million. As a result of the disposal, the Company recognized a gain of Rs. 361.64 million, which has accordingly been included in these Condensed Interim Unconsolidated Financial Statements.

15.2 During the period ended March 31, 2026, the Company has partially executed the previously approved plan for disposal of its investment in Pace Barka Properties Limited. Pursuant to the approval granted by the members at the Extraordinary General Meeting held on 24 September 2025, the Company disposed of 78,181,818 ordinary shares, representing 16.29% of the total shareholding of Pace Barka Properties Limited. The shares were disposed of at an agreed price of Rs. 11 per share against a par value of Rs. 10 per share, resulting in total consideration of Rs. 860 million. The cost of the disposed shares amounted to Rs. 781.82 million, and accordingly, the Company recognized a gain on disposal of Rs. 78.18 million during the period. The Company intends to dispose of its remaining investment in Pace Barka Properties Limited in a piecemeal manner in

	Un-audited 31 March 2026	Audited 30 June 2025
	--- (Rupees in thousand) ---	
16 Stock-in-trade		
Land not under development	21,600	21,600
Land purchased for resale	630,872	518,400
Work in progress		
<i>Pace Tower</i>	479,180	582,435
<i>Pace Circle</i>	86,486	86,486
Completed units - shops	332,931	332,931
	1,551,069	1,541,852
17 Trade debts		
<i>Secured</i>		
Considered good	893,403	877,165
<i>Unsecured</i>	414,310	469,791
	1,307,713	1,346,956
Less: Impairment allowance	(676,800)	(700,548)
	630,913	646,408
18 Cash and bank balances		
Cash in hand		
<i>Cash at banks</i>		
- Current accounts	18,968	8,746
- Saving accounts	306	10,125
	19,274	18,871
	19,274	18,871

18.1 This includes Rs. 7 million (30 June 2025: Rs. 7 million) on which lien is marked against sale of property to MCB for further development charges at Pace Tower.

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

	Un-audited 31 March 2026	Un-audited 31 March 2025
19 Revenue	--- (Rupees in thousand) ---	
Sale of Shops / plots	352,490	939,492
Display of advertisements	707	460
Service charges income	174,264	142,073
Revenue from contract with customers	527,461	1,082,025
Other revenue		
Rental income from lease of investment property	85,304	46,077
Revenue against advertisement	19.1 28,871	
Total revenue	641,636	1,128,102

19.1 During the period, the Company commenced operations relating to print and digital media businesses acquired from Media Times Limited, a related party, pursuant to an agreement dated December 26, 2025. Revenue amounting to Rs. 28.871 million has been recognized from advertisement services in respect of the acquired media platforms, including print and digital publications.

20 Cost of revenue

Shops and commercial buildings sold		
- at percentage of completion basis	-	-
- at completion of project basis	113,010	535,496
Stores operating expenses	48,943	55,004
Cost of Production	20.1 20,287	-
	182,240	590,500

20.1 Cost of production amounting to Rs.20.287 million represents costs directly attributable to the print and digital media operations acquired during the period.

21 Other income

This represents finance income from lease & Financial Asset, scrap sales, mark up on bank accounts, gain on disposal of subsidiaries, liabilities written back and other income.

	Un-audited 31 March 2026	Un-audited 31 March 2025
22 Finance cost	--- (Rupees in thousand) ---	
Interest and mark-up on:		
- Long term finances - secured	5,072	6,664
- Redeemable capital - secured (non-participatory)	78,847	96,364
- Notional interest on lease liability	27,350	19,015
	111,269	122,043
Bank charges and processing fee	449	296
	111,718	122,339

Note

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

23 Minimum Tax

Minimum Tax	23.1	-	14,110
-------------	------	---	--------

23.1 This represents minimum taxes paid under section 113 of Income Tax Ordinance, 2001(ITO, 2001), representing levy in terms of requirements of IFRIC 21/IAS 37.

24 Taxation

	Note	Un-audited 31 March 2026	Un-audited 31 March 2025
--- (Rupees in thousand) ---			
Income Tax			
- Current Year	24.1	128,537	-
- Prior Year		5,001	-
		<u>133,538</u>	<u>-</u>

24.1 The provision for tax has been provided as per the provision of section 113C (Alternate Corporate Tax) of the Income Tax Ordinance, 2001.(2024: Minimum Tax Regime under section Section 113 of Income Tax Ordinance, 2001).

Un-audited 31 March 2026	Un-audited 31 March 2025
--- (Rupees in thousand) ---	

25 Basic & Diluted Earnings Per Share

	Restated
Profit for the period	<u>672,629</u> <u>249,115</u>
	-----Number-----
Weighted average number of ordinary shares outstanding (in thousands)	<u>309,863</u> <u>309,863</u>
Basic & Diluted Earnings Per Share	<u>2.17</u> <u>0.80</u>

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

	Un-audited 31 March 2026	Un-audited 31 March 2025
	--- (Rupees in thousand) ---	
26 Cash (used in) / generated from operations		
Profit before tax	806,167	263,225
Adjustment for:		
Exchange (gain)/ loss on foreign currency convertible bonds	(80,821)	39,590
Provision for gratuity and leave encashment	3,447	5,930
Depreciation on property, plant and equipment	22,008	16,742
Liability written back	-	(28,365)
Share Based Payment expense	4,782	-
Amortisation on intangible assets	248	372
Impairment loss/(reversal) on Trade debts	(23,748)	5,699
Changes in fair value of investment property	120	(680)
Non cash income	(95,077)	(5,191)
Gain on disposal of Investment in Subsidiary	(439,825)	-
Finance costs	111,269	122,043
Mark-up income	(21)	(470)
Gain before working capital changes	303,011	418,895
<i>Effect on cash flow due to working capital changes:</i>		
(Increase)/ decrease in stock-in-trade	(9,217)	(270,927)
Increase in trade debts	39,243	144,825
(Increase)/ Decrease in advances, deposits and other receivables	(66,656)	(19,159)
Increase/ (Decrease) in contract liability	(102,744)	(81,106)
Increase/ (Decrease) in creditors, accrued and other liabilities	(1,029,754)	(163,792)
	(1,169,128)	(390,159)
cash (used in)/ generated from operating activities	(866,118)	28,736

Pace (Pakistan) Limited
Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)
For the nine months ended 31 March 2026

27 Transactions with related parties

The related parties comprise of subsidiary companies, associated company, other related companies, directors of the Company and entities under common directorship and post employment benefit plans. All transactions with related parties have been carried out on Arm's length. Other significant transactions with related parties except those disclosed elsewhere are as follows:

Name of Company	Relationship	Nature of Transactions	Un-Audited	Unaudited
			31-Mar-26	31-Mar-25
			--- (Rupees in thousand) ---	
First Capital Securities Corporation Limited	Common Directorship	Sale of Property (Pace Tower)	45,887	-
		Sale of Pace Super Mall Private Limited investment	452,854	-
		Purchase of Plant and machinery	160,000	-
		Purchase of Pace Tower (IP)	284,250	-
		Purchase of Pace Circle (Ip)	42,432	-
First Capital Investment Limited	Common Directorship	Sale of Property (Pace Tower)	16,020	-
Evergreen Water Valley (Private) Limited	Common Directorship	Payment against purchase of property	-	8,179
Media Times Limited	Common Directorship	Rental income	-	2,873
		Payment received	872,598	16,500
		Payments made during the Period	860,000	-
		Receivables	-	-
Post employment benefits plan	Employee Fund	Gratuity and leave encashment	3,447	2,372

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

28 Fair value measurement of financial instruments

The following table shows the carrying amounts and fair values of financial instruments and non-financial instruments including their levels in the fair value hierarchy:

	Carrying amount		31 March 2026 (Un-audited)		
	Financial assets at amortised cost	Financial liabilities at amortised cost	Total	Level 1	Level 2

Note

--- (Rupees in thousand) ---

Financial instruments

31 March 2026

Financial assets not measured at fair value

Financial Assets	81,463	-	81,463	-	-	-
Long term advances and deposits	13,619	-	13,619	-	-	-
Trade debts	630,913	-	630,913	-	-	-
Cash and bank balances	19,274	-	19,274	-	-	-
	745,269	-	745,269	-	-	-

Financial liabilities not measured at fair value

Long term finances - secured	-	56,626	56,626	-	-	-
Redeemable capital - secured (non-participatory)	-	805,118	805,118	-	-	-
Lease liability	-	244,001	244,001	-	-	-
Foreign currency convertible bonds - unsecured	-	4,892,753	4,892,753	-	-	-
Creditors, accrued and other liabilities	-	655,978	655,978	-	-	-
Accrued finance cost	-	1,787,320	1,787,320	-	-	-
	28.2	8,441,796	8,441,796	-	-	-

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

28.1 Fair value measurement of financial instruments

	30 June 2025 (Audited)		Fair value			
	Carrying amount		Total	Level 1	Level 2	Level 3
Financial assets at amortised cost						
Financial liabilities at amortised cost						

Note

--- (Rupees in thousand) ---

Financial instruments

30 June 2025

Financial assets not measured at fair value

Financial assets	79,788		79,788			
Long term advances and deposits	13,619	-	13,619	-	-	-
Trade debts	646,408	-	646,408	-	-	-
Cash and bank balances	18,871	-	18,871	-	-	-
	28.2		28.2			
	758,687	-	758,687	-	-	-

Financial liabilities not measured at fair value

Long term finances - secured	-	56,626	56,626	-	-	-
Redeemable capital - secured (non-participatory)	-	805,118	805,118	-	-	-
Lease liability	-	244,778	244,778	-	-	-
Foreign currency convertible bonds - unsecured	-	4,973,574	4,973,574	-	-	-
Creditors, accrued and other liabilities	-	663,693	663,693	-	-	-
Accrued finance cost	-	1,703,401	1,703,401	-	-	-
	28.2		28.2			
	-	8,447,190	8,447,190	-	-	-

28.2 The Company has not disclosed the fair values of these financial assets and liabilities as these are for short term or reprice over short term. Therefore, their carrying amounts are reasonable approximation of fair value.

Pace (Pakistan) Limited

Notes to the Condensed Interim Unconsolidated Financial Statements (Un-audited)

For the nine months ended 31 March 2026

29 Financial risk management

The Company's financial risk management objective and policies are consistent with that of disclosed in the annual audited financial statements of the Company for the year ended 30 June 2025.

30 Date of authorization for issue

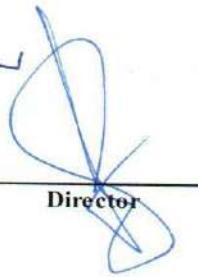
These condensed interim unconsolidated financial statements were authorized for issue on 28/04/2026 by the Board of Directors of the Company.

31 General

Corresponding figures have been rearranged and reclassified, wherever necessary, for better presentation and disclosure. However, there has been no material rearrangement / reclassification.



Chief Executive Officer



Director



Chief Financial Officer

Pace (Pakistan) Limited
Condensed Interim Consolidated Statement of Financial Position
As at 31 March 2026

		Un-audited 31 March 2026	Audited 30 June 2025
EQUITY AND LIABILITIES	<i>Note</i>	--- (Rupees in thousand) ---	
<u>Share capital and reserves</u>			
Authorised capital	7	6,000,000	6,000,000
Issued, subscribed and paid-up capital	7	3,098,629	2,788,766
Share premium	7	242,279	273,265
Share-based payment reserve	7	-	19,202
Revaluation Surplus		47,037	47,037
Accumulated loss		(1,674,803)	(2,347,741)
		1,713,142	780,529
Non-controlling interests		62,141	4,103,537
		1,775,284	4,884,066

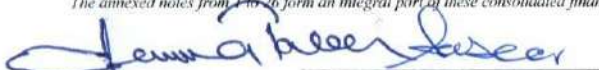
Non-current liabilities

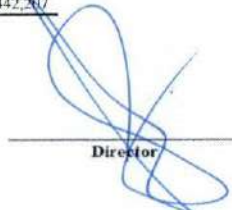
Long term finances - secured	8	-	-
Redeemable capital - secured (non-participatory)	9	-	-
Lease liability		360,469	222,449
Contract Liability		-	8,277
Foreign currency convertible bonds - unsecured	10	-	-
Deferred liabilities		64,240	119,565
Financial Liabilities		-	695,658
Consideration payable to customers		-	37,821
Deferred Taxation		-	-
		424,709	1,083,770

Current liabilities

Contract liability		71,338	647,925
Current maturity of long term liabilities		5,783,379	6,229,559
Creditors, accrued and other liabilities	11	837,965	1,429,853
Provision for onerous contracts		-	457,316
Accrued finance cost		1,613,394	1,709,718
		8,306,076	10,474,371
Down payment against sale of investment properties classified as held for sale		-	-
		8,306,076	10,474,371
Contingencies and commitments	12	-	-
		10,506,068	16,442,207

The annexed notes from 1 to 26 form an integral part of these consolidated financial statements.


Chief Executive Officer


Director


Chief Financial Officer

ASSETS

Non-current assets

Property, plant and equipment	13	643,587	7,846,407
Intangible assets	14	861,248	1,496
Right of use		-	14,563
Goodwill		-	45
Investment property		2,875,212	2,785,833
Deferred Taxation		-	151,087
Financial Assets		172,240	9,592
Long term advances and deposits	15	15,249	99,379
		4,567,535	10,908,402

Current assets

Stock-in-trade	16	1,551,069	3,626,985
Investment in associate	17	3,358,062	-
Trade debts		773,412	1,258,085
Contract Assets		-	420,395
Advances, deposits, prepayments and other receivables		165,641	113,124
Income tax refundable - net		59,622	59,987
Financial Assets		10,478	5,809
Cash and bank balances		20,249	49,420
		5,938,533	5,533,805

10,506,068 16,442,207

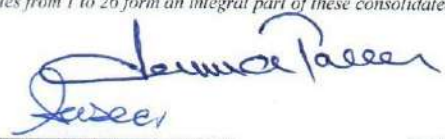
Pace (Pakistan) Limited

Condensed Interim Consolidated Profit and Loss Account (Un-audited)

For the nine months ended 31 March 2026

	For the nine months ended		For the quarter ended	
	31 March	31 March	31 March	31 March
	2026	2025	2026	2025
	--- (Rupees in thousand) ---		--- (Rupees in thousand) ---	
CONTINUED OPERATIONS				
Revenue	641,636	1,128,102	232,036	138,211
Cost of Revenue	(182,240)	(592,620)	(92,700)	(26,114)
Gross Profit	459,396	535,482	139,336	112,097
Administrative and selling expenses	(180,868)	(204,814)	(62,886)	(45,433)
Impairment Reversal/ (loss) on trade and other receivables	23,748	(5,699)	-	-
Other income	438,005	44,204	639	31,511
Profit/ (Loss) from operations	740,281	369,173	77,089	98,175
Finance cost	(111,718)	(137,801)	(35,666)	(39,877)
Exchange (loss)/ gain on foreign currency convertible bonds	80,821	(39,590)	16,998	(35,930)
Loss from change in fair value of investment property	(114)	680	3,798	(1,741)
Profit / (Loss) before income tax and minimum taxes	709,270	192,462	62,219	20,627
Minimum Tax	-	(14,110)	-	(1,736)
Profit/(Loss) before income tax	709,270	178,352	62,219	18,891
Taxation	(133,538)	-	(15,249)	-
Profit/ (Loss) after Taxation	575,732	165,161	46,970	18,891
DISCONTINUED OPERATIONS				
Profit after taxation from discontinued operations	137,074	-	75,366	-
Profit after Taxation for the period	712,806	165,161	122,336	18,891
Attributable to:				
Owners of the Parent Company	647,298	165,161	86,319	18,891
Non-controlling interests	65,508	-	36,017	-
	712,806	165,161	122,336	18,891
		Restated		Restated
Earning per share - basic and diluted - Total	2.30	0.53	0.39	0.06
Earning per share - basic and diluted - from continued operations	1.86	0.53	0.15	0.06
Earning per share - basic and diluted - from discontinued operations	0.44	-	0.24	-

The annexed notes from 1 to 26 form an integral part of these consolidated financial statements.


Chief Executive Officer


Director


Chief Financial Officer

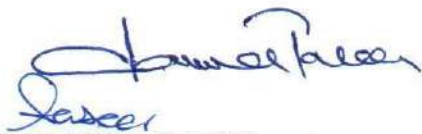
Pace (Pakistan) Limited

Condensed Interim Consolidated Statement of Comprehensive Income (Un-audited)

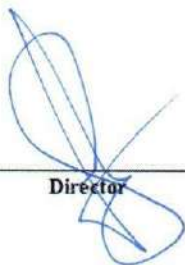
For the nine months ended 31 March 2026

	July to March		July to March	
	31 March 2026	31 March 2025	31 March 2026	31 March 2025
<i>Note</i>	--- (Rupees in thousand) ---		--- (Rupees in thousand) ---	
Profit/(Loss) for the period	712,806	165,161	122,336	18,891
<u>Other comprehensive income for the period</u>				
Items that will not be reclassified to statement of profit or loss:				
Remeasurement of net defined benefit liability	-	-	-	-
Revaluation Surplus on transfer	-	-	-	-
Total comprehensive Income/(loss) for the period	712,806	165,161	122,336	18,891
Attributable to:				
Owners of the Parent Company	647,298	191,351	86,319	18,891
Non-controlling interests	65,508	(26,190)	36,017	-
	712,806	165,161	122,336	18,891

The annexed notes from 1 to 26 form an integral part of these consolidated financial statements.



Chief Executive Officer



Director



Chief Financial Officer

Pace (Pakistan) Limited
Consolidated Statement of Changes In Equity
For the nine months ended 31 March 2026

	Capital reserve			Revenue reserve		Total equity attributable to owners of the Parent Company	Non-controlling Interests	Total Equity
	Issued, subscribed and paid-up capital	Share premium	Revaluation Surplus	Share based payment reserves	Accumulated loss			
Balance as at 30 June 2024	2,788,766	273,265	47,037	-	(3,393,058)	(283,990)	3,071,290	2,787,300
<i>Total comprehensive income for the year ended 30 June 2025</i>								
Profit/(Loss) after taxation	-	-	-	-	(317,773)	(317,773)	(210,672)	(528,445)
Other comprehensive income	-	-	-	-	1,363,090	1,363,090	1,242,919	2,606,009
	-	-	-	-	1,045,317	1,045,317	1,032,247	2,077,564
Transactions with Others:								
Share based payment reserves	-	-	-	19,202	-	-	-	19,202
Balance as at 30 June 2025 (Audited)	2,788,766	273,265	47,037	19,202	(2,347,741)	761,317	4,103,537	4,884,066
<i>Total comprehensive income for the period ended 31 March 2026</i>								
Profit after taxation	-	-	-	-	647,298	647,298	65,508	712,806
Other comprehensive income	-	-	-	-	647,298	647,298	65,508	712,806
Derecognition of NCI on disposal								
	-	-	-	-	-	-	(4,106,903)	(4,106,903)
Transactions with Others:								
Share based payment reserves	309,863	(30,986)	-	6,438	-	-	-	6,438
Issue of shares at discount	-	-	-	(25,640)	25,640	-	-	278,877
Transfer from share-based payment reserve to retained earnings	309,863	(30,986)	-	(19,202)	25,640	-	-	285,315
Balance as at 31 March 2026 (Un-audited)	3,098,629	242,279	47,037	-	(1,674,803)	1,408,625	62,141	1,775,284

The annexed notes from 1 to 26 form an integral part of these consolidated financial statements.

Chief Executive Officer

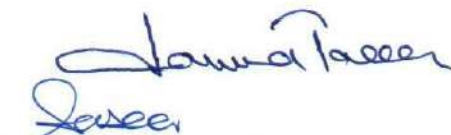
Director

Chief Financial Officer


Pace (Pakistan) Limited
 Condensed Interim Consolidated Statement of Cash Flows (Un-audited)
 For the nine months ended 31 March 2026

	Note	July to March	
		2026	2025
--- (Rupees in thousand) ---			
<u>Cash flows from operating activities</u>			
Cash generated/ (used in) operations	19	(895,692)	25,768
Finance costs paid		-	-
Taxes paid		(16,495)	(14,278)
Net cash generated/ (used in) from operating activities		(912,187)	11,490
<u>Cash flow from investing activities</u>			
Purchase of property, plant and equipment		(160,000)	-
Lease receivable		-	121,515
Investment disposed during the period		1,312,854	-
Addition in investment property		(543,148)	(241,542)
Deletion in investment property		-	78,660
Income on bank deposits received		21	470
Net cash used in from investing activities		609,727	(40,897)
<u>Cash flow from financing activities</u>			
Receipts under financing arrangements		-	-
Decrease in financial liability		(5,588)	-
Payments of lease liability		278,877	-
Proceeds from issuance of shares under ESOS		273,289	-
Net cash used in financing activities		(29,171)	(29,408)
Net increase/ (decrease) in cash and cash equivalents		49,420	35,792
Cash and cash equivalents - at beginning of the period		20,249	6,383
Cash and cash equivalents - at end of the quarter		20,249	6,383

The annexed notes from 1 to 26 form an integral part of these consolidated financial statements.


 Chief Executive Officer


 Director


 Chief Financial Officer

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

1 The Group and its operations

31-Mar-26
30-Jun-25
(Direct holding percentage)

The Group comprises of:

Parent Company

Pace (Pakistan) Limited 1.1

Subsidiary Companies

Pace Gujrat (Private) Limited	1.2	100%	100%
Pace Supermall (Private) Limited	1.3	-	56.79%
Pace Woodland (Private) Limited	1.4	52%	52%
Pace Barka Properties Limited	1.5	-	52.21%
Pace Multiplierz (Private Limited)	1.6	100%	100%

Associate Company

Pace Barka Properties Limited	1.5	35.92%	-
-------------------------------	-----	--------	---

- 1.1 Pace (Pakistan) Limited ('the Parent Company') is a public limited company incorporated in Pakistan under the repealed Companies Ordinance, 1984 (now the Companies Act, 2017) and is listed on Pakistan Stock Exchange. The Company is engaged to build, acquire, manage and sell condominiums, departmental stores, shopping plazas, super markets, utility stores, housing societies, plot and other properties and to carry out commercial, industrial and other related activities in and out of Pakistan. The registered office of the Company is situated at First Capital House, 96-B/1, Lower Ground Floor, M.M. Alam Road, Gulberg-III, Lahore. Furthermore, the Company is managing the following plazas:

Sr. No.	Business Unit	Geographical Location
1	Gulberg Plaza	124/E-1 Main Boulevard Gulberg III, Lahore
2	Model Town Plaza	38, 38/A, 39 & 40, Block P, Model Town Link Road, Lahore
3	Fortress Plaza	Bridge Point Plaza, Fortress Stadium, Lahore Cantt.
4	MM Alam Road Plaza	96-B-1, M.M Alam Road, Gulberg III, Lahore
5	Gujranwala Plaza	Mouza Dhola Zarri, Main GT Road Gujranwala
6	Gujrat Plaza	Mouza Ado-Wal, G.T Road, Tehsil & District, Gujrat
7	Pace Tower	27-H College Road Gulberg II Lahore

1.2 Pace Gujrat (Private) Limited

Pace Gujrat (Private) Limited (the Company) was incorporated on July 8, 2005 as private Limited Company under the Companies Ordinance, 1984 (repealed with the enactment of the Companies Act, 2007 on May 30, 2017). The registered office of the Company is situated at Pace Plaza Fortress Stadium Lahore. The principal activity of the Company is to acquire by purchase or otherwise land and plots and to sell or consult, lease, hire and manage buildings, shopping mall, super market, utility stores, plazas, shopping arcades etc,

1.3 Pace Woodlands (Private) Limited

Pace Woodlands (Private) Limited (a subsidiary company) was incorporated in Pakistan on 27 July 2004 as a private limited company under the repealed Companies Ordinance, 1984 (now the Companies Act, 2017). The registered office of the Company is situated at 124 E-1, Gulberg III, Lahore. The principal activity of the Company is to acquire by purchase or otherwise land and plots and to sell or construct, lease, hire and manage buildings, supper markets, utility stores, plazas, shopping arcades etc.

1.4 Pace Supermall (Private) Limited

Pace Supermall (Private) Limited (a subsidiary company) was incorporated on 27 March 2003 as a private limited company under the repealed Companies Ordinance, 1984 (now the Companies Act, 2017). The registered office of the Company is situated at 124 E-1, Gulberg III, Lahore. The principal activity of the Company is to acquire by purchase or otherwise land and plots and to sell or construct, lease, hire and manage buildings, shopping malls, super markets, utility stores, plazas, shopping arcades etc.

During the period, the Group disposed of its entire 56.79% shareholding in Pace Super Mall (Private) Limited comprising 9,161,528 fully paid ordinary shares of Rs. 10 each, to First Capital Securities Corporation Limited for a total consideration of Rs. 452.854 million. The disposal resulted in the loss of control over the subsidiary, and accordingly, the investment has been derecognized from the books. The gain on disposal has been recognized in the statement of profit or loss under the head "Other income." The members at the Extra Ordinary General Meeting held on September 24, 2025 approved this matter.

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

1.5 Pace Barka Properties Limited

Pace Barka Properties Limited (the 'Company') was incorporated in Pakistan on November 22, 2005 as a public company limited by shares under the repealed Companies Ordinance, 1984 (now, the Companies Act, 2017). The registered office of the Company is situated at First Capital House 96-B/1, M.M. Alam Road, Gulberg III, Lahore.

The principal activity of the Company is to acquire, construct, develop, sell, rent out and manage shopping malls, apartments, villas and commercial buildings and to carry on the business of hospitality. The name of the Company's real estate project is Pace Circle, situated at Amjad Chaudhry Road, Lahore Cantonment.

During the year, the Group partially disposed of its investment in Pace Barka Properties Limited, which was previously a subsidiary of the Company. The Group held 250,617,131 ordinary shares, representing 52.21% of the issued share capital of Pace Barka Properties Limited. During the period, the Group disposed of 78,181,818 ordinary shares, representing 16.29% of the total issued share capital, at a price of Rs. 11 per share, against the par value of Rs. 10 per share.

Subsequent to the transaction, the Group retains 172,435,313 shares, representing 35.92% shareholding in Pace Barka.

Accordingly, control over Pace Barka has been lost, and the remaining investment has been recognized as an investment in associate and accounted for using the equity method.

1.6 Pace Multiplierz (Private Limited)

Pace Multiplierz Private limited (the company) was incorporated on June 22, 2016 as Private Limited Company under the Companies Ordinance, 1984 (Repealed with the enactment of the Companies Act, 2007 on May 30, 2017) . The registered office of the Company is situated at Pace Plaza MM Alam Lahore. The principal activity-of the Company is to acquire by purchase or otherwise land and plots and to sell or construct, lease, hire and manage buildings, shopping malls, super markets, utility stores, plazas, shopping arcades.

2 Going Concern Assumption

At the reporting date, current liabilities of the Group have exceeded its current assets by Rs. 2,367.543 million (2025: Rs. 4,940.57 million), and accumulated (losses) of the Group stand at Rs. (1,674.803) million (2025: Rs. (2,347.74) million). Due to liquidity issues the Group has not been able to meet various obligations towards its lenders, including repayment of principal and mark-up thereon in respect of its borrowings. These conditions indicate the existence of a material uncertainty related to events or conditions that may cast significant doubts on the Group's ability to continue as a going concern and, therefore, it may be unable to realize its assets and discharge its liabilities in the normal course of business.

The management has prepared an assessment which covers at least twelve months from the reporting date and believes that the following measures, if implemented effectively, will generate sufficient financial resources for the continuing operations:

Construction of Pace Tower lobby is complete and finishing work of remaining units mainly on 16th to 21st Floors is in process.

The company is actively seeking to complete the remaining units of this project within next 06 months. The management is actively engaged to find buyers for the sale of remaining floors/ apartments in Pace Tower. The proceeds from sale of inventory shall be used for new project.

The Company has saleable inventory in the form of different properties for which the management is actively looking for the buyers and has devised a strategy for sale of the inventory. The proceeds from these sales will help to improve the operating cash flows of the Company and to settle its obligations.

During the period, the Company acquired certain print and digital media businesses, including brand names, publishing rights, and digital media platforms, from Media Times Limited for a total cash consideration of Rs. 860 million, following approval by the Board of Directors and shareholders. These acquired brand and media rights have been recognized as intangible assets in accordance with IAS 38 – Intangible Assets. Management expects that these media operations will contribute to future revenue generation and operating cash flows through diversified income streams, including advertising, digital content, and brand monetisation. The acquisition is therefore considered a positive factor in management's assessment of the Company's ability to improve its cash flow position and support ongoing operations.

Furthermore, the Chief Executive, Mrs. Aamna Taseer and Directors, Mr. Shahbaz Ali Taseer and Mr. Shehryar Ali Taseer have jointly provided a letter of support dated 08 September 2025 to the Company wherein they have committed to support the Company to continue as a going concern.

Accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the realization of assets and liquidation/ settlement of any liabilities that might be necessary should the Group be unable to continue as a going concern.

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

3 Basis of preparation

3.1 Consolidated financial statements

These consolidated financial statements comprise the financial statements of the Parent Company and its subsidiary companies as at 31 March 2026.

3.2 Statement of compliance

These consolidated financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. The accounting and reporting standards applicable in Pakistan comprise of:

- International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017; and
- Provisions of and directives issued under the Companies Act, 2017.

Where provisions of and directives issued under the Companies Act, 2017 differ from the IFRS, the provisions of and directives issued under the Companies Act, 2017 have been followed.

3.3 Basis of measurement

These consolidated financial statements have been prepared under the historical cost convention except for the following:

- Investment property which is measured at fair value; and
- Retirement benefits at present value.

3.4 Functional and presentation currency

These consolidated financial statements are presented in Pakistani Rupees ("Rs.") which is the Company's functional currency. All amounts have been rounded off to the nearest thousand, unless otherwise stated.

4 Standards, interpretations and amendments to published approved International Financial Reporting Standards that are not yet effective

4.1 Standards, amendments and interpretations to the published standards that may be relevant but not yet effective and not early adopted by the Company

The following new standards, amendments to published standards and interpretations would be effective from the dates mentioned below against the respective standard or interpretation.

Standard or Interpretation	Effective Date (Annual periods beginning on or after)
IAS 21 - Lack of Exchangeability (Amendments to IAS 21)	January 1, 2025
IFRS 9 and IFRS 7 - Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)	January 1, 2026
IFRS 19 - Subsidiaries without Public Accountability	January 1, 2027
IFRS 18 - Presentation and Disclosures in Financial Statements	January 1, 2027
IFRS 17 Insurance Contracts (Notified by SECP for the period commencing from 1st January 2026)	January 1, 2023

The Group is in the process of assessing the impact of these Standards, amendments and interpretations to the published standards on the financial statements of the Company.

5 Use of estimates and judgments

The preparation of condensed interim financial statements in conformity with approved accounting standards requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under circumstances, and the results of which form the basis for making judgment about carrying value of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

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

Pace (Pakistan) Limited
Notes to the Condensed Interim Consolidated Financial Statements
For the nine months ended 31 March 2026

6 Significant accounting policies

The significant accounting policies adopted in the preparation of these condensed interim financial statements are same as presented in latest annual audit. These policies have been consistently applied to all the years presented, unless otherwise stated.

	Un-Audited 31 March 2026 --- (Rupees in thousand) ---	Audited 30 June 2025	Un-Audited 31 March 2026 --- (Number of Shares) ---	Audited 30 June 2025
7 Share capital and reserves				
7.1 Authorised capital				
Ordinary shares of Rs. 10 each	<u>6,000,000</u>	<u>6,000,000</u>	<u>600,000,000</u>	<u>600,000,000</u>
7.2 Issued, subscribed and paid-up capital				
Ordinary shares of Rs. 10 each fully paid in cash	2,017,045	2,017,045	201,704,516	201,704,516
Ordinary shares of Rs. 10 each issued as bonus shares	771,721	771,721	77,172,088	77,172,088
Ordinary shares of Rs. 10 each issued as Employee share option scheme	<u>309,863</u>	<u>-</u>	<u>30,986,300</u>	<u>-</u>
	<u>3,098,629</u>	<u>2,788,766</u>	<u>309,862,904</u>	<u>278,876,604</u>
7.3	During the period, the Company issued 30,986,300 ordinary shares of Rs. 10 each under the Employees' Share Option Scheme (ESOS). The discount on issuance has been adjusted against the share premium account as permitted under the Companies Act, 2017. Except for the above, there has been no other movement in the issued, subscribed and paid-up capital of the Company during the period.			
			Un-Audited 31 March 2026 --- (Rupees in thousand) ---	Audited 30 June 2025
7.4 Share premium			<u>242,279</u>	<u>273,265</u>
Share premium reserve				
	This reserve can only be utilized by the Company for the purpose specified in Section 81 (2) of the Companies Act, 2017.			
8 Long term finances - secured				
PAIR Investment Company Limited			56,626	58,695
Less: Current maturity presented under current liabilities			<u>(56,626)</u>	<u>(58,695)</u>
Non Current portion			<u>-</u>	<u>-</u>
8.1	During the period, the liability of PAIR Investment Company Limited has been novated in favour of M/s W.S Engineering (Private) Limited. Under the terms of the novation agreement, the said party has assumed all rights and obligations in respect of the outstanding liability previously payable to PAIR. Accordingly, PAIR has been discharged from its rights as lender, and the Company's obligation has been transferred to the new counterparty.			

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

	Un-Audited 31 March 2026	Audited 30 June 2025
	--- (Rupees in thousand) ---	
9 Redeemable capital - secured (non-participatory)		
Term finance certificates	805,118	815,691
Settlement during the year	-	(10,573)
	<u>805,118</u>	<u>805,118</u>
Less: Current maturity presented under current liabilities	(805,118)	(805,118)
Non Current portion	<u>-</u>	<u>-</u>
10 Foreign currency convertible bonds - unsecured		
Opening balance	4,973,574	4,878,519
Mark-up accrued during the year	-	-
	<u>4,973,574</u>	<u>4,878,519</u>
Exchange gain/(loss) for the period	(80,821)	95,055
	<u>4,892,753</u>	<u>4,973,574</u>
Less: Current portion shown under current liabilities	(4,892,753)	(4,973,574)
Non Current portion	<u>-</u>	<u>-</u>

- 10.1** On 27 December 2007, BNY Corporate Trustee Services Limited incorporated in United Kingdom with its registered office at One Canada Square, London E14 5AL and the Company entered into an agreement that the Company issue 25,000 convertible bonds of USD 1,000 each amounting to USD 25 million. The foreign currency convertible bonds (FCCB) were listed on the Singapore Stock Exchange and became redeemable on 28 December 2012 at the accreted principal amount. The bonds carry a mark-up of 5.5% per annum, compounded semi-annually, accretive (up till 28 December 2012) and cash interest of 1% per annum to be paid in arrears. The holders of the bonds had an option to convert the bonds into equity shares of the Company at any time following the issue date till the maturity date at a price calculated as per terms of arrangement. As at 30 June 2022, USD 13 million bonds have been converted into the ordinary shares of the Company and remaining USD 12 million bonds along with related interest have not been repaid by the Company.

As the fair value calculated for the financial instrument is quite subjective and cannot be measured reliably, consequently the bonds have been carried at cost and include accreted mark-up.

- 10.2** This represents exchange loss/ (gain) arising on translation of foreign currency convertible bonds.

	Unaudited 31 March 2026	Audited June 30 2025
	--- (Rupees in thousand) ---	
11 Creditors, accrued and other liabilities		
Trade creditors	114,516	505,627
Provisions and accrued liabilities	244,063	475,669
Payable to statutory bodies	69,509	204,639
Advance against sale of investment property	-	375
Security deposits	21,218	22,733
Rentals against investment property received in advance	28,713	47,859
Retention money	3,461	10,742
Token Money	-	157
Sales tax payable	-	37,349
Income tax payable	116,678	-
Worker Welfare fund	-	763
Others	239,807	123,940
	<u>837,965</u>	<u>1,429,853</u>

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

12 Contingencies and commitments

12.1 Contingencies

- 12.1.1 On 10 October 2017, the Company filed a petition against Damas (the tenant at the M.M Alam Plaza) in the Rental Tribunal at Lahore on the grounds that the tenant has violated the terms and conditions of the lease agreement including failure to pay rent and denial of the right to entry into the premises. The amount of claim is Rs. 75 million.

The petition is pending for hearing. As per legal advisors of the Company, there are reasonable grounds to defend the Company's claim, however no asset has been booked in the consolidated financial statements.

- 12.1.2 On 29 November 2012, Shaheen Insurance Company Limited and First Capital Securities Corporation Limited (on behalf of First Capital Group) entered into an agreement whereby, it was agreed that liability pertaining to reverse repo transaction amounting to Rs. 99.89 million along with insurance premium payable amounting to Rs. 88.86 million from First Capital Group shall be settled vide sale of 4.70 million shares of First Capital Equities Limited to Shaheen Insurance Company Limited at a price of Rs. 40. Included in the insurance payable is Rs. 57.96 million pertaining to Pace (Pakistan) Limited. It was agreed that Shaheen Insurance Company Limited will be allowed to sell the share after two years, however, the first right to refusal shall be given to the First Capital Group. Further, First Capital Group guaranteed to buy back the shares at Rs. 40 in case the shares are not saleable in open market. The agreement was subsequently amended on 07 March 2013 to remove restriction of holding period of two years. In addition to that, the guarantee to buy back was also revoked.

On 24 April 2015, Shaheen Insurance Company Limited filed a suit for recovery of Rs. 188.75 million in the Honourable Senior Civil Court. The case is under adjudication and the maximum exposure to the Company is of Rs. 57.96 million. As per legal advisors and management of the Company, there are meritorious grounds to defend the Company's claim and consequently no provision has been made in these consolidated financial statements.

- 12.1.3 In view of legal opinion obtained by the legal advisor of the Company, the Company has stopped charging cash interest of 1% per annum on the outstanding FCCB amounting USD 15.7 Million (Principal plus accumulated markup till maturity). As of 30 June 2025, there is a liability provided amounting USD 1.8 Million with regard to 1% cash coupon. As per balance confirmation received from BNY Corporate Trustee Services Limited the liability outstanding does not include the aforesaid amount of 1% cash coupon. The management of the Company is confident that the final liability at the time of settlement would not exceed the amount already provided in these financial statements.

12.2 Commitments

There is no commitment as at March 31, 2026 (June 30, 2025: Nil)

	Unaudited 31 March 2026	Audited June 30 2025
	--- (Rupees in thousand) ---	

Note

13 Property, plant and equipment

Operating fixed assets	497,453	5,695,199
Capital work in progress	58,847	2,060,343
Right-of-use assets	87,287	90,865
	<u>643,587</u>	<u>7,846,407</u>

14 Intangible assets

During the period, the Company entered into an agreement dated December 26, 2025 for the acquisition of certain print and digital media businesses, including related brand names, publishing rights and digital media platforms, from Media Times Limited (a related party) for a total cash consideration of PKR 860 million, pursuant to approval of the Board of Directors and shareholders through a Special Resolution, with the transaction becoming effective from December 31, 2025.

The acquired brand and media rights relating to Daily Times English Newspaper, Aaj Kal Urdu Newspaper, Sunday Times Magazine, and digital media platforms including Business Plus, Zaiga TV, Wikid TV, and TGIF Magazine.

The transaction has been accounted for as an asset acquisition, and the acquired brand and media rights have been recognised as intangible assets at cost in accordance with IAS 38 – Intangible Assets. No goodwill has arisen from the transaction.

Management has assessed that the acquired brand and media rights have indefinite useful lives, as there is no foreseeable limit to the period over which the assets are expected to generate net cash inflows. Accordingly, these intangible assets are not amortised and are tested for impairment annually, or more frequently if indicators of impairment exist, in accordance with IAS 36 – Impairment of Assets.

15 Long term advances and deposits

These are in the ordinary course of business and are interest free advances and deposits.

16 Stock-in-trade

	Unaudited 31 March 2026	Audited June 30, 2025
	--- (Rupees in thousand) ---	
Land not under development	21,600	-
Land purchased for resale	630,872	630,872
Work in progress		
- Pace Tower	479,180	582,435
- Pace Circle	86,486	86,486
- Pace Supermall	-	364,702
Shopping mall and apartments:		
- Leasehold land	-	1,045,529
- Building and construction cost	-	3,747,032
- Borrowing cost	-	425,197
- Direct costs	-	613,895
Cost incurred to date	-	5,831,653
Cost of sales to date	-	(4,202,094)
Completed units - shops	332,931	332,931
	<u>1,551,069</u>	<u>3,626,985</u>
Stores inventory	-	-
	<u>1,551,069</u>	<u>3,626,985</u>

17 Investment in associate

This represents the Group's remaining investment in Pace Barka Properties Limited, classified as an investment in associate.

18 Other income

This represents finance income from lease & Financial Asset, scrap sales, mark up on bank accounts, gain and loss on disposal of subsidiaries, liabilities written back and other income.

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

19 Minimum tax

Minimum Tax

-	5,927
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19.1 This represents minimum taxes paid under section 113 of Income Tax Ordinance, 2001 (ITO, 2001), representing levy in terms of requirements of IFRIC 21/IAS 37.

20 Taxation

Income Tax

- Current Year

- Prior Year

128,537 26,214

5,001 4,500

133,538 30,714

Deferred tax

-

(180,288)

133,538 (149,574)

The provision for tax has been provided as per the provision of section 113C (Alternate Corporate Tax) of the Income Tax Ordinance, 2001. (2024: Minimum Tax Regime under section Section 113 of Income Tax Ordinance, 2001).

21 Earning/ (Loss) per share - basic and diluted

Un-Audited

31 March 31 March

2026 2025

--- (Rupees in thousand) ---

Restated

Profit/(Loss) for the year from continued operations

575,732 165,161

Profit/(Loss) for the year from discontinued operations

137,074 -

Weighted average number of ordinary shares
outstanding during the year

309,863 309,863

Earning per share - basic - from continued operations

1.86 0.53

Earning per share - basic - from discontinued operations

0.44 -

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

	July to March	
	2026	2025
	--- (Rupees in thousand) ---	
22 Cash generated/ (used in) from operations		
Profit before tax	709,270	192,462
Adjustment for:		
Exchange (gain)/ loss on foreign currency convertible bonds	(80,821)	39,590
Provision for gratuity and leave encashment	3,447	5,930
Share based payment expense	4,782	-
Depreciation on owned assets	22,008	31,353
Depreciation on right-of-use assets	-	-
Amortisation on intangible assets	248	249
Impairment loss on trade debts and other receivables	(23,748)	5,699
Changes in fair value of investment property	120	(680)
Finance costs	111,269	137,801
Gain on disposal of Investment in Subsidiary	(438,005)	-
Mark-up income	(21)	(456)
Other non cash items	(95,077)	(33,556)
Non Cash Income on lease	-	-
(Loss) / Gain before working capital changes	213,472	378,392
<i>Effect on cash flow due to working capital changes:</i>		
(Increase)/ Decrease in stock-in-trade	103,255	(274,373)
(Increase)/ Decrease in trade debts	(73,229)	(261,565)
(Increase)/ Decrease in contract assets	-	389,829
(Increase)/ Decrease in advances, deposits and other receivables	(66,656)	(13,614)
Increase/ (Decrease) in contract liability	(102,744)	(74,871)
Increase/ (Decrease) in creditors, accrued and other liabilities	(969,791)	(118,030)
	(1,109,165)	(352,624)
	(895,692)	25,768

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

23 Transactions with related parties

The related parties comprise of subsidiary companies, associated company, other related companies, directors of the Company and entities under common directorship and post employment benefit plans. Amounts due from and due to related parties are shown under respective notes to these unconsolidated financial statements. All transactions with related parties have been carried out on mutually agreed terms and conditions. Other significant transactions with related parties except those disclosed elsewhere are as follows:

Name of Company	Relationship	Nature of Transactions	Un-Audited	Un-Audited
			31 March 2026	31 March 2025
			--- (Rupees in thousand) ---	
Pace Baraka Properties Limited	Subsidiary / Associate*	Disposal of investment Share options issued to employees of the subsidiary	860,000 6,607	-
First Capital Securities Corporation Limited	Common Directorship	Sale of Property (Pace Tower) Sale of Pace Super Mall Private Limited investment Purchase of Pland and machinery Purchase of Pace Tower (IP) Purchase of Pace Circle (IP)	45,887 452,854 160,000 284,250 42,432	-
First Capital Investment Limited	Common Directorship	Sale of Property (Pace Tower)	16,020	-
Evergreen Water Valley (Private) Limited	Common Directorship	Payment against purchase of property	-	8,179
Media Times Limited	Common Directorship	Rental income Payment received Acquisition of intellectual property rights Receivables	- 872,598 860,000 -	2,873 16,500 -

* Pace Baraka Properties Limited was a subsidiary at the time of transaction and subsequently became an associate during the period.

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

24 Financial instruments

The Company has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

The Company's overall risk management policy focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance.

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Company audit committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Company audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

24.1 Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investments in debt securities. As part of these processes the financial viability of all counterparties are regularly monitored and assessed.

24.2 Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company maintains adequate reserves, by continuously monitoring forecast and actual cash flows and matching profiles of financial assets and liabilities. Financial liabilities comprise trade and other payables and due to related parties.

24.3 Market risk

Market risk is the risk that changes in market prices - such as foreign exchange rates, interest rates and equity prices will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

24.4 Currency risk

Currency risk is the risk that fair values or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Currency risk arises from sales, purchases and resulting balances that are denominated in a currency other than functional currency. The Company is not exposed to foreign currency risk as at the reporting date.

The Company is exposed to currency risk arising from primarily with respect to the United States Dollar (USD). Currently, the Company's foreign exchange risk exposure is restricted to foreign currency convertible bonds. The Company's exposure to currency risk was as follows:

	Un-Audited 31 March 2026	Audited 30 June 2025
Following is the Company's exposure to currency risk:		
Foreign Currency Convertible Bonds - USD	17,527	17,527

Pace (Pakistan) Limited

Notes to the Condensed Interim Consolidated Financial Statements

For the nine months ended 31 March 2026

24.5 Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. The effective interest / mark-up rates for interest / mark-up bearing financial instruments are mentioned in relevant notes to the financial statements.

24.6 Other price risk

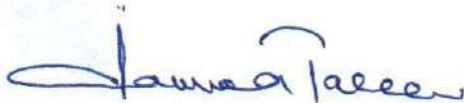
Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk).

25 Date of authorization for issue

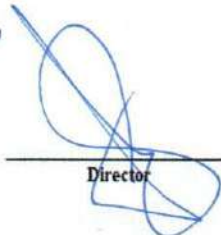
These unconsolidated financial statements were authorized for issue on 28-04-2026 by the Board of Directors of the Holding Company.

26 Corresponding figures

Corresponding figures have been rearranged and reclassified, wherever necessary, for better presentation and disclosure.



Chief Executive Officer



Director



Chief Financial Officer