ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

20th August 2026 **FORM-3**

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

Subject: **FINANCIAL RESULTS OF GLOBE RESIDENCY REIT FOR THE YEAR ENDED 30th JUNE 2026**

Dear Sir,

We have to inform you that Board of Directors of Arif Habib Dolmen REIT Management Limited, the Management Company of **Globe Residency REIT** (the Scheme), in their meeting held on Thursday, 20th August 2026 at 10:30 a.m. at Arif Habib Centre, 23 M.T Khan Road, Karachi, recommended the following:

(i)	**CASH DIVIDEND** The Board of Directors have declared and approved a final cash dividend of Rs. **4.00** per unit i.e. **40.00%**.	
(ii)	**BONUS SHARES**	**NIL**
(iii)	**RIGHT SHARES**	**NIL**
(iv)	**ANY OTHER ENTITLEMENT / CORPORATE ACTION**	**NIL**
(v)	**ANY OTHER PRICE-SENSITIVE INFORMATION**	**NIL**

The financial results of the Scheme, along with the required additional statements are attached herewith as follows:

- Statement of financial position (Annexure – A);
- Statement of profit or loss (Annexure – B);
- Statement of changes in unit-holder's fund (Annexure – C); and
- Statement of cash flows (Annexure – D).

The recommended entitlement will be paid to the unit holders' whose names will appear in the register of Unit Holders on Monday, 5th October 2026.

The Share Transfer Books of the Scheme will be closed from 6th October 2026 to 8th October 2026 (both days inclusive). Transfers received in order at the office of our share registrar M/s. CDC Share Registrar Services Limited, CDC House, 99-B, Block-B, S.M.C.H.S., Main Shahrah-e-Faisal, Karachi at the close of the business on 5th October 2026 will be considered in time for the determination of entitlement of cash dividend to the unit-holders.

The Annual Report of the Scheme for the year ended 30th June 2026 will be transmitted through PUCARS, within specified time.

Yours faithfully,

Razi Haider
Company Secretary

Arif Habib Centre,
23 M.T. Khan Road, Karachi.
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Annexure - A

GLOBE RESIDENCY REIT
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2026

	Note	2026	2025
		---------- (Rupees in '000) ---------	
ASSETS			
Non-current assets			
Long term deposits	5	9,759	7,885
Contract cost assets	6	5,043	7,401
Total non-current assets		14,802	15,286
Current assets			
Current portion of contract cost assets	6	18,235	13,420
Inventory property	7	2,262,021	2,778,322
Contract assets	8	2,992,257	1,548,346
Advance for development expenditure	9	462,603	357,754
Advance and prepayments	10	11,011	15,620
Trade and other receivables	11	829,415	556,441
Receivable from joint operator	12	-	271,026
Bank balances	13	249,667	62,535
Total current assets		6,825,209	5,603,464
Total assets		6,840,011	5,618,750
UNIT HOLDERS' FUND AND LIABILITIES			
REPRESENTED BY:			
Unit holders' fund			
Issued, subscribed and paid up units 140,000,000 (June 30, 2025: 140,000,000) units of Rs. 10 each	14	1,400,000	1,400,000
Revenue reserves		669,811	581,630
		2,069,811	1,981,630
LIABILITIES			
Non-current liabilities			
Long term loan / financing	15.1	1,377,778	1,838,889
Current liabilities			
Current portion of long term loan / financing	15.1	785,716	516,253
Working capital finance	16	250,611	226,017
Payable to joint operator	12	692,182	-
Contract liabilities	17	728,164	402,889
Trade and other payables	18	514,552	206,436
Payable to the REIT Management Company	19	9,027	9,027
Payable to the Central Depository Company of Pakistan Limited - Trustee	20	1,615	3,225
Payable to the Securities and Exchange Commission of Pakistan	21	1,765	4,976
Accrued expenses and other liabilities	22	374,164	408,022
Dividend payable		18,737	18,360
Commission payable		15,889	3,026
Total current liabilities		3,392,422	1,798,231
Total liabilities		4,770,200	3,637,120
Total unit holders' fund and liabilities		6,840,011	5,618,750
		-----------------(Rupees)----------------	
Net assets value per unit		14.78	14.15
Contingencies and commitments	23		

The annexed notes from 1 to 42 form an integral part of these financial statements.

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

Chief Financial Officer	Chief Executive Officer	Director

GLOBE RESIDENCY REIT
STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED JUNE 30, 2026

Annexure - B

	Note	2026	2025
		------- (Rupees in '000) -------	
Revenue from contracts with customers	24	4,795,872	2,627,478
Cost of sales	25	(4,059,366)	(1,952,977)
Gross profit		736,506	674,501
Administrative and operating expenses	26	(148,777)	(144,665)
Net operating income		587,729	529,836
Other income	27	59,531	72,829
		647,260	602,665
Remuneration of the REIT Management Company	19.1	(23,532)	(28,000)
Sindh sales tax on remuneration of the REIT Management Company	19.2	(3,530)	(4,200)
Remuneration of the Central Depository Company of Pakistan Limited - Trustee	20.1	(4,706)	(5,600)
Sindh sales tax on remuneration of the Trustee	20.2	(706)	(840)
Fee of the Securities and Exchange Commission of Pakistan	21.1	(6,218)	(4,976)
Marketing expense		(13,012)	(10,421)
		(51,704)	(54,037)
Credit loss allowance	28	(12,071)	(3,891)
Profit before taxation		583,485	544,737
Taxation	29	(5,304)	(5,512)
Profit after taxation		578,181	539,225
		----------------(Rupees)----------------	
Earnings per unit - basic and diluted	30	4.13	3.85

The annexed notes from 1 to 42 form an integral part of these financial statements.

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

Chief Financial Officer	**Chief Executive Officer**	**Director**

Annexure - C

GLOBE RESIDENCY REIT
STATEMENT OF CHANGES IN UNIT HOLDERS' FUND
FOR THE YEAR ENDED JUNE 30, 2026

	Issued, subscribed and paid up units	Revenue reserves Unappro-priated profit	Total unit holders' fund
	----------	(Rupees in '000)	----------
Balance as at July 01, 2024	1,400,000	287,405	1,687,405
Total comprehensive income for the year	-	539,225	539,225
Transactions with owners recorded directly in equity:			
Final cash dividend for the year ended June 30, 2024 at Rs. 1.75 per unit declared on September 09, 2024	-	(245,000)	(245,000)
Balance as at June 30, 2025	**1,400,000**	**581,630**	**1,981,630**
Balance as at July 01, 2025	1,400,000	581,630	1,981,630
Total comprehensive income for the year	-	578,181	578,181
Transactions with owners recorded directly in equity:			
Final cash dividend for the year ended June 30, 2025 at Rs. 3.50 per unit declared on July 31, 2025	-	(490,000)	(490,000)
Balance as at June 30, 2026	**1,400,000**	**669,811**	**2,069,811**

The annexed notes from 1 to 42 form an integral part of these financial statements.

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

Chief Financial Officer	**Chief Executive Officer**	**Director**

Annexure - D

GLOBE RESIDENCY REIT
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2026

	Note	2026	2025
		---------- (Rupees in '000) ----------	
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before taxation		583,485	544,737
Adjustments for non-cash items:			
Depreciation expense	26	-	141
Interest / profit charged during the year		319,821	343,192
Credit loss allowance	28	12,071	3,891
Profit on bank deposit	27	(24,466)	(19,007)
		890,911	872,954
(Increase) / decrease in assets			
Inventory property		516,301	(387,979)
Long term deposits		(1,874)	-
Contract cost assets		(2,457)	2,692
Contract assets		(1,443,911)	49,397
Advance and prepayments		4,609	(10,217)
Trade and other receivables		(284,272)	(110,125)
Receivable from joint operator		271,026	-
Advance for development expenditure		(104,849)	(120,974)
		(1,045,427)	(577,206)
Increase / (decrease) in liabilities			
Contract liabilities		325,275	149,318
Commission payable		12,863	2,741
Trade and other payables		308,116	(331,555)
Payable to the REIT Management Company		-	(10,957)
Payable to the Central Depository Company of Pakistan Limited - Trustee		(1,610)	(11,009)
Payable to the Securities and Exchange Commission of Pakistan		(3,211)	(473)
Payable to joint operator		292,182	-
Accrued expenses and other liabilities		(31,487)	9,283
Outstanding land consideration		-	(250,000)
		902,128	(442,652)
Profit on deposit received		23,693	19,654
Interest / profit paid		(315,991)	(360,957)
Development expenditures paid on behalf of joint operator		-	(367,812)
Tax paid		(7,675)	(4,306)
Net cash generated from / (used in) operating activities		447,639	(860,325)
CASH FLOWS FROM FINANCING ACTIVITIES			
Principal paid on long term loan		(477,778)	(266,666)
Proceeds from working capital finance		6,894	155,203
Proceeds from long term loan		-	1,100,000
Proceeds from diminishing musharakah facility		300,000	164,274
Proceeds from joint operation	12	400,000	-
Dividend paid		(489,623)	(239,768)
Net cash (used in) / generated from financing activities		(260,507)	913,043
Net increase in cash and cash equivalents during the year		187,132	52,718
Cash and cash equivalents at the beginning of the year		62,535	9,817
Cash and cash equivalents at end of the year	40	249,667	62,535

The annexed notes from 1 to 42 form an integral part of these financial statements.

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

Chief Financial Officer **Chief Executive Officer** **Director**