



October 30, 2026

FORM-7

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

Subject: **FINANCIAL RESULTS OF DOLMEN CITY REIT
FOR THE QUARTER ENDED SEPTEMBER 30, 2026**

Dear Sir,

We have to inform you that Board of Directors of Arif Habib Dolmen REIT Management Limited, the REIT Management Company of **Dolmen City REIT** (the Scheme), in their meeting held on Friday, October 30, 2026 at 03:00 p.m. at Arif Habib Centre, 23 M.T Khan Road, Karachi, recommended the following:

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

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

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

The report of the Scheme for the quarter ended September 30, 2026 will be transmitted through PUCARS, within specified time.

Yours' faithfully,


Razi Haider
CFO & Company Secretary

Encl: As stated above.



Dolmen City REIT
Condensed Interim Statement of Financial Position
As of 30 September 2026

Annexure - A

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		----- (Rupees in '000) -----	
ASSETS			
Non-current asset			
Investment property	6	81,725,492	81,725,492
Current assets			
Rent and marketing receivables	7	289,832	189,765
Prepayments, Advances and deposits	8	43,226	17,275
Advance tax	9	233,614	231,326
Accrued profit on saving accounts and deposits		22,575	17,125
Short-term investments	10	-	200,000
Bank balances	11	2,392,657	2,146,051
Total current assets		2,981,904	2,801,542
Total assets		<u>84,707,396</u>	<u>84,527,034</u>
UNIT HOLDERS' FUND AND LIABILITIES			
REPRESENTED BY:			
Unit holders' fund			
Issued, subscribed and paid up units (2,223,700,000 units of Rs. 10 each)		22,237,000	22,237,000
Capital reserves		59,769,838	59,769,838
Revenue reserves		1,539,159	1,521,947
Total unit holders' fund		<u>83,545,997</u>	<u>83,528,785</u>
Current liabilities			
Payable to REIT Management Company - related party	12	64,722	53,961
Security deposits	13	730,983	663,050
Accrued expenses and other liabilities	14	344,053	259,824
Unclaimed dividend	15	21,641	21,414
Total current liabilities		<u>1,161,399</u>	<u>998,249</u>
Total unit holders' fund and liabilities		<u>84,707,396</u>	<u>84,527,034</u>
Contingencies and commitments	16		
		----- (Rupees) -----	
Net asset value per unit		<u>37.57</u>	<u>37.56</u>

The annexed notes from 1 to 27 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Dolmen City REIT

Condensed Interim Statement of Profit or Loss (Unaudited)

For the three months period ended 30 September 2026

Annexure - B

		Three months period ended	
		30 September 2026	30 September 2025
		----- (Rupees in '000) -----	
Revenue			
Rental income	17	1,685,968	1,532,661
Marketing income	18	26,307	31,841
		<u>1,712,275</u>	<u>1,564,502</u>
Administrative and operating expenses	19	(213,722)	(172,281)
Net operating income		<u>1,498,553</u>	<u>1,392,221</u>
Other income	20	46,618	49,042
		<u>1,545,171</u>	<u>1,441,263</u>
Management fee	12	(44,957)	(41,767)
Sindh sales tax on management fee	12.1	(6,743)	(6,265)
Trustee fee	14.4	(7,493)	(6,961)
Sindh sales tax on trustee fee	14.4	(1,124)	(1,044)
		<u>(60,317)</u>	<u>(56,037)</u>
Profit before change in fair value of investment property		<u>1,484,854</u>	<u>1,385,226</u>
Unrealised gain on remeasurement of fair value of investment property	6	-	-
Profit before taxation		<u>1,484,854</u>	<u>1,385,226</u>
Taxation	21	-	-
Profit after taxation		<u>1,484,854</u>	<u>1,385,226</u>
		----- (Rupees) -----	
Earnings per unit - Distributable income		0.67	0.62
Earnings per unit - Basic and diluted	22	<u>0.67</u>	<u>0.62</u>

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Chief Financial Officer

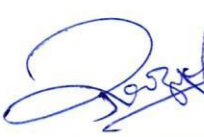


Dolmen City REIT
Condensed Interim Statement of Changes in Unit Holders' Fund
For the three months period ended 30 September 2026

Annexure - C

	Issued, subscribed and paid up units	Reserves			Revenue reserve Unappropriated profit	Total unit holders' fund
		Premium on issue of units - net	Capital reserves	Total		
			Unrealized gain on fair value of investment property			
(Rupees in '000)						
Balance as at 30 June 2025 (Audited)	22,237,000	281,346	52,518,713	52,800,059	1,474,084	76,511,143
Total comprehensive income for the three months period ended 30 September 2025						
Profit after taxation	-	-	-	-	1,385,226	1,385,226
Other comprehensive income	-	-	-	-	-	-
	-	-	-	-	1,385,226	1,385,226
Transactions with unit-holders						
Cash dividend for the period ended 30 June 2025 (Re. 0.63 per unit)	-	-	-	-	(1,400,931)	(1,400,931)
	-	-	-	-	(1,400,931)	(1,400,931)
Balance as at 30 September 2025	22,237,000	281,346	52,518,713	52,800,059	1,458,379	76,495,438
Balance as at 30 June 2026 (Audited)	22,237,000	281,346	59,488,492	59,769,838	1,521,947	83,528,785
Total comprehensive income for the three months period ended 30 September 2026						
Profit after taxation	-	-	-	-	1,484,854	1,484,854
Other comprehensive income	-	-	-	-	-	-
	-	-	-	-	1,484,854	1,484,854
Transactions with unit-holders						
Cash dividend for the period ended 30 June 2026 (Re. 0.66 per unit)	-	-	-	-	(1,467,642)	(1,467,642)
	-	-	-	-	(1,467,642)	(1,467,642)
Balance as at 30 September 2026	22,237,000	281,346	59,488,492	59,769,838	1,539,159	83,545,997

The annexed notes from 1 to 27 form an integral part of these condensed interim financial statements.



Chief Financial Officer

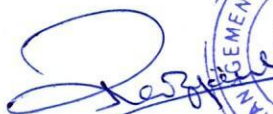


Dolmen City REIT
Condensed Interim Statement of Cash Flow (Unaudited)
For the three months period ended 30 September 2026

Annexure - D

		Three months period ended	
	Note	30 September 2026	30 September 2025
		----- (Rupees in '000) -----	
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before taxation		1,484,854	1,385,226
Adjustments for non cash items:			
Profit on bank deposits and term deposit	20	(46,618)	(49,042)
		1,438,236	1,336,184
Working capital changes			
<i>(Increase) / decrease in current assets</i>			
Receivables		(100,067)	(44,469)
Advances and deposits		(25,951)	(38,701)
		(126,018)	(83,170)
<i>Increase / (decrease) in current liabilities</i>			
Payable to the REIT Management Company - related party		10,761	1,261
Security deposits		67,933	17,017
Accrued expenses and other liabilities		84,229	24,295
		162,923	42,573
Net Cash generated from operations		1,475,141	1,295,587
Tax paid		(2,288)	(1,437)
Net cash generated from operating activities		1,472,853	1,294,150
CASH FLOWS FROM INVESTING ACTIVITIES			
Profit on deposits received		41,168	47,090
Net cash (used in) / generated from investing activities		41,168	47,090
CASH FLOW FROM FINANCING ACTIVITY			
Dividend paid		(1,467,415)	(1,399,521)
Net cash used in financing activity		(1,467,415)	(1,399,521)
<i>Net (decrease) / increase in cash and cash equivalents</i>			
Cash and cash equivalents at beginning of the period		46,606	(58,281)
Cash and cash equivalents at end of the period	23	2,346,051	2,344,422
		2,392,657	2,286,141

The annexed notes from 1 to 27 form an integral part of these condensed interim financial statements.



Chief Financial Officer