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FUTURE**

JAVEDAN
CORPORATION LIMITED

Quarterly Report
September **2023**





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Company INFORMATION

Board of Directors

Arif Habib	Chairman
Abdus Samad Habib	CEO/Director
Muhammad Ejaz	Director
Kashif Habib	Director
Javed Kureishi	Director
Abdullah Ghaffar	Director
Alamgir A. Shaikh	Director
Abdul Qadir Sultan	Director
Darakshan Zohaib	Director

**Chief Financial Officer
& Company Secretary**
Muneer Gader

Audit Committee

Abdullah Ghaffar	Chairman
Kashif Habib	Member
Muhammad Ejaz	Member
Abdul Qadir Sultan	Member

HR & Remuneration Committee

Javed Kureishi	Chairman
Arif Habib	Member
Muhammad Ejaz	Member
Abdus Samad Habib	Member

Auditors

Yousuf Adil
Chartered Accountants

Reanda Haroon Zakaria and Co.
Chartered Accountants

Bankers

Al Baraka Bank Pakistan Limited
Allied Bank Limited
Askari Bank Limited
Bank Al-Falah Limited
BankIslami Pakistan Limited
Bank of Punjab
Dubai Islamic Bank
Habib Bank Limited
Habib Metropolitan Bank Limited
MCB Bank Limited
National Bank of Pakistan
Sindh Bank Limited
Summit Bank Limited
United Bank Limited
Faysal Bank Limited
Meezan Bank Limited
Industrial & Commercial Bank of China

Registered Office

Arif Habib Center,
23, M.T.Khan Road, Karachi Pakistan -
74000,
Tel : +92 21 32460717-19
Fax: 32466824
Website: www.jcl.com.pk

Site Office:

Naya Nazimabad
Manghopir Road
Karachi – 75890
Phones: +92 21 36770141-42
Website: www.nayanazimabad.com

Share Registrar

CDC Share Registrar Services Limited,
CDC House, 99-B, Block 'B' S.M.C.H.S
Sharah-e-Faisal, Karachi.



DIRECTORS' REPORT

Directors' Report

Dear Shareholders

On behalf of the board of directors, we are pleased to present the Condensed Interim Unconsolidated & Consolidated Financial Information for the three-months period ended 30 September 2023 along with operational performance of the Company for the same period.

Overview

We are delighted to apprise our esteemed shareholders that during the period Naya Nazimabad Apartment REIT [significantly owned by the Company] has entered a Musharka Arrangement with a Commercial Bank. Under the arrangement Musharka partners shall share profit or loss from the project in their mutually agreed Profit/Loss sharing ratio. The Musharka Arrangement has been entered into for PKR 5.88 billion and PKR 4.80 billion has already been disbursed during the period.

Financial Performance

During the period the Company has recorded Sale and Profit After Tax of PKR 627 million and 619 million respectively whereas Sale and Profit After Tax in the corresponding period were PKR 6,668 million and PKR 4,024 million, respectively.

The administrative cost incurred is PKR 135 million as compared to PKR 138 million in the corresponding period. Flyover cost incurred during the period is PKR 112 million. Other Income earned during the period is PKR 984 million as compared to PKR 55 million over the corresponding period.

On a consolidated basis Sales and Profit After Tax for the period had remained at PKR 685 million and PKR 597 million respectively. The profit is translated into an EPS per share of Rs. 1.57 per share.

Operational Performance

The work on value-addition projects including flyover, Naya Nazimabad Gymkhana and Jama Masjid is progressing with completion targeted over next three to six months. Completion of these projects will provide stimulus for sale and growth in construction activity in Naya Nazimabad having positive trickledown effect.

The work on infrastructure and utility infrastructure development work is progressing with target completion within ongoing financial year for all current work in progress.

Outlook

Sale of balance inventory of commercial plots, memberships of NN Gymkhana and sale of apartment projects under REIT will be driving force for the Company over next 3 to 5 years.

Naya Nazimabad Gymkhana will become operational in 2nd Quarter of FY 23-24, and we expect sale of club membership to get momentum once club becomes operational.

Apartments projects under different REITs are at different stages of the life cycle and we expect regular dividend stream from REIT projects be achieved in next couple of years.

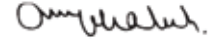
Musharka Arrangement of Naya Nazimabad Apartment REIT with a commercial bank has significantly improved dynamics of apartment projects under REIT model. This will yield positive results for Naya Nazimabad Apartment REIT and have also paved way for similar transactions to be undertaken in other REIT projects.

Acknowledgement

On behalf of the Board of Directors, we thank our customers and shareholders for their continued support to transform the dream into reality. We would like to thank our Banks and Financial institutions who, over the years, have been critical in enabling the Company to deliver this project. We would also like to thank Securities and Exchange Commission of Pakistan and Pakistan Stock Exchange for their support to the project and appreciate all the employees of the Company for highly admirable efforts put in by them.



Samad A. Habib
Chief Executive



Arif Habib
Chairman

Dated: 24 October 2023



CONDENSED INTERIM UNCONSOLIDATED FINANCIAL STATEMENTS

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2023

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
ASSETS			
Non-Current Assets			
Property, plant and equipment	5	8,870,525	8,754,790
Intangible assets		1,725	2,013
Investment properties		553,125	553,126
Long term deposits		11,719	11,719
Long-term Investment	6	3,502,625	2,422,870
Advance against issuance of units		2,245,670	2,135,697
		15,185,388	13,880,215
Current Assets			
Development properties	7	15,536,369	15,280,241
Trade debts	8	10,150,526	10,696,779
Loans and advances	9	766,449	832,370
Short Term Investment		1,701,177	1,713,721
Trade deposits, prepayments and other receivables	10	2,828,086	396,724
Unclaimed deposits		782	782
Cash and bank balances		96,210	82,314
		31,079,599	29,002,931
Total Assets		46,264,987	42,883,146
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Share capital			
Authorised			
390,000,000 (2023: 390,000,000) ordinary shares of Rs.10/- each		3,900,000	3,900,000
Issued, subscribed and paid-up capital		3,808,604	3,808,604
Capital reserves		2,758,292	2,758,293
Revenue reserves		8,882,336	10,537,427
Other component of equity - revaluation surplus on lands		8,806,388	8,817,355
		24,255,621	25,921,679
Non-Current Liabilities			
Long-term financing	11	6,572,137	6,625,235
Deferred Grant		64,930	42,119
Deferred liability - gratuity		79,033	76,681
		6,716,101	6,744,035
Current Liabilities			
Trade and other payables	12	2,560,768	2,523,422
Preference shares		505	505
Accrued mark-up		616,239	448,334
Contract liabilities		652,508	633,841
Short-term borrowings	13	6,676,837	4,080,997
Current maturity of non-current liabilities		2,319,667	2,348,539
Taxation - net		174,718	174,947
Unpaid dividend		2,285,163	-
Unpaid preference dividend		318	303
Unclaimed dividend		6,544	6,544
		15,293,266	10,217,432
TOTAL EQUITY AND LIABILITIES		46,264,987	42,883,146
CONTINGENCIES AND COMMITMENTS			
	14		

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.

Chief Financial Officer

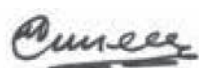
Chief Executive Officer

Director

Javedan Corporation Limited
**CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF
PROFIT OR LOSS (UNAUDITED)**
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Note	Three month period ended	
		September 30, 2023	September 30, 2022
----- (Rupees in '000) -----			
Revenue from contracts with customers - net	15	627,557	6,668,212
Cost of sales	16	(581,556)	(2,204,856)
Gross profit		<u>46,000</u>	<u>4,463,356</u>
Expenses			
Marketing and selling expenses		(15,505)	(6,135)
Flyover cost		(111,650)	(267,649)
Administrative expenses		(135,184)	(137,775)
Finance cost - Net		(119,582)	(31,405)
Other income - Net	17	(381,921) 984,218	(442,964) 54,740
Profit before taxation		<u>648,297</u>	<u>4,075,132</u>
Taxation	18	(29,190)	(51,043)
Profit after taxation		<u>619,107</u>	<u>4,024,089</u>
		2023	2022
----- Rupees -----			
Earnings per share			
Basic	19	<u>1.63</u>	<u>10.57</u>
Diluted	19	<u>1.63</u>	<u>10.57</u>

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer



Director

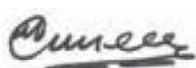
Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	September 30, 2023	September 30, 2022
----- (Rupees in '000) -----		
Profit after taxation	619,107	4,024,089
Other comprehensive income for the period	-	-
Total comprehensive Profit for the period	619,107	4,024,089

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

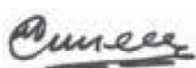
CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Issued, subscribed and paid-up capital	Capital reserves		Revenue reserves		Other component of equity	Total Equity
	Share premium	Tax holiday reserve	General	Unappropri- ated profits	Revaluation surplus on lands	

----- (Rupees in '000) -----

Balance as at June 30, 2022	3,808,604	2,746,327	11,966	63,500	4,330,313	8,394,190	19,354,900
Profit for the period	-	-	-	-	4,024,089	-	4,024,089
Other comprehensive income/(loss), net of tax	-	-	-	-	-	-	-
Total comprehensive income, net of tax	-	-	-	-	4,024,089	-	4,024,089
Interim dividend @ 40 percent on ordinary shares for the year ended June 30, 2022					(1,523,442)		(1,523,442)
Revaluation surplus on land realised on account of sale of development properties	-	-	-	-	24,723	(24,723)	-
Balance as at September 30, 2022	3,808,604	2,746,327	11,966	63,500	6,855,683	8,369,467	21,855,547
Balance as at June 30, 2023	3,808,604	2,746,327	11,966	63,500	10,473,926	8,817,355	25,921,679
Profit for the period	-	-	-	-	619,107	-	619,107
Other comprehensive income/(loss), net of tax	-	-	-	-	-	-	-
Total comprehensive income, net of tax	-	-	-	-	619,107	-	619,107
Final dividend @ 60 percent on ordinary shares for the year ended June 30, 2023					(2,285,163)		(2,285,163)
Revaluation surplus on land realised on account of sale of development properties	-	-	-	-	10,966	(10,966)	-
Balance as at September 30, 2023	3,808,604	2,746,327	11,966	63,500	8,818,836	8,806,389	24,255,621



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

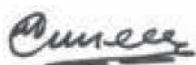
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	September 30, 2023	September 30, 2022
----- (Rupees in '000) -----		
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	648,297	4,075,132
Adjustments:		
Depreciation	9,252	7,207
Amortization	288	288
Provision for gratuity	6,365	4,933
Finance costs	119,582	31,405
Remeasurement loss / (gain) on investment designated at FVTPL	(947,755)	-
Sale to Signature Residency REIT for non-cash consideration	(132,000)	-
Mark-up on saving accounts	(25,508)	(4,125)
	(969,776)	39,708
Operating profit before working capital changes	(321,479)	4,114,840
(Increase) / decrease in current assets		
Trade debts	546,253	(5,726,532)
Development properties	252,366	2,018,505
Loans and advances	65,921	(92,579)
Deposits, prepayments and other receivables	(2,431,362)	(288,730)
Short term investment	12,544	(0)
	(1,554,278)	(4,089,335)
Increase / (decrease) in current liabilities		
Trade and other payables	37,346	(277,222)
Contract Liabilities	18,681	(134,179)
Advance against sale of investment properties	-	2,499
	56,027	(408,901)
Cash flows (used in) operations	(1,819,730)	(383,397)
(Payments) / receipts for:		
Income tax paid	(29,419)	(32,669)
Finance cost paid	(460,171)	(195,399)
Gratuity paid	(4,013)	(2,014)
Net cash flows (used in) Operating activities	(2,313,333)	(613,479)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment made for purchase of property, plant and equipment and CWIP	(124,987)	(176,427)
Interest received	25,508	4,125
Advance against issuance of units	(109,973)	-
Payment made for Long Term Security Deposit	-	1,669
Net cash used in investing activities	(209,452)	(170,633)

Javedan Corporation Limited
**CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF
CASH FLOWS (UNAUDITED)**
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	September 30, 2023	September 30, 2022
----- (Rupees in '000) -----		
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayment) of long-term finance	(81,970)	(197,308)
(Repayment) / Receipt of short term borrowings-net	2,595,840	(433,609)
Deferred grant	22,811	58,582
Net cash (used in) / generated from financing activities	2,536,681	(572,334)
Net (decrease)/ increase in cash and cash equivalent	13,896	(1,356,447)
Cash and cash equivalents at beginning of the period	82,314	1,645,816
Cash and cash equivalents at end of the year	96,210	289,368


The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. STATUS AND NATURE OF BUSINESS

- 1.1** Javedan Corporation Limited (the Company) was incorporated in Pakistan on June 08, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Act, 2017) and is listed on Pakistan Stock Exchange Limited. The registered office of the Company is located at Arif Habib Centre, 23, M.T Khan Road, Karachi.
- 1.2** The Company has ceased its cement business since July 01, 2010 and the management has developed business diversification strategy for utilizing the Company's land having area of 1,367 acres for developing a housing scheme, "Naya Nazimabad", that includes bungalows, open plots, flat sites and commercial sites. The Company's layout plan of the project was approved by Lyari Development Authority vide letter number LDA/PP/2010/255 on March 02, 2011, revised master plan approved vide letter No CTP/LDA/112 on June 19, 2013 and revised master plan layout approved vide letter no LDA/TP/2022/98 on June 24, 2022 and has obtained No Objection Certificate from Sindh Building Control Authority having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011, revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013 and revise NOC # SBCA/DD(PSA-C)/155/Revised/Adv-236/2023 on January 16, 2023. The Company is also the member of Association of Builders and Developers of Pakistan (ABAD).
- 1.3** These Condensed interim financial Statements are the separate financial statements of the Company, in which investment in subsidiary has been accounted for at cost less accumulated impairment losses, if any. As of September 30, 2023, the Company has investments in following subsidiaries:

	% of holding
- NN Maintenance Company (Private) Limited (NNMC)	100%
- Sapphire Bay Development Company (Private) Limited (SBDCL)	100%

- 1.4** The geographical location and addresses of business units are as under:

<u>Location</u>	<u>Address</u>
Registered office	Arif Habib Centre, 23, M.T Khan Road, Karachi
Naya Nazimabad Project	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi
Naya Nazimabad Sales Center	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi

2. STATEMENT OF COMPLIANCE

These condensed interim financial statements of the Company for the three months period ended September 30, 2023 has 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:

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

- International Accounting Standard (IAS) 34, 'Interim Financial Reporting', issued by International Accounting Standard Board (IASB) as notified under the Companies Act, 2017; and
- Provisions of and directives issued under the Companies Act, 2017.

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

3. BASIS OF PREPARATION

- 3.1.** The preparation of these condensed interim financial statements require management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed interim financial statements, the significant judgements made by the management in applying the Company's accounting policies and areas where assumptions and estimates are significant are same as those applied to the annual financial statements of the Company as at and for the year ended June 30, 2023. The Company's financial risk management objectives and policies are consistent with those disclosed in the annual financial statements of the Company as at and for the year ended June 30, 2023.

- 3.2.** These condensed interim financial statements is presented in Pakistan Rupees which is also the Company's functional currency and all financial information presented has been rounded off to the nearest rupees, otherwise stated.

4. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and the methods of computation adopted in the preparation of these condensed interim financial statements are the same as those applied in the preparation of the annual financial statements for the year ended June 30, 2023, except for the adoption of the new/amended standards, interpretations and improvements to accounting standards, which became effective for the current period.

The adoption of above standards, interpretations and improvement to standards did not have any material effect or either not relevant or did not have any material effect on the condensed interim financial information.

5. PROPERTY, PLANT AND EQUIPMENT

		(Unaudited) September 30, 2023	(Audited) June 30, 2023
	Note	----- (Rupees in '000) -----	
Opening Net Book Value		5,670,733	4,949,610
Add: Additions/Transfers/Revaluation during the period/year	5.1	6,485	4,603,423
Less: Disposals during the period/year	5.2	-	(3,845,291)
Less: Depreciation during the period/year		(9,252)	(37,009)
Closing Net Book Value		<u>5,667,966</u>	<u>5,670,733</u>
Add: Capital work-in-progress	5.3	<u>3,202,559</u>	<u>3,084,057</u>
		<u>8,870,525</u>	<u>8,754,790</u>

Javedan Corporation Limited
NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED
FINANCIAL INFORMATION (UNAUDITED)
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	(Unaudited) September 30, 2023	(Audited) June 30, 2023
Note	----- (Rupees in '000) -----	
5.1 Additions/Transfers/Revaluation to operating fixed assets, during the period / year were as follows		
Leasehold land	-	4,274,041
Other land	-	294,973
Buildings on other land	-	5,378
Recreational facilities	-	2,181
Furniture and fixtures	2,295	6,274
Office equipment	-	2,262
Medical equipment	-	388
Computer equipment	712	3,910
Vehicles	-	14,016
Other assets	3,478	-
	<u>6,485</u>	<u>4,603,423</u>
5.2 The following assets were disposed off / Reversals during the period / year:		
Freehold Land	-	417,709
Leasehold land	-	2,175,318
Other land	-	1,252,264
	<u>-</u>	<u>3,845,291</u>
5.3 Capital work-in-progress		
Opening	3,084,057	1,975,341
Additions	118,502	1,108,716
Closing	<u>3,202,559</u>	<u>3,084,057</u>
6. LONG TERM INVESTMENT		
Investment in subsidiaries at cost		
- NN Maintenance Company (Private) Limited - subsidiary company	10,000	10,000
- Sapphire Bay Development Company Limited - subsidiary company	100,000	100,000
	<u>110,000</u>	<u>110,000</u>
Debt Instruments - designated at fair value through profit or loss		
Naya Nazimabad Apartment REIT		
Carrying Amount	2,312,870	2,173,750
Appreciation on remeasurement of investment	947,755	139,120
	<u>3,260,625</u>	<u>2,312,870</u>
- Signature Residency REIT	132,000	-
	<u>3,502,625</u>	<u>2,422,870</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	(Unaudited) September 30, 2023	(Audited) June 30, 2023
Note	----- (Rupees in '000) -----	
7. DEVELOPMENT PROPERTIES		
Land for development	17,641,300	16,441,918
Add: Acquired During the period	152,000	1,199,382
	<u>17,793,300</u>	<u>17,641,300</u>
Development expenditure		
Opening balance	13,611,543	12,028,016
Add: Incurred during the period	177,191	1,583,527
	<u>13,788,734</u>	<u>13,611,543</u>
Borrowing costs related to development properties		
Opening balance	4,705,491	3,388,027
Add: Additions during the period	508,494	1,317,464
	<u>5,213,985</u>	<u>4,705,491</u>
	<u>36,796,019</u>	<u>35,958,334</u>
Transferred to:		
- property, plant and equipment	(597,080)	(597,080)
- investment properties	(40,291)	(40,291)
- cost of sales to date	16 (14,669,485)	(14,362,775)
- development charges incurred and apportioned to date	16 (5,952,794)	(5,677,947)
	<u>15,536,369</u>	<u>15,280,241</u>
8. Trade Debts		
Secured, considered good		
Receivable against:		
- sales of plots and bungalows	8.1 9,280,149	9,906,180
- utilities infrastructure charges	278,062	172,391
	<u>9,558,211</u>	<u>10,078,571</u>
- development charges incurred:		
- billed	8.2 161,398	191,831
- un-billed	8.3 430,916	426,377
	<u>592,314</u>	<u>618,208</u>
	<u>10,150,526</u>	<u>10,696,779</u>
8.1. This includes:		
- Rs. 250 million, receivable from Globe Residency REIT (GRR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.		
- Sale consideration receivable Rs.2,887 million from Naya Nazimabad Apartment REIT (REIT Scheme) against land measuring 46,597 sq. yds. This REIT Scheme is managed by Arif Habib Dolmen REIT Management Limited, a related party.		
- Sale consideration receivable Rs.3,727 million from Gymkhana Apartment REIT (REIT Scheme) against land measuring 29,818 sq. yds. This REIT Scheme is managed by Arif Habib Dolmen REIT Management Limited, a related party.		

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

- Sale consideration receivable Rs. 2,304 million from Parkview Apartment REIT (REIT Scheme) against land measuring 23,094 sq. yds. This REIT Scheme is managed by Arif Habib Dolmen REIT Management Limited, a related party.
- Sale consideration receivable Rs. 3.41 million from Abdul Ghani against land measuring 14,092 sq. yds.

8.2. Represents development cost billed to customers as per the terms of their sale agreement.

8.3. Represents development cost incurred but not billed to customers as of reporting date, however the same will be billed to the respective customers in accordance with the terms of the sale contract.

	(Unaudited) September 30, 2023	(Audited) June 30, 2023
Note	----- (Rupees in '000) -----	
8.4. Included herein related party balances as follows,.		
Globe Residency REIT	250,000	250,000
Gymkhana Apartment REIT	3,727,250	3,727,250
Parkview Apartment REIT	2,304,900	2,304,900
NN Apartment REIT	2,887,125	2,887,125
Signature Residency REIT	-	619,600
Abdul Ghani	3,412	3,412

9. LOANS AND ADVANCES - Considered good

Loans - secured

Executives	5,075	5,871
Employees	2,012	1,736
	7,087	7,607

Advances - unsecured

Suppliers	466,460	489,951
Contractors	264,919	194,195
Employees for expenses	1,908	1,467
Purchase of properties	26,075	139,150
	759,362	824,763
	766,449	832,370

9.1 Included herein advances to related parties for purchase of cement and concrete, as follows:

- Safemix Concrete Limited	34,991	83,469
	34,991	83,469

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
10. TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES			
Deposits			
Considered good			
- Security deposit with Sindh Building Control Authority		3,345	3,345
- Others		14,723	14,723
		<u>18,068</u>	<u>18,068</u>
Considered doubtful			
- Guarantee margin		225	225
- Contractors		2,680	2,680
		2,905	2,905
Provision for impairment		(2,905)	(2,905)
		<u>18,068</u>	<u>18,068</u>
Prepayments			
Prepaid rent, insurance and expenses		10,043	5,579
Other receivables - Considered good			
Sales tax refundable		4,703	4,703
Excise duty refundable		574	574
Receivable from related parties - considered good	10.1	3,037,558	636,538
Others		45,755	19,876
		<u>3,088,590</u>	<u>661,691</u>
Provision for impairment		(288,614)	(288,614)
		<u>2,828,086</u>	<u>396,724</u>

10.1. Included herein receivables from related parties, as follows:

- NN Maintenance Company (Private) Limited - subsidiary company	518,323	477,847
- International Builders and Developers (Private) Limited - associate	280	280
- Rahat Residency REIT	31,194	14,745
- Haji Abdul Ghani	369	369
- Naya Nazimabad apartment REIT	2,381,983	49,153
- Gymkhana apartment REIT	8,678	6,023
- Parkview apartment REIT	8,435	5,910
- Meezan Centre apartment REIT	5,706	3,263
- Globe Residency REIT	-	18,150
- Sapphire Bay Development Company Limited	7,889	2,299
- Arif Habib Engineering and development consultants (Pvt) Limited	74,700	58,500
	<u>3,037,558</u>	<u>636,538</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	(Unaudited) September 30, 2023	(Audited) June 30, 2023
Note	----- (Rupees in '000) -----	
11. LONG-TERM FINANCING		
Term finance loan II	341,181	375,200
Term finance loan III	2,292,581	2,292,061
Term finance loan IV	1,000,000	1,000,000
Sukuk certificates	1,742,673	1,742,333
Diminishing musharakah I	535,714	535,714
Diminishing musharakah II	810,530	810,530
Diminishing musharakah III	1,000,000	1,000,000
Diminishing musharakah IV	900,000	900,000
Islamic refinance facility	269,124	289,064
	<u>8,891,804</u>	<u>8,944,902</u>
Current maturity of long-term financings	<u>(2,319,667)</u>	<u>(2,319,667)</u>
11.1	<u>6,572,137</u>	<u>6,625,235</u>

11.1 The terms and conditions of Long-term financing arrangements are same as disclosed in note 22 to the annual audited financial statements of the Company for the year ended 30 June 2023.

	(Unaudited) September 30, 2023	(Audited) June 30, 2023
Note	----- (Rupees in '000) -----	
12. TRADE AND OTHER PAYABLES		
Creditors	59,459	125,669
Accrued liabilities	91,159	98,694
Retention money	206,295	206,295
Withholding tax payable	21,259	33,685
Other payables:		
- on cancellation of plots	8,917	8,917
- against other projects	1,856,595	1,746,626
- against broker market	69,200	67,400
- non-violation charges	83,909	88,669
- Signature Residency REIT	140,624	147,467
- Globe Residency REIT	23,351	-
	<u>2,560,768</u>	<u>2,523,422</u>

13. SHORT-TERM BORROWINGS - Secured

Musharakah arrangement	300,000	300,000
Running finance under mark-up arrangements	1,451,048	1,400,155
Running finance under mark-up arrangements	1,109,015	1,134,068

From related parties - unsecured

Sapphire Bay Development Company Limited (SBDCL)	180,524	180,524
Arif Habib Corporation Limited (AHCL)	1,734,250	614,250
Arif Habib Limited (AHL)	992,000	352,000
Arif Habib (AH)	910,000	100,000
13.1.	<u>6,676,837</u>	<u>4,080,997</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

13.1. The terms and conditions of short term borrowings are same as disclosed in note 29 to the annual audited financial statements of the Company for the year ended 30 June 2023.

14. CONTINGENCIES AND COMMITMENTS

The status and nature of contingencies and commitments are same as those disclosed in note 30 to the annual audited financial statements of the Company for the year ended June 30, 2023.

	Note	Three month period ended	
		September 30, 2023	September 30, 2022
15. REVENUE FROM CONTRACTS WITH CUSTOMERS - NET		----- (Rupees in '000) -----	
Plots		339,546	6,503,548
Bungalows		-	22,512
		<u>339,546</u>	<u>6,526,059</u>
Development and utility charges reimbursable from customers		274,846	111,933
Transfer Fees		13,165	30,220
		<u>627,557</u>	<u>6,668,212</u>
16. COST OF SALES			
Cost of development properties sold:			
- plots		306,710	2,090,117
- bungalows		-	2,806
		<u>306,710</u>	<u>2,092,923</u>
Development and utility charges reimbursable from customers		274,846	111,933
		<u>581,556</u>	<u>2,204,856</u>
17. Other income - Net			
Income from financial assets			
Remeasurement gain on long term investment		947,755	-
Re-measurement loss on short term investment		(12,544)	-
Income from non-financial assets			
Rental income from sport facilities		10,247	2,768
Amortisation of deferred grant		6,061	6,289
Others		34,951	45,683
		<u>986,470</u>	<u>54,740</u>
18. TAXATION			
Current		29,190	51,043
		<u>29,190</u>	<u>51,043</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Note	Three month period ended	
		September 30, 2023	September 30, 2022
----- (Rupees in '000) -----			
19. EARNINGS PER SHARE			
Basic			
Profit after tax (Rupees in '000)		619,107	4,024,089
Weighted average numbers of ordinary shares		380,860,447	380,860,447
Earnings per share - (Rupees)		1.63	10.57
Diluted			
Profit after tax		619,107	4,024,089
Weighted average numbers of ordinary shares		380,860,447	380,860,447
Earnings per share - (Rupees)		1.63	10.57

20. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of associates and their close family members, key management personnel and post employment benefit plan. The details of transactions with related parties during the year, other than those which have been disclosed elsewhere in these financial statements, are as follows:

	Note	(Unaudited) (Unaudited) Three month period ended	
		September 30, 2023	September 30, 2022
----- (Rupees in '000) -----			
<u>Subsidiary Company</u>			
NN Maintenance Company (Private) Ltd			
Expenses incurred on behalf of NNMC by the Company		34,370	103,014
<u>Associates</u>			
Arif Habib Corporation Limited			
Short-term borrowing obtained during the period		1,120,000	-
Markup expense on short term-borrowing		41,231	-
Markup paid during the period		28,618	-
Arif Habib Equity (Pvt) Limited			
Sale of plots		-	174,500
Advance adjusted against sale of plots		-	174,500
Arif Habib Limited			
Short-term borrowing obtained during the period		640,000	-
Markup expense on short term-borrowing obtained during the period		29,789	-
Markup paid during the period		-	34,098

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	(Unaudited) Three month period ended September 30, 2023	(Unaudited) September 30, 2022
	----- (Rupees in '000) -----	
NN Apartment REIT		
Expenses incurred on behalf of NNAR by the Company	2,332,830	-
Signature Residency REIT		
Received against sale proceeds of Land	487,600	-
Issuance of Units	132,000	-
Advances received against sale of apartments	-	-
Expenses incurred on behalf of SRR by the Company	6,843	-
Gymkhana Apartment REIT		
Expenses incurred on behalf of GAR by the Company	2,654	-
Parkview Apartment REIT		
Expenses incurred on behalf of PVAR by the Company	2,525	-
Power Cement Limited		
Purchase of construction material	9,478	10,863
Paid against the purchase of construction material	13,915	8,241
Rotocast Engineering Company (Private) Limited		
Services received during the period	898	311
Paid against services received	1,671	338
Rent prepaid during the period	365	-
Rent expense charged during the period	582	-
Safe Mix Concrete Limited		
Purchase of construction material	4,281	7,777
Advance adjusted against concrete for hospital	48,708	-
Paid against the purchase of construction material	4,512	10,308
Haji Abdul Ghani - Associated person		
Sale of plots	-	57,000
Advance adjusted against sale of plots	-	57,000
Key management personnel		
Arif Habib - Director		
Sale of plots	-	38,000
Advance adjusted against sale of plots	-	38,000
Short-term loans received during the period	810,000	-
Mark-up expense on short term-borrowing	7,467	-
Post employment benefit plan		
Gratuity fund trust - contribution paid during the period	4,013	12,506

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

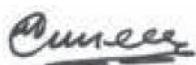
All transactions with related parties are entered into at agreed terms duly approved by the Board of Directors of the Company. The outstanding receivable and payable balances of the related parties are disclosed in their respective notes to these financial statements.

21. DATE OF AUTHORISATION FOR ISSUE

This condensed interim financial information was authorized for issue on October 24, 2023 by the Board of Directors of the Company.

22. GENERAL

Figures have been rounded-off to the nearest thousands rupees.




Chief Financial Officer



Chief Executive Officer



Director



**CONDENSED INTERIM
CONSOLIDATED
FINANCIAL STATEMENTS**
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

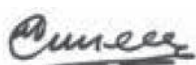
Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2023

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
ASSETS			
Non-Current Assets			
Property, plant and equipment	5	8,872,266	8,756,588
Intangible assets		1,725	2,013
Investment properties		553,125	553,126
Long term deposits		11,719	11,719
Long-term Investment	6	3,392,625	2,312,870
Advance against issuance of units		2,245,670	2,135,697
Deferred tax assets - net		61,646	52,847
		15,138,776	13,824,860
Current Assets			
Development properties	7	15,536,369	15,280,241
Trade debts	8	10,289,936	10,814,366
Loans and advances	9	780,592	847,072
Short Term Investment		1,701,177	1,713,721
Trade deposits, prepayments and other receivables	10	3,492,787	1,105,845
Unclaimed deposits		782	782
Cash and bank balances		433,795	124,116
		32,235,438	29,886,143
		47,374,214	43,711,003
Total Assets			
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Share capital			
Authorised			
390,000,000 (2023: 390,000,000) ordinary shares of Rs.10/- each		3,900,000	3,900,000
Issued, subscribed and paid-up capital		3,808,604	3,808,604
Capital reserves		2,758,292	2,758,293
Revenue reserves		8,916,995	10,594,568
Other component of equity - revaluation surplus on lands		8,806,388	8,817,355
		24,290,280	25,978,820
Non-Current Liabilities			
Long-term financing	11	6,572,137	6,625,235
Deferred Grant		64,930	42,119
Deferred liability - gratuity		85,732	83,380
		6,722,800	6,750,734
Current Liabilities			
Trade and other payables	12	3,799,464	3,458,356
Preference shares		505	505
Accrued mark-up		616,239	448,334
Contract liabilities		652,980	634,239
Short-term borrowings	13	6,496,312	3,900,473
Current maturity of non-current liabilities		2,319,667	2,348,539
Taxation - net		183,944	184,156
Unpaid dividend		2,285,163	-
Unpaid preference dividend		318	303
Unclaimed dividend		6,544	6,544
		16,361,135	10,981,449
		47,374,214	43,711,003
TOTAL EQUITY AND LIABILITIES			
CONTINGENCIES AND COMMITMENTS			
	14		

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer

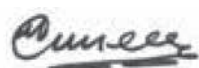


Director

Javedan Corporation Limited
**CONDENSED INTERIM CONSOLIDATED STATEMENT
OF PROFIT OR LOSS (UNAUDITED)**
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Note	Three month period ended	
		September 30, 2023	September 30, 2022
----- (Rupees in '000) -----			
Revenue from contracts with customers - net	15	684,666	6,708,313
Cost of sales	16	(640,848)	(2,258,553)
Gross profit		43,817	4,449,760
Expenses			
Marketing and selling expenses		(15,505)	(6,135)
Flyover cost		(111,650)	(267,649)
Administrative expenses		(160,556)	(175,652)
Finance cost - Net		(119,587)	(31,410)
		(407,298)	(480,846)
Other income - Net	17	981,352	86,208
Profit before taxation		617,871	4,055,121
Taxation	18	(21,247)	(45,329)
Profit after taxation		596,624	4,009,792
Profit from discontinued operation after taxation		-	139,703
Net Income		596,624	4,149,495
		2023	2022
----- Rupees -----			
Earnings per share - basic & diluted			
from continuing operation		1.57	10.53
from discontinued operation		-	0.37
Total basic earning per share		1.57	10.90

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer

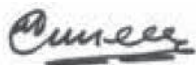


Director

Javedan Corporation Limited
**CONDENSED INTERIM CONSOLIDATED STATEMENT
 OF COMPREHENSIVE INCOME (UNAUDITED)**
 FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	September 30, 2023	September 30, 2022
	----- (Rupees in '000) -----	
Profit after taxation	596,624	4,149,495
Other comprehensive income for the period	-	-
Total comprehensive Profit for the period	596,624	4,149,495

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

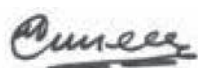
CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Issued, subscribed and paid-up capital	Capital reserves		Revenue reserves		Other component of equity	Total Equity
	Share premium	Tax holiday reserve	General	Unappropri- ated profits	Revaluation surplus on lands	

----- (Rupees in '000) -----

Balance as at June 30, 2022	3,808,604	2,746,327	11,966	63,500	4,330,313	8,394,190	19,354,900
Profit for the period	-	-	-	-	4,009,792	-	4,009,792
Other comprehensive income/(loss), net of tax	-	-	-	-	-	-	-
Total comprehensive income, net of tax	-	-	-	-	4,009,792	-	4,009,792
Interim dividend @ 40 percent on ordinary shares for the year ended June 30, 2022					(1,523,442)		(1,523,442)
Revaluation surplus on land realised on account of sale of development properties	-	-	-	-	24,723	(24,723)	-
Balance as at September 30, 2022	3,808,604	2,746,327	11,966	63,500	6,841,386	8,369,467	21,841,250
Balance as at June 30, 2023	3,808,604	2,746,327	11,966	63,500	10,531,068	8,817,355	25,978,820
Profit for the period	-	-	-	-	596,624	-	596,624
Other comprehensive income/(loss), net of tax	-	-	-	-	-	-	-
Total comprehensive income, net of tax	-	-	-	-	596,624	-	596,624
Final dividend @ 60 percent on ordinary shares for the year ended June 30, 2023					(2,285,163)		(2,285,163)
Revaluation surplus on land realised on account of sale of development properties	-	-	-	-	10,966	(10,966)	-
Balance as at September 30, 2023	3,808,604	2,746,327	11,966	63,500	8,853,495	8,806,389	24,290,280



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

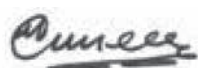
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	September 30, 2023	September 30, 2022
----- (Rupees in '000) -----		
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	617,871	4,149,495
Adjustments:		
Depreciation	9,396	8,770
Amortization	288	288
Provision for gratuity	6,365	4,933
Finance costs	119,587	31,410
Remeasurement loss / (gain) on investment designated at FVTPL	(947,755)	-
Sale to Signature Residency REIT for non-cash consideration	(132,000)	-
Mark-up on saving accounts	(25,508)	(34,163)
	(969,627)	11,238
Operating profit before working capital changes	(351,756)	4,160,733
(Increase) / decrease in current assets		
Trade debts	524,430	(5,936,543)
Development properties	243,581	3,073,526
Loans and advances	66,480	210,991
Deposits, prepayments and other receivables	(2,386,942)	(45,453)
Short term investment	12,544	-
	(1,539,906)	(2,697,478)
Increase / (decrease) in current liabilities		
Trade and other payables	341,108	(204,878)
Contract Liabilities	18,741	(200,929)
Advance against sale of investment properties	-	2,496
	359,849	(403,310)
Cash flows (used in) / generated from operations	(1,531,814)	1,059,945
(Payments) / receipts for:		
Income tax paid	(21,459)	(60,850)
Finance cost paid	(460,176)	(209,892)
Gratuity paid	(4,013)	(2,014)
Net cash flows (used in) Operating activities	(2,017,463)	787,188
Cash generated from / (used in) Operating activities - discontinued operations	-	(129,460)
Net cash generated from / (used in) Operating activities	(2,017,463)	657,728

Javedan Corporation Limited
CONDENSED INTERIM CONSOLIDATED STATEMENT
OF CASH FLOWS (UNAUDITED)
FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	September 30, 2023	September 30, 2022
----- (Rupees in '000) -----		
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment made for purchase of property, plant and equipment and CWIP	(125,074)	(204,102)
Interest received	25,508	34,163
Advance against issuance of units	(109,973)	-
Payment made for Long Term Security Deposit	-	1,653
Net cash used in investing activities	(209,539)	(168,286)
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayment) of long-term finance	(81,970)	(1,597,308)
(Repayment) / Receipt of short term borrowings-net	2,595,839	(433,609)
Deferred grant	22,811	58,582
Net cash (used in) / generated from financing activities	2,536,681	(1,972,335)
Cash (used in) / generated from financing activities - discontinued operations	-	311
Net cash (used in) / generated from financing activities	2,536,681	(1,972,024)
Net (decrease)/ increase in cash and cash equivalent	309,679	(1,482,581)
Cash and cash equivalents at beginning of the period	124,116	2,767,443
Cash and cash equivalents at end of the year - discontinued operations	-	(30,973)
Cash and cash equivalents at end of the year	433,795	1,253,888

The annexed notes from 1 to 22 form an integral part of these condensed interim financial information.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. STATUS AND NATURE OF BUSINESS

1.1 The Group companies comprise of Javedan Corporation Limited (JCL) and its subsidiary companies i.e. NN Maintenance Company (Private) Limited (NNMC) and Sapphire Bay Development Company Limited (SBDCL) that have been consolidated in these consolidated financial statements.

1.2 Holding Company

Javedan Corporation Limited (the holding company)

Javedan Corporation Limited (the Holding Company) was incorporated in Pakistan on June 08, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Act, 2017) and is listed on Pakistan Stock Exchange Limited. The registered office of the Company is located at Arif Habib Centre, 23, M.T Khan Road, Karachi.

1.3 The Company has ceased its cement business since July 01, 2010 and the management has developed business diversification strategy for utilizing the Company's land having area of 1,367 acres for developing a housing scheme, "Naya Nazimabad", that includes bungalows, open plots, flat sites and commercial sites. The Company's layout plan of the project was approved by Lyari Development Authority vide letter number LDA/PP/2010/255 on March 02, 2011, revised master plan approved vide letter No CTP/LDA/112 on June 19, 2013 and revised master plan layout approved vide letter no LDA/TP/2022/98 on June 24, 2022 and has obtained No Objection Certificate from Sindh Building Control Authority having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011, revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013 and revise NOC # SBCA/DD(PSA-C)/155/Revised/Adv-236/2023 on January 16, 2023. The Company is also the member of Association of Builders and Developers of Pakistan (ABAD).

1.4 Subsidiary companies

NN Maintenance Company (Private) Limited (the Subsidiary Company)

The Subsidiary Company was incorporated on November 29, 2019 under the Companies Act, 2017 (the Act). The principal activities of the Company are to carry out maintenance, other related business and work of development at Naya Nazimabad, a housing scheme of Javedan Corporation Limited. The Company commenced its operational activities from the month of January 01, 2020.

Sapphire Bay Development Company Limited (the Subsidiary Company)

The Subsidiary Company was incorporated on August 25, 2021 as a Public Unlited Company under Companies Act, 2017. The Company's principle line of business shall be marketing and development of all type of real estate including developed or undeveloped land, housing or commercial projects including commercial markets or multistoried building (for commercial or residential purposes), shopping centers, restaurants, hotels, recreational facilities etc. with the permission of concerned authorities and compliance with applicable laws and regulations.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1.5 The geographical location and addresses of business units are as under:

<u>Location</u>	<u>Address</u>
Registered office	Arif Habib Centre, 23, M.T Khan Road, Karachi
Naya Nazimabad Project	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi
Naya Nazimabad Sales Center	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi
Registered office - (NNMC) Subsidiary Company	Plot No. 103, Admin block, Naya Nazimabad, Mangopir Road, Karachi.
Registered office - (SBDCL) Subsidiary Company	Arif Habib Centre, 23, M.T Khan Road, Karachi.

2. STATEMENT OF COMPLIANCE

These condensed interim consolidated financial statements of the Company for the three months period ended September 30, 2023 has been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting. The accounting and reporting standards as applicable in Pakistan for interim financial reporting comprise of:

- International Accounting Standard (IAS) 34, 'Interim Financial Reporting', issued by International Accounting Standard Board (IASB) as notified under the Companies Act, 2017; and
- Provisions of and directives issued under the Companies Act, 2017.

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

3. BASIS OF PREPARATION

3.1. The preparation of these condensed interim consolidated financial statements require management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed interim consolidated financial statements, the significant judgements made by the management in applying the Company's accounting policies and areas where assumptions and estimates are significant are same as those applied to the annual consolidated financial statements of the Company as at and for the year ended June 30, 2023. The Company's financial risk management objectives and policies are consistent with those disclosed in the annual financial statements of the Company as at and for the year ended June 30, 2023.

3.2. These condensed interim consolidated financial statements is presented in Pakistan Rupees which is also the Company's functional currency and all financial information presented has been rounded off to the nearest rupees, otherwise stated.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

4. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and the methods of computation adopted in the preparation of these condensed interim consolidated financial statements are the same as those applied in the preparation of the annual consolidated financial statements for the year ended June 30, 2023, except for the adoption of the new/amended standards, interpretations and improvements to accounting standards, which became effective for the current period.

The adoption of above standards, interpretations and improvement to standards did not have any material effect or either not relevant or did not have any material effect on the condensed interim financial information.

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
5. PROPERTY, PLANT AND EQUIPMENT			
Opening Net Book Value		5,672,531	4,951,835
Add: Additions/Transfers/Revaluation during the period/year	5.1	6,572	4,604,242
Less: Disposals during the period/year	5.2	-	(3,845,894)
Less: Depreciation during the period/year		(9,396)	(37,652)
Closing Net Book Value		5,669,707	5,672,531
Add: Capital work-in-progress	5.3	3,202,559	3,084,057
		<u>8,872,266</u>	<u>8,756,588</u>
5.1 Additions/Transfers/Revaluation to operating fixed assets, during the period / year were as follows			
Leasehold land		-	4,274,041
Other land		-	294,973
Buildings on other land		-	5,378
Recreational facilities		-	2,181
Furniture and fixtures		2,295	6,418
Office equipment		87	2,551
Medical equipment		-	388
Computer equipment		712	3,910
Vehicles		-	14,402
Other assets		3,478	-
		<u>6,572</u>	<u>4,604,242</u>
5.2 The following assets were disposed off / Reversals during the period / year:			
Freehold Land		-	417,709
Leasehold land		-	2,175,318
Other land		-	1,252,264
Office equipment		-	603
		<u>-</u>	<u>3,845,894</u>
5.3 Capital work-in-progress			
Opening		3,084,057	1,975,341
Additions		118,502	1,108,716
Closing		<u>3,202,559</u>	<u>3,084,057</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	(Unaudited) September 30, 2023	(Audited) June 30, 2023
6. LONG TERM INVESTMENT	----- (Rupees in '000) -----	
Debt Instruments - designated at fair value through profit or loss ' Naya Nazimabad Apartment REIT		
Carrying Amount	2,312,870	2,173,750
Appreciation on remeasurement of investment	947,755	139,120
	3,260,625	2,312,870
- Signature Residency REIT	132,000	-
	<u>3,392,625</u>	<u>2,312,870</u>
7. DEVELOPMENT PROPERTIES		
Land for development	17,641,300	16,441,918
Add: Acquired During the period	152,000	1,199,382
	17,793,300	17,641,300
Development expenditure		
Opening balance	13,611,543	12,028,016
Add: Incurred during the period	177,191	1,583,527
	13,788,734	13,611,543
Borrowing costs related to development properties		
Opening balance	4,705,491	3,388,027
Add: Additions during the period	508,494	1,317,464
	5,213,985	4,705,491
	36,796,019	35,958,334
Transferred to:		
- property, plant and equipment	(597,080)	(597,080)
- investment properties	(40,291)	(40,291)
- cost of sales to date	16 (14,669,485)	(14,362,775)
- development charges incurred and apportioned to date	16 (5,952,794)	(5,677,947)
	<u>15,536,369</u>	<u>15,280,241</u>
8. Trade Debts		
Secured, considered good		
Receivable against:		
- sales of plots and bungalows	8.1 9,280,149	9,906,180
- utilities infrastructure charges	278,062	172,391
- maintenance services	139,410	117,587
	9,697,621	10,196,158
- development charges incurred:		
- billed	8.2 161,398	191,831
- un-billed	8.3 430,916	426,377
	592,314	618,208
	8.4 <u>10,289,936</u>	<u>10,814,366</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

8.1. This includes:

- Rs. 250 million, receivable from Globe Residency REIT (GRR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Sale consideration receivable Rs.2,887 million from Naya Nazimabad Apartment REIT (REIT Scheme) against land measuring 46,597 sq. yds. This REIT Scheme is managed by Arif Habib Dolmen REIT Management Limited, a related party.
- Sale consideration receivable Rs.3,727 million from Gymkhana Apartment REIT (REIT Scheme) against land measuring 29,818 sq. yds. This REIT Scheme is managed by Arif Habib Dolmen REIT Management Limited, a related party.
- Sale consideration receivable Rs. 2,304 million from Parkview Apartment REIT (REIT Scheme) against land measuring 23,094 sq. yds. This REIT Scheme is managed by Arif Habib Dolmen REIT Management Limited, a related party.
- Sale consideration receivable Rs. 3.41 million from Abdul Ghani against land measuring 14,092 sq. yds.

8.2. Represents development cost billed to customers as per the terms of their sale agreement.

8.3. Represents development cost incurred but not billed to customers as of reporting date, however the same will be billed to the respective customers in accordance with the terms of the sale contract.

Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
	----- (Rupees in '000) -----	
8.4. Included herein related party balances as follows,.		
Globe Residency REIT	250,000	250,000
Gymkhana Apartment REIT	3,727,250	3,727,250
Parkview Apartment REIT	2,304,900	2,304,900
NN Apartment REIT	2,887,125	2,887,125
Signature Residency REIT	-	619,600
Abdul Ghani	3,412	3,412
9. LOANS AND ADVANCES - Considered good		
Loans - secured		
Executives	5,075	5,871
Employees	5,176	4,491
	10,251	10,362
Advances - unsecured		
Suppliers	475,208	498,133
Contractors	264,919	194,195
Employees for expenses	4,139	5,232
Purchase of properties	26,075	139,150
	770,341	836,710
	780,592	847,072

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
9.1	Included herein advances to related parties for purchase of cement and concrete, as follows:		
	- Safemix Concrete Limited	34,991	83,469
		<u>34,991</u>	<u>83,469</u>
10.	TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES		
	Deposits		
	Considered good		
	- Security deposit with Sindh Building Control Authority	3,345	3,345
	- Others	14,723	14,723
		<u>18,068</u>	<u>18,068</u>
	Considered doubtful		
	- Guarantee margin	225	225
	- Contractors	2,680	2,680
		<u>2,905</u>	<u>2,905</u>
	Provision for impairment	(2,905)	(2,905)
		<u>18,068</u>	<u>18,068</u>
	Prepayments		
	Prepaid rent, insurance and expenses	13,506	7,871
	Other receivables - Considered good		
	Sales tax refundable	4,703	4,703
	Reimburseable expenses	38,399	37,925
	Excise duty refundable	574	574
	Receivable from related parties - considered good	3,376,486	1,021,531
	Others	45,755	19,876
		<u>3,465,917</u>	<u>1,084,609</u>
	Provision for impairment	(4,703)	(4,703)
		<u>3,492,787</u>	<u>1,105,845</u>
10.1.	Included herein receivables from related parties, as follows:		
	- International Builders and Developers (Private) Limited - associate	280	280
	- Rahat Residency REIT	31,194	14,745
	- Haji Abdul Ghani	369	369
	- Naya Nazimabad apartment REIT	2,381,983	49,153
	- Gymkhana apartment REIT	8,678	6,023
	- Parkview apartment REIT	8,435	5,910
	- Meezan Centre apartment REIT	5,706	3,263
	- Globe Residency REIT	-	18,150
	- Sapphire Bay Islamic Development REIT	865,139	865,139
	- Arif Habib Engineering and development consultants (Pvt) Limited	74,700	58,500
		<u>3,376,486</u>	<u>1,021,531</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
11. LONG-TERM FINANCING			
Term finance loan II		341,181	375,200
Term finance loan III		2,292,581	2,292,061
Term finance loan IV		1,000,000	1,000,000
Sukuk certificates		1,742,673	1,742,333
Diminishing musharakah I		535,714	535,714
Diminishing musharakah II		810,530	810,530
Diminishing musharakah III		1,000,000	1,000,000
Diminishing musharakah IV		900,000	900,000
Islamic refinance facility		269,124	289,064
		<u>8,891,804</u>	<u>8,944,902</u>
Current maturity of long-term financings		<u>(2,319,667)</u>	<u>(2,319,667)</u>
	11.1	<u>6,572,137</u>	<u>6,625,235</u>

11.1 The terms and conditions of Long-term financing arrangements are same as disclosed in note 23 to the annual audited financial statements of the Company for the year ended 30 June 2023.

	Note	(Unaudited) September 30, 2023	(Audited) June 30, 2023
----- (Rupees in '000) -----			
12. TRADE AND OTHER PAYABLES			
Creditors		59,459	125,669
Accrued liabilities		125,581	108,104
Retention money		206,295	206,295
Withholding tax payable		23,637	43,708
Book Overdraft		6,799	15,502
Other payables:			
- on cancellation of plots		8,917	8,917
- against other projects		3,051,691	2,646,625
- against broker market		69,200	67,400
- non-violation charges		83,909	88,669
- Signature Residency REIT		140,624	147,467
- Globe Residency REIT		23,351	-
		<u>3,799,464</u>	<u>3,458,356</u>

13. SHORT-TERM BORROWINGS - Secured

Musharakah arrangement		300,000	300,000
Running finance under mark-up arrangements		1,451,048	1,400,155
Running finance under mark-up arrangements		1,109,015	1,134,068
From related parties - unsecured			
Arif Habib Corporation Limited (AHCL)		1,734,250	614,250
Arif Habib Limited (AHL)		992,000	352,000
Arif Habib (AH)		910,000	100,000
	13.1.	<u>6,496,312</u>	<u>3,900,473</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

13.1. The terms and conditions of short term borrowings are same as disclosed in note 30 to the annual audited financial statements of the Company for the year ended 30 June 2023.

14. CONTINGENCIES AND COMMITMENTS

The status and nature of contingencies and commitments are same as those disclosed in note 31 to the annual audited financial statements of the Company for the year ended June 30, 2023.

Note	Three month period ended	
	September 30, 2023	September 30, 2022
	----- (Rupees in '000) -----	
15. REVENUE FROM CONTRACTS WITH CUSTOMERS - NET		
Plots	339,546	6,526,059
Development and utility charges reimbursable from customers	274,846	111,933
Transfer Fees	13,165	30,220
Service income - net	57,109	40,101
	<u>684,666</u>	<u>6,708,313</u>
16. COST OF SALES		
Plots	306,710	2,092,923
Development and utility charges reimbursable from customers	274,846	111,933
Cost of service	59,292	53,697
	<u>640,848</u>	<u>2,258,553</u>
17. Other income - Net		
Income from financial assets		
Remeasurement gain on long term investment	947,755	-
Re-measurement loss on short term investment	(12,544)	-
Income from non-financial assets		
Rental income from sport facilities	10,247	2,768
Amortisation of deferred grant	6,061	6,289
Others	29,833	77,151
	<u>981,352</u>	<u>86,208</u>
18. TAXATION		
Current	21,247	45,329
	<u>21,247</u>	<u>45,329</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

19. EARNINGS PER SHARE	Note	Three month period ended	
		September 30, 2023	September 30, 2022
		Restated	
		----- (Rupees in '000) -----	
Basic			
Profit after tax (Rupees in '000)		596,624	4,149,495
Weighted average numbers of ordinary shares		380,860,447	380,860,447
Earnings per share - (Rupees)		1.57	10.90
Diluted			
Profit after tax		596,624	4,149,495
Weighted average numbers of ordinary shares		380,860,447	380,860,447
Earnings per share - (Rupees)		1.57	10.90

20. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of associates and their close family members, key management personnel and post employment benefit plan. The details of transactions with related parties during the year, other than those which have been disclosed elsewhere in these financial statements, are as follows:

	Note	Three month period ended	
		(Unaudited) September 30, 2023	(Unaudited) September 30, 2022
		----- (Rupees in '000) -----	
Associates			
Arif Habib Corporation Limited			
Short-term borrowing obtained during the period		1,120,000	-
Markup expense on short term-borrowing		41,231	-
Markup paid during the period		28,618	-
Arif Habib Equity (Pvt) Limited			
Sale of plots		-	174,500
Advance adjusted against sale of plots		-	174,500
Arif Habib Limited			
Short-term borrowing obtained during the period		640,000	-
Markup expense on short term-borrowing obtained during the period		29,789	-
Markup paid during the period		-	34,098
NN Apartment REIT			
Expenses incurred on behalf of NNAR by the Company		2,332,830	-

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Note	Three month period ended	
	(Unaudited) September 30, 2023	(Unaudited) September 30, 2022
	----- (Rupees in '000) -----	
Signature Residency REIT		
Received against sale proceeds of Land	487,600	-
Issuance of Units	132,000	-
Advances received against sale of apartments	-	-
Expenses incurred on behalf of SRR by the Company	6,843	-
Gymkhana Apartment REIT		
Expenses incurred on behalf of GAR by the Company	2,654	-
Parkview Apartment REIT		
Expenses incurred on behalf of PVAR by the Company	2,525	-
Power Cement Limited		
Purchase of construction material	9,478	10,863
Paid against the purchase of construction material	13,915	8,241
Rotocast Engineering Company (Private) Limited		
Services received during the period	898	311
Paid against services received	1,671	338
Rent prepaid during the period	365	-
Rent expense charged during the period	582	-
Safe Mix Concrete Limited		
Purchase of construction material	4,281	7,777
Advance adjusted against concrete for hospital	48,708	-
Paid against the purchase of construction material	4,512	10,308
Haji Abdul Ghani - Associated person		
Sale of plots	-	57,000
Advance adjusted against sale of plots	-	57,000
Key management personnel		
Arif Habib - Director		
Sale of plots	-	38,000
Advance adjusted against sale of plots	-	38,000
Short-term loans received during the period	810,000	-
Mark-up expense on short term-borrowing	7,467	-
Post employment benefit plan		
Gratuity fund trust - contribution paid during the period	4,013	12,506

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THREE MONTHS PERIOD ENDED SEPTEMBER 30, 2023

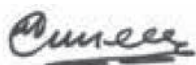
All transactions with related parties are entered into at agreed terms duly approved by the Board of Directors of the Company. The outstanding receivable and payable balances of the related parties are disclosed in their respective notes to these financial statements.

21. DATE OF AUTHORISATION FOR ISSUE

This condensed interim financial information was authorized for issue on October 24, 2023 by the Board of Directors of the Company.

22. GENERAL

Figures have been rounded-off to the nearest thousands rupees.



Chief Financial Officer



Chief Executive Officer



Director

REGISTERED OFFICE

Arif Habib Center 23, M T Khan Road
Karachi – 74000 PAKISTAN

SITE OFFICE:

Naya Nazimabad Manghopir Road,
Karachi – 75890



Call Us:

UAN: 111-511-611

Tel: +92 21 36770141-42



Email Us:

Email: info@jcl.com.pk

Website: www.jcl.com.pk