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**BETTER  
FUTURE**

**JAVEDAN**  
CORPORATION LIMITED

Quarterly Report  
March **2024**





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NAYA NAZIMABAD

# 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](http://www.jcl.com.pk)

## Site Office:

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

The Board of Directors of JCL is pleased to present the Condensed Interim Unconsolidated & Consolidated Financial Information for the Nine months period ended 31 March 2024 along with operational performance of the Company for the same period.

## Overview

The overall operating environment is showing signs of improvement towards normalcy. Election process concluded with active public participation, final review of SBA with the IMF successfully completed, exchange rate remained stable, inflationary pressure is subdued, agricultural output has been robust, and interest rates are expected to ease off.

In the midst of challenging environment, witnessed over the past 12 to 18 months, Naya Nazimabad has grown from strength to strength on the back of market's interest in the project, as reflected in the health of our recoveries, response to our marketing campaigns, growing participation in different activities undertaken, and appreciation of our design, amenities and offerings by the dignitaries and general visitors.

Leading financial institutions are partnering with us on multiple projects creating our distinction in RE market. Completion of value-added projects - NN Gymkhana, NN Flyover and Jama Masjid will be a hallmark for the future growth of the project.

## Financial Performance

During the period under review revenues from Sale were recorded at PKR 3,113 million as compared to PKR 9,746 million in the corresponding period last year (CPLY). Cost of Sale incurred is PKR 1,511 million as compared to PKR 3,847 million in the corresponding period. It may be noted that the current sales figure reflects the sale of remaining limited inventory of residential plots.

Benefit of investing in REITs is represented in "Other Income" for the period recorded at PKR 972 million, primarily, comprising of PKR 813 million of un-realized gain of change in fair value of REIT investment.

Administrative expenses incurred during the period is PKR 392 million. The cost incurred on flyover during the period is PKR 479 million.

The profit after tax for the period is PKR 1,165 million as compared to PKR 4,419 million in the corresponding period translating into earnings per share of PKR 3.06 per share.

On a consolidated basis Sales and Profit After Tax for the period remained at PKR 3,300 million and PKR 1,124 million respectively. The profit is translated into earnings per share of Rs. 2.95.

## Operational Performance

The apartment and mixed-use projects undertaken under REIT structure are progressing as per schedule and are positively transforming the landscape of overall project. The first retail in Naya Nazimabad under Rahat I has been handed over and shall be operational soon.

Work on the flyover progressed extremely well and structural work is nearing completion. The ramps and roadwork are currently underway with completion target within the ongoing financial year. Additionally, both the Naya Nazimabad Gymkhana and Jama Masjid, highlighted as key value-addition projects, have commenced operations during this period. Jama Masjid has achieved full completion, which was appreciated by the visitors during the Holy month of Ramzan and it contributed in celebration of festivities in the Holy month. Apart from progress on development work in other positive development One of the leading commercial bank has acquired a large piece of commercial plot in Naya Nazimabad to setup its regional office and IT Center. Another large bank is also exploring similar prospects.

## Outlook

The occupancy and population is fast growing in Naya Nazimabad with over 1700 families residing and 2,000 apartments and houses are under construction. Market confidence in the project is reflected in the strength and growth of pricing of Plots, Apartments and Retail. We are confident that Naya Nazimabad shall further strengthen its position in the market as the most-desired habitat for the progressive middle class.

The operationalization of Naya Nazimabad Gymkhana is a significant milestone. We have created an un-matched community asset with world-class facilities. Sale of Gymkhana memberships has started satisfactorily, and we expect the momentum of sale to surge as its facilities are made operational.

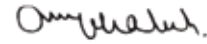
The positive development on the economic front, primarily the declining inflation and interest rates is expected to have a positive trickledown effect on the overall business activity and real estate sector. Naya Nazimabad is well poised in market to make the most of in improved market.

## Acknowledgement

On behalf of the Board of Directors, we thank our customers and shareholders for their continued support in transforming 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. We also appreciate all the employees of the Company for highly admirable efforts put in by them.



**Samad A. Habib**  
Chief Executive



**Arif Habib**  
Chairman

Dated: 27 April 2024





**CONDENSED INTERIM  
UNCONSOLIDATED  
FINANCIAL STATEMENTS**

FOR NINE MONTHS PERIOD ENDED MARCH 31, 2024

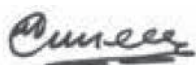
# Javedan Corporation Limited

## CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT MARCH 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	5	9,542,581	8,754,790
Intangible assets		1,150	2,013
Investment properties	6	553,126	553,126
Long-term deposits		11,724	11,719
Long-term investments	7	3,367,918	2,422,870
Advance against issuance of units	8	2,440,061	2,135,697
		15,916,560	13,880,215
<b>CURRENT ASSETS</b>			
Development properties	9	15,487,765	15,280,241
Trade debts	10	3,751,955	10,696,779
Loans and advances	11	1,649,826	832,370
Trade deposits, prepayments and other receivables	12	832,804	396,724
Short-term investments	13	1,702,925	1,713,721
Unclaimed deposit		782	782
Cash and bank balances		450,265	82,314
		23,876,322	29,002,931
		39,792,882	42,883,146
<b>EQUITY AND LIABILITIES</b>			
<b>SHARE CAPITAL AND RESERVES</b>			
Share Capital			
Authorised			
390,000,000 (June 30, 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			
		2,758,293	2,758,293
Revenue reserves			
		9,479,641	10,537,427
Other component of equity - revaluation surplus on lands			
		8,754,675	8,817,355
		24,801,213	25,921,679
<b>NON-CURRENT LIABILITIES</b>			
Long-term financings	14	5,237,619	6,625,235
Deferred grant		73,621	42,119
Deferred tax liability		305,638	-
Deferred liability - gratuity		86,813	76,681
		5,703,691	6,744,035
<b>CURRENT LIABILITIES</b>			
Trade and other payables	15	3,035,900	2,523,422
Preference shares		505	505
Accrued mark-up		427,429	448,334
Contract liabilities		628,232	633,841
Short-term borrowings	16	2,508,179	4,080,996
Current maturity of non-current liabilities		2,542,137	2,348,539
Taxation - net		135,288	174,947
Unpaid preference dividend		348	303
Unclaimed dividend		9,961	6,544
		9,287,978	10,217,432
		39,792,882	42,883,146
<b>CONTINGENCIES AND COMMITMENTS</b>			
	17		

The annexed notes from 1 to 28 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

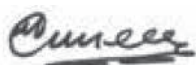
# Javedan Corporation Limited

## CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

FOR THE NINE MONTHS AND QUARTER ENDED MARCH 31, 2024

	Note	For the Nine Months Ended		For the Quarter Ended	
		March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
		----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Revenue from contracts with customers - net	18	3,113,650	9,746,270	1,418,172	1,420,634
Cost of sales	19	(1,511,230)	(3,847,008)	(574,112)	(480,275)
<b>Gross profit</b>		<u>1,602,420</u>	<u>5,899,263</u>	<u>844,061</u>	<u>940,359</u>
Marketing and selling expenses		(34,744)	(68,230)	(3,791)	(37,061)
Flyover cost		(479,890)	(759,642)	(298,581)	(280,376)
Administrative expenses		(392,665)	(383,336)	(123,212)	(121,473)
Finance costs - net	20	(144,317)	(262,689)	(21,359)	(141,833)
Other income	21	972,200	142,426	44,222	53,727
<b>Profit before taxation</b>		<u>1,523,004</u>	<u>4,567,792</u>	<u>441,340</u>	<u>413,343</u>
Taxation - net	22	(358,307)	(148,351)	(42,428)	(61,915)
<b>Profit for the period</b>		<u><u>1,164,697</u></u>	<u><u>4,419,441</u></u>	<u><u>398,912</u></u>	<u><u>351,428</u></u>
<b>Earnings per share</b>		----- Rupees -----		----- Rupees -----	
<b>Basic</b>	23	<u>3.06</u>	<u>11.60</u>	<u>1.05</u>	<u>0.92</u>
<b>Diluted</b>	23	<u>3.06</u>	<u>11.60</u>	<u>1.05</u>	<u>0.92</u>


The annexed notes from 1 to 28 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

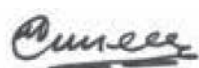
# Javedan Corporation Limited

## CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

FOR THE NINE MONTHS AND QUARTER ENDED MARCH 31, 2024

Note	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
	----- (Rupees in '000) -----		----- (Rupees in '000) -----	
<b>Profit for the period</b>	1,164,697	4,419,441	398,912	351,428
Other comprehensive income for the period - net of tax	-	-	-	-
Total comprehensive income for the period - net of tax	<u>1,164,697</u>	<u>4,419,441</u>	<u>398,912</u>	<u>351,428</u>

The annexed notes from 1 to 28 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

# Javedan Corporation Limited

## CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

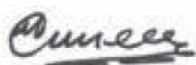
FOR THE NINE MONTHS ENDED MARCH 31, 2024

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) -----

<b>Balance as at July 01, 2022 (Audited)</b>	3,808,604	2,746,327	11,966	63,500	4,330,313	8,394,190	19,354,900
Interim dividend @ 40 percent on ordinary shares for the year ended June 30, 2022	-	-	-	-	(1,523,442)	-	(1,523,442)
Profit for the period	-	-	-	-	4,419,441	-	4,419,441
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	-	-	-	-	4,419,441	-	4,419,441
Revaluation surplus on freehold land realised on account of sale of development properties	-	-	-	-	903,632	(903,632)	-
<b>Balance as at March 31, 2023 (Unaudited)</b>	3,808,604	2,746,327	11,966	63,500	8,129,944	7,490,558	22,250,899
<b>Balance as at July 01, 2023 (Audited)</b>	3,808,604	2,746,327	11,966	63,500	10,473,927	8,817,355	25,921,679
Final dividend @ 60 percent on ordinary shares for the year ended June 30, 2023	-	-	-	-	(2,285,163)	-	(2,285,163)
Profit for the period	-	-	-	-	1,164,697	-	1,164,697
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	-	-	-	-	1,164,697	-	1,164,697
Revaluation surplus on freehold land realised on account of sale of development properties	-	-	-	-	62,680	(62,680)	-
<b>Balance as at March 31, 2024 (Unaudited)</b>	3,808,604	2,746,327	11,966	63,500	9,416,141	8,754,675	24,801,213


The annexed notes from 1 to 28 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

# Javedan Corporation Limited

## CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

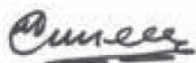
FOR THE NINE MONTHS ENDED MARCH 31, 2024

Note	For the Nine Months Ended		
	March 31, 2024	March 31, 2023	
----- (Rupees in '000) -----			
<b>Operating profit before working capital changes</b>	25	1,115,186	1,861,757
<b>Change in current assets</b>			
Development properties		(207,524)	824,380
Trade debts		6,944,824	(3,695,725)
Loans and advances		(813,377)	(1,110,585)
Trade deposits and other receivables		(436,654)	(179,449)
Short-term investments		-	(0)
		5,487,269	(4,161,379)
<b>Change in current liabilities</b>			
Trade and other payables		512,478	1,288,782
Deferred grant		31,502	46,645
Contract liabilities		(5,612)	(337,395)
Advance against sale of investment properties		-	2,499
Unpaid preference dividend		45	46
		538,413	1,000,577
Cash flows generated from / (used in) operations		7,140,868	(1,299,045)
<b>Payments for:</b>			
Income taxes		(92,328)	(157,316)
Finance costs		(504,927)	(106,802)
Gratuity		(8,962)	(7,725)
Long-term deposits (paid) / refunded		(5)	1,653
Net cash flows generated from / (used in) operational activities		6,534,646	(1,569,235)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Additions to property, plant and equipment		(822,950)	(915,406)
Sale proceeds from disposal of property, plant and equipment		9,200	874,588
Mark-up on saving accounts received		-	174,421
Advance against issuance of units		(304,364)	(1,472,871)
Disposal of investment - GRR		-	1,400,000
Net cash flows (used in) / generated from investing activities		(1,118,114)	60,732
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Dividend paid:			
- Ordinary shares		(2,281,746)	(1,523,442)
Long-term financing - net		(1,194,018)	(91,830)
Short-term borrowings - net		(1,572,817)	1,600,922
<b>Net cash used in financing activities</b>		(5,048,581)	(14,350)
<b>Net increase / (decrease) in cash and cash equivalents</b>		367,951	(1,522,853)

Javedan Corporation Limited  
**CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF  
 CASH FLOWS (UNAUDITED)**  
 FOR THE NINE MONTHS ENDED MARCH 31, 2024

Note	For the Nine Months Ended	
	March 31, 2024	March 31, 2023
	----- (Rupees in '000) -----	
Cash and cash equivalents at beginning of the period	82,314	1,645,816
Cash and cash equivalents at end of the period	<u>450,265</u>	<u>122,963</u>


The annexed notes from 1 to 28 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

### 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 (LDA) 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 (SBCA) 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 March 31, 2024, the Company has investments in following subsidiaries:

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

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

<b>Location</b>	<b>Address</b>
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 nine months ended March 31, 2024 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.



# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

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** These condensed interim financial statements are un-audited but subject to limited scope review by the auditors and are being submitted to the shareholders as required under Section 237 of the Companies Act, 2017. These condensed interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the financial statements of the Company for the year ended June 30, 2023.

**3.2** 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.

**3.3** 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 thousand of rupees, otherwise stated.

### 3.4 New accounting standard / amendments and IFRS interpretation

#### 3.5.1 New / Revised Standards, Interpretations and Amendments

There are certain new and amended standards, issued by International Accounting Standards Board (IASB), interpretations and amendments that are mandatory for the Company's accounting periods beginning on or after July 01, 2023 but are considered not to be relevant or do not have any significant effect on the Company's operations and therefore not detailed in these condensed interim financial statements.

#### 3.5.2 Standards, interpretations and amendments to published accounting and reporting standards that are not yet effective:

The following standards, amendments and interpretations are only effective for accounting periods, beginning on or after the date mentioned against each of them. These standards, interpretations and the amendments are either not relevant to the Company's operations or are not expected to have significant impact on the Company's financial statements other than certain additional disclosures.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

<b>Standards, interpretations and amendments</b>	<b>Effective from accounting period beginning on or after:</b>
Amendment to IAS 1 - 'Presentation of Financial Statements' - Classification of liabilities as current or non-current assets	January 01, 2024
Amendment to IFRS 16 'Leases' - Clarification on how seller-lessee subsequently measures sale and leaseback transaction	January 01, 2024
Amendment to IFRS 10 and IAS 28 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred indefinitely
Amendments to IAS 12 'Income taxes' - International Tax Reform — Pillar Two Model Rules	January 01, 2023
Amendments to IAS 1 'Presentation of Financial Statements' - Classification of liabilities as current or non-current	January 01, 2024
Amendments to IAS 7 'Statement of Cash Flows' and 'IFRS 7 'Financial instruments disclosures' - Supplier Finance Arrangements	January 01, 2024
Other than the aforesaid amendments, IASB has also issued the following standards which have not been adopted locally by the Securities and Exchange Commission of Pakistan:	
- IFRS 1 – First Time Adoption of International Financial Reporting Standards	

#### 4. MATERIAL ACCOUNTING POLICY INFORMATION, ESTIMATES AND JUDGEMENTS

**4.1** There are certain standards, interpretations on accounting and reporting standards as applicable in Pakistan and amendments to certain existing standards, which have been published and are mandatory for the accounting period beginning on or after July 01, 2023. These standards, interpretations and amendments are either not relevant to the Company's operations or are not expected to have a significant impact on the accounting policies of the Company and therefore not disclosed in these condensed interim financial statements.

**4.2** The preparation of these condensed interim financial statements require management to make estimates, assumptions and use judgments that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Estimates, assumptions and judgments are continually evaluated and are based on historical experience and other factors including reasonable expectations of future events. Revision to accounting estimates are recognized prospectively commencing from the period of revision.

In preparing these condensed interim financial statements, the significant judgments made by the management in applying the Company's accounting policies, the key source of estimation and uncertainty were the same as those that applied to the financial statements of the Company for the year ended June 30, 2023.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>5. PROPERTY, PLANT AND EQUIPMENT</b>			
Operating fixed assets	5.1	5,658,763	5,670,733
Capital work-in-progress	5.4	3,883,818	3,084,057
		<u>9,542,581</u>	<u>8,754,790</u>
<b>5.1 Operating fixed assets</b>			
Opening Net Book Value		5,670,733	4,949,610
Add: Additions/Revaluation during the period / year	5.2	23,189	4,077,345
Add: Transfer during the period / year		-	526,078
Less: Disposal during the period / year	5.3	(8,358)	(3,845,291)
Less: Depreciation during the period / year		(26,802)	(37,009)
Closing Net Book Value		<u>5,658,763</u>	<u>5,670,733</u>
<b>5.2 Additions during the period / year</b>			
Lease-hold land		-	4,042,936
Buildings on other land		-	5,378
Recreational facilities		-	2,181
Furniture and fixtures		10,224	6,274
Office equipment		5,440	2,262
Medical equipment		-	388
Computer equipment		7,526	3,910
Vehicles		-	14,016
		<u>23,189</u>	<u>4,077,345</u>
<b>5.3 Transfer / Disposals during the period / year - at book value</b>			
Vehicles		8,358	-
Free-hold land		-	417,709
Lease-hold land		-	2,175,318
Other land		-	1,252,264
		<u>8,358</u>	<u>3,845,291</u>
<b>5.4 Capital work-in-progress</b>			
Opening		3,084,057	1,975,341
Additions during the period / year		799,761	1,108,716
Closing		<u>3,883,818</u>	<u>3,084,057</u>
<b>5.4.1 The details of capital work-in-progress are as under:</b>			
Gymkhana (club house)		2,679,378	2,212,165
Jama masjid		499,337	388,579
Hospital		705,104	483,313
		<u>3,883,818</u>	<u>3,084,057</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

### 6. INVESTMENT PROPERTIES

The last independent valuation was carried out by the management through an independent professional valuer as of June 30, 2023. As of March 31, 2024, the management expects no material change in the aforementioned fair value of investment properties and accordingly no adjustment has been incorporated in these condensed interim financial statements.

### 7. LONG-TERM INVESTMENTS

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>Investment in subsidiaries at cost</b>			
- NN Maintenance Company (Private) Limited - subsidiary company	7.1	10,000	10,000
- Sapphire Bay Development Company Limited - subsidiary company	7.2	100,000	100,000
		<u>110,000</u>	<u>110,000</u>
<b>Debt Instruments - designated at fair value through profit or loss</b>			
<b>- Naya Nazimabad Apartment REIT</b>			
Carrying Amount		2,312,870	2,173,750
Appreciation on remeasurement of investment		793,116	139,120
	7.3	<u>3,105,986</u>	<u>2,312,870</u>
<b>- Signature Residency REIT</b>			
Carrying Amount		132,000	-
Appreciation on remeasurement of investment		19,932	-
	7.3	<u>151,932</u>	<u>-</u>
		<u><u>3,367,918</u></u>	<u><u>2,422,870</u></u>

**7.1** Represents investment of 1 million ordinary shares having face value of Rs. 10 each made by the Company in year 2020, in a wholly owned subsidiary namely NN Maintenance Company (Private) Limited. The principal activities of the subsidiary is to carry out maintenance, other related business and work of development at Naya Nazimabad project of the Company. The subsidiary company commenced its operational activities effective from January 2020.

**7.2** Represent investment of 1 million ordinary shares having face value of Rs. 10 each aggregating to Rs. 10 million, in a wholly owned subsidiary namely Sapphire Bay Development Company Limited. The subsidiary company has yet to commence its operational activities. In-addition, the company has also given advance of Rs. 90 million on account of future issuance of ordinary shares.

**7.3** NNAR & SRR is a limited life (indicatively 7 years and 4 Years respectively), within which it will construct and sell the residential and commercial properties on this land. Thereafter, it will be liquidated and the leftover assets will be distributed to the unitholders. In the context of limited life entities, the ownership interests by default meet the financial liability definition of IAS 32, as there is a present obligation of the entity to deliver the cash to the owners upon liquidation and the liquidation is certain to occur and beyond the control of parties to the instrument. Considering this, the management has classified it as debt instrument. Further, since the contractual terms of the instrument do not give rise to, on specified dates, cash flows that are solely payments of principal and interest on the principal amount outstanding, the investment is classified at fair value through profit or loss.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

### 8. ADVANCE AGAINST ISSUANCE OF UNITS

The Company paid advance of Rs. 2.4 billion to Sapphire Bay Islamic Development REIT against issuance of its units. As per agreement, executed on November 18, 2021 (effective date), RUDA offered 2,000 acres of land to 17 consortium parties. The Company, based on this agreement and equity amount holding percentage, plays a lead role in this project.

### 9. DEVELOPMENT PROPERTIES

#### Land

Opening balance  
Add: Transfer from PPE / Additions during the period / year

Note  
(Unaudited) March 31, 2024  
(Audited) June 30, 2023  
----- (Rupees in '000) -----

#### Development expenditure incurred

Opening balance  
Add: Incurred during the period / year

#### Borrowing costs related to development properties

Opening balance  
Add: Capitalised during the period / year

#### Transferred to:

- property, plant and equipment
- investment properties
- cost of sales to date
- development charges incurred and apportioned to date

Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
	17,641,300	16,441,918
	-	1,199,382
9.1	17,641,300	17,641,300
	13,611,543	12,028,016
	459,154	1,583,527
	14,070,697	13,611,543
	4,705,491	3,388,027
	1,163,878	1,317,464
	5,869,369	4,705,491
	37,581,366	35,958,334
	(597,080)	(597,080)
	(40,291)	(40,291)
19	(15,414,939)	(14,362,775)
19	(6,041,291)	(5,677,947)
	15,487,765	15,280,241

- 9.1 The land under development properties having an area of 425.55 acre has been mortgaged / pledged with various financial institutions against financing facilities obtained.

### 10. TRADE DEBTS - secured, considered good

Receivable against:

- sales of plots and bungalows
- utilities infrastructure charges
- development charges incurred:
  - billed
  - un-billed

Note  
(Unaudited) March 31, 2024  
(Audited) June 30, 2023  
----- (Rupees in '000) -----

Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
10.1	2,990,935	9,906,180
	189,345	172,391
10.2	217,409	191,831
10.3	354,266	426,377
	571,675	618,208
	3,751,955	10,696,779

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

#### 10.1 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.
- Rs. 229.625 million, receivable from NN Apartment REIT (NNAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 650 million, receivable from Gymkhana Apartment REIT (GAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 148.148 million, receivable from Parkview Apartment REIT (PVAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 1,304.471 million, receivable from Meezan Centre REIT, a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 333.520 million, receivable from Arif Habib Corporation limited (a related party) on account of sale of land.

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

#### 10.3 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.

11. Loans and advances	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>Loans - secured</b>			
Executives		4,481	5,871
Employees		2,336	1,736
		6,818	7,607
<b>Loans - unsecured</b>			
Loan to a related party: Naya Nazimabad apartment REIT		504,666	-
<b>Advances - unsecured</b>			
Suppliers	11.1	372,225	389,770
Contractors		192,862	294,376
Employees for expenses		7,140	1,467
Purchase of properties		566,115	139,150
		1,138,342	824,763
		1,649,826	832,370

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

11.1 Included herein advances to related parties for purchase of concrete, as follows:

Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----		
- Safemix Concrete Limited	24,605	83,469
	<u>24,605</u>	<u>83,469</u>

## 12. TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

### Deposits

- Security deposit with Sindh Building Control Authority	3,345	3,345
- Others	14,723	14,723
- Guarantee margin	225	225
- Contractors	2,680	2,680

### Provision for impairment

(2,905)	(2,905)
<u>18,068</u>	<u>18,068</u>

### Prepayments

Prepaid rent, insurance and expenses	16,047	5,579
--------------------------------------	--------	-------

### Other receivables - Considered good

Sales tax refundable	4,703	4,703
Excise duty refundable	574	574
Receivable from related parties - considered good	958,298	636,538
Others	124,301	19,876

12.1

1,087,876

661,691

### Provision for impairment

(289,188)

(288,614)

832,804

396,724

12.1 Included herein receivables from related parties, as follows:

- NN Maintenance Company (Private) Limited - subsidiary company	627,544	477,847
- International Builders and Developers (Private) Limited - associate	307	280
- Rahat Residency REIT	18,840	14,745
- Haji Abdul Ghani	369	369
- Naya Nazimabad apartment REIT	80,526	49,153
- Gymkhana apartment REIT	39,737	6,023
- Parkview apartment REIT	8,935	5,910
- Meezan Centre apartment REIT	6,258	3,263
- Globe Residency REIT	48,482	18,150
- Sapphire Bay Development Company Limited	6,799	2,299
- Arif Habib Engineering and development consultants (Pvt) Limited	120,500	58,500
	<u>958,298</u>	<u>636,538</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

13. SHORT-TERM INVESTMENTS	Note	(Unaudited)	(Audited)
		March 31, 2024	June 30, 2023
----- (Rupees in '000) -----			
<b>At amortized cost</b>			
Term deposit receipts (TDRs)		13,000	13,000
<b>Designated at fair value through profit or loss</b>			
Equity instruments	13.1	119,600	126,316
<b>Debt securities at fair value through profit or loss</b>			
<b>Investment in Unquoted TFCs of:</b>			
- Term Finance Certificate of Commercial Bank I		844,475	844,730
- Term Finance Certificate of Commercial Bank II		725,850	729,675
		<u>1,702,925</u>	<u>1,713,721</u>

13.1 As of March 31, 2024, the details of equity instruments designated at FVTPL held by the Company is as follows:

Company Name	Number of shares		Fair value	
	2024	2023	2024	2023
----- (Rupees in '000) -----				
Globe Residency REIT (GRR)	9,200,000	9,200,000	119,600	126,316
	<u>9,200,000</u>	<u>9,200,000</u>	<u>119,600</u>	<u>126,316</u>

	Note	(Unaudited)	(Audited)
		March 31, 2024	June 30, 2023
----- (Rupees in '000) -----			
The movement of equity instruments is as follows:			
Balance as at July 01		126,316	-
Cost of investments made		-	101,200
Unrealized (loss) / gain for the period		(6,716)	25,116
Balance as at March 31		<u>119,600</u>	<u>126,316</u>

### 14. LONG-TERM FINANCINGS

Term finance loan I		-	375,200
Term finance loan II		2,038,419	2,292,061
Term finance loan III		1,000,000	1,000,000
Term finance loan IV		900,000	900,000
Sukuk certificates		1,493,260	1,742,333
Diminishing musharakah I		428,571	535,714
Diminishing musharakah II		685,292	810,530
Diminishing musharakah III		857,143	1,000,000
Islamic refinance facility		361,546	289,064
		<u>7,764,230</u>	<u>8,944,902</u>
Current maturity of long-term financings	14.1	<u>(2,526,611)</u>	<u>(2,319,667)</u>
		<u>5,237,619</u>	<u>6,625,235</u>



# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

**14.1** There are no major changes in the terms and conditions of long-term financings as disclosed in note 22 to the annual audited financial statements of the Company for the year ended June 30, 2023,

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>15. TRADE AND OTHER PAYABLES</b>			
Creditors and Contractors		148,413	178,234
Accrued liabilities		72,793	46,129
Retention money		201,265	206,295
Withholding tax payable		19,999	33,685
Other payables:			
- on cancellation of plots		8,917	8,917
- against other projects	15.1	2,162,507	1,746,626
- against musharaka partners		206,134	-
- against broker market		72,800	67,400
- non-violation charges		84,320	88,669
- Signature Residency REIT		58,752	147,467
		<u>3,035,900</u>	<u>2,523,422</u>

**15.1** This includes the amount of Rs. 2,142 million submitted by other consortium members to the Company for payment to Sapphire Bay Islamic Development REIT (refer note 8).

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>16. SHORT-TERM BORROWINGS - Secured</b>			
Musharakah arrangement		295,000	300,000
Running finance under mark-up arrangements		605,563	1,400,155
Running finance under mark-up arrangements		877,099	1,134,067
<b>From related parties - unsecured</b>			
Sapphire Bay Development Company Limited (SBDCL)		180,517	180,524
Arif Habib Corporation Limited (AHCL)		550,000	614,250
Arif Habib Limited (AHL)		-	352,000
Arif Habib (AH)		-	100,000
		<u>2,508,179</u>	<u>4,080,996</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

**16.1** 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 June 30, 2023.

### **17. CONTINGENCIES AND COMMITMENTS**

#### **17.1 Contingencies**

##### **17.1.1 Existing business - Tax related contingencies**

- i)** Returns of income for tax years 2008 to 2010, 2012 and 2014 were filed under Section 114 of the Income Tax Ordinance, 2001 (the Ordinance) which were deemed to be assessment orders issued by the Commissioner Inland Revenue under Section 120 of the Ordinance. The deemed assessment orders were amended by the taxation authorities under Section 122 of the Ordinance by creating a demand of Rs. 39.791 million, Rs. 80.257 million, Rs. 194.035 million, Rs. 1,003.447 million and Rs. 533.742 million respectively, on account of various matters including disallowances for certain expenses. Being aggrieved, the Company had filed appeals before Commissioner Inland Revenue (Appeals) [CIR(A)] and was allowed partial relief for tax years 2008 to 2010, 2012 and 2014 aggregating to Rs.1,368.895 million. The Company later filed appeal before Appellate Tribunal Inland Revenue (ATIR) which are pending adjudication. However, in year 2019, an appeal effect order was issued for the tax year 2012 whereby, a demand of Rs. 6.64 million has been created and paid by the Company under protest. The Company, based on the opinion of its tax advisor, is confident that there will be no unfavourable outcome in above appeals. Accordingly, no provisions were made in these financial statements.
- ii)** In year 2017, taxation authorities issued an assessment order in respect of tax year 2011 and made certain disallowances and additions resulting in a reduction in loss for the year from Rs. 1,497.06 million to Rs. 147.48 million. Being aggrieved, the Company filed appeals against these order before CIR(A), however, the CIR(A) upheld the assessment order. The Company later filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- iii)** In year 2018, the deemed assessment orders for the tax years 2013 and 2017 were amended by the taxation authorities creating a demand of Rs. 220.22 million and Rs. 486.162 million, respectively. The Company later filed appeal before CIR(A), which was disposed off in year 2020 and the demand was enhanced from Rs. 220.22 million to Rs. 324.58 million for tax year 2013. Being aggrieved, the Company filed appeal before ATIR, which were adjudicated in favor of the Company in year 2020 except for immaterial assessments. The Company, based on the opinion of its tax advisor, is confident of the favourable outcome. Accordingly, no provision has been made in these financial statements.
- iv)** In year 2021, the taxation authorities issued an assessment order in respect of tax year 2015 and made certain disallowances and additions resulting in a tax demand of Rs. 527.15 million. Being aggrieved, the Company filed appeals against this order before CIR(A). The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

- v) In year 2019, the taxation authorities issued an assessment order in respect of tax year 2018 and made certain disallowances and additions resulting in the tax demand of Rs. 658.81 million. Being aggrieved, the Company filed appeals against these order before CIR(A). In year 2021, CIR(A) remanded back the appeal to the relevant Commissioner. Later the Company filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- vi) Alternate Corporate Tax (ACT) was applicable on the Company at rate of 17% of accounting income after certain adjustments as mentioned in Section 113(c) of the Income Tax Ordinance, 2001 through Finance Act 2014. Accordingly, the Company had made a provision for ACT for the year ended June 30, 2014 but obtained stay order from the Honourable High Court of Sindh (SHC) against applicability of ACT since tax year 2015 based on the grounds of brought forward losses. Later, the Company had reversed provision previously created of Rs. 131.273 million relating to prior years. Accordingly, the tax provision based on ACT having an aggregated impact of Rs.761.07 million has not been accounted for in these financial statements, instead the Company continues to record the tax provision based on minimum tax under Section 113 of the Income Tax Ordinance, 2001 upto tax year 2018. In year 2019, the Company had adjusted its brought forward losses against taxable income and accordingly, provision for the tax year 2019 and onwards are based on higher of Corporate Tax or ACT.

In year 2019, the Company had received demand notice from Deputy Commissioner Inland Revenue (DCIR) of Rs. 187.098 million in respect of a non-payment of Alternate Corporate Tax (ACT) for the tax year 2018. The Company had challenged the applicability of Alternative Corporate Tax vide C.P D-2982 of 2019 before SHC. In this regard, an interim order had been granted by SHC that no coercive action is to be taken against the Company till the pendency of the matter before SHC.

- vii) The Company has filed constitutional petition before the High Court of Sindh (SHC) vide Constitutional Petition No. 2564 of 2014 dated May 15, 2014 challenging vires of Workers Welfare Ordinance, 1971. SHC has admitted constitutional petition for regular hearing and issued interim stay order from recovery of Workers' Welfare Fund (WWF) impugned demand by Federal Board of Revenue for the tax year 2013. The management, based on the opinion of the tax advisor, is expecting favourable outcome on the said matter. Accordingly, no liability for WWF since 2014 to 30 June 2023 has been accounted for in these financial statements having an aggregate impact of Rs.155.244 million (2022: Rs. 155.244 million).
- viii) The Company has filed a constitutional petition D-4971 of 2017 dated July 28, 2017 in Honorable High Court of Sindh (SHC) against imposition of tax on undistributed profits under Section 5A of Income Tax Ordinance, 2001. The management is confident of the favourable outcome of this petition, as stay has been granted on similar petitions filed by other companies. Although, the Company has complied with the requirements related to distribution of profits for the years but the petition in this regarding is still pending before SHC.

### 17.1.2 Other contingencies and commitments

There are no major changes in the status and nature of other contingencies (i.e. related to legal/other contingencies relating to existing business and former business) and commitments as disclosed in notes 30.1.1(b), 30.1.2 and 30.2, respectively to the annual audited financial statements of the Company for the year ended June 30, 2023.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
<b>18. REVENUE FROM CONTRACTS WITH CUSTOMERS - NET</b>	----- (Un-audited) ----- ----- (Rupees in '000) -----			
Plots	2,464,709	9,025,037	1,322,450	1,154,203
Bungalows	-	330,662	-	91,941
	2,464,709	9,355,699	1,322,450	1,246,144
Development and utility charges reimbursable from customers	683,120	411,202	95,722	174,490
Trade discount	-	-	-	-
Cancellation / forfeitures	(34,179)	(20,631)	-	-
	(34,179)	(20,631)	-	-
	3,113,650	9,746,270	1,418,172	1,420,634

<b>19. COST OF SALES</b>				
Cost of development properties sold:				
- plots	1,052,164	3,424,623	476,562	305,786
- bungalows	-	11,183	-	-
	1,052,164	3,435,806	476,562	305,786
Development and utility charges incurred and apportioned to customers	459,066	411,202	97,550	174,490
	1,511,230	3,847,008	574,112	480,275

### 20. FINANCE COSTS - NET

Included herein mark-up on long-term financings and short-term borrowings of Rs. 225.458 million and Rs. 253.973 million (March 31, 2023: Rs. 121.662 million and Rs. 190.217 million) respectively and finance income of Rs. 339 million.

	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
<b>21. OTHER INCOME</b>	----- (Un-audited) ----- ----- (Rupees in '000) -----			
<b>Income from financial assets</b>				
Remeasurement gain on investment designated at FVTPL	813,048	-	(0)	-
	813,048	-	(0)	-
<b>Income from non-financial assets</b>				
Transfer Fees	50,525	63,265	23,610	15,880
Rental income from sport facilities	30,069	20,701	6,888	12,187
Rental income from investment properties	14,747	18,229	4,534	4,688
Amortisation of deferred grant	18,224	18,226	5,733	5,751
Dividend Income	27,600	-	-	-
Others	17,987	22,005	3,457	15,221
	972,200	142,426	44,222	53,727

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
	----- (Un-audited) -----			
	----- (Rupees in '000) -----			
<b>22. TAXATION</b>				
Current	160,676	176,716	42,428	61,915
Prior	(108,007)	(28,365)	-	-
Deferred	305,638	-	-	-
	<u>358,307</u>	<u>148,351</u>	<u>42,428</u>	<u>61,915</u>
<b>23. EARNINGS PER SHARE</b>				
<b>Basic</b>				
Profit after tax (Rupees in '000)	1,164,697	4,419,441	398,912	351,428
Weighted average number of ordinary shares	<u>380,860,447</u>	<u>380,860,447</u>	<u>380,860,447</u>	<u>380,860,447</u>
Earnings per share - (In Rupees)	<u>3.06</u>	<u>11.60</u>	<u>1.05</u>	<u>0.92</u>
<b>Diluted</b>				
Profit after tax (Rupees in '000)	1,164,697	4,419,441	398,912	351,428
Weighted average number of ordinary shares in issue	<u>380,860,447</u>	<u>380,860,447</u>	<u>380,860,447</u>	<u>380,860,447</u>
Adjustment for conversion of convertible preference shares	18,084	12,366	18,084	12,366
Weighted average number of ordinary shares for diluted earnings per share	<u>380,878,531</u>	<u>380,876,513</u>	<u>380,878,531</u>	<u>380,875,195</u>
Earnings per share - (In Rupees)	<u>3.06</u>	<u>11.60</u>	<u>1.05</u>	<u>0.92</u>

## 24. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of subsidiary company, associates and their close family members, key management personnel and post employment benefit plan. All transactions with related parties are entered into at agreed terms as approved by the Board of Directors of the Company. The details of transactions with related parties during the period, other than those which have been disclosed elsewhere in these condensed interim financial statements, are as follows:

	(Unaudited) March 31, 2024	(Unaudited) March 31, 2023
	----- (Rupees in '000) -----	
<b>Subsidiary Companies</b>		
<b>NN Maintenance Company (Private) Ltd [NNMC]</b>		
Expenses incurred on behalf of NNMC by the Company	312,073	229,972
Amount paid by NNMC to the Company	165,000	82,000
Expenses incurred by NNMC on behalf of the Company	<u>2,690</u>	<u>5,095</u>
<b>NN Apartment REIT [NNAR]</b>		
Receipts against sale of land	2,657,500	-
Short term advance extended	3,541,701	-
Short term advance received	3,037,695	-
Markup income on short-term-advance extended during the period	21,377	-
Expenses incurred on behalf of NNAR by the Company	59,226	-
Sale of plots	<u>-</u>	<u>5,824,500</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	(Unaudited) March 31, 2024	(Unaudited) March 31, 2023
	----- (Rupees in '000) -----	
<b>Signature Residency REIT [SRR]</b>		
Receipts against sale of land	487,600	-
Issuance of units	132,000	-
Expenses incurred on behalf of SRR by the Company	21,584	-
Paid against collection received	86,676	-
Sale of plots	-	817,600
<b>Sapphire Bay Development Company Limited [SBDCL]</b>		
Short term borrowing from SBDCL	-	179,604
Markup income on advance against issuance of Shares	16,300	-
Markup income received on advance against issuance of Shares	35,000	-
Markup expense on loan received from SBDCL	32,760	-
<b>Gymkhana Apartment REIT [GAR]</b>		
Receipts against sale of land	3,087,000	-
Short term advance extended	1,996,379	-
Short term advance received	1,996,379	-
Markup income on short-term-advance extended during the period	8,004	-
Expenses incurred on behalf of GAR by the Company	25,710	-
<b>Parkview Apartment REIT [PVAR]</b>		
Receipts against sale of land	2,156,752	-
Expenses incurred on behalf of PVAR by the Company	3,026	-
<b>Meezan Centre REIT [MCR]</b>		
Sale of Land	1,298,000	-
Expenses incurred on behalf of MCR by the Company	2,995	-
<b>Globe Residency REIT</b>		
Receipts against sale of land	-	450,000
Advances received against sale of apartments / Sale of wastage steel	9,615	-
Expenses incurred on behalf of GRR by the Company - Net	39,947	-
<b>Arif Habib Corporation Limited</b>		
Short-term borrowing obtained during the period	4,360,000	-
Short-term borrowing paid during the period	4,424,250	-
Markup capitalize on short term-borrowing	66,201	-
Markup paid during the period	93,744	-
Sale of plots	646,000	-
Receipt against sale of plots	305,200	-
Development charges billed	36,400	-
Development charges received	7,360	-
<b>Arif Habib Engineering and development consultants (Pvt) Limited</b>		
Reimbursement of Administrative expenses	62,500	42,300
Received during the year	10,000	-
<b>Arif Habib Equity (Pvt) Limited</b>		
Sale of plots	-	605,156
Advance adjusted against sale of plots	-	402,093
Received against purchase of commercial site	-	203,063
Development charges billed	-	13,000
Development charges received	-	13,000

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	(Unaudited) March 31, 2024	(Unaudited) March 31, 2023
	----- (Rupees in '000) -----	
<b>Arif Habib Limited</b>		
Short-term borrowing extended during the period	-	750,000
Markup income on short-term-borrowing extended during the period	-	165,153
Markup income received on short-term-borrowing extended during the period	-	93,492
Markup expense paid on short term-borrowing obtained during the period	-	7,559
Short-term borrowing obtained during the period	640,000	-
Short-term borrowing paid during the period	992,000	-
Markup capitalize on short term-borrowing	37,320	-
Markup paid during the period	39,391	-
<b>Rotocast Engineering Company (Private) Limited</b>		
Services received during the period	1,222	938
Paid against services received	1,222	1,095
Other services	555	-
Rent paid during the period	2,063	1,207
Rent expense charged during the period	1,592	906
<b>Power Cement Limited</b>		
Purchase of construction material	42,017	63,791
Paid against the purchase of construction material	37,574	43,939
<b>Safe Mix Concrete Limited</b>		
Purchase of construction material	36,247	22,500
Paid against the purchase of construction material	36,898	27,537
<b>International Builders and Developers (Private) Limited</b>		
Expenses incurred by the Company on behalf of International Builders and Developers (Private) Limited	27	77
<b>Associated persons</b>		
<b>Haji Abdul Ghani</b>		
Sale of plots	-	214,133
Advance adjusted against sale of plots	-	130,691
Received against purchase of commercial site	-	60,000
Development charges billed	-	4,200
Development charges received	-	4,200
<b>Key management personnel</b>		
<b>Arif Habib - Director</b>		
Sale of plots	-	558,087
Advance adjusted against sale of plots	-	75,317
Received against purchase of commercial site	-	482,770
Development charges billed	-	2,800
Development charges received	-	2,800
Short-term loans received during the period	850,000	1,950,000
Short-term loans paid during the period	950,000	1,100,000
Markup capitalize on short term-borrowing	16,315	9,920
Markup paid during the period	72,728	-

**Javedan Corporation Limited**  
**NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED**  
**FINANCIAL INFORMATION (UNAUDITED)**  
**FOR THE NINE MONTHS ENDED MARCH 31, 2024**

	(Unaudited) March 31, 2024	(Audited) June 30, 2023
	----- (Rupees in '000) -----	
<b>Post employment benefit plan</b>		
Gratuity fund trust - contribution paid during the period	8,962	7,725
<b>25. CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before taxation	1,523,004	4,567,792
Adjustments for non-cash items:		
Depreciation	26,802	26,045
Amortization	863	863
Gain on disposal	(842)	-
Unrealized gain on equity instruments	6,716	(2,144)
Gain on debt instruments	(813,048)	-
Provision for gratuity	19,094	14,800
Provision for excise duty	574	-
Finance costs	484,022	315,947
Mark-up on saving accounts	-	(174,421)
Sale to SRR for non-cash consideration	(132,000)	-
Sale to NN Apartment REIT for non-cash consideration	-	(2,887,125)
	<u>1,115,186</u>	<u>1,861,757</u>

**26. INFORMATION ABOUT OPERATING SEGMENTS**

For management purposes, the activities of the Company are organized into one operating segment i.e. development of real estate. Accordingly, the figures reported in these condensed interim financial statements are related to the Company's only reportable segment.

Gross turnover of the Company is generated from customers located in Pakistan only.

Non-current assets of the Company are confined within Pakistan and consist of property, plant and equipment, long-term deposits and investment properties.

Revenue from any single customer does not comprises more than 10 percent of the Company's overall revenue related to sale of land and bungalows.

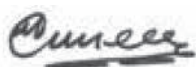
**27. DATE OF AUTHORISATION FOR ISSUE**

These condensed interim financial statements were authorised for issue on 27<sup>th</sup> April 2024 by the Board of Directors of the Company.

**28. GENERAL**

**28.1** Corresponding figures have been rearranged and reclassified, wherever considered necessary, for the purposes of comparison and to reflect the substance of the transactions.

**28.2** Figures have been rounded-off to the nearest thousands rupees, unless otherwise stated.



Chief Financial Officer

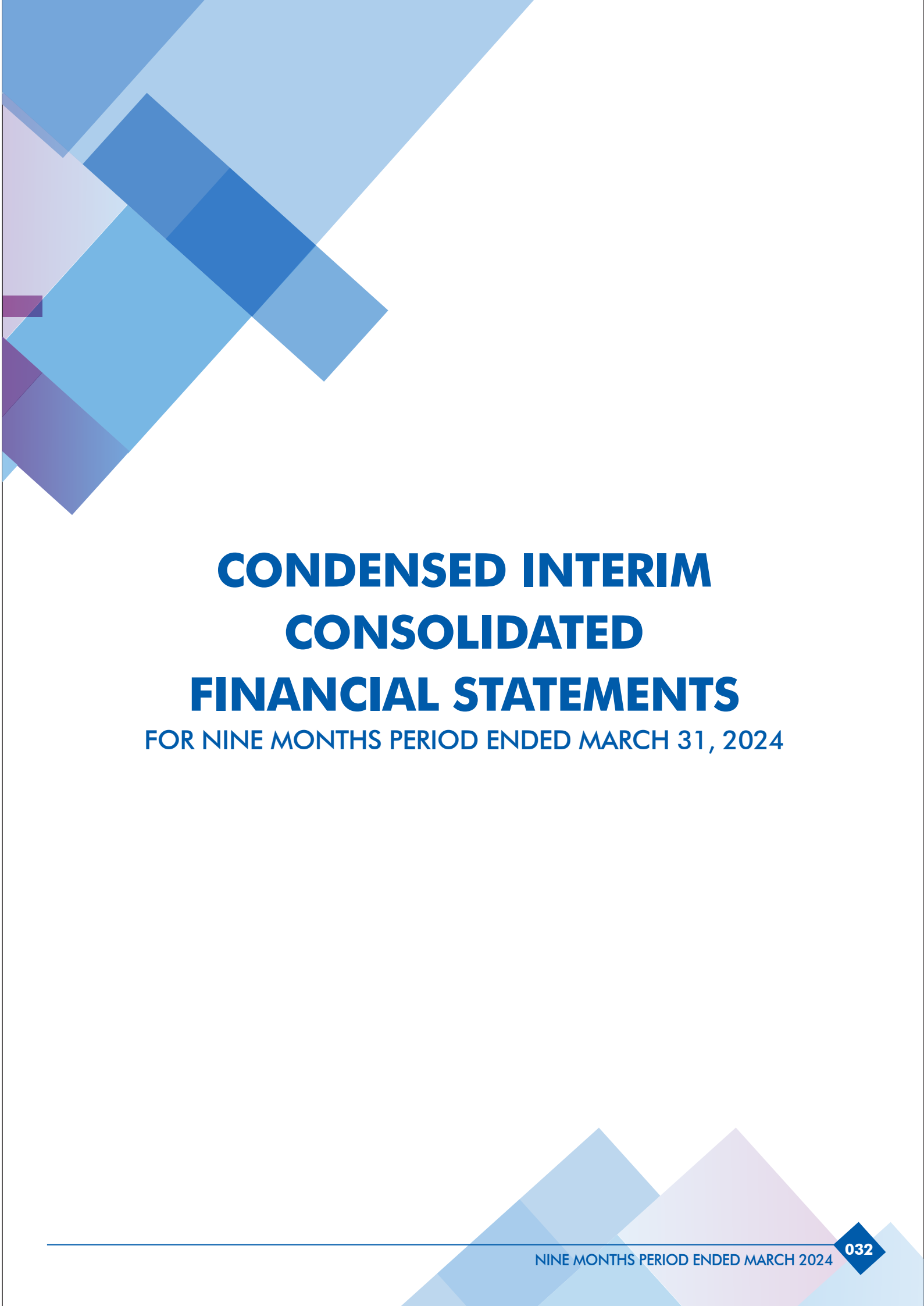


Chief Executive Officer



Director





**CONDENSED INTERIM  
CONSOLIDATED  
FINANCIAL STATEMENTS**  
FOR NINE MONTHS PERIOD ENDED MARCH 31, 2024

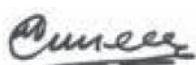
# Javedan Corporation Limited

## CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

AS AT March 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	5	9,544,112	8,756,588
Intangible assets		1,150	2,013
Investment properties	6	553,126	553,126
Long-term deposits		11,724	11,719
Long-term investments	7	3,257,918	2,312,870
Advance against issuance of units	8	2,440,061	2,135,697
Deferred tax assets - net		79,637	52,847
		15,887,728	13,824,860
<b>CURRENT ASSETS</b>			
Development properties	9	15,487,764	15,280,240
Trade debts	10	3,913,537	10,814,366
Loans and advances	11	2,076,561	847,072
Trade deposits, prepayments and other receivables	12	1,630,571	1,105,846
Short-term investments	13	1,702,925	1,713,721
Unclaimed deposit		782	782
Cash and bank balances		494,578	124,116
		25,306,718	29,886,143
		41,194,446	43,711,003
<b>EQUITY AND LIABILITIES</b>			
<b>SHARE CAPITAL AND RESERVES</b>			
Share Capital			
<b>Authorised</b>			
390,000,000 (June 30, 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		2,758,293	2,758,293
Revenue reserves		9,496,802	10,594,568
Other component of equity - revaluation surplus on lands		8,754,675	8,817,355
		24,818,374	25,978,820
<b>NON-CURRENT LIABILITIES</b>			
Long-term financings	14	5,237,619	6,625,235
Deferred grant		73,621	42,119
Deferred tax liability		305,638	-
Deferred liability - gratuity		95,096	83,380
		5,711,975	6,750,734
<b>CURRENT LIABILITIES</b>			
Trade and other payables	15	4,640,452	3,458,357
Preference shares		505	505
Accrued mark-up		371,511	448,334
Contract liabilities		628,734	634,239
Short-term borrowings	16	2,327,662	3,900,472
Current maturity of non-current liabilities		2,542,137	2,348,539
Taxation - net		142,787	184,156
Unpaid preference dividend		348	303
Unclaimed dividend		9,961	6,544
		10,664,097	10,981,449
		41,194,446	43,711,003
<b>CONTINGENCIES AND COMMITMENTS</b>			
	17		

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



Chief Financial Officer



Chief Executive Officer



Director

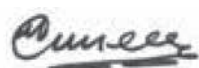
# Javedan Corporation Limited

## CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

FOR THE NINE MONTHS AND QUARTER ENDED MARCH 31, 2024

	Note	For the Nine Months Ended		For the Quarter Ended	
		March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
		----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Revenue from contracts with customers - net	18	3,300,561	4,050,339	1,484,661	1,467,396
Cost of sales	19	(1,710,489)	(2,362,910)	(652,476)	(537,357)
<b>Gross profit</b>		<u>1,590,072</u>	<u>1,687,428</u>	<u>832,186</u>	<u>930,039</u>
Marketing and selling expenses		(34,742)	(68,235)	(3,786)	(37,066)
Flyover cost		(479,890)	(759,143)	(298,581)	(315,367)
Administrative expenses		(468,517)	(535,610)	(149,906)	(145,602)
Finance costs - net	20	(113,517)	(272,478)	(14,177)	(107,951)
Other income	21	974,099	219,922	44,936	70,054
<b>Profit before taxation</b>		<u>1,467,505</u>	<u>271,885</u>	<u>410,672</u>	<u>394,108</u>
Taxation	22	(342,788)	(153,429)	(40,845)	(93,977)
<b>Profit for the period</b>		<u>1,124,717</u>	<u>118,456</u>	<u>369,827</u>	<u>300,130</u>
Profit from discontinued operation after taxation		-	289,314	-	-
Gain on disposal of subsidiary		-	772,633	-	-
		-	1,061,947	-	-
<b>Net Income</b>		<u>1,124,717</u>	<u>1,180,403</u>	<u>369,827</u>	<u>300,130</u>
		<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
		----- Rupees -----		----- Rupees -----	
<b>Earnings per share</b>					
from continuing operation		2.95	0.31	0.97	0.79
from discontinued operation		-	2.79	-	-
<b>Total basic earning per share</b>	23	<u>2.95</u>	<u>3.10</u>	<u>0.97</u>	<u>0.79</u>

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



Chief Financial Officer



Chief Executive Officer

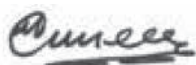


Director

Javedan Corporation Limited  
**CONDENSED INTERIM CONSOLIDATED STATEMENT  
OF COMPREHENSIVE INCOME (UNAUDITED)**  
FOR THE NINE MONTHS AND QUARTER ENDED MARCH 31, 2024

Note	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
	----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Profit for the period	1,124,717	1,180,403	369,827	300,130
Other comprehensive income for the period - net of tax	-	-	-	-
<b>Total comprehensive income for the period - net of tax</b>	<b>1,124,717</b>	<b>1,180,403</b>	<b>369,827</b>	<b>300,130</b>

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



Chief Financial Officer



Chief Executive Officer



Director

# Javedan Corporation Limited

## CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

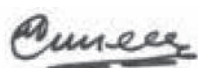
FOR THE NINE MONTHS ENDED MARCH 31, 2024

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) -----

<b>Balance as at July 01, 2022 (Audited)</b>	3,808,604	2,746,327	11,966	63,500	3,122,004	8,394,190	18,146,591
Interim dividend @ 40 percent on ordinary shares for the year ended June 30, 2020	-	-	-	-	(1,523,442)	-	(1,523,442)
Profit for the period	-	-	-	-	1,180,402	-	1,180,402
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	-	-	-	-	1,180,402	-	1,180,402
Revaluation surplus on freehold land realised on account of sale of development properties	-	-	-	-	914,000	(914,000)	-
<b>Balance as at March 31, 2023 (Unaudited)</b>	3,808,604	2,746,327	11,966	63,500	3,692,964	7,480,190	17,803,551
<b>Balance as at July 01, 2023 (Audited)</b>	3,808,604	2,746,327	11,966	63,500	10,531,068	8,817,355	25,978,820
Final dividend @ 60 percent on ordinary shares for the year ended June 30, 2023	-	-	-	-	(2,285,163)	-	(2,285,163)
Profit for the period	-	-	-	-	1,124,717	-	1,124,717
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	-	-	-	-	1,124,717	-	1,124,717
Revaluation surplus on freehold land realised on account of sale of development properties	-	-	-	-	62,680	(62,680)	-
<b>Balance as at March 31, 2024 (Unaudited)</b>	3,808,604	2,746,327	11,966	63,500	9,433,302	8,754,675	24,818,374

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



Chief Financial Officer



Chief Executive Officer



Director

# Javedan Corporation Limited

## CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

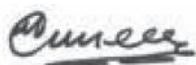
FOR THE NINE MONTHS ENDED MARCH 31, 2024

Note	For the Nine Months Ended	
	March 31, 2024	March 31, 2023
----- (Rupees in '000) -----		
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
(Loss) / profit before taxation - continuing operations	1,467,505	271,884
Profit before taxation - discontinuing operations net of income tax	-	1,061,947
Adjustments for non-cash items:		
Depreciation	27,343	32,404
Amortization	863	863
Provision for gratuity	21,959	14,800
Provision for excise duty	574	-
Gain on disposal	(842)	-
Finance costs	483,874	315,969
Loss on equity instruments	6,716	-
Gain on debt instruments	(813,048)	-
Sale to SRR for non-cash consideration	(132,000)	-
Mark-up on saving accounts	-	(9,268)
<b>Operating profit before working capital changes</b>	<b>1,062,944</b>	<b>1,688,599</b>
<b>Change in current assets</b>		
Development properties	(207,524)	1,215,772
Trade debts	6,900,829	(1,536,331)
Loans and advances	(1,229,489)	(858,720)
Contract cost assets	-	-
Contract assets	-	28,316
Trade deposits and other receivables	(524,725)	916,202
Short-term investments	10,796	(651,183)
	4,949,887	(885,944)
<b>Change in current liabilities</b>		
Trade and other payables	1,148,042	1,412,024
Deferred grant	31,502	46,645
Contract liabilities	(5,505)	(404,063)
Advance against sale of investment properties	-	2,496
Unpaid preference dividend	45	45
	1,174,084	1,057,147
<b>Cash flows generated from operations</b>	<b>7,186,915</b>	<b>1,859,802</b>
<b>Payments for:</b>		
Income taxes	(78,519)	(171,959)
Finance costs	(560,697)	(1,057,035)
Gratuity	(10,243)	(7,725)
Long-term deposits (paid) / refunded	(5)	1,653
<b>Net cash flows generated from operational activities</b>	<b>6,537,451</b>	<b>624,736</b>

**Javedan Corporation Limited**  
**CONDENSED INTERIM CONSOLIDATED STATEMENT**  
**OF CASH FLOWS (UNAUDITED)**  
**FOR THE NINE MONTHS ENDED MARCH 31, 2024**

Note	For the Nine Months Ended	
	March 31, 2024	March 31, 2023
----- (Rupees in '000) -----		
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Additions to property, plant and equipment	(823,252)	(971,580)
Disposal of property, plant and equipment	9,200	-
Sale proceeds from disposal of property, plant and equipment	-	874,588
Advance against issuance of units	(304,364)	(1,472,871)
Mark-up on saving accounts received	-	9,268
<b>Net cash flows used in investing activities</b>	<b>(1,118,416)</b>	<b>(1,560,595)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Dividend paid:		
- ordinary shares	(2,281,746)	(1,523,442)
Long-term financing - net	(1,194,018)	(1,491,830)
Short-term borrowings - net	(1,572,810)	1,421,318
<b>Net cash used in financing activities</b>	<b>(5,048,573)</b>	<b>(1,593,954)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>370,462</b>	<b>(2,529,813)</b>
Cash and cash equivalents at beginning of the period	124,116	2,767,443
<b>Cash and cash equivalents at end of the period</b>	<b>494,578</b>	<b>237,630</b>

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



Chief Financial Officer



Chief Executive Officer



Director

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

### 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 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 Holding 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 (LDA) 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 (SBCA) 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 STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

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 financial statements of the Company for the half year ended December 31, 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 These condensed interim financial statements are un-audited but subject to limited scope review by the auditors and are being submitted to the shareholders as required under Section 237 of the Companies Act, 2017. These condensed interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the financial statements of the Company for the year ended June 30, 2023.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

**3.2** 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.

**3.3** 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 thousand of rupees, otherwise stated.

#### 4. SIGNIFICANT ACCOUNTING POLICIES

**4.1** 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 accounting policies and the methods of computation adopted in the preparation of these condensed interim financial statements and the significant judgements made by the management in applying the accounting policies and the key sources of estimation uncertainty are the same as those applied in the preparation of the financial statements as at and for the year ended June 30, 2023.

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>5. PROPERTY, PLANT AND EQUIPMENT</b>			
Operating fixed assets	5.1	5,660,294	5,672,531
Capital work-in-progress	5.4	3,883,818	3,084,057
		<u>9,544,112</u>	<u>8,756,588</u>
<b>5.1 Operating fixed assets</b>			
Opening Net Book Value		5,672,531	4,951,834
Add: Additions/Revaluation during the period / year	5.2	23,491	4,078,165
Add: Transfer during the period / year		-	526,078
Less: Disposal during the period / year	5.3	(8,385)	(3,845,894)
Less: Depreciation during the period / year		(27,343)	(37,652)
Closing Net Book Value		<u>5,660,294</u>	<u>5,672,531</u>

**Javedan Corporation Limited**  
**NOTES TO THE CONDENSED INTERIM CONSOLIDATED**  
**FINANCIAL STATEMENTS (UNAUDITED)**  
**FOR THE NINE MONTHS ENDED MARCH 31, 2024**

	(Unaudited) March 31, 2023	(Audited) June 30, 2023
Note	----- (Rupees in '000) -----	
<b>5.2 Additions during the period / year</b>		
Lease-hold land	-	4,042,936
Buildings on other land	-	5,378
Recreational facilities	-	2,181
Furniture and fixtures	10,224	6,418
Office equipment	5,741	2,551
Medical equipment	-	388
Computer equipment	7,526	3,910
Vehicles	-	14,403
	23,491	4,078,165
<b>5.3 Transfer / Disposals during the period / year - at book value</b>		
Vehicles	8,385	-
Free-hold land	-	417,709
Lease-hold land	-	2,175,318
Other land	-	1,252,264
Office equipment	-	603
	8,385	3,845,894
<b>5.4 Capital work-in-progress</b>		
Opening	3,084,057	1,975,341
Additions during the period / year	799,761	1,108,716
Closing	3,883,818	3,084,057
<b>5.4.1</b>	5.4.1	
The details of capital work-in-progress are as under:		
Gymkhana (club house)	2,679,378	2,212,165
Jama masjid	499,337	388,579
Hospital	705,104	483,313
	3,883,818	3,084,057

**6. INVESTMENT PROPERTIES**

The last independent valuation was carried out by the management through an independent professional valuer as of June 30, 2023. As of March 31 2024, the management expects no material change in the aforementioned fair value of investment properties and accordingly no adjustment has been incorporated in these condensed interim financial statements.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

7. LONG-TERM INVESTMENTS	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (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		793,116	139,120
	7.1	<u>3,105,986</u>	<u>2,312,870</u>
- Signature Residency REIT			
Carrying Amount		132,000	-
Appreciation on remeasurement of investment		19,932	-
	7.1	<u>151,932</u>	<u>-</u>
		<u>3,257,918</u>	<u>2,312,870</u>

**7.1** NNAR & SRR is a limited life (indicatively 7 years and 4 Years respectively), within which it will construct and sell the residential and commercial properties on this land. Thereafter, it will be liquidated and the leftover assets will be distributed to the unitholders. In the context of limited life entities, the ownership interests by default meet the financial liability definition of IAS 32, as there is a present obligation of the entity to deliver the cash to the owners upon liquidation and the liquidation is certain to occur and beyond the control of parties to the instrument. Considering this, the management has classified it as debt instrument. Further, since the contractual terms of the instrument do not give rise to, on specified dates, cash flows that are solely payments of principal and interest on the principal amount outstanding, the investment is classified at fair value through profit or loss.

## 8. ADVANCE AGAINST ISSUANCE OF UNITS

The Company paid advance of Rs. 2.4 billion to Sapphire Bay Islamic Development REIT against issuance of its units. As per agreement, executed on November 18, 2021 (effective date), RUDA offered 2,000 acres of land to 17 consortium parties. The Company, based on this agreement and equity amount holding percentage, plays a lead role in this project.

9. DEVELOPMENT PROPERTIES	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>Land</b>			
Opening balance		17,641,300	16,441,918
Add: Transfer from PPE / Additions during the period / year		-	1,199,382
	9.1	<u>17,641,300</u>	<u>17,641,300</u>
<b>Development expenditure incurred</b>			
Opening balance		14,666,564	13,083,037
Add: Incurred during the period / year		459,154	1,583,527
		<u>15,125,718</u>	<u>14,666,564</u>
<b>Borrowing costs related to development properties</b>			
Opening balance		4,705,491	3,388,027
Add: Capitalised during the period / year		1,163,878	1,317,464
		<u>5,869,369</u>	<u>4,705,491</u>
		<u>38,636,387</u>	<u>37,013,355</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>Transferred to:</b>			
- property, plant and equipment		(597,080)	(597,080)
- investment properties		(40,291)	(40,291)
- cost of sales to date	19	(15,414,939)	(14,362,775)
- development charges incurred and apportioned to date	19	(6,041,291)	(5,677,947)
- disposal of assets		(1,055,022)	(1,055,022)
		<u>15,487,764</u>	<u>15,280,240</u>

**9.1** The land under development properties having an area of 425.55 acre has been mortgaged / pledged with various financial institutions against financing facilities obtained.

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>10. TRADE DEBTS - secured, considered good</b>			
<b>Receivable against:</b>			
- sales of plots and bungalows	10.1	2,990,935	9,906,180
- utilities infrastructure charges		189,345	172,391
- maintenance services		161,582	117,587
- development charges incurred:			
- billed	10.2	217,409	191,831
- un-billed	10.3	354,266	426,377
		<u>571,675</u>	<u>618,208</u>
		<u>3,913,537</u>	<u>10,814,366</u>

### 10.1 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.
- Rs. 229.50 million, receivable from NN Apartment REIT (NNAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 650 million, receivable from Gymkhana Apartment REIT (GAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 148.148 million, receivable from Parkview Apartment REIT (PVAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 1,304.471 million, receivable from Meezan Centre REIT, a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 333.520 million, receivable from Arif Habib Corporation limited (a related party) on account of sale of land.

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

**10.3** 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.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

		(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>11. Loans and advances</b>	<b>Note</b>		
<b>Loans - secured</b>			
Executives		4,481	5,871
Employees		6,228	4,491
		<u>10,709</u>	<u>10,362</u>
<b>Loans - unsecured</b>			
Loan to a related party: Naya Nazimabad apartment REIT		504,666	-
<b>Advances - unsecured</b>			
Suppliers	11.1	382,456	397,952
Contractors		192,862	294,376
Advance to REIT Management Company		407,255	-
Employees for expenses		12,498	5,232
Purchase of properties		566,115	139,150
		<u>1,561,186</u>	<u>836,710</u>
		<u>2,076,561</u>	<u>847,072</u>
<b>11.1.</b> Included herein advances to related parties for purchase of concrete, as follows:			
- Safemix Concrete Limited		24,605	83,469
		<u>24,605</u>	<u>83,469</u>
<b>12. TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES</b>			
<b>Deposits</b>			
- Security deposit with Sindh Building Control Authority		3,345	3,345
- Others		14,723	14,723
- Guarantee margin		225	225
- Contractors		2,680	2,680
Provision for impairment		(2,905)	(2,905)
		<u>18,068</u>	<u>18,068</u>
<b>Prepayments</b>			
Prepaid rent, insurance and expenses		19,511	7,871
<b>Other receivables - Considered good</b>			
Sales tax refundable		4,703	4,703
Reimbursable expenses		42,097	37,925
Excise duty refundable		574	574
Receivable from related parties - considered good	12.1	1,426,594	1,021,532
Others		124,301	19,876
		<u>1,598,269</u>	<u>1,084,610</u>
Provision for impairment		(5,277)	(4,703)
		<u>1,630,571</u>	<u>1,105,846</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
<b>12.1</b>	Included herein receivables from related parties, as follows:	----- (Rupees in '000) -----	
- International Builders and Developers (Private) Limited - associate		307	280
- Rahat Residency REIT		18,840	14,745
- Haji Abdul Ghani		369	369
- Naya Nazimabad apartment REIT		80,526	49,153
- Gymkhana apartment REIT		39,737	6,023
- Parkview apartment REIT		8,935	5,910
- Meezan Centre apartment REIT		6,258	3,263
- Globe Residency REIT		48,482	18,150
- Sapphire Bay Islamic Development REIT		1,102,640	865,139
- Arif Habib Engineering and development consultants (Pvt) Limited		120,500	58,500
		<u>1,426,594</u>	<u>1,021,532</u>

### 13. SHORT-TERM INVESTMENTS

#### At amortized cost

Term deposit receipts (TDRs)

13,000 13,000

#### Designated at fair value through profit or loss

Equity instruments

13.1 119,600 126,316

#### Debt securities at fair value through profit or loss

Investment in Unquoted TFCs of:

- Term Finance Certificate of Commercial Bank I
- Term Finance Certificate of Commercial Bank II

844,475 844,730  
725,850 729,675

1,702,925 1,713,721

**13.1** As of March 31, 2024, the details of equity instruments designated at FVTPL held by the Company is as follows:

Company Name	Number of shares		Fair value	
	2024	2023	2024	2023
	----- (Rupees in '000) -----			
Globe Residency REIT (GRR)	9,200,000	9,200,000	119,600	126,316
	<u>9,200,000</u>	<u>9,200,000</u>	<u>119,600</u>	<u>126,316</u>

The movement of equity instruments is as follows:

	(Unaudited) March 31, 2024	(Audited) June 30, 2023
	----- (Rupees in '000) -----	
Balance as at July 01	126,316	-
Cost of investments made	-	101,200
Unrealized loss / (gain) for the period	(6,716)	25,116
Balance as at March 31	<u>119,600</u>	<u>126,316</u>

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>14. LONG-TERM FINANCINGS</b>			
Term finance loan I		-	375,200
Term finance loan II		2,038,419	2,292,061
Term finance loan III		1,000,000	1,000,000
Term finance loan IV		900,000	900,000
Sukuk certificates		1,493,260	1,742,333
Diminishing musharakah I		428,571	535,714
Diminishing musharakah II		685,292	810,530
Diminishing musharakah III		857,143	1,000,000
Islamic refinance facility		361,546	289,064
		<u>7,764,230</u>	<u>8,944,902</u>
Current maturity of long-term financings		<u>(2,526,611)</u>	<u>(2,319,667)</u>
	14.1	<u>5,237,619</u>	<u>6,625,235</u>

**14.1** There are no major changes in the terms and conditions of long-term financings as disclosed in note 23 to the annual audited consolidated financial statements of the Company for the year ended June 30, 2023,

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>15. TRADE AND OTHER PAYABLES</b>			
Creditors		148,413	178,234
Accrued liabilities		91,892	55,539
Retention money		201,265	206,295
Withholding tax payable		21,382	43,708
Book Overdraft		-	15,502
Other payables:			
- on cancellation of plots		8,917	8,917
- against other projects	15.1	3,745,527	2,646,625
- against musharaka partners		206,134	-
- against broker market		73,850	67,400
- non-violation charges		84,320	88,669
- Signature Residency REIT		58,752	147,468
		<u>4,640,452</u>	<u>3,458,357</u>

**15.1** This includes the amount of Rs. 2,142 million submitted by other consortium members to the Holding Company for payment to Sapphire Bay Islamic Development REIT (refer note 8).



# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

	Note	(Unaudited) March 31, 2024	(Audited) June 30, 2023
----- (Rupees in '000) -----			
<b>16. SHORT-TERM BORROWINGS - Secured</b>			
Musharakah arrangement		295,000	300,000
Running finance under mark-up arrangements		605,563	1,400,155
Running finance under mark-up arrangements		877,099	1,134,067
From related parties - unsecured			
Arif Habib Corporation Limited (AHCL)		550,000	614,250
Arif Habib Limited (AHL)		-	352,000
Arif Habib (AH)		-	100,000
		2,327,662	3,900,472

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

## 17. CONTINGENCIES AND COMMITMENTS

### 17.1 Contingencies

#### 17.1.1 Existing business - Tax related contingencies

##### a) Tax related contingencies

- i) Returns of income for tax years 2008 to 2010, 2012 and 2014 were filed under Section 114 of the Income Tax Ordinance, 2001 (the Ordinance) which were deemed to be assessment orders issued by the Commissioner Inland Revenue under Section 120 of the Ordinance. The deemed assessment orders were amended by the taxation authorities under Section 122 of the Ordinance by creating a demand of Rs. 39.791 million, Rs. 80.257 million, Rs. 194.035 million, Rs. 1,003.447 million and Rs. 533.742 million respectively, on account of various matters including disallowances for certain expenses. Being aggrieved, the Company had filed appeals before Commissioner Inland Revenue (Appeals) [CIR(A)] and was allowed partial relief for tax years 2008 to 2010, 2012 and 2014 aggregating to Rs.1,368.895 million. The Company later filed appeal before Appellate Tribunal Inland Revenue (ATIR) which are pending adjudication. However, in year 2019, an appeal effect order was issued for the tax year 2012 whereby, a demand of Rs. 6.64 million has been created and paid by the Company under protest. The Company, based on the opinion of its tax advisor, is confident that there will be no unfavourable outcome in above appeals. Accordingly, no provisions were made in these financial statements.
- ii) In year 2017, taxation authorities issued an assessment order in respect of tax year 2011 and made certain disallowances and additions resulting in a reduction in loss for the year from Rs. 1,497.06 million to Rs. 147.48 million. Being aggrieved, the Company filed appeals against these order before CIR(A), however, the CIR(A) upheld the assessment order. The Company later filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

- iii) In year 2018, the deemed assessment orders for the tax years 2013 and 2017 were amended by the taxation authorities creating a demand of Rs. 220.22 million and Rs. 486.162 million, respectively. The Company later filed appeal before CIR(A), which was disposed off in year 2020 and the demand was enhanced from Rs. 220.22 million to Rs. 324.58 million for tax year 2013. Being aggrieved, the Company filed appeal before ATIR, which were adjudicated in favor of the Company in year 2020 except for immaterial assessments. The Company, based on the opinion of its tax advisor, is confident of the favourable outcome. Accordingly, no provision has been made in these financial statements.
- iv) In year 2021, the taxation authorities issued an assessment order in respect of tax year 2015 and made certain disallowances and additions resulting in a tax demand of Rs. 527.15 million. Being aggrieved, the Company filed appeals against this order before CIR(A). The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- v) In year 2019, the taxation authorities issued an assessment order in respect of tax year 2018 and made certain disallowances and additions resulting in the tax demand of Rs. 658.81 million. Being aggrieved, the Company filed appeals against these order before CIR(A). In year 2021, CIR(A) remanded back the appeal to the relevant Commissioner. Later the Company filed appear before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- vi) Alternate Corporate Tax (ACT) was applicable on the Company at rate of 17% of accounting income after certain adjustments as mentioned in Section 113(c) of the Income Tax Ordinance, 2001 through Finance Act 2014. Accordingly, the Company had made a provision for ACT for the year ended June 30, 2014 but obtained stay order from the Honourable High Court of Sindh (SHC) against applicability of ACT since tax year 2015 based on the grounds of brought forward losses. Later, the Company had reversed provision previously created of Rs. 131.273 million relating to prior years. Accordingly, the tax provision based on ACT having an aggregated impact of Rs.761.07 million has not been accounted for in these financial statements, instead the Company continues to record the tax provision based on minimum tax under Section 113 of the Income Tax Ordinance, 2001 upto tax year 2018. In year 2019, the Company had adjusted its brought forward losses against taxable income and accordingly, provision for the tax year 2019 and onwards are based on higher of Corporate Tax or ACT.

In year 2019, the Company had received demand notice from Deputy Commissioner Inland Revenue (DCIR) of Rs. 187.098 million in respect of a non-payment of Alternate Corporate Tax (ACT) for the tax year 2018. The Company had challenged the applicability of Alternative Corporate Tax vide C.P D-2982 of 2019 before SHC. In this regard, an interim order had been granted by SHC that no coercive action is to be taken against the Company till the pendency of the matter before SHC.

- vii) The Company has filed constitutional petition before the High Court of Sindh (SHC) vide Constitutional Petition No. 2564 of 2014 dated May 15, 2014 challenging vires of Workers Welfare Ordinance, 1971. SHC has admitted constitutional petition for regular hearing and issued interim stay order from recovery of Workers' Welfare Fund (WWF) impugned demand by Federal Board of Revenue for the tax year 2013. The management, based on the opinion of the tax advisor, is expecting favourable outcome on the said matter. Accordingly, no liability for WWF since 2014 to 30 June 2023 has been accounted for in these financial statements having an aggregate impact of Rs.155.244 million (2022: Rs. 155.244 million).

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

viii) The Company has filed a constitutional petition D-4971 of 2017 dated July 28, 2017 in Honorable High Court of Sindh (SHC) against imposition of tax on undistributed profits under Section 5A of Income Tax Ordinance, 2001. The management is confident of the favourable outcome of this petition, as stay has been granted on similar petitions filed by other companies. Although, the Company has complied with the requirements related to distribution of profits for the years but the petition in this regarding is still pending before SHC.

#### 17.1.2 Other contingencies and commitments

There are no major changes in the status and nature of other contingencies (i.e. related to legal/other contingencies relating to existing business and former business) and commitments as disclosed in notes 31.1.1(b), 31.1.2 and 31.2, respectively to the annual audited financial statements of the Company for the year ended June 30, 2023.

	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
<b>18. REVENUE FROM CONTRACTS WITH CUSTOMERS - NET</b>	----- (Un-audited) ----- ----- (Rupees in '000) -----			
Plots	2,464,709	3,200,412	1,356,629	1,143,045
Bungalows	-	330,662	-	103,099
Service Income	186,911	128,694	66,489	46,763
	<u>2,651,620</u>	<u>3,659,768</u>	<u>1,423,118</u>	<u>1,292,907</u>
Development and utility charges reimbursable from customers	683,120	411,202	95,722	174,490
Trade discount	-	-	-	-
Cancellation / forfeitures	(34,179)	(20,631)	(34,179)	-
	<u>(34,179)</u>	<u>(20,631)</u>	<u>(34,179)</u>	<u>-</u>
	<u>3,300,561</u>	<u>4,050,339</u>	<u>1,484,661</u>	<u>1,467,396</u>
<b>19. COST OF SALES</b>				
Cost of development properties sold:				
- plots	1,052,164	1,777,041	476,562	305,785
- bungalows	-	11,183	-	(0)
	<u>1,052,164</u>	<u>1,788,224</u>	<u>476,562</u>	<u>305,785</u>
Development and utility charges incurred and apportioned to customers	459,066	411,202	97,549	174,490
Cost of services rendered	199,259	163,484	78,365	57,082
	<u>1,710,489</u>	<u>2,362,910</u>	<u>652,476</u>	<u>537,357</u>
<b>20. FINANCE COSTS - NET</b>				

Included herein mark-up on long-term financings and short-term borrowings of Rs. 157 million and Rs. 201 million (March 31, 2023: Rs. 121.662 million and Rs. 190.217 million) respectively and finance income of Rs. 370.357 million.

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

	For the Nine Months Ended		For the Quarter Ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
<b>21. OTHER INCOME</b>				
			----- (Un-audited) -----	
			----- (Rupees in '000) -----	
<b>Income from financial assets</b>				
Remeasurement gain on investment designated at FVTPL	813,048	-	(0)	-
	813,048	-	(0)	-
<b>Income from non-financial assets</b>				
Transfer Fees	50,525	63,265	23,610	15,880
Rental income from sport facilities	30,069	20,701	6,888	12,187
Rental income from investment properties	14,747	18,229	4,534	4,688
Amortisation of deferred grant	18,224	18,226	5,733	5,751
Dividend Income	27,600	-	-	-
Others	19,886	99,501	4,171	31,548
	974,099	219,922	44,936	70,054
<b>22. TAXATION</b>				
Current	171,946	181,794	52,195	55,854
Prior	(108,007)	(28,365)	-	-
Deferred	278,849	-	(11,351)	38,124
	342,788	153,429	40,845	93,977
<b>23. EARNINGS PER SHARE</b>				
<b>Basic</b>				
Profit after tax (Rupees in '000)	1,124,717	118,456	369,827	300,130
Weighted average number of ordinary shares	380,860,447	380,860,447	380,860,447	380,860,447
Earnings per share - (In Rupees)	2.95	0.31	0.97	0.79
<b>Diluted</b>				
Profit after tax (Rupees in '000)	1,124,717	118,456	369,827	300,130
Weighted average number of ordinary shares in issue	380,860,447	380,860,447	380,860,447	380,860,447
Adjustment for conversion of convertible preference shares	16,478	12,366	16,478	12,366
Weighted average number of ordinary shares for diluted earnings per share	380,876,925	380,876,513	380,876,925	380,875,195
Earnings per share - (In Rupees)	2.95	0.31	0.97	0.79

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

#### 24. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of subsidiary company, associates and their close family members, key management personnel and post employment benefit plan. All transactions with related parties are entered into at agreed terms as approved by the Board of Directors of the Company. The details of transactions with related parties during the period, other than those which have been disclosed elsewhere in these condensed interim financial statements, are as follows:

Note	(Unaudited) March 31, 2024	(Unaudited) March 31, 2023
----- (Rupees in '000) -----		
<b>NN Apartment REIT [NNAR]</b>		
Receipts against sale of land	2,657,500	-
Short term advance extended	3,541,701	-
Short term advance received	3,037,695	-
Markup income on short-term-advance extended during the period	21,377	-
Expenses incurred on behalf of NNAR by the Company	59,226	-
Sale of plots	-	5,824,500
<b>Signature Residency REIT [SRR]</b>		
Receipts against sale of land	487,600	-
Issuance of units	132,000	-
Expenses incurred on behalf of SRR by the Company	21,584	-
Paid against collection received	86,676	-
<b>Gymkhana Apartment REIT [GAR]</b>		
Receipts against sale of land	3,087,000	-
Paid short term advance	1,996,379	-
Received short term advance	1,996,379	-
Markup income on short-term-advance extended during the period	8,004	-
Expenses incurred on behalf of GAR by the Company	25,710	-
<b>Parkview Apartment REIT [PVAR]</b>		
Receipts against sale of land	2,156,752	-
Expenses incurred on behalf of PVAR by the Company	3,026	-
<b>Meezan Centre REIT [MCR]</b>		
Sale of Land	1,298,000	-
Expenses incurred on behalf of MCR by the Company	2,995	-
<b>Globe Residency REIT</b>		
Receipts against sale of land	-	450,000
Advances received against sale of apartments / Sale of wastage steel	9,615	-
Expenses incurred on behalf of GRR by the Company - Net	39,947	-

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE MONTHS ENDED MARCH 31, 2024

Note	(Unaudited) March 31, 2024	(Unaudited) March 31, 2023
	----- (Rupees in '000) -----	
<b>Arif Habib Corporation Limited</b>		
Short-term borrowing obtained during the period	4,360,000	-
Short-term borrowing paid during the period	4,424,250	-
Markup capitalize on short term-borrowing	66,201	-
Markup paid during the period	93,744	-
Sale of plots	646,000	-
Receipts against sale of Plots	305,200	-
Development charges billed	36,400	-
Development charges received	7,360	-
<b>Arif Habib Engineering and development consultants (Pvt) Limited</b>		
Reimbursement of Administrative expenses	62,500	42,300
Received during the year	10,000	-
<b>Arif Habib Equity (Pvt) Limited</b>		
Sale of plots	-	605,156
Advance adjusted against sale of plots	-	402,093
Received against purchase of commercial site	-	203,063
Development charges billed	-	6,600
Development charges received	-	6,600
<b>Arif Habib Limited</b>		
Short-term borrowing extended during the period	-	750,000
Markup income on short-term-borrowing extended during the period	-	93,492
Markup income received on short-term-borrowing extended during the period	-	93,492
Markup expense paid on short term-borrowing obtained during the period	-	7,559
Short-term borrowing obtained during the period	640,000	-
Short-term borrowing paid during the period	992,000	-
Markup capitalize on short term-borrowing	37,320	-
Markup paid during the period	39,391	-
<b>Rotocast Engineering Company (Private) Limited</b>		
Services received during the period	1,222	708
Paid against services received	1,222	712
Other services	555	-
Rent paid during the period	2,063	664
Rent expense charged during the period	1,592	664
<b>Power Cement Limited</b>		
Purchase of construction material	42,017	48,453
Paid against the purchase of construction material	37,574	25,877
<b>Safe Mix Concrete Limited</b>		
Purchase of construction material	36,247	20,927
Paid against the purchase of construction material	36,898	24,707

# Javedan Corporation Limited

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

### FOR THE NINE MONTHS ENDED MARCH 31, 2024

Note	(Unaudited) March 31, 2024	(Unaudited) March 31, 2023
	----- (Rupees in '000) -----	
<b>International Builders and Developers (Private) Limited</b>		
Expenses incurred by the Company on behalf of International Builders and Developers (Private) Limited	27	77
<b>Associated persons</b>		
<b>Haji Abdul Ghani</b>		
Sale of plots	-	214,133
Advance adjusted against sale of plots	-	98,592
Development charges billed	-	1,800
Development charges received	-	1,800
<b>Key management personnel</b>		
<b>Arif Habib - Director</b>		
Sale of plots	-	558,087
Advance adjusted against sale of plots	-	75,317
Received against purchase of commercial site	-	482,770
Development charges billed	-	1,200
Development charges received	-	1,200
Short-term loans received during the period	850,000	1,100,000
Short-term loans paid during the period	950,000	1,100,000
Markup capitalize on short term-borrowing	16,315	1,391
Markup paid during the period	72,728	-
<b>Post employment benefit plan</b>		
Gratuity fund trust - contribution paid during the period	10,243	17,804

## 25. INFORMATION ABOUT OPERATING SEGMENTS

For management purposes, the activities of the Company are organized into one operating segment i.e. development of real estate. Accordingly, the figures reported in these condensed interim financial statements are related to the Company's only reportable segment.

Gross turnover of the Company is generated from customers located in Pakistan only.

Non-current assets of the Company are confined within Pakistan and consist of property, plant and equipment, long-term deposits and investment properties.

Revenue from any single customer does not comprises more than 10 percent of the Company's overall revenue related to sale of land and bungalows.

Javedan Corporation Limited  
**NOTES TO THE CONDENSED INTERIM CONSOLIDATED  
FINANCIAL STATEMENTS (UNAUDITED)**  
FOR THE NINE MONTHS ENDED MARCH 31, 2024

**26. DATE OF AUTHORISATION FOR ISSUE**

These condensed interim Consolidated financial statements were authorised for issue on 27<sup>th</sup> April 2024 by the Board of Directors of the Company.

**27. GENERAL**

- 27.1** Corresponding figures have been rearranged and reclassified, wherever considered necessary, for the purposes of comparison and to reflect the substance of the transactions.
- 27.2** Figures have been rounded-off to the nearest thousands rupees, unless otherwise stated.



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Chief Financial Officer



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Chief Executive Officer



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Director





**REGISTERED OFFICE**

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