

Arif Habib Dolmen REIT Management Limited
Condensed Interim Financial
Information for the quarter ended
September 30, 2023

Arif Habib Dolmen REIT Management Limited
Directors' Report
For the Quarter Ended 30th September 2023

The Board of Directors of Arif Habib Dolmen REIT Management Limited (RMC) are pleased to present the condensed interim financial statements of the Company for the quarter ended on 30th September 2023.

Operational and Financial Progress

During the quarter, RMC continued to demonstrate its proficient management of an extensive portfolio of 13 REITs, including two listed REITs. Among these, 5 REITs have been in operation, notably Dolmen City REIT (DCR), Globe Residency REIT (GRR), Silk Islamic Development REIT (SIDR), Rahat Residency REIT (RRR), and Signature Residency REIT (SRR).

Construction work on Globe Residency REIT is ongoing, with dedicated oversight from our Development Advisor and Project Manager. As of the quarter's end, 59% of the inventory has been sold, and the proceeds have been prudently utilized to advance the construction process. GRR has declared a dividend of PKR 3 per unit for FY23, providing an annual dividend yield of 30% at par value.

We are pleased to report significant progress in the vicinity development of Silk Islamic Development REIT (SIDR). A dedicated team of engineers under the guidance of the project manager has been diligently working to complete the first phase of the project. The official project launch is expected in second Quarter of the Fiscal year 2024, with all requisite approvals already secured.

Sapphire Bay Islamic Development REIT (SBIDR) achieved substantial expansion during the quarter by securing an additional 1,000 acres of land from the Ravi Urban Development Authority (RUDA). This acquisition enabled SBIDR to successfully complete the purchase of the entire 2,000-acre land from RUDA on deferred payment terms.

Furthermore, the acquisition of real estate for Pakistan Corporate CBD REIT (PCCR) is progressing as planned and is expected to be finalized by the end of Fiscal Year 2024.

The management is confident that all remaining REITs will commence their operations in the upcoming Fiscal Year 2024.

During the quarter, company has recorded revenue of PKR 74.237 million, major contributor to the revenue is DCR amounting to PKR 32.852 million, other major contribution includes SBIDR, SIDR and GRR amounting to PKR 11 million, PKR 7.5 million and PKR 7 million respectively. Administration expenses increased by 13.34% from corresponding period, due to increase in KIBOR rates finance cost has increased by 50% from corresponding period.

A summary of financial results is tabulated below:

Line Items	September 2023 (in Rs millions)	September 2022 (in Rs millions)
Operating Revenue – net	74.237	76.806
Administration Expenses	(30.904)	(26.443)
Other Income	0.721	6.430
Finance Cost	(23.774)	(15.848)
Profit Before Tax	15.587	40.372
Profit After Tax	11.176	28.984
EPS – in rupees	0.56	1.45

Business outlook

The Pakistani real estate business is evolving rapidly due to economic, political, and social changes. Factors like fiscal adjustments, subsidy removal, high inflation, and political instability have caused market uncertainty. USD appreciation has offset real estate gains, reducing transaction volumes. Stable exchange rates may attract overseas investors.

Construction projects are on the rise, but pricing is uncertain. Need-based buying, urbanization, a growing population, and a middle-class expansion drive the residential market. Recovery is seen in middle-income housing, with the upcoming general elections as a potential turning point.

Interest is growing in REITs for rental and developmental real estate businesses. Seven REIT schemes have been registered with SECP in last fiscal year, and a supportive regulatory and taxation framework is crucial for REITs to bring the real estate sector into the documented economy.

Acknowledgement

The Board would like to thank the Securities and Exchange Commission of Pakistan and other business partners for their continued cooperation and support. We also appreciate the effort put in by the management team

For and on behalf of the Board



Muhammad Ejaz
Chief Executive Officer



Arif Habib
Chairman

Karachi
October 27, 2023

Arif Habib Dolmen REIT Management Limited

Condensed Interim Statement of Financial Position

As at September 30, 2023

		Unaudited 30-Sep-23	Audited 30-Jun-23
		-----Rupees-----	
ASSETS	<i>Note</i>		
Non-current assets			
Property and equipment	4	5,096,266	5,140,198
Intangible asset		327,727	357,196
Long term investment		941,400,000	941,400,000
Long term advances and deposits	5	10,404,280	7,982,082
		<u>957,228,273</u>	<u>954,879,476</u>
Current assets			
Receivable from schemes	6	521,538,611	471,307,330
Loans and advances		1,583,876	1,364,860
Prepayments and other receivables	7	5,161,789	3,670,987
Mark-up accrued on bank deposits		262,807	219,737
Cash and bank balances	8	2,371,260	4,071,916
Taxation - net		9,483,919	11,201,387
		<u>540,402,262</u>	<u>491,836,217</u>
Total assets		<u><u>1,497,630,535</u></u>	<u><u>1,446,715,693</u></u>
EQUITY AND LIABILITIES			
Share capital and reserves			
<i>Authorized capital</i>		<u>500,000,000</u>	500,000,000
Issued, subscribed and paid-up capital		<u>200,000,000</u>	200,000,000
<i>Revenue reserves</i>			
Unappropriated profit		<u>431,206,515</u>	420,030,329
		<u>631,206,515</u>	620,030,329
LIABILITIES			
Non-current liabilities			
Deferred taxation - net		220,545	220,545
Long-term loan from a banking company	9	333,333,333	333,333,333
		<u>333,553,878</u>	333,553,878
Current liabilities			
Advances	10	362,348,418	362,933,353
Loan from a director		12,000,000	12,000,000
Accrued expenses and other payables	11	51,377,253	34,827,470
Current maturity of long-term loan	9	66,666,667	66,666,667
Accrued mark up on long-term loan		40,477,804	16,703,996
		<u>532,870,142</u>	493,131,486
Contingencies and commitments	12		
Total equity and liabilities		<u><u>1,497,630,535</u></u>	<u><u>1,446,715,693</u></u>



Chief Financial Officer



Chief Executive



Director

Arif Habib Dolmen REIT Management Limited

Condensed Interim Statement of Profit or Loss (Unaudited)

For the quarter ended Sept 30, 2023

	Note	30-Sep-23 ----- Rupees -----	30-Sep-22
Operating revenue	13	74,237,170	76,806,843
Administrative expenses	14	(30,904,696)	(26,443,772)
		<u>43,332,474</u>	<u>50,363,071</u>
Other expenses	15	(4,693,258)	(571,986)
Other income		721,564	6,430,636
		<u>(3,971,694)</u>	<u>5,858,650</u>
		<u>39,360,780</u>	<u>56,221,721</u>
Finance costs		(23,773,808)	(15,848,986)
Profit before taxation		<u>15,586,972</u>	<u>40,372,735</u>
Taxation	16	(4,410,786)	(11,388,553)
Profit after taxation		<u>11,176,186</u>	<u>28,984,182</u>
Earnings per share - basic and diluted		<u>0.56</u>	<u>1.45</u>



Chief Financial Officer



Chief Executive



Director

Arif Habib Dolmen REIT Management Limited

Condensed Interim Statement of Comprehensive Income (Unaudited)

For the quarter ended Sept 30, 2023

	30-Sep-23	30-Sep-22
	-----Rupees-----	
Profit after taxation	11,176,186	28,984,182
Other comprehensive income	-	-
Total comprehensive income for the year	<u>11,176,186</u>	<u>28,984,182</u>



Chief Financial Officer



Chief Executive



Director

Arif Habib Dolmen REIT Management Limited

Condensed Interim Statement of Changes in Equity (Unaudited)

For the quarter ended Sept 30, 2023

	Issued, subscribed and paid-up capital	Revenue reserve	
		Unappropriated profits	Total
	----- Rupees -----		
Balance as at June 30, 2022	200,000,000	65,747,480	265,747,480
<i>Total comprehensive income for the year ended June 30, 2023</i>			
- Profit after taxation	-	28,984,182	28,984,182
- Other comprehensive income	-	-	-
	-	28,984,182	28,984,182
Balance as at Sept 30, 2022	200,000,000	94,731,662	294,731,662
Balance as at June 30, 2023	200,000,000	420,030,329	620,030,329
<i>Total comprehensive income for the year ended Sept 30, 2023</i>			
- Profit after taxation	-	11,176,186	11,176,186
- Other comprehensive income	-	-	-
	-	11,176,186	11,176,186
Balance as at Sept 30, 2023	200,000,000	431,206,515	631,206,515



Chief Financial Officer



Chief Executive



Director

Arif Habib Dolmen REIT Management Limited

Condensed Interim Statement of Cash Flows (Unaudited)

For the quarter ended Sept 30, 2023

	30-Sep-23	30-Sep-22
	-----Rupees-----	
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	15,586,972	40,372,735
<i>Adjustment for non-cash and other items:</i>		
- Depreciation on property and equipment	325,692	391,203
- Amortisation of intangible assets	29,469	43,980
- Depreciation on right-of-use assets	-	606,182
- Markup accrued on bank deposits	(721,564)	(6,427,046)
- Dividend income	-	(3,591)
- Finance costs	23,773,808	15,848,986
	23,407,405	10,459,714
Cash generated from operating activities before working capital changes	38,994,377	50,832,449
Working capital changes		
<i>(Increase) / decrease in current assets</i>		
- Receivable from schemes	(50,012,265)	(93,649,723)
- Loans and advances	(219,016)	(8,461,971)
- Prepayments and other receivables	(1,490,802)	(2,212,353)
- Short term investment	-	-
	(51,722,083)	(104,324,047)
<i>Increase / (decrease) in current liabilities</i>		
- Advances	(584,935)	-
- Accrued expenses and other payables	16,549,783	9,552,179
	15,964,848	9,552,179
Cash used in operations	3,237,142	(43,939,419)
Finance cost paid	-	(425,783)
Taxes paid	(2,693,318)	(6,605,435)
Net cash used in operating activities	543,824	(50,970,637)
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property and equipment	(281,760)	(69,594)
Proceeds from disposal of property and equipment	-	130,742
Long term advances refunded	(219,016)	-
Long term loan to employees recovered	(2,422,198)	(92,943)
Markup received	678,494	6,726,173
Net cash generated from investing activities	(2,244,480)	6,694,378
CASH FLOWS FROM FINANCING ACTIVITIES	-	-
Net (decrease) / increase in cash and cash equivalents	(1,700,656)	(44,276,259)
Cash and cash equivalents at the beginning of the year	4,071,916	184,175,378
Cash and cash equivalents at the end of the year	2,371,260	139,899,120



Chief Financial Officer



Chief Executive



Director

Arif Habib Dolmen REIT Management Limited

Notes to the Condensed Interim Financial Statements (Unaudited)

For the quarter ended Sept 30, 2023

1. STATUS AND NATURE OF BUSINESS

1.1 Arif Habib Dolmen REIT Management Limited ('the Company') was incorporated in Pakistan as a public limited company (un-quoted) on April 08, 2009 under the repealed Companies Ordinance, 1984 (now Companies Act, 2017). The Company is a REIT Management Company, registered under the Non-Banking Finance Companies (Establishment and Regulation) Rules, 2003 with the Securities and Exchange Commission of Pakistan (SECP). The certificate for commencement of business was obtained from SECP on September 07, 2009. The registered office of the Company is situated at Arif Habib Centre, 23 M.T. Khan Road, Karachi, Pakistan.

The principal business of the Company is to launch Real Estate Investment Trust (REIT) Schemes and provide REIT management services in accordance with the Real Estate Investment Trust Regulations, 2015. As on September 30, 2023 the Company has been rated AM2+ (RMC) by VIS Credit Rating Company Limited.

1.2 The REIT schemes currently under the management of the Company are as follows:

S. No.	REIT Scheme	REIT Type	Location of the Real Estate Project	Life of the REIT Scheme	Fund Size (Rs. in million)	Date of registration by the SECP	Date of registration under the Sindh Trusts Act, 2021	Information Memoranda Date	Listing Date
1)	Dolmen City REIT	Rental REIT	Dolmen Mall Clifton and The Harbor Front, Karachi.	Perpetual	22,237	29-May-15	20-Jan-15	May, 2015	26-Jun-15
2)	Silk Islamic Development REIT	Development REIT	Surjwani Town, Karachi	8 Years	3,000	30-Jun-21	8-Jul-21	June 2021	Not listed
3)	Silk World Islamic REIT	Development REIT	Surjwani Town, Karachi	4 Years	6,160	27-Sep-21	26-Aug-21	November 2021	Not listed
4)	Pakistan Corporate CBD REIT	Development REIT	Old Walton Airport, Lahore	4-5 Years	15,016	22-Dec-21	29-Oct-21	-	Not listed
5)	Sapphire Bay Islamic Development REIT	Development REIT	Ravi Riverfront City, Punjab	8-10 years	25,000	12-Jan-22	24-Dec-21	January, 2022	Not listed
6)	Globe Residency REIT	Development REIT	Naya Nazimabad, Karachi	5 Years	2,800	13-Jan-22	24-Dec-21	December 2021	28-Dec-22
7)	Rahat Residency REIT	Development REIT	Naya Nazimabad, Karachi	5 Years	1,650	3-Aug-22	24-Jun-22	August 2022	Not listed
8)	Naya Nazimabad Apartments REIT	Development REIT	Naya Nazimabad, Karachi	7 Years	5,875	3-Aug-22	24-Jun-22	June 2022	Not listed
9)	DHA Dolmen Lahore REIT	Rental REIT	Dolmen Mall, Lahore	Perpetual	15,528	3-Aug-22	27-Jun-22	August 2022	Not listed
10)	Signature Reit Residency	Development REIT	Naya Nazimabad, Karachi	4 Years	825	22-Mar-23	22-Mar-23	March 2023	Not listed

2. BASIS OF PREPARATION

2.1 Statement of compliance

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

- International Financial Reporting Standards (IFRS Standards) issued by the International Accounting Standard Board (IASB) as notified under the Companies Act, 2017;
- Provisions of and directives issued under the Companies Act, 2017;
- The Non-Banking Finance Companies (Establishment and Regulation) Rules 2003 (the NBFC Rules 2003); and

- The Real Estate Investment Trust Regulations 2015 (the REIT Regulations 2015). Where the provisions of and directives issued under Companies Act, 2017, the NBFC Rules 2003, the REIT Regulations 2015 differ from IFRS standards, the provisions of and directives issued under Companies Act, 2017, the NBFC Rules 2003, the REIT Regulations 2015 have been followed.

2.2 Basis of measurement

In these financial statements, all items have been measured at their historical cost except for long term investment which are carried at fair value.

2.3 Functional and presentation currency

Items included in these financial statements are measured using the currency of the primary economic environment in which the Company operates. These financial statements are presented in Pak Rupees which is the Company's functional and presentation currency.

2.4 Judgments and sources of estimation uncertainty

In preparing these financial statements, management has made judgements and estimates that affect the application of the Company's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

(a) Judgements

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in these financial statements is included in the following notes:

Area of judgement	Brief description of the judgement applied
Timing of revenue recognition	<i>Advisory services:</i> Whether performance obligation is satisfied at a point in time or over time that is whether the customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs

(b) Assumptions and other major sources of estimation uncertainty

Information about assumptions and estimation uncertainties at the reporting date that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

Area of estimation uncertainty	Brief description of the assumption or the source of estimation uncertainty
Long term investment	Estimation of fair value of investment in units of Silk Islamic Development REIT

3. PROPERTY AND EQUIPMENT

	Furniture & fixtures	Office equipment	Computer and allied equipment	Telecommu- nication equipment	Vehicles	Total
	Rupees					
As at June 30, 2023						
Cost	1,863,654	702,512	5,521,889	783,208	250,500	9,121,763
Accumulated depreciation	<u>(381,819)</u>	<u>(115,415)</u>	<u>(2,830,235)</u>	<u>(543,969)</u>	<u>(110,127)</u>	<u>(3,981,565)</u>
Net book value	<u>1,481,835</u>	<u>587,097</u>	<u>2,691,654</u>	<u>239,239</u>	<u>140,373</u>	<u>5,140,198</u>
<i>Movement during the quarter ended Sept 30, 2023</i>						
Opening net book value	1,481,835	587,097	2,691,654	239,239	140,373	5,140,198
Additions during the year		19,190	262,570			281,760
Disposals during the year:						
Depreciation for the quarter	<u>(55,572)</u>	<u>(22,734)</u>	<u>(222,717)</u>	<u>(17,649)</u>	<u>(7,020)</u>	<u>(325,692)</u>
Closing net book value	<u>1,426,263</u>	<u>583,553</u>	<u>2,731,507</u>	<u>221,590</u>	<u>133,353</u>	<u>5,096,266</u>

		30-Sep-23	30-Jun-23
4. LONG TERM INVESTMENT			
- at fair value through profit or loss			
Investment in Silk Islamic Development REIT	4.1	<u>941,400,000</u>	<u>941,400,000</u>
4.1 This represents the Company's investment in 60 million units (June 2022: 60 million units) of Silk Islamic Development REIT, a real-estate investment scheme being managed by the Company ('the Scheme'). The investment was made in June 2021 at a cost of Rs. 600 million.			
5. LONG TERM ADVANCES AND DEPOSITS			
Unsecured, considered good			
Long term advances	5.1	9,315,780	7,769,582
Security deposit with Central Depository Company of Pakistan Limited		<u>1,088,500</u>	212,500
		<u>10,404,280</u>	<u>7,982,082</u>
5.1 These represent the amounts extended to employees in accordance with the terms of employment and Company's policy to facilitate employees to obtain motor vehicles on lease or on any other Islamic mode of financing.			
6. RECEIVABLE FROM SCHEMES		30-Sep-23	30-Jun-23
		-----Rupees-----	
Management fee		177,791,796	157,759,723
Scheme setup cost		250,619,446	249,037,607
Other receivable		<u>93,127,369</u>	64,510,000
		<u>521,538,611</u>	<u>471,307,330</u>

	Note	30-Sep-23 -----Rupees-----	30-Jun-23
7. PREPAYMENTS AND OTHER RECEIVABLES			
Prepayments		765,073	963,541
Receivable from related parties - unsecured			
- Javedan Corporation limited		1,609,187	354,187
- Dolmen City REIT scheme		76,645	82,375
		1,685,832	436,562
Other receivables		2,710,884	2,270,884
		5,161,789	3,670,987
8. CASH AND BANK BALANCES			
Cash in hand		24,690	24,690
Cash at bank			
- Saving accounts	8.1	2,338,190	4,038,846
- Current accounts		8,380	8,380
		2,346,570	4,047,226
		2,371,260	4,071,916

8.1 These carry markup at the rates ranging from 15.00 % to 19.5% (2022 : 6.89 % to 15%) per annum.

		30-Sep-23 -----Rupees-----	30-Jun-23
9. LONG TERM LOAN FROM A BANKING COMPANY			
Loan from M/s. Bank Al Habib Limited	9.1	400,000,000	400,000,000
Less: Current maturity shown under current liabilities		(66,666,667)	(66,666,667)
		333,333,333	333,333,333

9.1 In June 2021, the Company had obtained a long term financing, amounting to Rs. 400 million, from M/s. Bank Al Habib Limited to meet its working capital requirements. In October 2021, the said facility was converted to Diminishing Musharika Financing in order to fund the two-third portion of the Company's 20% investment in the units of Silk Islamic Development REIT (SIDR). Subsequently, in April 2022, the bank approved the revised terms and conditions of the facility which are as follows:

(a) The profit is calculated at 6-Month average KIBOR + 1.5% (with a floor of 5% p.a. and a cap of 25% p.a.). The average KIBOR is to be reviewed on the first day of the each semi-annual period (commencing from the aforementioned date of the revision in terms and conditions of the financing facility which were negotiated in April 2022). The tenor of financing is 5 years from the date of disbursement (including 2 years grace period). The rental will be recovered on quarterly basis and the bank's share in the shape of units will also be purchased on a semi-annual basis.

(b) The financing arrangement is secured against the following:

- (i) assignment of periodic management fee to be received from Dolment City REIT;
- (ii) title and ownership of the investment in units of SIDR in the joint name of the bank;

(iii) pledge of 15,500,000 (June 30, 2022: 15,500,000) shares of M/s. Arif Habib Corporation Limited (with 30% margin) held by the director, Mr. Arif Habib, valuing Rs. 385.48 million as at June 30, 2023 (2022: Rs. 573.5 million); and

(iv) joint personal guarantee of the directors, Mr. Arif Habib and Mr. Abdus Samad A. Habib, amounting, in aggregate, to Rs. 571.5 million each (2022: Rs. 571.5 million).

10. ADVANCES	<i>Note</i>	30-Sep-23	30-Jun-23
		----- Rupees -----	
Advances in respect of scheme set-up costs			
- Silk Bank Limited	<i>10.1</i>	305,876,802	305,876,802
- Business Vision (Private) Limited	<i>10.2</i>	10,000,000	10,000,000
		315,876,802	315,876,802
Advances in respect of management fee			
- DHA Dolmen Lahore REIT	<i>13.1.2</i>	39,550,000	39,550,000
- Sapphire Bay Islamic Development REIT		1,745,690	-
- Signature Residency REIT		5,175,926	7,506,551
		46,471,616	47,056,551
		362,348,418	362,933,353

10.1 This represents an advance received from a commercial bank for the purpose of funding certain initial expenditures incurred or to be incurred on the setting up of Silk World Islamic REIT (SWIR) which include, but are not limited to, expenses relating to feasibility studies, asset valuation, legal counsel and court fees, land transfer duties and taxes and charges to be paid to Sindh Building Control Authority (SBCA). The principal terms and conditions of the advance are as follows:

(a) Repayment of the advance shall only be made out of the reimbursements of set up costs to be received from SWIR; and

(b) The advance shall not bear any interest.

10.2 This represents an amount received from M/s. Business Vision (Private) Limited for funding the initial expenditures incurred (or to be incurred) on behalf of Sky Garden REIT.

11. ACCRUED EXPENSES AND OTHER PAYABLES	<i>Note</i>	30-Sep-23	30-Jun-23
		----- Rupees -----	
Accrued expenses	<i>11.1</i>	23,650,392	14,848,947
Sales tax payable		26,953,550	19,243,913
Withholding taxes payable		254,060	215,359
Other liabilities		519,251	519,251
		51,377,253	34,827,470

11.1 This includes an amount of Rs. 12.33 million (2023: Rs. 9.75 million) payable to the Chief Executive Officer of the Company on account of commission.

12. CONTINGENCIES AND COMMITMENTS

As of Sept 30, 2023, there were no material contingencies and commitments to report.

		30-Sep-23	30-Sep-22
	<i>Note</i>	----- Rupees -----	
13. OPERATING REVENUE			
Management fee	13.1	83,888,001	85,661,734
Advisory fee		-	1,130,000
		<u>83,888,001</u>	<u>86,791,734</u>
Less: Sindh sales tax on services		<u>(9,650,831)</u>	<u>(9,984,891)</u>
		<u><u>74,237,170</u></u>	<u><u>76,806,843</u></u>
13.1 REIT management fee			
Dolmen City REIT		37,123,381	32,015,262
Silk Islamic Development REIT		8,475,000	8,544,657
Globe Residency REIT		7,910,000	7,975,013
Rahat Residency REIT		4,661,250	2,848,219
Signature Residency		2,330,625	-
Sapphire Bay Islamic Development REIT		12,521,757	-
Pakistan Corporate CBD REIT		10,865,988	-
Silk World Islamic REIT		-	17,545,295
Naya Nazimabad Appartments REIT		-	16,733,288
		<u>83,888,001</u>	<u>85,661,734</u>
14. ADMINISTRATIVE EXPENSES		30-Sep-23	30-Sep-22
	<i>Note</i>	----- Rupees -----	
Salaries, allowances and benefits	14.1	23,068,714	17,268,201
Legal and professional		90,000	909,740
Office maintenance charges		1,297,452	976,143
Travelling expense		32,505	214,951
Depreciation on right-of-use assets		-	606,182
Insurance		518,806	576,913
Director meeting fee		1,500,000	550,000
Depreciation on property and equipment	3	325,692	391,203
Auditors' remuneration	0.0	288,250	183,750
Communication		407,648	173,717
Donation		-	14,500
Rent		1,275,033	1,159,128
Printing and stationery		94,850	3,000
Training and membership expense		430,639	244,400
Professional tax		-	29,990
Amortization on intangible assets	4	29,469	43,980
Others		1,545,638	3,097,974
		<u>30,904,696</u>	<u>26,443,772</u>
15. OTHER EXPENSES		30-Sep-23	30-Sep-22
Advertisement fee		4,693,258	571,986
Feasibility fee		-	-
		<u>4,693,258</u>	<u>571,986</u>
16. TAXATION			
Current		4,410,786	11,605,395
Deferred		-	(216,842)
		<u>4,410,786</u>	<u>11,388,553</u>

17. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of associated undertakings, sponsors, directors, the Company managing the voluntary pension scheme, key management personnel and their close family members. Details of transactions carried out and balances held with related parties other than those disclosed elsewhere in these financial statements are as follows:

<u>Transactions during the period:</u>	30-Sep-23	30-Sep-22
	————— Rupees —————	
Dolmen City REIT - (A scheme managed by the Company)		
Receipt of expenses	<u>1,239,788</u>	<u>933,179</u>
Silk Islamic Development REIT - (A scheme managed by the Company)		
Expenses on behalf of scheme	<u>3,422,538</u>	<u>10,634,413</u>
Silk World Islamic REIT - (A scheme managed by the Company)		
Project management costs paid	<u>28,617,369</u>	<u>-</u>
Expenses on behalf of scheme	<u>1,566,000</u>	<u>15,061,587</u>
Globe Residency REIT - (A scheme managed by the Company)		
Expenses on behalf of scheme	<u>262,081</u>	<u>1,065,000</u>
Sapphire Bay Islamic Development REIT - (A scheme managed by the Company)		
Scheme set up costs paid	<u>8,542,705</u>	<u>-</u>
Naya Nazimabad Apartment REIT (A scheme managed by the Company)		
Scheme set up costs paid	<u>-</u>	<u>5,851,000</u>
Rahat Residency REIT (A scheme managed by the Company)		
Scheme set up costs paid	<u>33,600</u>	<u>5,769,500</u>
DHA Dolmen Lahore REIT (A scheme managed by the Company)		
Scheme set up costs paid	<u>-</u>	<u>437,115</u>

MCB Arif Habib Savings and Investment Limited (Associate Company due to common directorship)		
Paid against employer's VPS contribution paid	<u>3,201,320</u>	<u>3,201,320</u>
Javedan Corporation Limited (Associate Company due to common directorship)		
Expenses paid	<u>1,830,000</u>	<u>-</u>
Receipt against expenses	<u>575,000</u>	<u>-</u>
Rotocast Engineering Company (Private) Limited (Associate Company due to common directorship)		
Rent payment	<u>-</u>	<u>-</u>
Common shared expenses	<u>1,275,033</u>	<u>884,008</u>
Payment of common shared expenses	<u>-</u>	<u>962,433</u>
Administration charges	<u>1,268,402</u>	<u>85,235</u>
Payment of administration charges	<u>-</u>	<u>93,077</u>
Office Insurance	<u>-</u>	<u>-</u>
	30-Sep-23	30-Jun-23
<u>Balances with related parties as at the reporting date :</u>	———— Rupees ————	
Dolmen City REIT - (A scheme managed by the Company)		
Receivable as at year end	<u>76,645</u>	<u>82,375</u>
Silk Islamic Development REIT - (A scheme managed by the Company)		
Receivable against setup cost	<u>102,877,107</u>	<u>99,754,569</u>
Silk World Islamic REIT - (A scheme managed by the Company)		
Receivable against project management cost	<u>93,127,369</u>	<u>64,510,000</u>
Receivable against setup cost	<u>125,879,949</u>	<u>125,425,474</u>
Pakistan Corporate CBD REIT - (A scheme managed by the Company)		
Receivable against setup cost	<u>2,174,126</u>	<u>2,914,651</u>

Globe Residency REIT - (A scheme managed by the Company) Receivable against setup cost	<u>1,007,906</u>	<u>745,825</u>
Sapphire Bay Islamic Development REIT - (A scheme managed by the Company) Receivable against setup cost	<u>-</u>	<u>5,511,605</u>
Naya Nazimabad Apartment REIT (A scheme managed by the Company) Receivable against setup cost	<u>7,978,290</u>	<u>7,973,790</u>
Rahat Residency REIT (A scheme managed by the Company) Receivable against setup cost	<u>38,625</u>	<u>15,350</u>
DHA Dolmen Lahore REIT (A scheme managed by the Company) Receivable against setup cost	<u>2,707,280</u>	<u>2,707,280</u>
Arif Habib Limited (Associate Company due to common directorship) Payable as at year end	<u>10,556</u>	<u>10,556</u>
Arif Habib Corporation Limited (Associate Company due to common directorship) Payable against legal expense	<u>225,000</u>	<u>225,000</u>
Javedan Corporation Limited (Associate Company due to common directorship) Receivable as at year end	<u>1,609,187</u>	<u>354,187</u>
Rotocast Engineering Company (Private) Limited (Associate Company due to common directorship) Payable against administration charges	<u>5,669,585</u>	<u>3,126,150</u>

18 Date of Authorisation
These condensed interim financial statements were authorised for issue in the board of Directors' meeting held on 27 October 2023.

19 General
Figures have been rounded off to the nearest Rupee unless otherwise stated.



Chief Financial Officer



Chief Executive



Director