

October 10, 2025

FORM-7

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

Subject: **FINANCIAL RESULTS OF GLOBE RESIDENCY REIT
FOR THE QUARTER ENDED SEPTEMBER 30, 2025**

Dear Sir,

We have to inform you that Board of Directors of Arif Habib Dolmen REIT Management Limited, the Management Company of **Globe Residency REIT** (the Scheme), in their meeting held on Friday, October 10, 2025 at 02:30 p.m. at Arif Habib Centre, 23 M.T Khan Road, Karachi, recommended the following:

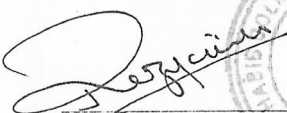
(i)	CASH DIVIDEND	NIL
(ii)	BONUS SHARES	NIL
(iii)	RIGHT SHARES	NIL
(iv)	ANY OTHER ENTITLEMENT / CORPORATE ACTION	NIL
(v)	ANY OTHER PRICE-SENSITIVE INFORMATION	NIL

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

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

The report of the Scheme for the quarter ended September 30, 2025 will be transmitted through PUCARS, within specified time.

Yours' faithfully,


Razi Haider
CFO & Company Secretary

Encl: As stated above



**GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2025**

(Annexure - A)



	September 30, 2025 Un-audited ----- (Rupees in '000) -----	June 30, 2025 Audited
ASSETS		
Non-current assets		
Property and equipment	-	-
Long term deposits	7,885	7,885
Contract cost assets	3,501	7,401
	11,386	15,286
Current assets		
Current portion of contract cost assets	18,550	13,420
Inventory property	2,955,409	2,778,322
Contract assets	2,085,200	1,548,346
Advance for development expenditure	430,123	357,754
Advance and prepayments	11,464	15,620
Trade and other receivables	552,205	556,441
Receivable from joint operator	108,647	271,026
Bank balances	169,254	62,535
	6,330,852	5,603,464
Total assets	6,342,238	5,618,750
UNIT HOLDERS' FUND AND LIABILITIES REPRESENTED BY:		
Unit holders' fund		
Issued, subscribed and paid up units 140,000,000 (June 30, 2024: 140,000,000) units of Rs. 10 each	1,400,000	1,400,000
Revenue reserves	269,979	581,630
	1,669,979	1,981,630
LIABILITIES		
Non-current liabilities		
Long term loan / financing	2,013,889	1,838,889
Current liabilities		
Current portion of long term loan / financing	449,109	516,253
Working capital finance	428,379	226,017
Contract liabilities	1,083,146	402,889
Trade and other payables	190,626	206,436
Payable to the REIT Management Company	9,094	9,027
Payable to the Central Depository Company of Pakistan Limited - Trustee	3,237	3,225
Payable to the Securities and Exchange Commission of Pakistan	6,157	4,976
Accrued expenses and other liabilities	466,405	408,022
Dividend payable	19,191	18,360
Commission payable	3,026	3,026
	2,658,370	1,798,231
Total liabilities	4,672,259	3,637,120
Total unit holders' fund and liabilities	6,342,238	5,618,750
		(Rupees)-----
Net assets value per unit	11.93	14.15


Razi Haider
Chief Financial Officer





GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2025 TO SEPTEMBER 30, 2025

(Annexure - B)

	September 30, 2025	September 30, 2024
	----- (Rupees in '000) -----	----- (Rupees in '000) -----
Revenue from contracts with customers	1,045,835	492,632
Cost of sales	(824,921)	(398,171)
Gross profit	220,914	94,461
Administrative and operating expenses	(44,998)	(23,665)
Net operating income	175,916	70,796
Other income	20,200	13,715
	196,116	84,511
Remuneration of the REIT Management Company	(7,058)	(7,058)
Sindh sales tax on remuneration of the REIT Management Company	(1,059)	(1,059)
Remuneration of the Central Depository Company of Pakistan Limited - Trustee	(1,412)	(1,412)
Sindh sales tax on remuneration of the Trustee	(212)	(212)
Annual fee of the Securities and Exchange Commission of Pakistan	(1,181)	(1,327)
Marketing expense	(5,635)	(27)
	(16,557)	(11,095)
Reversal of credit loss allowance	352	-
Profit before tax	179,911	73,416
Taxation	(1,562)	(749)
Profit after tax	178,349	72,667
	(Rupees)	(Rupees)
Earnings per unit - basic and diluted	1.27	0.52


Razi Haider
Chief Financial Officer





GLOBE RESIDENCY REIT

(Annexure - C)

CONDENSED INTERIM STATEMENT OF CHANGES IN UNIT HOLDERS' FUND (UN-AUDITED)

FOR THE PERIOD FROM JULY 01, 2025 TO SEPTEMBER 30, 2025

	Issued, subscribed and paid up units	Revenue reserves Unappro- priated profit	Total unit holders' fund
	(Rupees in '000)		
Balance as at July 01, 2024	1,400,000	287,405	1,687,405
Total comprehensive income for the period	-	72,667	72,667
Transactions with owners recorded directly in equity:			
Final cash dividend for the year ended June 30, 2024 at Rs. 1.75 per unit declared on September 09, 2024	-	(245,000)	(245,000)
Balance as at September 30, 2024	1,400,000	115,072	1,515,072
Balance as at July 01, 2025	1,400,000	581,630	1,981,630
Total comprehensive income for the period	-	178,349	178,349
Transactions with owners recorded directly in equity:			
Final cash dividend for the period ended June 30, 2025 at Rs. 3.50 per unit declared on July 31, 2025	-	(490,000)	(490,000)
Balance as at September 30, 2025	1,400,000	269,979	1,669,979



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Chief Financial Officer



GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2025 TO SEPTEMBER 30, 2025

(Annexure - D)

	September 30, 2025	September 30, 2024
	----- (Rupees in '000) -----	
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	179,911	73,416
Adjustments for non-cash items:		
Depreciation expense	-	38
Reversal of credit loss allowance	(352)	-
Profit on bank deposit	(5,385)	-
	<u>174,174</u>	<u>73,454</u>
(Increase) / decrease in assets		
Inventory property	(177,087)	37,038
Contract cost assets	(1,230)	-
Contract assets	(536,854)	(55,418)
Advance and prepayments	4,156	(9,134)
Trade and other receivables	5,858	-
Receivable from joint operator	(37,621)	(103,675)
Advance for development expenditure	(72,369)	2,921
	<u>(815,147)</u>	<u>(128,268)</u>
(Decrease) / increase in liabilities		
Contract liabilities	680,257	(20,869)
Trade and other payables	(15,810)	(206,588)
Payable to the REIT Management Company	67	8,280
Payable to the Central Depository Company of Pakistan Limited - Trustee	12	(10,997)
Payable to the Securities and Exchange Commission of Pakistan	1,181	1,327
Working capital finance	9,129	84,941
Accrued expenses and other liabilities	57,643	5,393
Accrued mark-up	32,856	96,291
	<u>765,335</u>	<u>(42,222)</u>
Profit on deposit received	4,115	-
Tax paid	(822)	(1,162)
Net cash (used in) / generated from operating activities	<u>127,655</u>	<u>(98,198)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal paid on long term loan	(100,000)	-
Proceeds from working capital finance	193,233	-
Proceeds from diminishing musharakah facility	175,000	100,000
Proceeds from joint operation	200,000	-
Dividend paid	(489,169)	-
Net cash generated from / (used in) financing activities	<u>(20,936)</u>	<u>100,000</u>
Net increase in cash and cash equivalents during the period	<u>106,719</u>	<u>1,802</u>
Cash and cash equivalents at the beginning of the period	62,535	8,754
Cash and cash equivalents at end of the period	<u><u>169,254</u></u>	<u><u>10,556</u></u>


Razi Haider
 Chief Financial Officer

