Arif Habib Centre, 23,
M.T.Khan Road, Karachi

EXCELLENCE • CONSISTENCY • GROWTH

QUARTERLY REPORT 2026



DOLMEN CITY REIT

QUARTERLY REPORT SEPTEMBER 2026

EXCELLENCE
CONSISTENCY
GROWTH

MANAGED BY

ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

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SCHEME'S INFORMATION

Management Company	Arif Habib Dolmen REIT Management Limited	
Board of Directors	Mr. Arif Habib	Chairman
	Mr. Nadeem Riaz	Director
	Mr. Naeem Ilyas	Independent Director
	Ms. Aaiza Khan	Independent Director
	Mr. Faisal Bilwany*	Independent Director
	Mr. Abdus Samad A. Habib	Director
	Mr. Faisal Nadeem	Director
	Mr. Sajidullah Sheikh	Director
	Mr. Muhammad Ejaz	Chief Executive Officer
Audit Committee	Mr. Naeem Ilyas	Chairman
	Mr. Abdus Samad A. Habib	Member
	Mr. Sajidullah Sheikh	Member
	Mr. Faisal Bilwany	Member
Human Resource & Remuneration Committee	Ms. Aaiza Khan	Chairperson
	Mr. Abdus Samad A. Habib	Member
	Mr. Sajidullah Sheikh	Member
	Mr. Muhammad Ejaz	Member

* Proposed Director ; Subject to approval from the SECP.

SCHEME'S INFORMATION

Details of Other Executives	Mr. Razi Haider Mr. Muhammad Hassan Mr. Mubashir Shaikh	CFO & Company Secretary Head of Internal Audit & Compliance Shariah Compliance Officer

Trustee:
Central Depository Company of Pakistan Limited
CDC House, 99-B, Block "B" S.M.C.H.S.
Main Shahrah-e-Faisal, Karachi.

Share Registrar
CDC Share Registrar Services Limited
CDC House, 99-B, Block "B" S.M.C.H.S.
Main Shahrah-e-Faisal, Karachi.

Bankers
Bank Al Habib Limited
Faysal Bank Limited
Habib Metropolitan Bank Limited
United Bank Limited
Bank Alfalah Limited
National Bank of Pakistan
Askari Bank Limited
Habib Bank Limited
Meezan Bank Limited
Allied Bank Limited
Dubai Islamic Bank Limited

External Auditor	BDO Ebrahim & Co. Chartered Accountants Lakson Square Building No. 1, 9the Floor, Block C Sarwar Shaheed Rd, Civil Lines, Karachi, 74200
Internal Auditor	Junaidy Shoaib Asad & Co. Chartered Accountants, 1/6-P, P.E.C.H.S.,Mohtarma Laeeq Begum Road, Off Shahrah-e-Faisal, Karachi
Legal Advisor	Mohsin Tayebaly & Co. Corporate Legal Consultants, 1st Floor, Dime Center, BC -4 Block 9, Kehkashan, Clifton, Karachi.
Property Manager	Dolmen Real Estate Management (Private) Limited
Property Valuer	Tristar International Consultant (Pvt.) Limited Office # 804, Saima Trade Tower - Block B, I.I Chundrigar, Karachi.
Shariah Advisor	Alhamd Shariah Advisory Services (Private) Limited.
Rating Agency	VIS Credit Rating Company Limited VIS House, 128/C, 25th Lane Off Khayaban-e-Ittehad, Phase VII, DHA, Karachi.
Current Ratings	DCR Rating: AAA (rr) (REIT Rating) RMC Rating: AM2++ (RMC) (Management Quality Rating).
Registered Office of Management Company	Arif Habib Centre, 23 M.T. Khan Road, Karachi.



VISION

"All eyes on you"

As Pakistan's first REIT, DCR aims to maintain its position as the premier office and retail Real Estate Investment Trust.

DELIVERING VALUE

"Security, stability, resilience"

Providing our unit holders with regular, stable distributions and sustainable long-term growth.

MISSION

"Challenge the status quo and try new things"

Be a space where people aspire to work
Inspiring you to achieve more

Be the place where people love to shop
Enhance the customer experience to maximize shopper loyalty

To be the landlord of choice
Optimizing the tenancy mix through proactive leasing

DIRECTORS' REPORT

Dear Unit holders
The Board of Directors of Arif Habib Dolmen REIT Management Limited is pleased to present the Directors' Review Report of Dolmen City REIT ("DCR" or "the Scheme") for the first quarter of the financial year 2026–27, covering the three months ended September 30, 2026.

The REIT Property Portfolio

The REIT assets comprise Dolmen Mall and The Harbour Front, both forming part of Dolmen City Clifton, a mixed-use waterfront development situated at the junction of Karachi's Defence and Clifton areas. Spanning 3.4 million sq. ft., the complex comprises four office towers—Sky Towers A and B (office space with future plans for a hotel and serviced apartments), The Harbour Front, and Executive Tower—along with the three-level Dolmen Mall.

Dolmen Mall Clifton offers just under 539,911 sq. ft. of leasable area and has transformed Pakistan's retail landscape by providing a world-class shopping experience. With over 130 outlets, a hypermarket, and a food court accommodating 1,200 people, the mall features a diverse mix of local and international brands, including Aldo, Tag Heuer, Spar, Khaadi, and Nike. As Pakistan's first mall of international standards, its premium retail and dining offerings continue to attract visitors from across the country.

The 19-floor Harbour Front offers just over 257,162 sq. ft. of leasable area and ranks among the country's premier office spaces, combining modern design with functionality. Its strategic waterfront location provides stunning views and an inspiring working environment. With its sleek architecture and contemporary interiors, The Harbour Front remains an attractive business address and is home to some of the leading multinational corporations (MNCs) and local companies operating in Pakistan.

Financial and Operational Performance

Summary of financial performance – Three months ended September 30, 2026:

Description	Sep 26 PKR (million)	Sep 25 PKR (million)
Rental Income	1,685.97	1,532.66
Marketing Income	26.307	31.841
Administrative and Impairment Expense	(213.722)	(172.281)
Net Operating Income	1,498.55	1,392.22
Other Income	46.618	49.042
Distributable Profit	1,484.85	1,385.22

DCR exhibited strong financial and operational performance. It has consistently maintained occupancy over 97%.

As on September 30, 2026, the Weighted Average Lease Expiry 'WALE' of Dolmen City Mall (68% of the total leasable area) is around **2.53** years and that of the Harbour Front (32% of the total leasable area) is around 4.11 years.

Occupancy levels at Dolmen Mall Clifton and Harbour Front at end of three months are as follows:

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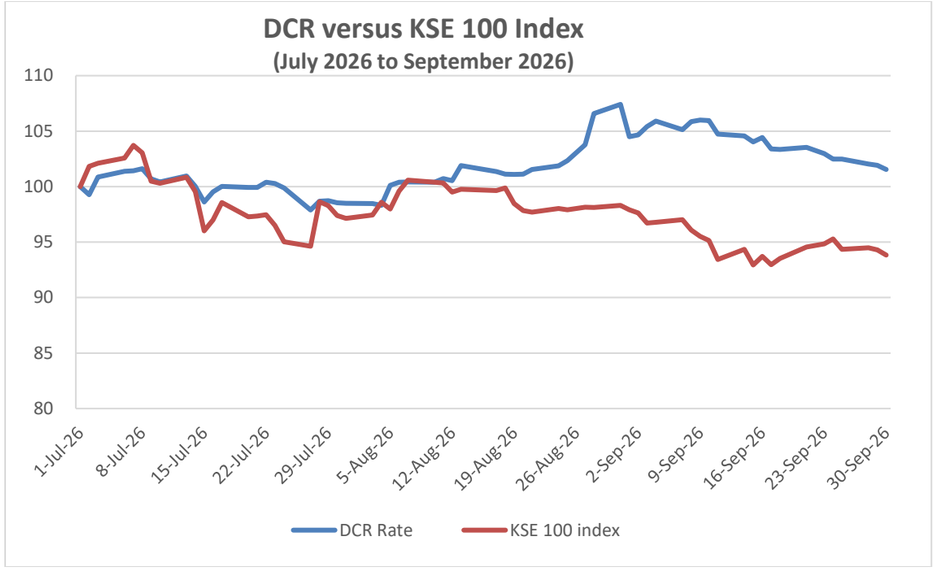
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During the three months under review, DCR reached a high of PKR 41.98 and a low of PKR 36.52 per unit. As of September 30, 2026, DCR's Net Asset Value (NAV) was PKR 37.57 per unit, with the unit trading at a 3.99% premium to its NAV.



The KSE-100 index fluctuated within a range of 166,141.17 to 188,126.67, during which DCR demonstrated stability, accompanied by a low beta of 0.40. The quarter's Average Daily Traded Volume (ADTV) of 435,267 reflects continued investor interest.

Dividend Distribution

The Board of Directors has declared an interim cash dividend of PKR 0.66 per unit for the quarter ending September 30, 2026.

For the Period	Total Distributed Dividend	Total Units	PKR / Unit
Q1 FY27	PKR 1,467,642,000	2,223,700,000	PKR 0.66
FY26	PKR 5,737,146,000	2,223,700,000	PKR 2.58
FY25	PKR 4,958,851,000	2,223,700,000	PKR 2.23
FY24	PKR 4,447,400,000	2,223,700,000	PKR 2.00
FY23	PKR 4,024,897,000	2,223,700,000	PKR 1.81
FY22	PKR 3,335,550,000	2,223,700,000	PKR 1.50

Shariah Compliance

Shariah advisor, in his quarterly Shariah Review Report, has confirmed compliance with Shariah principals in all aspects.

Market Dynamics and Business Outlook

Demand for quality office space in Pakistan remains strong. Rapid developments in the technology sector continue to drive demand for modern workplaces that meet the needs of both startups and established firms seeking collaborative working environments.
The retail sector is also expanding considerably, supported by a growing middle class and increasing urbanization. These trends highlight the importance of shopping malls that combine diverse retail offerings with engaging experiences tailored to evolving consumer preferences.

As local and international brands compete for market share, innovative retail offerings and enhanced customer experience are becoming increasingly important. Malls and office buildings that emphasize flexibility and customer-focused design are well placed to succeed in this evolving market.

Future Prospects

Demand for retail and office spaces in Pakistan is expected to grow. Adaptability will remain essential, with retailers and businesses that innovate and respond to evolving consumer preferences and workplace trends likely to prosper. Investors and developers should prioritise flexible, sustainable, and customer-focused environments that meet the needs of the modern market.

Acknowledgement

We extend our gratitude to DCR's valued investors, the Securities and Exchange Commission of Pakistan, the management of Pakistan Stock Exchange, the Trustees of DCR, the Property Manager, and our business partners for their continued cooperation and support. We also acknowledge and appreciate the dedication and efforts of the management team.

For and on behalf of the Board

Muhammad Ejaz
Chief Executive

Muhammad Arif Habib
Chairman

Karachi
Date: October 30, 2026

CONDENSED INTERIM FINANCIAL STATEMENTS

Dolmen City REIT

Condensed Interim Statement of Financial Position

As of 30 September 2026

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

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

Chief Financial Officer | **Chief Executive Officer** | **Director**

Dolmen City REIT

Condensed Interim Statement of Profit or Loss (Unaudited)

For the three months period ended 30 September 2026

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

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

Chief Financial Officer | **Chief Executive Officer** | **Director**

Dolmen City REIT

Condensed Interim Statement of Comprehensive Income (Unaudited)

For the three months period ended 30 September 2026

	Three months period ended	
	30 September 2026	30 September 2025
	--------- (Rupees in '000) --------	
Profit after taxation	**1,484,854**	1,385,226
Other comprehensive income	**-**	-
Total comprehensive income for the period	**1,484,854**	1,385,226

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

Chief Financial Officer | **Chief Executive Officer** | **Director**

Dolmen City REIT

Condensed Interim Statement of Changes in Unit Holders' Fund

For the three months period ended 30 September 2026

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

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

Chief Financial Officer | **Chief Executive Officer** | **Director**

Dolmen City REIT

Condensed Interim Statement of Cash Flow (Unaudited)

For the three months period ended 30 September 2026

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

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

Chief Financial Officer | **Chief Executive Officer** | **Director**

Dolmen City REIT

Notes to the Condensed Interim Financial Statements

For the three months period ended 30 September 2026

1 LEGAL STATUS AND NATURE OF BUSINESS

1.1 Dolmen City REIT ("the Scheme") was established under Trust Deed, dated 20 January 2015, executed between Arif Habib Dolmen REIT Management Limited (AHDRML), as the REIT Management Company (RMC) and Central Depository Company of Pakistan Limited (CDCPL), as the Trustee. The Scheme is governed under Sindh Trust Act, 2020 and is governed under the Real Estate Investment Trust Regulations, 2022 (REIT Regulations, 2022) (previously REIT Regulation, 2015), promulgated and amended from time to time by the Securities and Exchange Commission of Pakistan (SECP).

The Trust Deed of the Scheme was registered on dated 20 January 2015, as amended by the First Supplemental Restated Trust Deed dated 14 October 2019, and further amended by the Trust Deed dated 09 July 2021, whereas approval of the registration of the REIT Scheme has been granted by the SECP on 29 May 2015. The Scheme is a perpetual, closed-ended, shariah compliant rental REIT. The Scheme is listed on Pakistan Stock Exchange. On 30 January 2026, VIS Credit Rating Company Limited assigned rating "AAA(rr)" (2025: "AAA(rr)") to the Scheme. Similarly, on 02 March 2026, VIS Credit Rating Company Limited assigned rating "AM2++" (2025: "AM2+") to RMC.

The registered office of the REIT Management Company is situated at Arif Habib Center, 23 M.T. Khan Road, Karachi. All of the activities undertaken by the Scheme including but not limited to deposits and placements with banks, rental and marketing income earned were all in accordance with principle of Shariah. The principal activity of the Scheme is to generate rental income through investment property and distribute the income to unitholders through dividends.

1.2 The Scheme commenced its commercial activities on 01 June 2015. The Scheme's 75% of the units were directly held by International Complex Projects Limited (ICPL). The Board of Directors of the ICPL in its meeting held on 22 April 2021 approved the Scheme of arrangement for re-organization / re-arrangement of the Dolmen Group comprising restructuring of ICPL. The arrangement became effective on 01 July 2021 as sanctioned by the Honorable High Court of Sindh vide its Order dated 03 November 2021. Consequently, units held by ICPL were transferred to its associated undertakings i.e. Dolmen (Private) Limited and Al-Feroz (Private) Limited, as envisaged in the said Scheme of arrangement in equal proportion.

2 BASIS OF PREPARATION

2.1 Statement of Compliance

These condensed interim financial statements have 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 Standards Board (IASB) as notified under the Companies Act, 2017;
- Provisions of and directives issued under the Companies Act, 2017 and Part VIII A of the repealed Companies Ordinance, 1984; and
- The Real Estate Investment Trust Regulations 2022 (the REIT Regulations, 2022).

Where the provisions of and directives issued under the Companies Act, 2017, Part VIII A of the repealed Companies Ordinance, 1984 and REIT Regulations, 2022 differ from IAS 34, the provisions of, and directives issued under Companies Act, 2017 and REIT Regulations, 2022 have been followed.

2.1.1 On 28 November 2022, Securities and Exchange Commission of Pakistan vide S.R.O 2067/2022 has replaced REIT Regulations, 2015 with REIT Regulations, 2022 which came into force with immediate effect.

2.2 Basis of measurement

These condensed interim financial statements have been prepared under the 'historical cost convention' except for investment property which has been measured at fair value.

2.3 Functional and presentation currency

These condensed interim financial statements are presented in Pakistan Rupees which is the Scheme's functional and presentation currency. All figures have been rounded off to nearest thousand of rupees unless, otherwise stated.

2.4 Key accounting judgments and estimates

The preparation of these condensed interim financial statements in conformity with accounting and reporting standards as applicable in Pakistan requires the use of certain critical accounting estimates. It also requires management to exercise its judgments in the process of applying the Scheme's accounting policies. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from the estimates. During the preparation of these condensed interim financial statements, the significant judgements made by the management in applying the Scheme's accounting policies and the key sources of estimation and assumptions are consistent with those that were applied to the annual audited financial statements of the Scheme for the year ended 30 June 2026.

3 ACCOUNTING STANDARDS, INTERPRETATIONS AND AMENDMENTS TO PUBLISHED ACCOUNTING AND REPORTING STANDARDS

3.1 Standards, interpretations and amendments to the accounting and reporting standards that are effective in the current period

There are certain new standards, amendments and interpretations that are applicable for accounting periods beginning on or after 1 July 2026, that are considered not to have a material impact on the Scheme's condensed interim financial statements and hence have not been detailed here.

3.2 Standards, interpretations and amendments to the accounting and reporting standards that are not yet effective

3.2.1 The following accounting and reporting standards as applicable in Pakistan and the amendments and interpretations thereto will be effective for accounting periods beginning on or after 1 July 2026:

- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28) amend accounting treatment on loss of control of business or assets. The amendments also introduce new accounting for less frequent transaction that involves neither cost nor full step-up of certain retained profits in assets that are not businesses. The effective date for these changes has been deferred indefinitely until the completion of a broader review.

- Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures:

- Recognition / Derecognition requirements of Financial Assets / liabilities by Electronic Payments:

  The amendments to IFRS 9 clarify when a financial asset or a financial liability is recognized and derecognized and provide an exception for certain financial liabilities settled using an electronic payment system. Companies generally derecognize their trade payables on the settlement date (i.e., when the payment is completed). However, the amendments provide an exception for the derecognition of financial liabilities. The exception allows the company to derecognize its trade payable before the settlement date, when it uses an electronic payment system that meets all of the following criteria:

  - no practical ability to withdraw, stop or cancel the payment instruction;
  - no practical ability to access the cash to be used for settlement as a result of the payment instruction;
  - the settlement risk associated with the electronic payment system is insignificant.

The amendments apply for reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

- Other related amendments:

  Contractually linked instruments (CLIs) and non-recourse features:

  The amendments clarify the key characteristics of CLIs and how they differ from financial assets with non-recourse features. The amendments also include factors that a company needs to consider when assessing the cash flows underlying a financial asset with non-recourse features (the 'look through' test).

- Disclosures on investments in equity instruments:

  The amendments require additional disclosures for investments in equity instruments that are measured at fair value with gains or losses presented in other comprehensive income (FVOCI).

The amendments apply for reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

Annual Improvements to IFRS Accounting Standards – Amendments to:

- IFRS 7 Financial Instruments: Disclosures and it's accompanying Guidance on implementing IFRS 7;
- IFRS 9 Financial Instruments;
- IFRS 10 Consolidated Financial Statements; and
- IAS 7 Statement of Cash flows

Major amendments are introduced to IFRS 9, which are summarized as follows address:

- a conflict between IFRS 9 and IFRS 15 - Revenue from Contracts with Customers over the initial measurement of trade receivables:

  Under IFRS 15, a trade receivable may be recognized at an amount that differs from the transaction price – e.g. when the transaction price is variable. Conversely, IFRS 9 requires that companies initially measure trade receivables without a significant financing component at the transaction price. The IASB has amended IFRS 9 to require companies to initially measure a trade receivable without a significant financing component at the amount determined by applying IFRS 15; and
- how a lessee accounts for the derecognition of a lease liability under paragraph 23 of IFRS 9:

  When lease liabilities are derecognized under IFRS 9, the difference between the carrying amount and the consideration paid is recognized in profit or loss.

  The amendment on trade receivables may require some companies to change their accounting policy.

  The amendment on derecognition of lease liabilities applies only to lease liabilities extinguished on or after the beginning of the annual reporting period in which the amendment is first applied.

  SECP vide S.R.O. 742 (I)/2025 (dated April 16, 2025) notified that International Financial Reporting Standard (IFRS-7), 'Financial Instruments: Disclosures' shall be followed by Non-Banking Finance Companies engaged in investment finance services, discounting services, and housing finance services for the preparation of financial statements from the annual reporting periods beginning on or after January 1, 2026 (earlier application is permitted).

- Adoption of IFRS 18

  The Securities and Exchange Commission of Pakistan (SECP), vide S.R.O. 2444(I)/2025 dated December 12, 2025 has notified that "IAS-1, Presentation of Financial Statements", as referred to in the earlier notification S.R.O. No. 633(I)/2014, shall be replaced with "IFRS-18, Presentation and Disclosure in Financial Statements" and "IFRS-19, Subsidiaries without Public Accountability: Disclosures", and shall be followed for the preparation of financial statements for annual reporting periods beginning on or after January 01, 2027:

  Provided that only unlisted subsidiaries without public accountability (i.e. unlisted companies other than those mentioned in clauses 1(b)(ii), 1(b)(iia) and 1(b)(iii) of the Third Schedule to the Act) may follow "IFRS-19, "Subsidiaries without Public Accountability: Disclosures" in preparation of their financial statements.

  IFRS 18 aims to provide greater consistency in presentation of the income and cash flow statements, and more disaggregated information. It has introduced three new categories of income and expenses, two defined income statement subtotals and one single note on management-defined performance measures.

  The above standards, interpretation and amendements are not likely to have an impact on the Company's condensed interim financial statements

4 MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policies and 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 of the Scheme for the year ended 30 June 2026.

5 FINANCIAL RISK MANAGEMENT FRAMEWORK

The Scheme's financial risk management objectives and policies are consistent with those disclosed in the annual audited financial statements for the year ended 30 June 2026.

6 INVESTMENT PROPERTY

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		---------- (Rupees in '000) ----------	
Carrying amount at beginning of the period / year		**81,725,492**	74,755,713
Add: Unrealized gain on remeasurement of fair value of investment property		**-**	6,969,779
Carrying amount at end of the period / year	6.2	**81,725,492**	81,725,492

		2026		
		Dolmen Mall	**Harbour Front**	**Total**
Projected net operating income of 2026 (Rs'000)		**4,584,893**	**1,274,824**	**5,859,718**
Capitalisation rate (%)	6.2.1	**7.17%**	**7.17%**	**7.17%**
Fair value (Rs'000)		**63,945,514**	**17,779,979**	**81,725,492**

		2025		
		Dolmen Mall	Harbour Front	Total
Projected net operating income of 2025 (Rs'000)		3,946,838	1,178,926	5,125,764
Capitalisation rate (%)	6.2.1	6.86%	6.86%	6.86%
Fair value (Rs'000)		57,561,899	17,193,814	74,755,713

Property wise movement of unrealized gain on remeasurement of fair value of investment property:

	2026		
	---------- (Rupees in '000) ----------		
	Dolmen Mall	**Harbour Front**	**Total**
Balance at 1 July 2025	**57,561,899**	**17,193,814**	**74,755,713**
Add: Unrealized gain on remeasurement of fair value of investment property	**6,383,615**	**586,165**	**6,969,780**
Balance at 30 June 2026	**63,945,514**	**17,779,979**	**81,725,492**

6.1 The investment property comprises of the buildings on leasehold land named as the "DOLMEN MALL CLIFTON (DMC)" and "THE HARBOUR FRONT (THF)", comprising of two basements (460,438 square feet), ground floor (241,052 square feet), mezzanine floor (19,879 square feet), first floor (275,399 square feet), second floor (272,972 square feet), plant and transformer rooms (27,667 square feet), third to twentieth floors (270,271 square feet) having a total covered area of 1,567,678 square feet with 15,201.68 square yards undivided share in the plot bearing No. HC-3, Block 4, KDA, Scheme 5, Marine Drive, Karachi.

Rental income and marketing income earned from investment property for the year ended 30 June 2026 amounted to Rs. 6,447 million and Rs. 113 million (2025: Rs. 5,780 million and Rs. 94 million) respectively.

Direct operating expenses arising from investment property have been disclosed in note 19.3 to these financial statements.

6.1.1 The Scheme as a lessor has entered into operating leases with the tenants on its investment property consisting of Dolmen Mall Clifton ("DMC") and The Harbour Front ("THF"). These leases have terms of one to five years with non-cancellable period ranges from six to twelve months. Moreover, tripartite agreements were entered between the Scheme, the tenants and property manager, where common area management services were delegated to property manager namely Dolmen Real Estate Management (Private) Limited. Accordingly, the Scheme is not the principal for their services as it is not engaged / involved in the provision of these services.

6.1.2 Rental income is recognized on a straight line basis over the non-cancellable lease term. Non-cancellable lease term includes only the period in which both parties do not have the right to cancel / terminate the agreement. Due to the fact that it is more likely that the tenants may substitute their business place from the Scheme's managed premises to other premises, the management has recognized rental considering the non-cancellable period of six to twelve months.

The future aggregate minimum rentals receivable including non-cancellable period under operating leases as at 30 June are as follows:

	2026	2025
	--------- (Rupees in '000) ---------	
No later than one year - non cancellable	**2,018,115**	2,721,889
Later than one year but not later than five years - cancellable	**4,170,414**	3,027,235
Later than five years - cancellable	**538,765**	207,765
	6,727,294	5,956,889

6.2 The investment property has been valued by Tristar International Consultants (Private) Limited (the "Valuer") as at 30 June 2026, who is an independent valuer. The Valuer is enlisted with the Pakistan Banks' Association and Pakistan Engineering Council and has recent experience in the location and category of the property being valued. The valuation of the investment property as at 30 June 2025 was carried out by MYK Associates

The valuer used the following approaches:

	2026	2025
	-------- (Rupees in '000) --------	
Cost approach:		
- Dolmen Mall	**38,432,733**	36,297,357
- The Harbour Front	**8,166,084**	7,713,955
	46,598,817	44,011,312
Sales comparison approach:		
- Dolmen Mall	**83,903,000**	77,687,963
- The Harbour Front	**13,299,241**	12,314,112
	97,202,241	90,002,075
Income capitalisation approach - using capitalisation rate of	**7.17%**	6.86%

(a) Valuer's assessment of **net operating income**

	2026		
	Dolmen Mall	**Harbour Front**	**Total**
Net operating income (Rs'000)	**3,844,460**	**1,085,218**	**4,929,678**
Capitalisation rate (%)	**7.17%**	**7.17%**	**7.17%**
Fair value (Rs'000)	**53,618,682**	**15,135,538**	**68,754,220**

(b) On projected **net operating income** based on existing rental agreements and expected rent for the vacant area

	2026		
	Dolmen Mall	**Harbour Front**	**Total**
Net operating income (Rs'000)	**4,584,893**	**1,274,824**	**5,859,718**
Capitalisation rate (%)	**7.17%**	**7.17%**	**7.17%**
Fair value (Rs'000)	**63,945,514**	**17,779,979**	**81,725,492**

6.2.1 The valuer in its valuation report has stated that out of three approaches "income capitalisation approach" is the most appropriate approach used for income producing properties i.e. rental properties. The valuer has determined two values under income capitalisation approach as stated above, however recommended that the valuation on the projected net operating income of following year based on existing rental agreements and expected rent for the vacant area is most appropriate for the Scheme. Accordingly, investment property has been valued in these financial statements under income capitalisation approach using 7.17% capitalisation rate on projected NOI based on the existing rental agreements and expected rent for the vacant area.

In the current year, the management in consultation with its valuer evaluated the capitalisation rate and accordingly revised to 7.17% (2025: 6.86%) by adjusting the capitalisation rate of 6.03% (2025: 5.70%) (based on sales comparison approach) to incorporate the average buffer rate of 1.14% for the last 4 years to arrive at the capitalisation rate of 7.17%. Capitalisation rate has been calculated by dividing the projected NOI of the following year with the market value of Dolmen Mall and Harbour Front as detailed below in the calculation.

The forced sales value of the investment property is assessed to be Rs. 77,762 million (30 June 2025: Rs. 72,001 million).

Fair value hierarchy

The details of the investment property and information about its fair value hierarchy as at the end of the reporting year are as follows:

The fair value measurement for the investment property has been categorized within Level 3 fair value hierarchy which is considered as highest and best use of investment property. The fair value has been carried out considering following inputs:

	Level 3	Fair value as at 30 June 2026
	---------- (Rupees in '000) ----------	
Dolmen Mall Clifton and The Harbour Front	**81,725,492**	**81,725,492**

	Level 3	Fair value as at 30 June 2025
	---------- (Rupees in '000) ----------	
Dolmen Mall Clifton and The Harbour Front	74,755,713	74,755,713

Significant unobservable inputs

The fair value has been carried out considering following inputs:	2026	2025
	---------- (Rupees in '000) ----------	
Projected income of the following year	**7,229,276**	6,377,579
Projected operating cost of the following year	**(1,369,558)**	(1,251,816)
Projected NOI of the following year	**5,859,718**	5,125,764
	-------- (Percentage %) --------	
Capitalisation rate	**7.17**	6.86

Sensitivity analysis

Change in each of the below significant unobservable input would have effect on fair value of investment property as shown below. The analysis assumes that all other variables remain constant and is performed on the same basis as for annual financial statement for the year ended 30 June 2025.

	Change	Effect on fair value	
		2026	2025
		---------- (Rupees in '000) ----------	
- Projected income (based on existing leasing contracts)	+ 5%	**5,041,336**	4,650,629
- Projected income (based on existing leasing contracts)	- 5%	**(5,041,336)**	(4,650,629)
- Projected operating costs	+ 5%	**(955,062)**	(912,843)
- Projected operating costs	- 5%	**955,062**	912,843
- Capitalisation rate	+ 1%	**(10,003,120)**	(9,514,918)
- Capitalisation rate	- 1%	**13,245,622**	12,764,169

Contents of the valuation report

The full scope valuation report has been prepared in accordance with the International Valuation Standards (IVS).

Dolmen Mall Clifton

The Dolmen Mall having a built-up area of approximately 1 million square feet shopping and entertainment facilities as well as a food court.

The Harbour Front

Pakistan's premier corporate address, "The Harbour Front" is located on the scenic coastline of Karachi, soaring 19-levels above the Arabian Sea. This modern triangular tower is home to the leading local and multi-national corporations. With an area of over 270,270.67 square feet of office space spread over 17 levels, The Harbour Front provides spacious and inspirational environment to conduct their everyday business.

The Dolmen Mall Clifton and Harbour Front is constructed on amalgamated HC-3, Block No: 04, Scheme No: 05, Marine Drive, Clifton, Karachi measuring total area of 37,666.65 Square Yards and REIT shared area 15,201.68 square yards in an irregular shape. The vertically skywards triangular complex The Harbour Front (Offices) comprises of three to nineteen floors.

Valuation approaches

Approach	Summary	Pros	Cons
Cost approach	The "Cost approach" is a real estate valuation method in which a buyer should pay for a property that should equal the cost to build an equivalent building. In cost approach appraisal, the market price for the property is equal to the cost of land plus cost of construction and services therein such as generator, power plant, chiller plant and other services for multistory building.	This approach provides basis for determining replacement value of the asset or property or any other fixed item or utility service in the premise. Indeed, for consideration in such approach the final shape of the project should have similarity along with similar utilities / facilities in construction.	This approach does not take into account the loss of income during construction up till the completion of project achieving desired occupancy. Then true picture of cost approach can emerge.
Sales comparison approach	The "Sales comparison approach" is to compare recently-sold properties (local similar) with the other similar property. Price adjustments are made for differences in the comparable factors of the property. In fact, the "Sales comparison approach" is the basic foundation knowledge for the real estate professionals.	This approach is commonly used in the real estate comparison or appraisals for similar type of property.	True sales comparison approach is emerged when there is any such process of sale/purchase in near past however, in case of the Scheme, there is no similar building in the vicinity and at present there has been no deal or transaction of similar size project or property in Karachi for comparison with Dolmen City project. This approach is generally suitable where the business is buying and selling of property.
Income capitalisation approach	The "income capitalisation approach" is a real estate appraisal method that allows investors to estimate the value of a property by taking the net operating income of the rent collected and dividing it by the capitalisation rate. This usually appears in percentage. A method that appraises real estate income and then converts this income into an estimate of its value. Appraisers generally use this method for commercial buildings such as shopping centers, office buildings and large apartment buildings. The basic formula for this approach is commonly referred as (IRV): Net operating income (I) ÷ capitalisation rate (R) = value (V)	This approach allows investors to estimate the value of a property based on the net operating income (generated by the real estate) using a capitalisation rate. This is most common used approach to determine the value of income generating real estate and and it can be regarded as the most appropriate valuation basis for income generating real estate as compared to two other approaches as the said approach is based upon principle that reflects the value of property based on the income generated from it and in case of income generating real estate business the main purpose of the real estate is to accrue the benefit of the income generated through it to the investors over the long period of time.	The approach relies heavily on assumptions about future net operating income (NOI) and capitalisation rate which can be subjective. Income capitalisation approach assumes stable market conditions. It may not account for market volatility, such as sudden shifts in demand, rental rates, or interest rates, which can affect property values.

Approach	Basis and explanation of valuation
Cost Approach	**Basic calculation of land:** Sea View roads are among the most prestigious and prime real estate locations worldwide, and Karachi is no exception. The area is rapidly emerging as a major business hub, with limited availability of plots along the main road and the seafront To assess the value of the land in the area the survey of estate agents / property dealers was carried out. At present, the cost of the land on sea side and around this area has become very attractive and observed increasing trend in the cost between the range of Rs. 1,050,000 To Rs. 1,100,000 per square yard depending upon the location and size of the plot. Therefore, the valuer has taken the land value of Rs. 1,080,000 per square yard on similar parameters. **Calculation of cost of structure:** i) Dolmen Mall Clifton: Dolmen Mall Clifton comprises of lower and upper basement, ground, mezzanine and three upper floors (including earth work finishes of concealed roofing, flooring, paint, door and windows, lift system, internal and external electrical work) by considering all these parameters. The construction cost for Dolmen city shopping mall is approximately between Rs 21,600 to Rs 33,000 per square foot including all services depending upon the finishes and architectural design of floors. ii) The Harbour Front: The construction cost of The Harbour Front office building has been taken approximately between Rs. 30,000 to Rs 32,000 per square foot due to present market condition and depending upon the finishes and architectural design of floors. The valuer has taken an average base cost of Rs 30,240 per square foot. All possible factors have been taken critically into consideration to evaluate and determine the value of the REIT Properties "Dolmen Mall Clifton and The Harbour Front" including the natural and physical condition of the plot area, type of building design and structure, type of construction, age of construction, state of infrastructure in the area, location, availability of utilities connection in the premises and Government's future development measures to boost the commercial activities, reliability in return of investment in short term or long term plan basis.
Sale Comparison Approach	This approach compares the subject property characteristics with those of comparable properties which have recently been sold to determine the value of subject real estate. The process adjusts the prices of comparable transactions according to the presence, absence, or degree of characteristics, which influence value. According to valuer's market survey, no standard comparable building / project is available in the vicinity of the "Dolmen Mall Clifton" and The Harbour Front" Clifton for sale comparison, so the valuer cannot compare it for comparison approach. Whereas, at some distance from "Dolmen Mall Clifton and The Harbour Front" some other project having the same facilities, fitting and fixtures such as "The Centre Point", "Ocean Tower" and "Park Towers" which have almost the similar rates as in the valuation report.
Income capitalisation approach - as per projected Net Operating Income (NOI)	Arif Habib Dolmen REIT Management Limited has shared the occupancy projected status of the REIT property (Dolmen Mall Clifton and The Harbour Front) with the projected income and cost for the assessment of value based on the income capitalisation approach. The tenancy profile of Dolmen Mall is based on long term agreements with built in rent escalation thus representing a clear picture of future revenue. Out of the three approaches identified in REIT Regulations 2022, income capitalisation approach is generally based on the principle that the value of the property reflects the quality and quantity of income it is expected to generate over time. It is the most typical approach used for income producing properties i.e. rental properties. Being based on actual agreements, this in comparison to income as per valuer's assessment represents the more representative determination for rental properties. Accordingly it is the most relevant approach for determination of valuation of property for reporting purposes. Generally, the expenditure in between the range of 18% to 22% of gross rental income based on the experience of the valuer which is taken as 20% on average basis and capitalisation rate should be in the range between 6% - 7.2%. The valuer evaluated the capitalisation rate and accordingly determined the rate of 7.17% (2025: 6.86%) by adjusting the capitalisation rate of 6.03% (2025: 5.70%) (based on sales comparison approach) and incorporated the average buffer rate of 1.14% for the last 4 years to arrive at the capitalisation rate of 7.17%. Valuer's assessment is computed with the assumption of market variables which influenced the value which may vary unexpectedly time to time.

Summary of the valuation report:

Description	Assessment
Average base cost of land	Rs 1,080,000 per square yard
Construction cost of shopping mall	Rs 21,600 to Rs 32,400 per square foot
Construction cost of office building	Rs 30,240 per square foot
Depreciation on structure	@ 3% per annum for 14 years by diminishing method
Dolmen Mall sales market value	Rs 83,903,000,040
The Harbour Front sales market value	Rs 13,299,240,960
Dolmen Mall average rental rate	Upper basement = 0.52% of total value
	Ground floor = 0.48% of total value
	First floor = 0.48% of total value
	Second floor = 0.47% of total value
	Second floor storage = 0.45% of total value
Per annum growth	10%
The Harbour Front average rental rate	0.85% of total value (average of all floors)
Per annum growth	10%
Operation cost	20% of yearly rental
Occupancy	100%
Capitalisation rate	7.17%

7 RENT AND MARKETING RECEIVABLES

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
Rent and marketing receivables		**396,791**	296,724
		396,791	296,724
Less: impairment allowance	*7.1*	**(106,959)**	(106,959)
		289,832	189,765

7.1 Movement of impairment loss on receivables:

	Unaudited 30 September 2026	Audited 30 June 2026
	(Rupees in '000)	
Balance at 1 July	**106,959**	91,425
Charge / (reversal) during the period /year	**-**	15,534
Balance at the end of the period / year	**106,959**	106,959

8 PREPAYMENTS, ADVANCES AND DEPOSITS

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
Advances			
Advance to Central Depository Company	*8.1*	**15,983**	15,754
		15,983	15,754
Security deposit		**1,521**	1,521
Prepayments		**25,722**	-
		27,243	**1,521**
		43,226	17,275

8.1 This represents advance to CDC for processing of unclaimed dividend payments to unit holders.

9 ADVANCE TAX

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
Advance tax	*9.1*	**238,342**	236,054
Provision for impairment	*9.2*	**(4,728)**	(4,728)
		233,614	231,326

9.1 This pertains to tax deducted by tenants due to unavailability of tax exemption certificate at the time of payment of rental and marketing invoices raised by the Scheme.

9.2 This represents advance tax deducted by delinquent tenants whose outstanding balances were fully provided in prior years.

10 SHORT-TERM INVESTMENTS

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
At amortised cost			
Term deposit musharaka having original maturity - cost			
- less than three months		**-**	200,000
		-	200,000

11 BANK BALANCES

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
Mudarabah Saving accounts	*11.1*	**2,392,657**	2,146,051

11.1 This represents deposits held in riba free mudarabah accounts carrying expected profit rates ranging from 2.5% to 10.75% (30 June 2026: 2.5% to 10.75%) per annum.

11.2 Accrued profit of Rs. 22.58 million (30 June 2026: Rs. 17.13 million), pertaining to bank balances and term deposits have been presented separately under current assets which represents the profit income accrued up to the reporting date in accordance with the effective yield method.

12 PAYABLE TO REIT MANAGEMENT COMPANY - related party

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
Management fee payable		**53,202**	45,166
Sindh sales tax on management fee	*12.1*	**8,944**	7,739
Other payable		**2,576**	1,056
	12.2	**64,722**	53,961

12.1 This includes an amount of Rs. 1.69 million (30 June 2026: Rs. 1.69 million) pertaining to Sindh sales tax charged on Federal Excise Duty (FED) (refer note 14.3).

12.2 Under the provisions of the REIT Regulations, 2022 (previously REIT Regulations, 2015), the RMC is entitled to a management fee as specified in the Offering Document and Information Memorandum. The Management Company charges a fee at the rate of 3% of the Scheme's Net Operating Income (NOI) in accordance with the Business Plan. This management fee is payable quarterly in arrears. The Sindh Government, through the Sindh Sales Tax on Services Act, 2011 (effective from 1 July 2014), has levied Sindh Sales Tax on the management fee of the RMC. The current applicable tax rate is 15% (30 June 2026:15%).

13 SECURITY DEPOSITS

This represents amounts received from tenants of the investment property as security deposit as on 30 September 2026 amounting to Rs. 730.98 million (June 2026: Rs. 663.05 million) under tenancy agreements. These are maintained in a separate bank account, in accordance with the requirements of Section 217 of the Companies Act, 2017. These have been classified as current liability as the rental income is recognized on a straight line basis over the non-cancellable lease term. Non-cancellable lease term includes only the period in which both parties do not have the right to cancel / terminate the agreement. Due to the fact that it is more likely that the tenants may substitute their business place from the Scheme's managed premises to other premises, the management has recognized rental considering the non-cancellable period of six to twelve months.

14 ACCRUED EXPENSES AND OTHER LIABILITIES

	Note	Unaudited 30 September 2026	Audited 30 June 2026
		(Rupees in '000)	
Unearned rental income	*14.1*	**154,368**	98,649
Accrued expenses		**83,351**	78,240
Payable to associated undertakings	*14.2*	**54,988**	43,415
Monitoring fee payable to SECP	*19.2*	**5,559**	5,559
Federal excise duty	*14.3*	**11,980**	11,980
Trustee fee payable	*14.4*	**17,064**	8,448
Sales tax and withholding income tax payable		**14,073**	9,093
Other liabilities		**2,609**	3,164
Takaful payable		**-**	1,215
Shariah advisory fee		**61**	61
		344,053	259,824

14.1 This represents advance rent received by the Scheme from various tenants in respect of rental and marketing income.

14.2 Payable to associated undertakings

	Unaudited 30 September 2026	Audited 30 June 2026
	(Rupees in '000)	
- Dolmen Real Estate Management (Private) Limited	**54,908**	43,335
- Al-Feroz (Private) Limited	**40**	40
- Dolmen (Private) Limited	**40**	40
	54,988	43,415

14.3 As per the requirement of Finance Act, 2013, Federal Excise Duty (FED) at the rate of 16% on the fee of the RMC has been applied. The RMC is of the view that since the management fee is already subject to provincial sales tax, further levy of FED may result in double taxation, which does not appear to be the spirit of the law.

The Honorable Sindh High Court (SHC) through its order dated 2 June 2016, in CPD-3184 of 2014 (and others) filed by various taxpayers, has inter alia declared that Federal Excise Act, 2005 (FED Act) on services, other than shipping agents and related services, is ultra vires to the Constitution from 01 July 2011. However, the declaration made by the SHC, as directed, will have effect in the manner prescribed in the judgment. Subsequently, the SHC in its decision dated 30 June 2016 on CP No. D-3547 of 2013 in respect of constitutional petition filed by management companies of mutual funds maintained the aforesaid order on the FED.

The Sindh Revenue Board (SRB) and the Federal Board of Revenue (FBR) have filed appeals before Supreme Court of Pakistan (SC) against the SHC's decision dated 02 June 2016, which is pending for decision. With effect from 01 July 2016, FED on services provided or rendered by Non-Banking Financial Institutions dealing in services which are subject to provincial sales tax has been withdrawn by Finance Act, 2016. Therefore, the Scheme has discontinued making the provision in this regard. As a matter of abundant caution, without prejudice to the above, an accumulated provision of Rs. 11.98 million (30 June 2026: Rs. 11.98 million) has been maintained in the Scheme's condensed interim Financial Statements.

14.4 Under the provisions of REIT Regulations, 2022 (previously REIT Regulations, 2015), the Trustee is entitled to an annual fee for services rendered, payable on quarterly basis in arrears. Accordingly, the Trustee charged an annual fee at a rate of 0.5% (30 June 2026: 0.5%) of the NOI. The Sindh Government has levied Sindh Sales Tax on the trustee fee through Sindh Sales Tax on Services Act 2011, effective from 01 July 2015. The current applicable tax rate is 15% (30 June 2026:15%).

15 UNCLAIMED DIVIDEND

This represents unclaimed dividend payable to the Federal Government as per the Companies Act 2017 (Act), subject to fulfilment / clarification on certain pre-conditions specified in the Act.

16 CONTINGENCIES AND COMMITMENTS

16.1 Contingencies

16.1.1 On 23 August 2024, the Scheme has received a show cause notice bearing reference No. SRB/COM/VII/SWWF/2024-25/586626 from the Sindh Revenue Board (SRB) demanding payment under the Sindh Workers Welfare Fund (SWWF) Act, 2014. The notice refers to clause (vi-a) of section 2(g) of the Act, which includes establishments governed by the Sindh Shops and Commercial Establishment Act, 2015, within the definition of "industrial establishment." Based on this clause and the profit before tax of Rs. 9.29 billion reported for the year ended 30 June 2023, SRB has determined a SWWF liability of Rs. 185.84 million (calculated at 2% of profit before tax), payable under the Government of Sindh's head of account "G-06313 – Workers Welfare Fund (Sindh)."

The management of the Scheme, through its legal counsel, is contesting the applicability of SWWF to Dolmen City REIT. Management's view is that the REIT does not have any employees, as all operational and administrative functions are performed by Arif Habib Dolmen REIT Management Limited, a separate legal entity. Accordingly, management believes that the provisions of the SWWF Act, 2014, are not applicable to the Scheme.

Further, the Sindh Revenue Board (SRB), through its letter dated August 12, 2021, intimated the Mutual Funds Association of Pakistan (MUFAP) that mutual funds do not qualify as Financial Institutions or Industrial Establishments and are, therefore, not liable to pay SWWF contributions. This communication further supports the stance taken by the management of the Scheme.

As the matter is in the initial stage and management, along with the legal advisor, expects a favorable outcome, no provision has been recorded in the condensed interim financial statements.

16.2 Commitments

16.2.1 The Scheme is required to provide a Gas Supply Deposit (GSD) to Sui Southern Gas Company Limited (SSGC). To meet this requirement, the Company has arranged a bank guarantee from Askari Bank Limited in favor of SSGC. As at 30 September 2026, the bank guarantee amounts to Rs. 193.45 million.

17 Rental Income

	Unaudited	
	30 September 2026	30 September 2025
	---------- (Rupees in '000) ----------	
Rental income	**1,685,968**	1,532,661

18 MARKETING INCOME

	Unaudited	
	30 September 2026	30 September 2025
	---------- (Rupees in '000) ----------	
Marketing income	**30,238**	36,597
Less: Sales tax on marketing income	**(3,931)**	(4,756)
	26,307	31,841

19 ADMINISTRATIVE AND OPERATING EXPENSES

	Note	Unaudited	
		30 September 2026	30 September 2025
		---------- (Rupees in '000) ----------	
Property management fee	*19.1 & 19.3*	**93,772**	90,677
Renovation expense	*19.3*	**22,830**	7,453
Marketing expenses	*19.3*	**26,422**	12,762
Takaful fee	*19.3*	**7,925**	16,033
Ancillary income collection fee	*19.1 & 19.3*	**18,634**	17,703
Common area maintenance charges	*19.3*	**17,673**	6,245
SECP monitoring fee	*19.2*	**5,559**	5,559
Property and advertisement taxes	*19.3*	**4,367**	4,657
Legal and professional charges		**3,764**	5,430
Auditor's remuneration		**2,288**	2,732
Utility expenses	*19.3*	**218**	73
Annual listing fee PSX		**900**	815
Shariah advisory fee		**63**	63
Others		**9,307**	2,079
		213,722	**172,281**

19.1 Property management fee and ancillary income collection fee are charged by Dolmen Real Estate Management (Private) Limited as a Property Manager.

19.2 Under the provision of REIT Regulation, 2022, the Scheme is required to pay an annual fee to SECP equal to 0.1% of annual average REIT Fund.

19.3 These represent direct operating expenses arising from investment property.

14.4 Under the provisions of REIT Regulations, 2022 (previously REIT Regulations, 2015), the Trustee is entitled to an annual fee for services rendered, payable on quarterly basis in arrears. Accordingly, the Trustee charged an annual fee at a rate of 0.5% (30 June 2026: 0.5%) of the NOI. The Sindh Government has levied Sindh Sales Tax on the trustee fee through Sindh Sales Tax on Services Act 2011, effective from 01 July 2015. The current applicable tax rate is 15% (30 June 2026:15%).

15 UNCLAIMED DIVIDEND

This represents unclaimed dividend payable to the Federal Government as per the Companies Act 2017 (Act), subject to fulfilment / clarification on certain pre-conditions specified in the Act.

16 CONTINGENCIES AND COMMITMENTS

16.1 Contingencies

16.1.1 On 23 August 2024, the Scheme has received a show cause notice bearing reference No. SRB/COM/VII/SWWF/2024-25/586626 from the Sindh Revenue Board (SRB) demanding payment under the Sindh Workers Welfare Fund (SWWF) Act, 2014. The notice refers to clause (vi-a) of section 2(g) of the Act, which includes establishments governed by the Sindh Shops and Commercial Establishment Act, 2015, within the definition of "industrial establishment." Based on this clause and the profit before tax of Rs. 9.29 billion reported for the year ended 30 June 2023, SRB has determined a SWWF liability of Rs. 185.84 million (calculated at 2% of profit before tax), payable under the Government of Sindh's head of account "G-06313 – Workers Welfare Fund (Sindh)."

The management of the Scheme, through its legal counsel, is contesting the applicability of SWWF to Dolmen City REIT. Management's view is that the REIT does not have any employees, as all operational and administrative functions are performed by Arif Habib Dolmen REIT Management Limited, a separate legal entity. Accordingly, management believes that the provisions of the SWWF Act, 2014, are not applicable to the Scheme.

Further, the Sindh Revenue Board (SRB), through its letter dated August 12, 2021, intimated the Mutual Funds Association of Pakistan (MUFAP) that mutual funds do not qualify as Financial Institutions or Industrial Establishments and are, therefore, not liable to pay SWWF contributions. This communication further supports the stance taken by the management of the Scheme.

As the matter is in the initial stage and management, along with the legal advisor, expects a favorable outcome, no provision has been recorded in the condensed interim financial statements.

16.2 Commitments

16.2.1 The Scheme is required to provide a Gas Supply Deposit (GSD) to Sui Southern Gas Company Limited (SSGC). To meet this requirement, the Company has arranged a bank guarantee from Askari Bank Limited in favor of SSGC. As at 30 September 2026, the bank guarantee amounts to Rs. 193.45 million.

17 Rental Income

	Unaudited	
	30 September 2026	30 September 2025
	---------- (Rupees in '000) ----------	
Rental income	**1,685,968**	1,532,661

18 MARKETING INCOME

	Unaudited	
	30 September 2026	30 September 2025
	---------- (Rupees in '000) ----------	
Marketing income	**30,238**	36,597
Less: Sales tax on marketing income	**(3,931)**	(4,756)
	26,307	31,841

19 ADMINISTRATIVE AND OPERATING EXPENSES

	Note	Unaudited	
		30 September 2026	30 September 2025
		---------- (Rupees in '000) ----------	
Property management fee	*19.1 & 19.3*	**93,772**	90,677
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Others		**9,307**	2,079
		213,722	**172,281**

19.1 Property management fee and ancillary income collection fee are charged by Dolmen Real Estate Management (Private) Limited as a Property Manager.

19.2 Under the provision of REIT Regulation, 2022, the Scheme is required to pay an annual fee to SECP equal to 0.1% of annual average REIT Fund.

19.3 These represent direct operating expenses arising from investment property.

20 OTHER INCOME

	Note	Unaudited	
		30 September 2026	30 September 2025
		---------- (Rupees in '000) ----------	
Profit on bank deposits and term deposit	*11.1 & 11.2*	**46,618**	49,042
		46,618	49,042

21 TAXATION

The Scheme's income is exempt from Income Tax as per clause (99) of part I of the Second Schedule to the Income Tax Ordinance, 2001, subject to the condition that not less than 90% of the accounting income for the year as reduced by capital gains whether realized or unrealized is distributed amongst the unit holders, provided that for the purpose of determining distribution of not less than 90% of its accounting income for the year, the income distributed through bonus units shall not be taken into account.

The REIT Management Company intends to distribute more than 90% of the Scheme's accounting income for the year ending 30 June 2027 as reduced by capital gains (whether realised or unrealised) to its unit holders in the form of cash to avail the exemption. Accordingly, no tax provision has been made in these condensed interim financial statements for the period ended 30 September 2026.

22 EARNINGS PER UNIT - BASIC AND DILUTED

	Note	Unaudited	
		30 September 2026	30 September 2025
		---------- (Rupees in '000) ----------	
Profit for the period		**1,484,854**	1,385,226
		---------- (Number of Units) ----------	
Weighted average number of ordinary units during the period		**2,223,700,000**	2,223,700,000
		---------- (Rupees) ----------	
Earnings per unit - Basic and diluted	*22.1*	**0.6677**	0.6229

22.1 Earnings per unit comprises as follows:

Distributable income - earnings per unit		**0.6677**	0.6229
Undistributable unrealized fair value gains - earnings per unit		**-**	-
	22.1.1	**0.6677**	0.6229

22.1.1 Under the provisions of Trust Deed, the amount available for distribution shall be total of income and realized gain net off expenses. Accordingly, unrealized fair value gain is not distributable.

22.1.2 There is no impact of dilution on earnings per unit as the Scheme did not have any convertible instruments in issue as at 30 September 2026 and 30 June 2026 which would have had any effect on the earnings per unit if the option to convert had been exercised.

23 CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the statement of cash flow comprise of the following statement of financial position amounts:

	Note	**Unaudited 30 September 2026**	Audited 30 June 2026
		---------- (Rupees in '000) ----------	
Short-term investments (with original maturity of less than three months)	*10*	**-**	200,000
Bank balances	*11*	**2,392,657**	2,146,051
		2,392,657	2,346,051

24 TRANSACTIONS WITH RELATED PARTIES

24.1 Related parties include Arif Habib Dolmen REIT Management Limited being the Management Company, Central Depository Company of Pakistan Limited being the Trustee to the Scheme, Dolmen Real Estate Management (Private) Limited, being Property Manager and connected person, associated companies, directors and key executives of the RMC, trustee and promoter of RMC including their close relatives.

Transactions with related parties are in the normal course of business, at agreed terms.

There are no related parties incorporated outside Pakistan with whom the Scheme had entered into transactions during the period.

Details of the transactions with related parties and balances with them, if not disclosed elsewhere in these condensed interim financial statements are as follows:

24.2 Transactions during the period:

Name of the related party	Relationship and percentage unitholding	Transactions during the year	Unaudited **30 September 2026**	Unaudited 30 September 2025
			---------- (Rupees in '000) ----------	
Dolmen Real Estate Management (Private) Limited	Property Manager	- Common area maintenance charges	**17,673**	6,245
		- Common area maintenance paid	**2,734**	1,719
		- Expenses incurred on behalf of the Scheme	**57**	82
		- Reimbursement of expenses incurred on behalf of the Scheme	**1,943**	82
		- Withheld security deposit of tenants	**70**	-
		- Paid withheld security deposit of tenants	**70**	-
		- Rental income	**10,614**	9,649
		- Rental received	**10,614**	9,368
		- Property management Fee	**112,406**	108,380
		- Property management Fee paid	**115,771**	110,709
		- Dividend paid	**24,643**	23,523
Retail Avenue (Private) Limited	Common directorship	- Rental and marketing income	**5,026**	5,185
		- Rental received	**4,789**	4,359
Al-Feroz (Private) Limited	Associated company holding 37.5% units	- Rental income	**10,614**	9,649
		- Rental received	**11,738**	9,368
		- Dividend paid	**550,366**	525,349
Dolmen (Private) Limited	Associated company holding 37.5% units	- Rental income	**-**	-
		- Rental received	**-**	-
		- Marketing income	**-**	-
		- Dividend paid	**545,982**	525,349
Sindbad Wonderland (Private) Limited	Common directorship	- Rental and marketing income	**29,064**	26,417
		- Amount received	**28,218**	17,098
Arif Habib Dolmen REIT Management Limited	Management Company	- Expenses incurred on behalf of the Scheme	**1,520**	2,500
		- Reimbursement of expenses incurred on behalf of the Scheme	**-**	2,500
		- Management fee	**51,700**	48,032
		- Management fee paid	**42,458**	40,670
Central Depository Company of Pakistan Limited	Trustee	- Trustee fee	**8,617**	8,005
		- Trustee fee paid	**-**	7,923

24.3 Balances outstanding at the period / year end:

Name of the related party	Relationship and percentage unitholding	Period / year end balances	Unaudited **30 September 2026**	Audited 30 June 2026
			---------- (Rupees in '000) ----------	
Dolmen Real Estate Management (Private) Limited	Property Manager	- Common area maintenance charges	**17,673**	2,734
		- Expenses payable incurred on behalf of the Scheme	**3,190**	5,077
		- Payable of withheld security deposit of tenants	**1,161**	1,161
		- Rent receivable	**-**	-
		- Property Management Fee payable	**37,235**	35,163
Al-Feroz (Private) Limited	Associated company holding 37.5% units	- Payable against purchase of equipment for maintenance	**40**	40
		- Rent receivable	**-**	**1,124**
Dolmen (Private) Limited	Associated company holding 37.5% units	- Rent receivable	**-**	-
		- Payable against purchase of equipment for maintenance	**40**	40
Retail Avenue (Private) Limited	Common directorship	- Rent and Marketing receivable	**620**	-
Sindbad Wonderland (Private) Limited	Common directorship	- Rent and Marketing receivable	**4,311**	2,999
Arif Habib Dolmen REIT Management Limited	Management Company	- Expenses payable incurred on behalf of the Scheme	**2,576**	1,056
		- Management Fee payable	**62,146**	52,905
Central Depository Company of Pakistan Limited	Trustee	- Trustee Fee payable	**17,064**	8,448

25 FAIR VALUE OF FINANCIAL INSTRUMENTS

When measuring the fair value of an asset or a liability, the Scheme uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 : Inputs other than quoted prices included within level 1 that are observable for assets or liabilities, either

Level 3 : Inputs for the asset or liability that are not based on observable market data (i.e. unobservable inputs).

26 EVENTS AFTER REPORTING DATE

The Board of Directors of the RMC in their meeting held on 08 October 2026 has declared and approved interim cash dividend for the period ended 30 September 2026 of Rs. 0.66 per unit amounting to Rs. 1,467.642 million. These condensed interim financial statements do not include the effect of above announcement which will be accounted for in the financial statements of the Scheme for the year ending 30 June 2027.

27 DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorized for issue by the Board of Directors of the REIT Management Company on October 30, 2026.

Chief Financial Officer	Chief Executive Officer	Director

