

# **ISE TOWERS REIT MANAGEMENT COMPANY LIMITED**

**Condensed Interim Financial Statements  
For Three Month Ended September 30, 2023**

**ISE TOWERS REIT MANAGEMENT COMPANY LIMITED**  
**CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION**  
**AS AT SEPTEMBER 30, 2023**

	Note	(Un-audited) September 30, 2023	(Audited) June 30, 2023
(Rupees in '000)			
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Property and equipment	6	1,255,580	1,195,577
Intangible assets		1,908	1,962
Investment property	7	5,096,305	5,096,305
Long term investments	8	523,184	496,060
Long term security deposits and advances		14,906	14,906
Deferred taxation		25,806	25,352
		<u>6,917,689</u>	<u>6,830,162</u>
<b>CURRENT ASSETS</b>			
Receivables	9	68,529	68,041
Advances, deposits and prepayments	10	6,377	7,139
Short term investment	11	844,267	841,747
Cash and bank balances	12	96,423	83,008
		<u>1,015,596</u>	<u>999,935</u>
<b>TOTAL ASSETS</b>		<u><u>7,933,285</u></u>	<u><u>7,830,097</u></u>
<b>EQUITY AND LIABILITIES</b>			
<b>SHARE CAPITAL &amp; RESERVES</b>			
Share capital	13	3,671,870	3,671,870
Surplus on revaluation of property and equipment		427,955	430,096
Other reserves	14	3,563,564	3,432,025
		<u>7,663,389</u>	<u>7,533,991</u>
<b>NON-CURRENT LIABILITIES</b>			
Long term deposits		23,203	23,203
Deferred liabilities		27,503	25,783
		<u>50,706</u>	<u>48,986</u>
<b>CURRENT LIABILITIES</b>			
Accrued and other payables	15	59,105	62,452
Advances and deposits	16	118,314	148,962
Tax payable to government - net		16,468	10,403
Unclaimed dividend		25,303	25,303
		<u>219,190</u>	<u>247,120</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>7,933,285</u></u>	<u><u>7,830,097</u></u>
<b>CONTINGENCIES AND COMMITMENTS</b>	17		

The annexed notes from 1 to 26 form an integral part of these financial statements.

  
 CHAIRMAN

  
 CHIEF EXECUTIVE

**ISE TOWERS REIT MANAGEMENT COMPANY LIMITED**  
**CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS (UN-AUDITED)**  
**FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2023**

		<b>September 30</b>	
		<b>2023</b>	<b>2022</b>
		<b>(Rupees in '000)</b>	
	<b>Note</b>		
<b>Income</b>			
Operating income	18	92,796	87,408
<b>Administrative expenses</b>			
Depreciation / amortization		(11,554)	(11,038)
Other administrative expenses	19	(10,820)	(9,932)
		(22,374)	(20,970)
Other operating income	20	63,401	41,453
Financial charges		(14)	(18)
<b>Operating profit</b>		<b>133,809</b>	<b>107,873</b>
Share of profits from associated companies		19,980	13,732
Fair value gain on investments classified at fair value through profit or loss		104	
<b>Profit before taxation</b>		<b>153,893</b>	<b>121,605</b>
Taxation		(31,639)	(24,407)
<b>Profit after taxation</b>		<b>122,254</b>	<b>97,198</b>
<b>Earning per share - basic and diluted</b>	21	<b>0.33</b>	<b>0.26</b>

The annexed notes from 1 to 26 form an integral part of these financial statements.

  
 CHAIRMAN

  
 CHIEF EXECUTIVE

**ISE TOWERS REIT MANAGEMENT COMPANY LIMITED**  
**CONDENSED INTERIM STATEMENT OF OTHER COMPREHENSIVE INCOME (UN-AUDITED)**  
**FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2023**

September 30	
2023	2022
(Rupees in '000)	

Profit after taxation 122,254 97,198

**Other comprehensive income**

**Items that may be reclassified subsequently to statement of profit or loss:**

Surplus on remeasurement of FVOCI investments 7,144 5,283

**Total comprehensive income for the period** 129,398 102,481

The annexed notes from 1 to 26 form an integral part of these financial statements.

CHAIRMAN

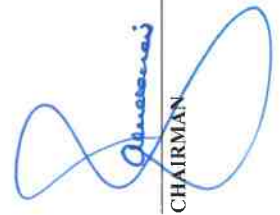
CHIEF EXECUTIVE

**ISE TOWERS REIT MANAGEMENT COMPANY LIMITED**  
**CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY (UNAUDITED)**  
**FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2023**

	Capital reserve			Revenue reserves				Total	
	Issued, subscribed and paid up capital	Revaluation surplus on property and equipment	Reserve for replacement of fixed assets	Total capital reserves	Surplus on remeasurement of FVTOCI investments to fair value	Unrealized surplus on remeasurement of associate's investments	Unappropriated profit		Total revenue reserves
<b>Balance as at June 30, 2022 (audited)</b>	3,671,870	416,066	111,776	527,842	112,324	426	2,097,493	2,210,243	6,409,955
Adjustment for derecognition of subsidiary	-	-	-	-	-	-	1,645	1,645	1,645
<b>Balance as at July 01, 2022 (audited)</b>	3,671,870	416,066	111,776	527,842	112,324	426	2,099,138	2,211,888	6,411,600
<b>Total comprehensive income for the period:</b>									
Profit for the period after taxation	-	-	12,819	12,819	-	-	97,198	97,198	97,198
Amount collected for asset replacement reserve	-	-	-	-	-	-	(12,819)	(12,819)	-
Transferred from surplus on revaluation of operating fixed assets on account of incremental depreciation - net of deferred tax	-	(2,058)	-	(2,058)	-	-	2,058	2,058	-
Surplus on remeasurement of FVTOCI investment	-	-	-	-	5,283	-	-	5,283	5,283
<b>Balance as at September 30, 2022 (unaudited)</b>	<b>3,671,870</b>	<b>414,008</b>	<b>124,595</b>	<b>538,603</b>	<b>117,607</b>	<b>426</b>	<b>2,185,575</b>	<b>2,303,608</b>	<b>6,514,081</b>
<b>Balance as at June 30, 2023 (audited)</b>	<b>3,671,870</b>	<b>430,096</b>	<b>150,627</b>	<b>580,723</b>	<b>120,195</b>	<b>426</b>	<b>3,160,777</b>	<b>3,281,398</b>	<b>7,533,991</b>
<b>Total comprehensive income for the period:</b>									
Profit for the period after taxation	-	-	-	-	-	-	122,254	122,254	122,254
Amount collected for asset replacement reserve	-	-	12,819	12,819	-	-	(12,819)	(12,819)	-
Transferred from surplus on revaluation of operating fixed assets on account of incremental depreciation - net of deferred tax	-	(2,141)	-	(2,141)	-	-	2,141	2,141	-
Surplus on remeasurement of FVTOCI investment	-	-	-	-	7,144	-	-	7,144	7,144
<b>Balance as at September 30, 2023 (unaudited)</b>	<b>3,671,870</b>	<b>427,955</b>	<b>162,110</b>	<b>590,065</b>	<b>127,339</b>	<b>426</b>	<b>3,273,689</b>	<b>3,401,454</b>	<b>7,663,389</b>

(Rupees in '000)

The annexed notes from 1 to 26 form an integral part of these financial statements.

  
**CHAIRMAN**

  
**CHIEF EXECUTIVE OFFICER**

**ISE TOWERS REIT MANAGEMENT COMPANY LIMITED  
CONDENSED INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED)  
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2023**

		September 30, 2023	September 30, 2022
	Note	(Rupees in '000)	
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>			
Cash generated from operations	22	61,582	61,177
Income tax paid		(26,028)	(17,139)
Net cash generated from operating activities		35,554	44,038
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
Capital expenditure		(70,632)	(7,371)
Interest received		51,027	26,580
Investment made during the period - net		(2,520)	(147,002)
Net cash invested in investing activities		(22,125)	(127,793)
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>			
Long term deposits		-	113
Financial charges paid		(14)	(18)
Net cash (used) in / generated from financing activities		(14)	95
<b>Net increase /(decrease) in cash and cash equivalents</b>		13,415	(83,660)
Cash and cash equivalents at beginning of the period		83,008	154,359
Cash and cash equivalents at end of the period		96,423	70,699

The annexed notes from 1 to 26 form an integral part of these financial statements.

  
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CHAIRMAN

  
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CHIEF EXECUTIVE

**ISE TOWERS REIT MANAGEMENT COMPANY LIMITED**  
**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS (UN-AUDITED)**  
**FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2023**

**1 CORPORATE AND GENERAL INFORMATION**

- 1.1** ISE Towers REIT Management Company Limited ("the Company") was incorporated initially as Islamabad Stock Exchange (Guarantee) limited (ISE) in Islamabad, Pakistan on October 25, 1989, under the repealed Companies Ordinance, 1984 (repealed with the enactment of the Companies Act, 2017 on May 30, 2017) for the purpose of carrying out business of stock exchange. On August 27, 2012 the ISE, in accordance with the Stock Exchanges (Corporatization, Demutualization and Integration) Act, 2012 (the Act), was converted into a public company limited by shares on issuance of certificate of re-registration by the Registrar of Companies.
- 1.2** ISE entered into a Memorandum of Understanding (MoU) on August 25, 2015 with Karachi Stock Exchange Limited (KSE) and Lahore Stock Exchange Limited (LSE) with the objective to form an integrated stock exchange for development of capital market of Pakistan under the name of Pakistan Stock Exchange Limited (PSX). Accordingly the ISE proposed a scheme of integration in its AGM on October 27, 2015 to shift the stock exchange related business, the core business of the ISE, to PSX and to change the name and scope of the Company subject to approval of the scheme by Securities and Exchange Commission of Pakistan (SECP).
- 1.3** SECP has approved the scheme of integration under Stock Exchanges (Corporatization, Demutualization and Integration) Act, 2012 (the Act) through its order number 01/2016 dated January 11, 2016. As a consequence of this approval of integration, the name and scope of the ISE has been changed. The new name of the Company is "ISE Towers REIT Management Company Limited" which has been licensed as Non-Banking Finance Company.
- 1.4** On January 11, 2016, ISE changed its name and scope of business and got converted from ISE to a REIT Management Company under the repealed Companies Ordinance, 1984, as a consequence of Securities and Exchange Commission of Pakistan's approval of scheme of integration under the Act and accordingly, the agreed assets / liabilities of stock exchange business were transferred to PSX with effect from January 11, 2016. The Company is licensed as a Non-Banking Finance Company (NBFC) under Non-Banking Finance Companies (Establishment and Regulation) Rules, 2003 by Securities and Exchange Commission of Pakistan to form and launch Real Estate Investment Trust (REIT) under Real Estate Investment Trust Regulations, 2022.
- 1.5** The principal activities of the Company is to form, launch and manage Real Estate Investment Trust (REITs) under REIT Regulations, 2022.

The geographical location and address of the Company's business unit is as under:

- The registered business unit of the Company is situated in ISE Tower, 55-B, Jinnah Avenue, Islamabad.

- 1.6** These are the condensed interim financial statements.

**2 BASIS OF PREPARATION**

**Statement of compliance**

These condensed interim financial statements of the Company for the three months ended September 30, 2023 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 comprise of International Accounting Standard - 34: "Interim Financial Reporting (IAS 34)", issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017 and provisions of and directives issued under the Companies Act, 2017. Wherever the provisions and directives issued under the Companies Act, 2017 differ with the requirements of IAS 34, the provisions and directives issued under the Companies Act, 2017 have been followed.

**3 ACCOUNTING POLICIES**

The accounting policies, significant judgements made in the application of accounting policies, key sources of estimations 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 audited financial statements for the year ended June 30, 2023.

These interim financial statements do not include all the information required for annual financial statements and should be read in conjunction with the annual audited financial statements of the Company for the year ended June 30, 2023. Comparative condensed interim statement of financial position is extracted from annual audited financial statements for the year ended June 30, 2023 and comparative condensed interim statement of profit or loss, condensed interim statement of comprehensive income, condensed interim statement of changes in equity and condensed interim statement of cash flows are extracted from unaudited condensed interim financial statements for the three months ended September 30, 2022.

The Company's financial risk management objectives and policies are consistent with those disclosed in the audited financial statements for the year ended June 30, 2023. There is no change in the nature and corresponding hierarchies of fair value levels of financial instruments from those as disclosed in the audited financial statements of the Company for the year ended June 30, 2023. The carrying amounts of financial assets and financial liabilities are estimated to approximate their fair value as of September 30, 2023.

#### 4 FUNCTIONAL AND PRESENTATION CURRENCY

These interim financial statements have been presented in Pak Rupees, which is the functional and presentation currency of the Company.

#### 5 TAXATION

The provision for taxation for the three months ended September 30, 2023 has been made using the effective tax rate applicable to expected total annual earnings.

		(Un-audited) September 30, 2023	(Audited) June 30, 2023
	Note	(Rupees in '000)	
<b>6 PROPERTY AND EQUIPMENT</b>			
Operating fixed assets	6.1	1,151,307	1,159,717
Capital work in progress	6.2	104,273	35,860
		<u>1,255,580</u>	<u>1,195,577</u>



6.1 OPERATING FIXED ASSETS

Description	Leasehold land	Building on leasehold land	Electrical Equipment	HVAC Equipment	Plumbing Installations	Elevators	Security equipment	IT equipment	Security systems	Furniture and fixture	Office equipment	Vehicles	Computers & accessories	Total
(Rupees in '000)														
<b>Net carrying value basis</b>														
Period ended September 30, 2023 - unaudited														
Opening net book value (NBV)	663,602	376,180	12,197	4,125	-	82,511	10,831	332	570	3,485	2,124	3,429	329	1,159,715
Additions (at cost)	-	-	-	-	-	-	969	19	106	9	-	-	252	1,355
Transfer from CWIP	-	-	1,401	-	-	-	261	-	-	75	-	-	-	1,737
Depreciation charge	(2,183)	(3,675)	(403)	(272)	-	(3,260)	(886)	(37)	(102)	(179)	(87)	(364)	(51)	(11,499)
Net book value	661,419	372,505	11,794	3,853	-	79,251	11,175	314	574	3,315	2,037	3,065	530	1,151,308

**Gross carrying value basis**

Period ended September 30, 2023 - unaudited														
Cost/revalued amount	663,602	376,180	81,502	158,057	5,521	130,464	24,418	12,389	7,722	9,052	4,343	7,281	4,318	1,484,849
Accumulated depreciation	(2,183)	(3,675)	(68,307)	(154,204)	(5,521)	(51,213)	(13,243)	(12,075)	(7,149)	(5,662)	(2,306)	(4,216)	(3,788)	(333,542)
Net book value	661,419	372,505	13,195	3,853	-	79,251	11,175	314	573	3,390	2,037	3,065	530	1,151,307

**Net carrying value basis**

Year ended June 30, 2023 - audited														
Opening net book value (NBV)	663,601	369,947	8,422	3,748	-	95,553	6,793	59	1,441	2,507	1,645	4,885	202	1,158,804
Additions (at cost)	-	-	2,478	274	-	-	3,905	343	155	855	546	-	-	8,557
Transfers from CWIP	-	-	2,644	1,098	-	-	2,784	-	137	828	280	-	414	8,184
Assets written off	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revaluation adjustment for the year	8,618	19,682	-	-	-	-	-	-	-	-	-	-	-	28,300
Depreciation charge	(8,618)	(13,449)	(1,347)	(995)	-	(13,042)	(2,651)	(70)	(1,163)	(704)	(347)	(1,456)	(287)	(44,128)
Net book value	663,602	376,180	12,197	4,125	-	82,511	10,831	332	570	3,485	2,124	3,429	329	1,159,717

**Gross carrying value basis**

Year ended June 30, 2023 - audited														
Cost/revalued amount	663,601	369,947	80,101	158,057	5,521	130,464	23,188	12,370	7,616	8,968	4,343	7,281	4,066	1,495,410
Revaluation adjustment for the year	8,618	19,682	-	-	-	-	-	-	-	-	-	-	-	28,300
Accumulated depreciation	(8,618)	(13,449)	(67,904)	(153,932)	(5,521)	(47,953)	(12,357)	(12,038)	(7,047)	(5,483)	(2,219)	(3,852)	(3,737)	(363,993)
Net book value	663,602	376,180	12,197	4,125	-	82,511	10,831	332	570	3,485	2,124	3,429	329	1,159,717
Depreciation rate per annum	99 years	2.5%	10%	10%	10%	10%	20%	33%	33%	10%	10%	20%	33%	

6.1.1 Lease hold land of the Company is located at Plot no. 55-B (old # 3035), Jinnah Avenue, Blue area, Islamabad, Pakistan with an area of 1659 sq. yds.

## 6.2 Capital work in progress-CWIP

Description	Balance as on	Additions	Transfer to	Balance as on Sep
	July 01, 2023		operating fixed	30, 2023
			assets	
			(Rupees in '000')	
Office renovation	-	75	75	-
Electrical equipments	-	1,401	1,401	-
Plumbing insatlations	-	1,553	-	1,553
Security equipment	-	261	261	-
Smoke venting system	35,860	66,860	-	102,720
<b>Grand Total</b>	<b>35,860</b>	<b>70,150</b>	<b>1,737</b>	<b>104,273</b>

## 7 INVESTMENT PROPERTY

- 7.1 This represents office spaces in ISE Towers held to earn rentals and for capital appreciation. The carrying value of investment property is the fair value of the property based on the valuation carried out by approved independent valuer Asif Associates (Private) Limited on June 30, 2023. Fair value was determined having regard to recent market transactions for similar properties in the same location and condition. There has been no significant change in valuation during the period. However, for the purpose of the launch of the REIT scheme, allocated office spaces in the investment property will subsequently be transferred at a value of Rs. 2,791 million to ISE Tower REIT Scheme using income capitalization method as per decision of the Board with the objective to offer at least 10% yield to uniholders. The resultant loss will accordingly be accounted for in the books of accounts upon the said transfer.

	Note	(Un-audited)	(Audited)
		September 30, 2023	June 30, 2023
		(Rupees in '000)	
<b>8 LONG TERM INVESTMENTS</b>			
Long term investments-under equity method	8.1	343,925	323,946
Long term investments-FVTOCI	8.2	179,259	172,114
		<b>523,184</b>	<b>496,060</b>
<b>8.1 Long term investments-under equity method</b>			
National Clearing Company of Pakistan Limited (NCCPL)		262,038	252,476
Pakistan Mercantile Exchange Limited (PMEX)		68,038	57,621
Digital Custodian Company Limited (DCCL)		13,849	13,849
		<b>343,925</b>	<b>323,946</b>

- 8.2.1 The balances of long term investments in DCCL have been presented based on the accounts for the year ended June 30, 2023.

	Note	(Un-audited) September 30, 2023	(Audited) June 30, 2023
(Rupees in '000)			
<b>8.2</b>	<b>Long term investments- FVTOCI</b>		
	Central Depository Company of Pakistan Limited	169,098	161,940
	VIS Credit Rating Company Limited	10,161	10,174
		<u>179,259</u>	<u>172,114</u>
<b>8.2.1</b>	<b>Central Depository Company of Pakistan Limited (CDC)</b>		
	Investment - at cost	47,163	47,163
	Fair value adjustment	121,935	114,777
		<u>169,098</u>	<u>161,940</u>
<b>8.2.2</b>	<b>VIS Credit Rating Company Limited (VIS)</b>		
	Investment - at cost	4,756	4,756
	Fair value adjustment	5,405	5,418
		<u>10,161</u>	<u>10,174</u>

	Note	(Un-audited) September 30, 2023	(Audited) June 30, 2023
(Rupees in '000)			
<b>9</b>	<b>RECEIVABLES</b>		
	<b>Considered good</b>		
	Rent Receivable	208	115
	Receivable from building occupants	46,964	47,864
	Receivable from REIT scheme	17,347	15,572
	Due from sub lessee	500	500
	Others	3,510	3,990
		<u>68,529</u>	<u>68,041</u>
	Considered doubtful based on expected credit loss (ECL)	1,255	1,255
		<u>69,784</u>	<u>69,296</u>
	Allowance for Expected Credit Losses	(1,255)	(1,255)
		<u>68,529</u>	<u>68,041</u>

**9.1** This represents receivables from occupants of building on account of utilities and maintenance services.

		(Un-audited) September 30, 2023	(Audited) June 30, 2023
		(Rupees in '000)	
<b>10</b>	<b>ADVANCES, DEPOSITS AND PREPAYMENTS</b>		
	<b>Considered Good</b>		
	Advances to staff	1,929	2,720
	Advances to contractors	2,817	3,888
	Deposits and prepayments	1,631	530
		<u>6,377</u>	<u>7,138</u>
	Considered doubtful based on expected credit loss (ECL)	225	225
		<u>6,602</u>	<u>7,363</u>
	Allowance for expected credit loss (ECL)	(225)	(225)
		<u>6,377</u>	<u>7,139</u>
<b>11</b>	<b>SHORT TERM INVESTMENT</b>		
	<b>Investment held at FVTPL</b>		
	Investment in Mutual funds	-	46,560
	<b>Investment held at amortized cost</b>		
	Treasury Bills	11.1 806,659	757,579
	Term Deposit Certificate (TDR)	11.2 37,608	37,608
		<u>844,267</u>	<u>841,747</u>
<b>11.1</b>	This represents investment in treasury bills (T-Bills) having maturity between October 05, 2023 to November 30, 2023 and carries yield rate ranging from 22.74% to 23.39% per annum (June 30, 2023: 20.9% to 21.9%).		
<b>11.2</b>	This represents investment in term deposit certificates (TDRs) having maturity at December 01, 2023 and carries yield rate of 20% per annum.		
		(Un-audited) September 30, 2023	(Audited) June 30, 2023
		(Rupees in '000)	
<b>12</b>	<b>CASH AND BANK BALANCES</b>		
	Cash at banks		
	Savings account		
	- Local currency	12.1 96,353	82,980
		<u>96,353</u>	<u>82,980</u>
	Cash in hand	70	28
		<u>96,423</u>	<u>83,008</u>
<b>12.1</b>	Balances in PLS accounts carry effective interest rate is 20.5% (June 30, 2023: 19.5%) per annum.		
<b>13</b>	<b>SHARE CAPITAL</b>		
<b>13.1</b>	<b>Authorized share capital</b>		
	Authorized share capital represents 700,000,000 (June 30, 2023: 700,000,000) ordinary shares of Rs. 10 each amounting to Rs. 7,000,000,000 (June 30, 2023: Rs. 7,000,000,000).		

**13.2 Issued, subscribed and paid up capital:**

Number of ordinary shares of Rs.10/-each			(Un-audited) September 30, 2023	(Audited) June 30, 2023
30-Sep-23	30-Jun-23		(Rupees in '000)	
367,186,963	367,186,963	Ordinary shares issued for consideration other than cash.	3,671,870	3,671,870

**14 OTHER RESERVES**

Capital reserve				
- Fixed asset replacement reserve	14.1		162,110	150,627
Revenue reserves			3,401,454	3,281,398
			<b>3,563,564</b>	<b>3,432,025</b>

**14.1 Reserve for replacement of fixed assets**

This represents the reserve created for replacement of fixed assets or any part thereof, relating to ISE Towers. Contribution to the reserve is made at a fixed rate by the tenants/occupants. The Company also set aside/contribute equivalent amount to this reserve from its accumulated profit.

		(Un-audited) September 30, 2023	(Audited) June 30, 2023
		(Rupees in '000)	
<b>15 ACCRUED AND OTHER PAYABLES</b>			
Payable on account of securities brokers in default		23,472	23,472
Payable to sub lessees		11,375	11,375
Accrued liabilities		14,649	16,244
Corporate social responsibility		6,570	6,854
Other payables		3,039	4,507
		<b>59,105</b>	<b>62,452</b>
<b>16 ADVANCES AND DEPOSITS</b>			
Advance rent		102,303	136,419
Deposit from members against exposure and clearing house		970	970
Retention money & security deposits		15,041	11,573
		<b>118,314</b>	<b>148,962</b>

**17 CONTINGENCIES AND COMMITMENTS****17.1 Contingencies****a) Legal case against the Company:**

There has been no significant change in the status of contingent liabilities disclosed as at June 30, 2023.

**b) Legal cases against the Company while operating as Stock Exchange:**

There has been no significant change in the status of contingent liabilities disclosed as at June 30, 2023.

c) **Tax contingencies**

There has been no significant change in the status of tax contingencies disclosed as at June 30, 2023.

17.2 **Commitments**

Company's commitments for capital expenditure are Rs. 170.54 million (June 30, 2023: Rs. 240.173 million).

	<b>Three months ended</b>	
	<b>September 30,</b>	
	<b>2023</b>	<b>2022</b>
	<b>(Rupees in '000)</b>	
<b>Note</b>		
<b>18 OPERATING INCOME</b>		
Rental income from investment property	90,523	85,367
Other rentals	2,273	2,041
	<u>92,796</u>	<u>87,408</u>
<b>19 OTHER ADMINISTRATIVE EXPENSES</b>		
Salaries and benefits	4,950	4,000
Directors' remuneration	425	250
Travelling and lodging	293	237
Postage, telephone and fax	129	105
Printing and stationery	152	167
News papers, books and periodicals	18	16
Publicity and advertisements	31	-
Rent, rates and taxes	983	983
Legal and professional charges	582	1,248
Contract services	118	57
Repairs and maintenance	101	39
Meetings and entertainment	331	343
MIS / technology charges	277	163
Electricity, gas and water	1,463	1,262
Insurance	636	646
Real estate agent fee	-	103
Corporate social responsibility	250	250
Miscellaneous	81	63
	<u>10,820</u>	<u>9,932</u>
<b>20 OTHER OPERATING INCOME</b>		
<b>Income from financial assets:</b>		
Profit on bank deposits & investment	51,027	30,084
Exchange gain	-	53
Dividend from mutual funds	871	-
<b>Income from non financial assets:</b>		
Income from branding	247	271
Asset service charges from tenants/occupants	6,409	6,409
Others	4,847	4,636
	<u>63,401</u>	<u>41,453</u>

20.1 This includes car parking fee and split unit charges charged from tenants during the period.

**21 EARNING PER SHARE -BASIC AND DILUTED**

Profit after tax (Rs.)	<b>122,254,000</b>	97,198,000
Weighted average number of ordinary shares (Number)	<b>367,186,963</b>	367,186,963
<b>Basic and diluted earning per share (Rupees)</b>	<b>0.33</b>	0.26

(Un-audited)

September 30, 2023      September 30, 2022

(Rupees in '000)

Note

**22 CASH GENERATED FROM OPERATIONS**

Profit before taxation		<b>153,893</b>	121,605
<i>Adjustment for non-cash charges and other items:</i>			
Depreciation/amortization		<b>11,554</b>	11,038
Profit on bank deposits & investment		<b>(51,027)</b>	(30,084)
Exchange gain		-	(53)
Share of profits from associated companies		<b>(19,980)</b>	(13,732)
Dividend received from mutual fund		<b>(871)</b>	-
Provision for gratuity		<b>1,421</b>	994
Provision for compensated absences		<b>299</b>	218
Financial charges		<b>14</b>	18
Working capital changes	22.1	<b>(33,721)</b>	(28,827)
		<b>61,582</b>	61,177

**22.1 Changes in working capital****Decrease / (increase) in current assets**

Receivables		<b>(488)</b>	(11,935)
Advances, deposits and prepayments including long term advance		<b>762</b>	(1,104)

**Increase / (decrease) in current liabilities<sup>+</sup>**

Accrued and other payables		<b>(3,347)</b>	2,599
Advances and deposits		<b>(30,648)</b>	(18,387)
Unclaimed dividend		-	-
		<b>(33,721)</b>	(16,892)

**23 RELATED PARTY TRANSACTIONS**

Related parties include associated companies, directors and key management personnel. Investments in and balances with associated companies and other related parties are disclosed in the relevant notes to these financial statements. Transactions with related parties are as follows:

September 30, 2023      September 30, 2022  
(Rupees in '000)**Transactions with associates****Associate companies (related parties by virtue of common directorship)****National Clearing Company of Pakistan Limited**

Utility charges		<b>1,096</b>	834
Amount received against utility charges		<b>1,028</b>	777
Closing balance		<b>375</b>	287

	September 30, 2023	September 30, 2022
	(Rupees in '000)	
<b>Pakistan Mercantile Exchange Limited (PMEX)</b>		
Utility charges	161	132
Amount received against utility charges	152	123
Rent	670	609
Closing balance	55	46
<b>Transactions with directors</b>		
Utility charges	1,209	898
Amount received against utility charges	1,443	822
Closing balance	113	316

**23.1 Remuneration of chief executive officer, executives and directors**

	September 30,		September 30,		September 30,		September 30,	
	2023	2022	2023	2022	2023	2022	2023	2022
	Directors		Chief Executive Officer		Executives		Total	
	(Rupees in '000)							
Managerial remuneration	-	-	1,684	1,403	1,073	910	2,757	2,313
Meeting fees	425	250	-	-	-	-	425	250
	<b>425</b>	<b>250</b>	<b>1,684</b>	<b>1,403</b>	<b>1,073</b>	<b>910</b>	<b>3,182</b>	<b>2,563</b>
Number of persons	10	10	1	1	1	1	12	12

**24 CORRESPONDING FIGURES**

The corresponding figures have been rearranged and reclassified, wherever considered necessary for the purposes of comparison and better presentation.

**25 DATE OF AUTHORIZATION**

These condensed interim financial statements were authorized for issue on Oct 27, 2023

**26 GENERAL**

Figures have been rounded off to the nearest thousand rupee.

  
CHAIRMAN

  
CHIEF EXECUTIVE OFFICER