Directors' Report

The Board of Directors of ISE Towers REIT Management Company Limited (the Company) are pleased to present its three-monthly interim report, highlighting financial results and operational performance for the three months ended September 30, 2025.

Financial Overview:

The company's financial performance showed improvement over the same period last year. Operating income rose to Rs. 115.44 million from Rs. 97.96 million, showing healthy growth in core operations. While other income fell to Rs. 34.05 million Rs. 49.34 million on account of decline in profit on bank deposits and investments, this was more than offset by an increase in the share of profits from associates, which rose to Rs. 60.55 million from Rs. 25.97 million. Administrative expenses went up slightly with Rs. 1.29 million, reflecting good cost control. As a result, profit after tax increased by Rs. 27.25 million to Rs. 138.50 million, a 24% rise, despite higher taxes. Earnings per share also improved from Rs. 0.30 to Rs. 0.38, showing stronger profitability.

Business Overview:

Real Estate Investment Trusts (REITs) are transforming Pakistan's real estate sector, providing investors with a stable source of passive income and diversification benefits. As an attractive asset class, REITs cater to both institutional and retail investors, playing a vital role in the country's investment landscape.

The Company is poised to launch its inaugural REIT, ISE Towers REIT Scheme, following key milestones achieved to date. After successful registration with the Directorate of Industries and Commerce, Sindh, on May 18, 2023, the Company reached financial close by December 31, 2023, as mandated by the Securities and Exchange Commission of Pakistan (SECP). The REIT listing is anticipated soon. Concurrently, the Company is working towards obtaining the completion certificate for ISE Towers from the Capital Development Authority (CDA), aiming to enhance the property's value and drive long-term growth.

The Board of Directors wishes to express its deepest gratitude to all stakeholders, including the Government of Pakistan and the Securities & Exchange Commission of Pakistan, for their unwavering support and expert guidance throughout the year. Furthermore, the Board would like to acknowledge and commend the relentless efforts, hard work, and dedication of the Company's staff, whose commitment has been instrumental in driving the Company's progress and success.

On behalf of Board of Directors

Sagheer Mushtaq
Chief Executive

Haroon Ihsan Piracha
Chairman

Islamabad, November 17, 2025