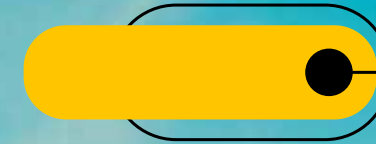




ISE TOWERS REIT
MANAGEMENT COMPANY LIMITED



Annual Report 2025



Annual Report 2025



**ISE TOWERS REIT
MANAGEMENT COMPANY LIMITED**

(Formerly Islamabad Stock Exchange Limited)



www.isereit.com.pk

Vision

To be the leading and most reliable, innovative and forward looking real estate investment trust in Pakistan delivering value to its shareholders ensuring sustainable returns, and commitment to all stakeholders by providing state of the art property solutions.

Mission

- To achieve excellence in quality and service being provided to users of ISE REIT properties.
- To continuously improve and embrace latest technology and systems for providing a modern work space.
- To provide best value in returns with long term sustainability to our shareholders and investors.
- To provide excellent growth opportunities to our employees, suppliers and vendors and work towards common objective of mutual development.

Our Core Values

Our core values include:



Good Governance



Teamwork



Transparency



Equal Opportunity



Commitment



Fairness



Integrity



Ethics



Improved Environment



Open Communication

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Company Information





Mr. Haroon Ihsan Piracha *Chairman & Non-Executive Director*

Mr. Sagheer Mushtaq *Chief Executive Officer*

Mr. Adil Khan Swati *Non-Executive Director*

Mr. Haider Khaqan Abbasi *Non-Executive Director*

Ms. Marium *Non-Executive Director*

Ms. Minahil Ali *Independent Director*

Mr. Mohammad Masud Ch. *Independent Director*

Mr. Muhammad Asad Ghani *Independent Director*

Mr. Muhammad Farooq Iqbal *Independent Director (Not in picture)*

Mr. Sohail Altaf *Non-Executive Director*

Mr. Zahid Latif Khan *Non-Executive Director*

Mr. Zeeshan Shafique *Company Secretary/Chief Financial Officer*

Bankers

Allied Bank Limited

Askari Bank Limited

Bank Alfalah Limited

MCB Bank Limited

JS Bank Limited

Summit Bank Limited

United Bank Limited

National Bank of Pakistan

Samba Bank Limited

Meezan Bank Limited

Auditors

BDO Ebrahim & Co.

Chartered Accountants

Legal Advisors

M/s. Hassan & Hassan (Advocates)

M/s. Hassan Kaunain Nafees (Legal Practitioners and Advisers)

Share Registrar

CDC Share Registrar Services Limited

CDC House, 99-B, Block B, S.M.C.H.S. Main Shahr-e-Faisal, Karachi.

Registered Office

55-B, ISE Towers, Jinnah Avenue, Islamabad-44000, Pakistan

Board of Directors



Haroon Ihsan Piracha

*Chairman &
Non-Executive Director*

Haroon Ihsan Piracha is the Chairman of the Board of ISE Towers REIT management Company Limited. He is a seasoned professional with a diverse portfolio. He has over twenty years' experience in the political, corporate, and agricultural arena of Pakistan. He currently serves as the CEO of HP Securities, a registered securities broker with the Pakistan Stock Exchange. Additionally, he holds the position of President at the National Cooperative Supply Corporation Limited, an apex body for agricultural cooperative societies in Pakistan.

Mr. Haroon was elected to the National Assembly of Pakistan in the 2002-2007 Parliament. During this period, he took on various roles, such as Federal Parliamentary Secretary for Port & Shipping and member of the Standing Committees for Finance and Revenue and Textiles. He represented Pakistan at conferences at the United Kingdom, Geneva, and Bangladesh. He has served on the Boards of Standard Chartered Leasing Company Ltd, Saudi Pak Leasing Company Ltd., both public listed companies, and the Islamabad Stock Exchange Limited. Furthermore, he was an active member of the Rawalpindi Chamber of Commerce, participating in various executive committees between 2000 and 2003.

Mr. Haroon holds an MBA with a major in International Business Finance and a BBA with a Major in Finance from The George Washington University. He also earned a Bachelor of Science degree from FG Sir Syed College, University of Punjab. Mr. Haroon's academic achievements include being on the Dean's Honor List at The George Washington University for three consecutive years. He was also awarded the Board of Trustees Honor Scholarship and was awarded membership in two US Honor Societies: Golden Key National Honor Society and Beta Gamma Sigma. His academic excellence was also recognized with a Bronze Medal from the Federal Board of Education, Islamabad, and a place on the Honors Board of FG Sir Syed College, Rawalpindi. He has attended the National Security Workshop at National Defense University where he was nominated for the role of Foreign Minister in the National Security Exercise and as Coordinator for study visits to Sri Lanka and Malaysia. He was also a participant at a United States Securities and Exchange Commission workshop at Washington, DC.

Board of Directors



Sagheer Mushtaq

Chief Executive Officer

Sagheer Mushtaq is the Chief Executive Officer of the Company. He initially joined as Chief Operating Officer in January 2017 and has played a pivotal role in registration of first REIT scheme for the Company, shaping business strategy, managing financial models, and overseeing budgeting and forecasting.

With over sixteen years of diverse experience in finance, operations, and regulatory compliance, he began his career in 2007 with the Islamabad Stock Exchange (ISE) in the finance department. During his tenure at ISE, he held various key positions, including Risk Manager, Chief Financial Officer, and Chief Regulatory Officer. He led several

significant initiatives, such as the demutualization of the exchange, establishing the regulatory affairs department, and developing internal control policies and compliance frameworks. Prior to joining the Company, he served at the Pakistan Stock Exchange as Regional Head for the Islamabad and Lahore regions.

In addition to his professional career, he is a faculty member at the Institute of Cost & Management Accountants of Pakistan. He holds a commerce degree from Bahauddin Zakariya University, Multan.

Board of Directors

**Adil Khan Swati***Non Executive Director*

Adil Khan Swati is an elected Non-Executive Director of the Board of ISE Towers REIT Management Company Limited. As Board member, He has been playing a significant role for determining and implementing policies and making decisions for the development of the Company. He is the member of Audit Committee and Nomination Committee. As a member of this Committee, he is making effective contributions for improvement of services standards of ISE Towers.

Mr. Adil has a diversified experience in Capital market, Commodity market, Manufacturing industry, Real Estate and Events Management Business. He has been managing Pine Group of Companies since 2009. He is holding portfolio of Pine Capital Management (Private) Limited as Chief Executive Officer/Director since December 2009. He has been the Chief Executive of Pine Securities (Private) Limited. He has successfully managed stock brokerage business since January 2010. Beside that he is also a Director of Pine Match (Private) Limited, a leading manufacturer of safety matches in Pakistan. He has also initiated pharmacy business under the name and style of Pine Pharmacy with a vision to provide high quality medicines and surgical stuff at affordable prices. Last year, he has also initiated a business of providing sustainable and cost-effective energy solutions under the name of Pine Energy. He has made valuable contributions for strengthening the internal controls of the company.

Mr. Adil has been awarded Pakistan's Market Regulation & Commodity Broker's Certification from Institute of Capital Market (ICM). He has gained Masters degree in Business Administration from United Kingdom and has also studied various levels of Association of Chartered Certified Accountants (ACCA). He has served as an Audit Associates in BDO International, Chartered Accountants. During his experience as an audit associate, he has gained hands on experience in multi-dimensional industries and financial institutes.

Mr. Adil has excellent leadership, motivational, time management, analytical and interpersonal skills which make him a successful businessman.

Apart from business, Mr. Adil is a social activist. He likes to indulge in social causes. Green environment and poverty eradication are his special focus of attention. He has initiated multiple programs to help and empower poor masses for earning sustainable livelihood. His philanthropist activities are based on his philosophy to serve humanity.

**Haider Khaqan Abbasi***Non-Executive Director*

Haider Khaqan Abbasi is a Non-Executive Director on the Board of ISE Towers REIT Management Company Limited. He is a seasoned professional with nearly a decade of experience, primarily driven by a strong passion for social impact. Much of his career has been dedicated to the development sector, where he has worked as an independent consultant on projects across Pakistan. His work has focused on enhancing the effectiveness of corporate social responsibility (CSR) initiatives to create meaningful change in underprivileged communities. Currently, he is a partner in a commodity trading business and also serves on the management team of Subway Pakistan.

Mr. Haider holds a Bachelor's degree in International Relations and Economics from Pennsylvania State University and a Master's degree in Public Affairs (MPA) from Indiana University.

Outside of his professional endeavors, Mr. Haider is an avid sports enthusiast who enjoys hiking and playing football.

Board of Directors

**Marium***Non-Executive Director*

Marium is a Non-Executive Director on the Board of ISE Towers REIT Management Company Limited. She is a seasoned executive and Harvard-educated leader, possessing a BSc. In Political Science from the University of London and a Master's degree in International Relations and Public Policy from Harvard University. She brings a unique combination of academic expertise and real-world experience to her role as Director at ISE Towers REIT Management Company.

Ms. Marium's entrepreneurial acumen is demonstrated through her successful founding and management of multiple businesses, including a diverse experience in Commodity trading and recently founding BlueFoods, the master franchisee for Tim Hortons and Subway in Pakistan. Her experience in strategic leadership, financial management, and team development has equipped her with a deep understanding of the complexities of business and finance. In her capacity as Executive Director of Tim Hortons and Subway Pakistan, Marium developed and executed

innovative development strategies, driving brand growth and customer engagement. Her expertise in development and brand management has provided her with a nuanced understanding of consumer behavior and market trends.

Ms. Marium's leadership skills and strategic vision are further complemented by her political experience as a youth representative for Awaam Pakistan Party. This role has honed her ability to navigate complex policy issues, build strong relationships with stakeholders, and drive collaborative solutions. In addition, she has also recently joined Entrepreneurs Organisation (EO) as the youngest member of its Islamabad Chapter and brings a breath of fresh air to the organisation.

As a young Director at ISE Towers REIT, Ms. Marium is committed to leveraging her expertise to drive growth, innovation, and progress. She is dedicated to working collaboratively with other stakeholders to achieve the ISE REIT's goals and usher it into a new era of growth and prosperity.

Board of Directors

**Minahil Ali***Independent Director*

Minahil Ali is an Independent Director on the Board of ISE Towers REIT Management Company Limited. She is a highly skilled legal professional and Advocate of the High Court with over nine years of experience in corporate governance, regulatory compliance, construction and real estate law. She currently serves as the Governance Lead at a prominent fintech company and as an independent director for another Non-Banking Financial Company (NBFC), demonstrating her expertise in steering organizations toward sustainable growth and robust governance.

Ms. Minahil is a Certified Director from LUMS and has completed advanced courses on Financial Regulation from MIT. In addition to her directorial roles, she is a consultant with UN Women's Economic Empowerment portfolio, where she

supports initiatives to foster gender equity and financial inclusion. As a mentor for startups at Innovate47, she empowers emerging entrepreneurs with strategic insights and legal expertise.

With an LL.M. in International Commercial Law from Brunel University London and extensive experience advising corporations on legal and regulatory matters, Ms. Minahil brings a dynamic perspective to her role as an independent director. Her strategic acumen, coupled with her deep understanding of financial and real estate regulations, strengthens the company's governance framework and commitment to innovation.

Board of Directors

**Mohammad Masud Ch.***Independent Director*

Mohammad Masud Ch. is an Independent Director on the Board of ISE Towers REIT Management Company Limited. He is a seasoned entrepreneur and business leader with over 25 years of experience in real estate marketing, construction, and business development. As a Director of ISE REIT Management Company, he brings strategic vision, deep industry knowledge, and a proven ability to drive growth in dynamic markets.

In addition to his role with ISE REIT, Mr. Masud Ch. serves as the CEO of Chenab Associates and Chenab Commodities, where he has played a transformative role in advancing Pakistan's real estate sector. A prominent member of the Federation of Pakistan Chambers of Commerce and Industry (FPCCI), he served as the Convener of the FPCCI Federal Area Sub-Committee on Housing and Construction in 2019. His contributions to the Islamabad Chamber of Commerce and Industry (ICCI) are equally significant, including serving as Chairman of the Real Estate and Developers Sub-

Committee and as a senior council member of the Founder Group, where he has worked tirelessly to address industry challenges and promote sustainable development.

With extensive international exposure, Mr. Masud Ch. has represented Pakistan in numerous business delegations abroad, fostering global partnerships and promoting investment opportunities. His outstanding contributions to the business community were formally recognized when he was honored by the President of Pakistan at the ICCI Business Excellence Award Ceremony in 2021.

As a Director of ISE REIT Management Company, Mr. Masud Ch. leverages his deep expertise, global connections, and commitment to innovation and excellence to create sustainable value for stakeholders and drive growth in Pakistan's real estate investment landscape.

Board of Directors

**Muhammad Asad Ghani***Independent Director*

Muhammad Asad Ghani is an Independent Director on the Board of ISE Towers REIT Management Company Limited. He is a seasoned professional with expertise in construction, IT, and pre-fabricated steel structures. He has been the CEO and Director of Optimus Construction (Pvt) Ltd since 2017, where he excels in strategic planning, financial management, and operational oversight to drive organizational growth. Additionally, he serves as a director at Faiz Ventures (Pvt) Ltd, an IT company in Islamabad, and has recently entered the automotive industry, partnering with Hyundai Nishat Motors to establish a premier dealership in Islamabad.

Mr. Asad holds a Master's in Professional Accounting (CPA Australia) from Swinburne University and a Bachelor's in Management

and Finance from Deakin University, both in Melbourne, Australia. With over 14 years of leadership experience across multiple industries, he is recognized for his business acumen and managerial expertise.

Beyond his professional achievements, Mr. Asad is an avid cricketer, having played Grade cricket in both Australia and Pakistan. He currently represents the Islamabad Club cricket team.

Board of Directors

**Muhammad Farooq Iqbal***Independent Director*

Maj Gen. Muhammad Farooq Iqbal, HI(M) (Retd), is an Independent Director on the Board of ISE Towers REIT Management Company Limited. Previously he served as Director of Banking and Industries at Fauji Foundation Head Office, Rawalpindi. He also held the position of Advisor to the Chairman of Askari Bank Limited. During his tenure at Fauji Towers, he oversaw wholly owned industrial and commercial ventures of the Fauji Foundation, including Fauji Cereals, Fauji Infravest Pasta and Fon-gas while also serving as a member of the Board of Governors of Foundation University Islamabad.

Additionally, he served as a Director on the Boards of the following entities:

- Fauji Fertilizer Company Limited
- Fauji Fertilizer Bin Qasim Limited
- Fauji Cement Company Limited
- Foundation Power Company Daharki Limited
- Askari Cement Limited

Mr. Farooq holds a master's degree in international Defence and Strategic Studies from Quaid-i-Azam University, Islamabad. He has also attended the Defence Management Course under the auspices

of Cranfield University School of Management, UK, and holds a Financial Management Diploma from Lahore University of Management Sciences (LUMS). Additionally, he is a Certified Quality Management Professional from the National University of Sciences and Technology (NUST), Islamabad.

Mr. Farooq has furthered his expertise through diplomas in Logistics and Material Management and Human Resources Management from the Institute of Business Administration (IBA), Karachi and Allama Iqbal Open University. He also holds a Corporate Finance certificate from the London School of Corporate Finance and has attended the Course on Leadership, Strategy, and Navigating Changes.

Mr Farooq is a Fellow of The Chartered Institute of Logistics and Transport (UK). In recognition of his distinguished and meritorious services, he was awarded the prestigious Hilal-e-Imtiaz (Military).

Board of Directors

**Sohail Altaf***Non-Executive Director*

Sohail Altaf is an elected Non-Executive Director. He has already served as NED on the Board of the Company during 2016-2019, 2019-2022 and 2022-2025 terms. He is the Chief Executive of Central Motors, Rawalpindi.

Mr. Sohail is a Life Member of Federation of Pakistan Chamber of Commerce and Industry since 1998. He is Member of various trade and commercial bodies such as PAK AFGHAN Trade Committee, PAK CHINA Business Council, Board of Investment, Standing Committee on Arts & Culture, Rawalpindi Chamber of Commerce & Industry, Federal Tax Ombudsman (FTO) Advisory Committee. He has been the President Pakistan Vocational Training Institute and Rawalpindi Chamber of Commerce and Industry. He also held the position of Vice President & Zonal Chairman, Federation of Pakistan Chambers of Commerce & Industry, Islamabad Office and also led its various bodies and standing committees. Earlier he was a Pilot Officer in Pakistan Air Force. He is a famous figure in business circles of Pakistan. He has been the part of various official delegations of Pakistan lead by heads of Government and Federal Ministries and visited Iran, Afghanistan, Thailand and Bangladesh. He also represented Pakistan

Trade Delegations to Australia, Singapore, Thailand, Indonesia, Malaysia, Kazakhstan, Kyrgyzstan, Japan, Saudi Arabia, Turkey, Greece, UAE, Italy, Argentina, Brazil, USA, UK, Jordan, Cyprus, Sri Lanka, Yemen, China, Egypt and Vietnam.

Mr. Sohail has also participated in First National Security Workshop held under the auspices of National Defense College spanning over six weeks. He also won Life Time achievement award of the year 2015 by Rawalpindi Chamber of Commerce and Industry. The President of Pakistan awarded Gold Medal to him in recognition of Meritorious Services for Business Community at FPCCI Award Ceremony on 27th August 2002. The Prime Minister of Pakistan also awarded him Gold Medal in recognition of meritorious services for business community at FPCCI Award Ceremony on 09th August 2004.

Board of Directors

**Zahid Latif Khan***Non-Executive Director*

Zahid Latif Khan serves as the founding chairman of Zahid Latif Khan Securities (Private) Limited, widely known as ZLK Securities, a brokerage firm renowned for its reliability in Pakistan and ZLK Islamic Financial Services (Private) Limited, the first and premier Shariah Compliant Stock Brokerage firm in Pakistan.

Educated in the field of science, Mr. Khan is an alumnus of the National Defense University (NDU) in Islamabad, where he participated in the National Security Workshop-3. He holds the title of Certified of Director from the Institute of Cost and Management Accountants of Pakistan (ICMA) and possesses specialized certifications in capital markets from the United Nations Institute of Training & Research (UNITAR) and the Pakistan Institute of Management. Mr. Khan Initiated his investment career in 1990 and subsequently established his own stock brokerage firm in 1994. Beyond his impressive business achievements, Mr. Khan has held prominent positions within capitals markets and financial institutions. His leadership extends to several high-profile positions, including Director of ISE Towers REIT Management Company Limited, Director at Pakistan Mercantile Exchange Limited, Senior-Vice Chairman of the Pakistan Stock Brokers Association (PSBA), Independent Director/Chairman Railways Estate Development and Marketing Company (REDAMCO) appointed by Federal Capital, Director, Global Commodity Trading Platform and Director, National Clearing Company of Pakistan Limited.

Remarkably, Mr. Khan played a pivotal role in the consolidation of the Karachi, Lahore, and Islamabad stock exchanges into a unified platform known as the Pakistan Stock Exchange. This integration has significantly benefited investors by providing a single, high effective, and more expansive capital market.

Mr. Khan's extensive knowledge of capital markets and

his forward-thinking approach have earned him the prestigious role of Honorary Coordinator (Business Liaison) to the Federal Tax Ombudsman (FTO) Secretariat. He also serves as the Chairman of the Asian Institute of Eco-civilization Research and Development (AIERD), with a vision to foster discourse on emerging Asia, China, eco-civilization, and shifting global dynamics. His efforts aim to create high-quality knowledge, constructive engagement, and proactive advocacy for improved and refined policy frameworks.

Mr. Khan actively contributes to raising awareness about the stock market and financial literacy among the general public. His vision includes increasing overall participation in Pakistan's Equities Market, particularly among younger audiences. To achieve this, he seeks to promote financial inclusion, enhance access to useful and affordable financial products and has signed Memorandums of Understanding (MoUS) with various universities to facilitate the exchange of learning resources and bridge the gap between academia and the financial industry.

Formerly, Mr. Khan served as the President of the Rawalpindi Chamber of Commerce and industry, where he played a significant role in promoting economic and trade relations with the international community. He is a key influencer in Asian and Central Asian Republics and regional economic corridors, leveraging Pakistan's strategic position. He has led several delegations abroad to expand bilateral trade ties and maintains close and friendly relationships with the diplomatic community in Pakistan.

Recently, Mr. Khan has been appointed as a Director of the Hajira Hamza Foundation, a role he deeply values for its impact on the thalassemia patients and his commitments to this noble cause.

Executive Management

**Zeeshan Shafique***Company Secretary/
Chief Financial Officer*

Zeeshan Shafique, Chartered Accountant (ACA), is currently serving as the Company Secretary & Chief Financial Officer of ISE Towers REIT Management Company Limited. He joined the Company as Head of Internal Audit in 2017. With cumulative work experience of over 16 years, he gained knowledge and experience in Internal / external audit, internal controls evaluation and risk management/mitigation, financial accounting / financial reporting, corporate laws and assurance & related services.

Mr. Zeeshan took initial training in accounting, auditing, taxation, and financial management from A.F. Ferguson & Co. Chartered Accountants, a member firm of PriceWaterHouse Coopers (PwC) and qualified as a Chartered Accountant in 2015 from the Institute of Chartered Accountant of Pakistan. He obtained certifications in MS Office tools, presentation & communication skills and also attended courses and courses and seminars on different professional subjects as a part of Continuing Professional Development program. Prior to joining ISE REIT, he was associated with Premier Group of Companies (Pakistan's oldest sugar industry since 1950) as Assistant General Manager, Internal Audit department.

Executive Management



Syed Nayyer Ashfaq

*Senior Manager
Operations & Administration*

Syed Nayyer Ashfaq has been associated with ISE Towers REIT Management Company Limited (Formerly Islamabad Stock Exchange Limited) from 1992 - 2001 and from 2006 to date as Senior Manager, Operations & Administration of ISE Towers. He is Master of Business Administration. He also holds Diploma in Human Resource Function Professional (HRFP) from Shaheed Zulfiqar Ali Bhutto Institute of Science & Technology (SZABIST), Islamabad. He possesses excellent administration and management skills. He is the overall Incharge of Operations and Maintenance Department of the Company. Being the Senior Manager (Department of Operations and Maintenance-ISE Towers), his major responsibility is to ensure the smooth functioning/operations of ISE Towers.



Lt. Col (R) Fateh Khan

*Chief Security Officer/
Manager HSE*

Lt Col Fateh Khan (Retd) is the Chief Security Officer/Manager HSE of the Company since February 2021. He is a competent and highly experienced security professional. He served on various challenging command and staff appointments during military service. He has also served in United Nations as Military Observer during Peace Keeping Mission abroad. Prior to joining ISE REIT, he has been GM HR & Admin of Trillium Pvt Ltd and Head of Administration/Security in Askari Cement and Fatima Group of Companies. His expertise towards security and HSE matters made valued contributions in creating serene/ secure business environment. He holds master degree in International Relations. He is Graduate of Command and Staff College Quetta. He also attended various professional military courses in Pakistan as well as training abroad on leadership, influence and management.

Management Team



Notice of Annual General Meeting



Notice of Annual General Meeting

Notice is hereby given that the 36th Annual General Meeting of ISE Towers REIT Management Company Limited (the Company) will be held on Tuesday, October 28, 2025 at 03:30 p.m. at the registered office of the Company, 55-B, Jinnah Avenue, Islamabad in ISE Towers Auditorium to transact the following business:

Ordinary Business:

- 1) To confirm the minutes of 37th Extra-Ordinary General Meeting of the Company held on January 22, 2025.
- 2) To receive, consider and adopt the annual audited financial statements of the Company for the year ended June 30, 2025 together with the Directors' and Auditors' reports thereon.
- 3) To consider and approve the final cash dividend at the rate of Rs. 1.40 per share i.e. (14%) for the year ended June 30, 2025, as recommended by the Board of Directors.
- 4) To appoint Auditors of the Company for the year ending June 30, 2026 and to fix their remuneration.

Special Business:

- 5) To consider and if deemed fit, pass with or without modifications, the following ordinary resolutions in terms of Section 183 (3)(a) of the Companies Act, 2017:

“RESOLVED THAT, as recommended by the Board of Directors of ISE Towers REIT Management Company Limited, approval of the members be and is hereby accorded in terms of Section 183(3)(a) of the Companies Act, 2017 for the disposal and/or sale of the Company's entire equity investments in the following entities:

1. Central Depository Company of Pakistan Limited (CDC)
2. National Clearing Company of Pakistan Limited (NCCPL)
3. Pakistan Mercantile Exchange Limited (PMEX)
4. VIS Credit Rating Company Limited (VIS)

against such consideration, terms, and conditions as may be determined by the Board of Directors of the Company.”

FURTHER RESOLVED THAT the Board of Directors of the Company be and are hereby authorized, to take all such actions, determine and approve the sale consideration, negotiate the terms of sale, approve all necessary agreements and document and all ancillary documents, and do all such acts, deeds, and things as may be necessary, incidental, or desirable to give full effect to the foregoing resolution, including but not limited to obtaining requisite approvals, and taking all corporate and legal steps in this regard.”

A statement under section 134(3) of the Companies Act, 2017, setting out all material facts concerning the special business described in the agenda item no. 5 is made part of the notes to the notice of the meeting.

By order of the Board



Zeeshan Shafique
Company Secretary

Islamabad: October 07, 2025

NOTES:

1. CLOSURE OF SHARE TRANSFER BOOKS:

The Share Transfer Books of the Company will remain closed from October 21, 2025 to October 28, 2025 (both days inclusive). Transfers approvals received at the Company's Shares Registrar office, Central Depository Company of Pakistan Limited, CDC House, 99-B, Block B, S.M.C.H.S, Main Shahra-e-Faisal, Karachi, by the close of business on October 20, 2025 will be treated in time for the purpose of determining the entitlement for the payment of final cash dividend and to attend the Annual General Meeting (AGM).

2. FOR ATTENDING THE GENERAL MEETING:

- a) A member entitled to attend the AGM may appoint another member of the Company as his / her proxy to attend the AGM. A proxy form is enclosed. Proxies, in order to be effective, must be received at the Registered Office of the Company duly stamped and signed not less than 48 hours before the time of holding the meeting i.e., on or before 03:30 p.m. October 25, 2025.
- b) In case of individuals, the account holder or sub-account holder and / or the persons whose securities are in joint account and their registration details are uploaded as per the regulations, shall authenticate their identity by showing their original Computerized National Identity Card (CNIC) or original passport at the time of attending the AGM.
- c) In case of corporate entities, the Board of Directors' resolution / power of attorney with specimen signature of the nominees shall be produced at the time of the meeting for participation in the AGM.

3. DEDUCTION OF INCOME TAX FROM DIVIDEND:

- a) Tax at source on dividend income will be deducted as per applicable tax rates on filers and non-filers under section 150 of the Income Tax Ordinance, 2001.
- b) In case of Joint account, each holder is to be treated individually as either a filer or non-filer and tax will be deducted based on shareholding of each joint holder as may be notified by the shareholder in writing to our Share Registrar as per following format, or in case of no notification, each joint holder shall be assumed to have an equal number of shares.

Folio/CDS	Total Shares	Principal Shareholder		Joint Shareholder	
		Name & CNIC No.	Shareholding proportion (No. of Shares)	Name & CNIC no.	Shareholding proportion (No. of Shares)

- c) To enable the Company to make tax deduction on the amount of cash dividend, all the members whose names are not entered into the Federal Board of Revenue's (FBR) Active Tax-Payers List (ATL) are advised to make sure that their names are entered into the ATL, before the date of book closure for cash dividend; otherwise, tax on their cash dividend will be deducted as non-filer.
- d) Members seeking exemption from deduction of income tax or eligible for deduction at a reduced rate, are requested to submit a valid tax exemption certificate or necessary documentary evidence as the case may be, to the Company's Share Registrar.

NOTICE OF ANNUAL GENERAL MEETING

4. EXEMPTION FROM DEDUCTION OF ZAKAT:

Members desiring non-deduction of zakat are requested to submit a valid declaration for non-deduction of zakat (if applicable) with the Share Registrar of the Company / their respective CDC Participant/CDC accounts maintaining authorities for the same before the book closure date.

5. TRANSMISSION OF ANNUAL REPORTS THROUGH E-MAIL:

The Securities and Exchange Commission of Pakistan (SECP) vide SRO 787 (1)/2014 dated September 08, 2014 has provided an option for shareholders to receive annual reports along with notice of AGM electronically through email. Hence, members who are interested in receiving the annual reports and notice of AGM electronically in future are requested to inform their email addresses along with consent form to the Company’s Share Registrar. The Company shall, however additionally provide hard copies of the annual report to such members, on request, free of cost.

6. CHANGE OF ADDRESS:

Members are requested to promptly notify any change of address to the Company’s Share Registrar.

7. AVAILABILITY OF ANNUAL ACCOUNTS ON COMPANY’S WEBSITE:

The annual audited financial statements of the Company for the year ended June 30, 2025 are also being made available on the Company’s website (<https://isereit.com.pk>) in addition to annual and quarterly financial statements for the prior years.

8. PAYMENT OF DIVIDEND:

- a) In terms of Companies (Distribution of Dividend) Regulations, 2017, dividend payable in cash may be paid through either of the three modes chosen by the respective shareholder via its mandate viz. i) direct transfer into the designated bank account; or ii) dividend warrant; or iii) cross cheque. If any shareholder wishes to change the mandate provided, it shall do so in writing to the Registrar of the Company which shall become applicable and effective for any future cash dividend payouts. Moreover, if any shareholder wishes to get the cash dividend through electronic mode directly into bank account, such shareholder is requested to update requisite details as per following format with relevant CDC account maintaining authority:

NOTICE OF ANNUAL GENERAL MEETING

E - Dividend Mandate

I hereby communicate to receive my future dividends directly in my bank account as detailed below:

Shareholder’s Detail

Name of shareholder:
Folio No./CDC Participants ID A/c No.:
CNIC No.:
Passport No. (in case of foreign shareholder):
Cell Number & Land Line Number:
Email Address (Mandatory):

Shareholder’s Bank Detail

Title of Bank Account (Mandatory):
International Bank Account Number (IBAN) Mandatory (24 Digits)” P K _____
Bank’s Name Branch Name and Address:_____

I hereby confirm that the above mentioned information is correct and in case of any change therein, I shall immediately communicate Broker/Participants/Investor Account Services of the Central Depository Company of Pakistan Limited / Share Registrar accordingly.

(Signature of shareholder)

- b) It may be noted that the Company shall withhold the payment of dividend of a member where the member has not provided the complete information or documents as specified. The shareholders shall submit the Dividend Mandate Form, properly filled-in, to the relevant Broker/Participants/Investor Account Services of the Central Depository Company of Pakistan Limited where Member’s CDC account is being maintained.
- c) The Shareholders who could not collect their previous dividend are advised to contact the Company to collect their unclaimed dividend, if any. In compliance with Section 244 of Companies Act, 2017, after having completed the stipulated procedure, all such dividend outstanding for a period of 3 years or more from the date due and payable shall be deposited to the credit of Federal Government.
- d) The Shareholders should also notify our Share Registrar, Central Depository Company of Pakistan Limited, regarding any change in their addresses and ensure to submit copies of their up-to-date CNICs.

STATEMENT OF MATERIAL FACTS UNDER SECTION 134(3) OF THE COMPANIES ACT, 2017 REGARDING

This statement sets out the material facts pertaining to the special businesses to be transacted at the AGM of the Company, scheduled to be held on Tuesday, October 28, 2025 at 03:30 p.m.

AGENDA ITEM: 5

- 5.1 The Company seeks approval from its shareholders in accordance with Section 183(3) of the Companies Act, 2017 for sale its entire shareholdings in the following companies, as tabulated below at sale consideration as deem fit and decided by the Board of Directors of ISE RMC:

Name	Number of shares held	%age of shareholding
National Clearing Company of Pakistan Limited (NCCPL)	11,865,238/- (Eleven Million Eight Hundred Sixty-Five Thousand Two Hundred Thirty-Six shares)	11.76%
Pakistan Mercantile Exchange Limited (PMEX)	15,869,316/- (Fifteen Million Eight Hundred Sixty-Nine Thousand Three Hundred Sixteen shares)	17.76%
Central Depository Company of Pakistan Limited (CDCPL)	8,750,000/- (Eight Million Seven Hundred Fifty Thousand shares)	2.5%
VIS Credit Rating Company Limited (VISCL)	100,000/- (One Hundred Thousand shares)	5%

5.2 The Board of Directors of ISE RMC, in its meeting held on June 5, 2025, recommended the divestment of the Company's equity investments. This decision has been made in light of two primary objectives:

- (i) to ensure compliance with SECP regulations concerning the shareholding eligibility criteria of CDC and NCCPL, thereby facilitating the removal of SECP-imposed restrictions on the Company's share transfers;
- (ii) to utilize the proceeds from the sale of these investments for reinvestment into the core business operations of the Company

5.3 The Directors of the Company have no personal interest in the resolutions pertaining to the said agenda item except in their capacity as shareholders of the Company to the extent of their respective shareholdings.

Background:

5.4 The Company is one of the sponsor shareholders of these capital market intuitions. These investments were made during the period when the Company operated as a stock exchange.

5.5 Following the integration of the erstwhile Islamabad Stock Exchange Limited stock exchange operations with Karachi Stock Exchange in 2016, the Company transitioned from a stock exchange to a Non-Banking Finance Company. Subsequently, the SECP introduced regulations for CDCPL and NCCPL, outlining specific shareholding criteria. One key condition is that institutions, sponsors, or directors cannot be associated with TRE certificate holders or their sponsors/directors. Due to the inherited shareholding structure from its stock exchange days, the ISE RMC is unable to comply with these criteria. As a result, SECP has repeatedly been asking the ISE RMC to divest its shares in CDCPL and NCCPL due to non-compliance with the prescribed shareholding criteria.

5.6 Recently, the Securities and Exchange Commission of Pakistan (SECP) has imposed restrictions on share transfers for ISE RMC, effective January 7, 2025. To be eligible for share transfer, applicants must meet the shareholding criteria of CDCPL and NCCPL as prescribed in their respective regulations. The said shareholding criteria include securities exchange, future exchange, banks, financial institutions, NBFC etc.

5.7 Considering the ongoing non-compliance with shareholding eligibility requirements and in view of the SECP's regulatory stance, the Board of Directors resolved in its June 5, 2025 meeting to divest all equity investments of the Company, including those in CDCPL, NCCPL, PMEX, and VIS Credit Rating Company.

5.8 In compliance with the relevant provisions of the Act, the requisite information/disclosure regarding the proposed transaction is as under:

DESCRIPTION	NCCPL	PMEX	CDCPL	VISCL
Carrying/Book value of investment as per latest financial statements of the ISE RMC for the year ended June 30, 2025 – Rs. in million	385.04	182.98	217.79	11.20
Total market value of based on value of the shares of the company as per value determined by a registered valuer/consultant to issue, who is eligible to carry out such valuation.	A registered Valuer/Consultant to issue will be engaged after obtaining consent of the members in the general meeting.			
Total consideration for disposal of investment, basis of determination of the consideration and its utilization.	Will be decided by the Board of Directors based on the valuation carried out by the Valuer. The valuation will be carried out by registered valuer on basis of various valuation methodology including but not limited to: (a). Discounted Cash Flow method (b). Free Cash Flow method (c). Dividend Valuation method			
Quantitative and qualitative benefits expected to accrue to the Members.	(1). The proceeds from the transaction shall be deployed in core business of the Company specifically launching Developmental REIT Schemes. (2). The divestment will result in lifting of share transfer restrictions imposed by SECP on the ISE RMC.			

Chairman's Review

Dear Members

It gives me great pleasure to report another successful year for the Company, achieved through the Board's strategic guidance and the management's dedicated efforts.

Recognizing the Company's continued growth, the Board of Directors has recommended the highest-ever cash dividend of Rs. 1.40 per share, representing an 33% increase over the previous year. Our financial position remains strong, with a debt-free balance sheet and ample liquidity.

The launch of the ISE Towers REIT Scheme continues to face challenges due to certain regulatory and inherited issues. However, the Board has taken critical decisions that will pave the way towards launch of REIT scheme. The Company continues to preserve the stature and reputation of the building, ensuring its competitiveness in a market witnessing new developments.

To create a level playing field for the REIT sector, the Company has actively engaged with key government institutions, including the Federal Board of Revenue (FBR), SECP, and the Ministry of Finance, submitting proposals aimed at sectoral growth and ease of doing business. As part of its corporate social responsibility, the Company continues to support education by providing scholarships to deserving families.

This year marked the reconstitution of the Board through an electoral process, resulting in a diverse and dynamic structure comprising four independent directors and six shareholder directors. Four members have already completed the Directors' Training Program, while the remaining will undertake it in due course.

The Company remains fully compliant with the Listed Companies (Code of Corporate Governance) Regulations, 2019. The Board continues to uphold the highest standards of integrity and professionalism. The Board has constituted four statutory committees — Audit Committee, Human Resource & Remuneration Committee, Risk Management Committee, and Nomination Committee — all of which continue to perform effectively. The Chief Executive Officer has been fulfilling his responsibilities with dedication.

On behalf of the Board, I would like to extend my heartfelt appreciation to my fellow directors for their valuable contributions. I am also grateful to the Government of Pakistan — particularly the Ministry of Finance, SECP, and FBR — for their continued support. Finally, I thank our shareholders, valued customers, management, and employees, whose trust and commitment remain the foundation of our Company's enduring success.



Haroon Ihsan Piracha
Chairman

Haroon Ihsan Piracha
Chairman

Directors' Report





Sagheer Mushtaq
Chief Executive Officer

Directors’ Report

The Board of Directors of ISE Towers REIT Management Company Limited (the Company) take pleasure to present their report together with audited financial statements of the Company for the year ended June 30, 2025.

FINANCIAL PERFORMANCE

The company closed the year on a strong footing, demonstrating resilience and consistent value creation for its shareholders. Core operations performed well, with operating income rising by 8.8% to 411.27, highlighting the company’s ability to generate sustainable growth. EPS registered a healthy 10.1% increase compare to last year thereby rewarding shareholders with enhanced returns. Book value per share also strengthened by 7.1% to 22.57, reflecting the continued buildup of intrinsic value. While administrative expenses and other income showed variances, these were effectively managed without impacting overall performance. The results reaffirm the company’s strong fundamentals and position it well to deliver sustained growth and shareholder value in the coming years.

	2025 Rupees in 'Million'	2024 Rupees in 'Million'	Change Rupees in 'Million'
Operating income	411.27	378.16	33.11
Other income	199.88	235.83	(35.95)
Admin expenses	124.82	96.55	28.27
Levy & Taxation	166.06	135.91	30.15
PAT	733.89	645.97	87.92
PAT*	561.82	508.77	53.05
EPS**	1.53	1.39	0.14
Book value	22.57	21.08	1.49

* Profit after tax is exclusive of fair value gain on investment property.
 ** Earning per share is on account of distributable profits of the Company.

DIVIDEND

The Board of Directors are pleased to recommend a final cash dividend of Rs. 1.40 per share (14%) for the year ended June 30, 2025 thereby appropriating an amount of Rs. 514.06 million out of un-appropriated profits.

FINANCIAL HIGHLIGHTS

Financial highlights of the Company for last six years are provided at page 42 of Annual Report.

ECONOMY

Pakistan’s economy in FY 2025 demonstrated encouraging stabilization, creating a more supportive environment for businesses and investors. Real GDP grew by 2.7%, marking a turnaround from earlier contraction, while inflation dropped sharply to 4.6%, restoring purchasing power and easing business costs. Monetary policy followed suit, with the central bank reducing interest rates from record highs, improving credit availability and investor sentiment. The external account benefited from strong remittances and fiscal discipline, helping restore market confidence. Although structural challenges such as agriculture under-performance and slower job creation persist, the overall trajectory points toward improving macroeconomic stability, providing a stronger foundation for future growth and private sector opportunities.

REIT SECTOR

In FY 2025, Pakistan’s REIT sector recorded encouraging progress on the back of regulatory reforms including removal of Federal Excise Duty, reduction in property transfer taxes and rising investor participation. Tax exemptions on profit distributions of 90% or more further enhanced competitiveness, although capital gains tax at entry and financing constraints continue to weigh on the sector. Established REITs such as Dolmen, TPL, and Global Residency performed well, while new entrants broadened the market base. By year-end, 32 NBFCs were licensed as REIT Management Companies, managing 16 registered REIT schemes with a cumulative fund size of Rs. 195.12 billion, including 3 listed on PSX. Despite challenges of liquidity and investor awareness, the sector is steadily evolving into a structured, transparent investment class with significant potential for channeling capital into real estate and infrastructure.

The real estate sector, closely linked to REITs, also showed signs of recovery in FY 2025, supported by government incentives for small housing units

Directors' Report

and fiscal relief measures. Easing inflation and declining interest rates lifted sentiment, resulting in 8–10% price appreciation in most areas and stronger gains in prime locations. Rental demand remained steady, offering yields of 6–8%, while investor interest revived in both residential and commercial segments. However, high construction costs and regulatory challenges continue to pose risks, making policy continuity and governance improvements critical for sustained sectoral growth.

Looking ahead, Pakistan's REIT sector has a promising outlook due to regulatory reforms, fiscal incentives, and growing investor interest. Favorable conditions, such as declining interest rates and easing inflation, are expected to boost the sector's appeal. Despite challenges, the sector is poised for growth and can play a significant role in real estate and infrastructure development.

BUSINESS REVIEW

REIT Scheme(s)

The Company is in process for the launch of its inaugural REIT, "ISE Towers REIT Scheme". This Scheme is the first of its kind in the Central region, further solidifying the Company's pioneering position in the industry. Following successful Trust registration on May 18, 2023, with the Directorate of Industries and Commerce, Sindh, the Company has achieved financial close by December 31, 2023, as mandated by the SECP. The REIT listing is also anticipated shortly with property transfer to the Trust underway.

In addition, the Company is dedicated to expanding its REIT offerings, with plans to introduce new Schemes that will further drive business growth. To achieve this, the Company is actively exploring various opportunities for launching Developmental REIT Schemes.

Meanwhile, the Company is also directing its efforts towards obtaining the completion certificate for ISE Towers from the Capital Development Authority, with the goal of adding value to the property and driving long-term growth.

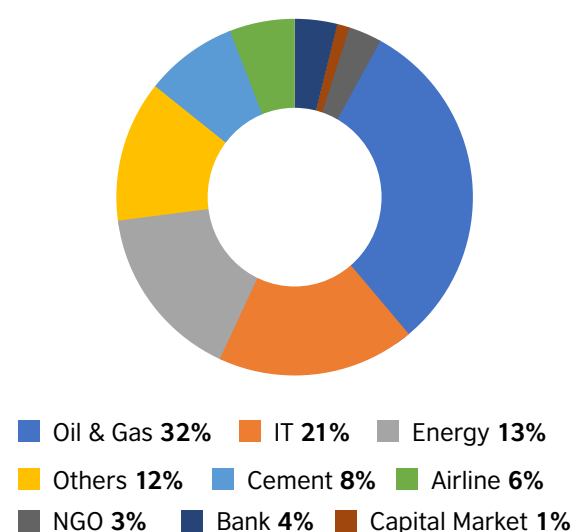
Building Operations:

Apart from the REIT front, the Company also placed strong emphasis on strengthening its building operations, where sustained efforts

were made to enhance operational efficiency, streamline processes, and optimize costs. These measures, coupled with a focus on maintaining high service quality, enabled the Company to safeguard its profitability in the face of a challenging macroeconomic environment marked by inflationary pressures and rising input costs. Simultaneously, the Company remained committed to preserving its market competitiveness, ensuring that its flagship assets retained their premium stature and continued to be recognized as a corporate building. By reinforcing resilience and adaptability, the Company successfully defended its market position against increasing competition from new entrants, thereby consolidating its reputation as a trusted and forward-looking.

Robust Tenancy Profile

The Company continued to benefit from a robust and well-diversified tenancy profile, comprising a mix of blue-chip corporates, multinational companies, financial institutions, and leading local businesses. Medium to Long-term lease arrangements with reputable tenants have ensured stable and recurring rental income, while the presence of diversified sectors within the tenant base reduces concentration risk and enhances overall portfolio resilience. This strength not only reinforces the Company's financial stability but also underscores the premium positioning of its assets in a competitive real estate market. Current occupancy rate of the building is 95%.



Directors' Report

Health, Safety, Environment and Security (HSES)

The Company continues to place the highest priority on health, safety, environment, and security, ensuring a safe and secure environment for its tenants, visitors, and business partners. During the year, significant progress was made in strengthening safety infrastructure, including the completion of smoke venting systems to facilitate safe evacuation during emergencies. The installation of a modern fire sprinkler system is also underway, complementing the existing fire safety framework which already includes fire alarm systems, hose reels, automatic fire suppression systems, fire extinguishers, and other protective equipment.

Beyond infrastructure, the Company is equally committed to maintaining a safe and healthy workplace. Regular environmental testing, strict compliance with occupational safety standards, and continuous enhancement of security protocols — both physical and digital — have ensured that ISE Towers remains a secure and resilient facility for all stakeholders.

The Company is proud to hold multiple certifications that reaffirm its compliance and commitment to international and national standards, including:

- ISO 9001:2015 for Quality Management Services of ISE Towers;
- Smoke-Free Building certification by the Ministry of National Health Services, Regulations and Coordination (NHSRC);
- Environmental Compliance Certification by the Pakistan Environmental Protection Agency;
- Electrical Safety Compliance certified by a WAPDA-accredited agent;
- Building Integrity and Rentability Certification by NESPAK.

These achievements demonstrate the Company's dedication not only to safety and regulatory compliance but also to creating a sustainable, efficient, and trustworthy environment for its stakeholders.

Corporate Social Responsibility (CSR)

The Company firmly believes in the transformative power of education as a catalyst for developing

human capital and driving long-term societal progress. In line with this vision, the Company has continued to support talented yet deserving students from the Islamabad and Rawalpindi communities by providing access to quality education through structured scholarship programs.

Recognizing that employees are its most valuable asset, the Company has prioritized the welfare of its workforce and their families. Under its in-house scholarship program, the Company currently supports the education of 27 students from employees' families, enabling them to pursue academic excellence and secure brighter futures.

Beyond internal initiatives, the Company has partnered with the READ Foundation, a renowned non-profit organization working to provide quality education across Pakistan, including underserved rural areas. Through this collaboration, the Company extended its scholarship support to 16 students enrolled in READ Foundation institutions, further broadening the impact of its educational initiatives.

During the year, the Company contributed Rs. 2 million to its CSR fund, out of which Rs. 1.74 million was disbursed as annual scholarship payments to eligible students. These efforts reflect the Company's enduring commitment to empowering communities through education, promoting inclusivity, and nurturing the next generation of leaders.

Corporate Strategy and Future Outlook

The Board is committed to creating long-term value for its stakeholders, with a strong asset base, efficient operations, and a diversified pipeline of opportunities. The broader economic environment — including easing inflation, declining interest rates, and regulatory reforms in the REIT and real estate sectors — provides a favorable backdrop for expansion and innovation.

The Company's corporate strategy is focused on four key pillars: growth, efficiency, diversification, and sustainability. To achieve growth, the Company will pursue new projects and that expand its market footprint and revenue streams. Efficiency will be driven by digital transformation and operational optimization, enhancing both customer experience

Directors’ Report

and cost management. Diversification will come through a continued focus on REIT initiatives and real estate opportunities, supported by proactive engagement with regulators and investors. Finally, sustainability remains a core value, with the Company committed to corporate social responsibility programs, particularly in the areas of education and community development, ensuring that its success contributes positively to society at large.

Together, this forward-looking approach provides a clear roadmap for the Company to reinforce its market leadership, seize emerging opportunities, and build resilience for the future.

GOVERNANCE

The Company takes a proactive approach to the corporate governance, fully complying with the requirements of the Listed Companies (Corporate Governance) Regulations, 2019 (CCG). Our compliance statement, reviewed and endorsed by external auditors, is included in this annual report, showcasing our commitment to upholding the highest standards of governance and transparency.

Board of Directors

The Company boasts a robust and well-rounded Board of Directors, comprising individuals with a diverse range of skills, expertise, and experience, ensuring a rich tapestry of perspectives and knowledge that effectively guides the Company’s strategic direction. The Board of the Company comprises eleven (11) Directors including six (6) Non-Executive Directors (NEDs) having representation of shareholders and four (4) Independent Directors (IDs). The Chief Executive Officer (CEO) is an ex-officio member of the Board. Current composition of the Board is as under:

Representing Shareholders (NED):

- 1) Mr. Haroon Ihsan Piracha
- 2) Mr. Adil Khan Swati
- 3) Mr. Haider Khaqan Abbasi
- 4) Ms. Marium
- 5) Mr. Sohail Altaf
- 6) Mr. Zahid Latif Khan

Independent Director (ID):

- 7) Ms. Minahil Ali
- 8) Mr. Mohammad Masud Ch.

- 9) Mr. Muhammad Asad Ghani
- 10) Mr. Muhammad Farooq Iqbal

Chief Executive Officer – Executive Director

- 11) Mr. Sagheer Mushtaq

Mr. Haroon Ihsan Piracha, NED, is the Chairman of the Board.

During the year, twelve (12) meetings of the Board were held, attendance of the directors is attached.

Committees of the Board

In compliance with CCG, the Board has constituted four statutory committees:

- i. Audit Committee
- ii. Human Resource and Remuneration (HRR) Committee
- iii. Nomination Committee
- iv. Risk Management Committee

The composition of the Committees is in accordance with the requirements of CCG. Current composition of the Committees are given below:

Name of Directors	Audit	HRR	Nomination	Risk Management
Mr. Haroon Ihsan Piracha			✓	
Mr. Adil Khan Swati	✓		✓	
Mr. Haider Khaqan Abbasi				
Ms. Marium				
Ms. Minahil Ali				
Mr. Muhammad Asad Ghani	✓			✓
Mr. Muhammad Farooq Iqbal	✓			
Mr. Mohammad Masud Ch.		✓		
Mr. Sohail Altaf		✓	✓	
Mr. Zahid Latif Khan		✓	✓	✓
Mr. Sagheer Mushtaq		✓	✓	✓

Attendance of the Committees meetings is attached as annexure to the report.

Directors’ Report

Directors’ Training

To uphold the highest standards of corporate governance, the Company recognizes the importance of ongoing education and training for its directors, ensuring they possess the necessary skills and knowledge to make informed decisions and provide effective leadership. Out of the current composition of the Board, four (4) Directors of the Company are certified Directors as per the requirements of CCG. The rest of the directors shall be imparted this training in due course.

Annual Evaluation of the performance of the Board, Board’s Committees and Individual Directors

In accordance with the Listed Companies (Code of Corporate Governance) Regulations 2019, the Company has established a rigorous and systematic process for regularly assessing the performance of the Board, its members, and Committees. This evaluation framework encompasses a comprehensive range of criteria, including Board composition and diversity, effectiveness of Board and Committee functions, governance frameworks, and overall dynamics and contributions, ensuring a thorough and multifaceted assessment of performance.

Directors’ Remuneration

All the Non-Executive Directors/Independent Directors are entitled to a fixed fee for attending Board meetings as approved by the Board. The CEO is the only executive director on the Board. He is entitled to salary and a company-maintained car as approved by the Board. No fee is paid to CEO for attending the board meetings.

Directors’ Compliance Statement

The Board confirms that:

- Proper books of accounts have been maintained.
- The financial statements prepared by the management present fairly its state of affairs, the results of its operations, cash flows and changes in equity.
- There is no significant doubt on the Company’s ability to continue as going concern.
- Appropriate accounting policies have been consistently applied in preparation of financial statements which conform to the International Financial Reporting Standards, as applicable in

Pakistan. The accounting estimates, wherever required, are based on reasonable and prudent judgment.

- The system of internal controls is sound in design and has been effectively implemented and monitored.
- There is no material departure from the best practices of corporate governance.
- Key operating and financial data of last 6 years has been included in this report.

INTERNAL AUDIT

The Internal Audit function of the Company is effectively operating within the framework prescribed in the Listed Companies (Code of Corporate Governance) Regulations, 2019 and the charter approved by the Audit Committee. The Board values the inputs and recommendations of the Audit Committee on the adequacy and effectiveness of internal controls in the Company and ensures appropriate timely actions.

ETHICS AND COMPLIANCE

‘Code of Conduct’ has been disseminated to all Directors and employees of the Company in compliance with Listed Companies (Code of Corporate Governance) Regulations, 2019.

LEGAL MATTERS

At present only one legal case titled “ISE Towers REIT Management Company vs. Metropolitan Corporation Islamabad” is pending for adjudication which is being pursued by the Company vigorously.

APPOINTMENT OF AUDITORS

BDO Ebrahim & Co. Chartered Accountants, auditors of the Company for the FY 2024-25 stands retire and being eligible, have offered themselves for reappointment for the term 2025-2026. The Audit Committee and the Board recommend the reappointment of BDO Ebrahim & Co. Chartered Accountants as statutory auditors of the Company for the year 2025-2026 at the remuneration, to be approved by general body at Annual General Meeting, which will also cover the charges for review of half yearly accounts and review of Compliance Statement under Corporate Governance practices in terms of Listed Companies (Code of Corporate Governance) Regulations, 2019.

The external auditors have been given satisfactory rating under the Quality Control Review Program of Institute of Chartered Accountants of Pakistan (ICAP). They have confirmed that their firm is in compliance with provisions of Listed Companies (Corporate Governance) Regulations 2019 and International Federation of Accountants (IFAC) guidelines on Code of Ethics as adopted by the ICAP.

The external auditors have not been appointed to provide any other service which may impair their independence and they have confirmed having observed IFAC guidelines in this respect.

PATTERN OF SHAREHOLDING

The Pattern of Shareholding as at June 30, 2025 along with the necessary information is annexed to this report.

ACKNOWLEDGEMENT

The Board of Directors extends its gratitude to the Government of Pakistan, SECP, FBR, and other regulatory bodies for their continued support. We also acknowledge the trust and confidence of our shareholders, customers, employees, and other stakeholders who remain the driving force behind the Company's success.

For and on behalf of the Board



Haroon Ihsan Piracha
Chairman



Sagheer Mushtaq
Chief Executive Officer

Islamabad, September 30, 2025

Attendance at meetings

During the year nine (12) meetings of the Board of Directors of the Company were held, out of which six (6) meetings were held during the tenure of previous Board. Further four (4) meetings of the Audit Committee and two meetings of the HRR Committee were held. Directors' respective attendance in the meetings was as follows:

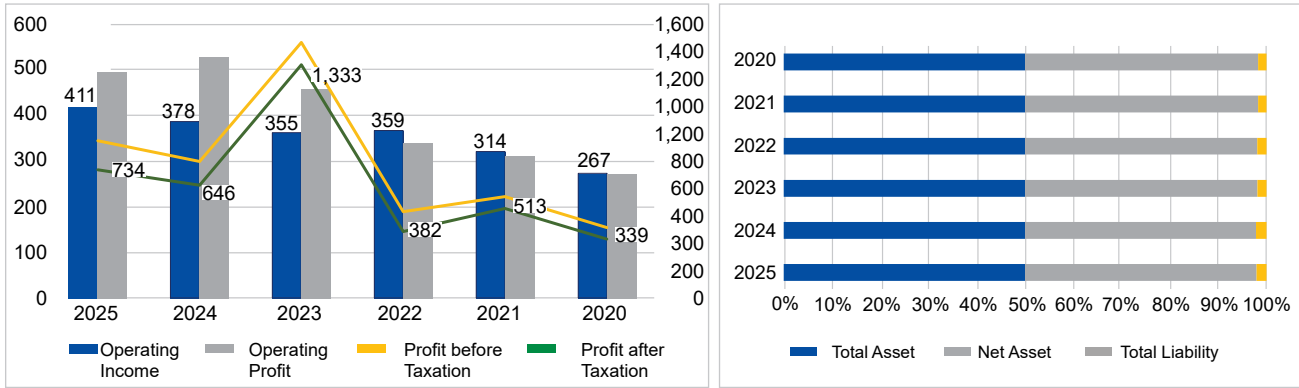
Name of Directors	Status	Board	Audit	HRR
Mr. Aamer Riaz	ID - Retired on January 22, 2025	5/6		
Mr. Adil Khan Swati	NED - Re-elected on January 22, 2025	12/12	4/4	
Mr. Faisal Naseem	NED - Elected on January 22, 2025 & resigned on Feb. 28, 2025	3/3		
Mr. Farrukh Younas Khan	NED - Retired on January 22, 2025	6/6	2/2	2/2
Ms. Farzin Khan	ID - Retired on January 22, 2025	5/6	2/2	2/2
Mr. Haider Khaqan Abbasi	NED - Appointed on June 27, 2025	1/1		
Mr. Haroon Ihsan Piracha	NED - Appointed on January 22, 2025	6/6		
Malik Qamar Afzal	ID - Retired on January 22, 2025	6/6	2/2	
Ms. Marium	NED - Appointed on February 28, 2025	4/4		
Ms. Minahil Ali	ID - Appointed on January 22, 2025	6/6		
Mr. Muhammad Asad Ghani	ID - Appointed on January 22, 2025	5/6	2/2	
Mr. Muhammad Farooq Iqbal	ID - Appointed on January 22, 2025	6/6	2/2	
Mr. Mohammad Masud Ch.	ID - Appointed on January 22, 2025	6/6		
Mr. Ozair Aslam Chaudhry	NED - Elected on January 22, 2025 & resigned on June 27, 2025	5/5		
Sardar Aman Khan	NED - Retired on January 22, 2025	6/6		1/2
Mr. Sohail Altaf	NED - Re-elected on January 22, 2025	10/12		0/2
Mr. Zahid Latif Khan	NED - Re-elected on January 22, 2025	12/12		2/2

Financial Highlights

Financial Highlights

Six Years Performance	2025	2024	2023	2022	2021	2020
	Rupees In million					
Profit & Loss						
Revenue	611.15	614.00	541.49	481.84	408.00	354.89
Adminstrative expenses	125.27	96.62	90.71	147.34	101.35	87.94
Fair value gain	172.07	137.20	940.67	108.67	201.14	102.25
Share of profit from associated companies	223.07	127.19	65.58	48.66	73.53	35.30
Income before taxation	899.95	781.88	1460.70	495.34	581.23	404.50
Income after taxation	733.89	645.97	1332.91	381.74	513.40	338.50
Net Profit	733.89	645.97	1332.91	381.74	513.40	338.50
Information per ordinary share						
Dividend [Rs per share]	1.40	1.05	0.93	0.65	0.60	0.33
EPS [Rs per share]	2.00	1.76	3.63	1.04	1.40	0.92
Breakup value [Rs per share]	22.57	21.08	20.52	17.46	17.03	15.45
Balance Sheet						
Property and equipment	1,303.33	1,292.15	1,195.58	1,160.04	1,123.07	1,054.48
Intangible assets	3.40	1.90	1.96	2.26	0.93	0.86
Investment property	5,405.58	5,233.50	5,096.31	4,155.64	4,046.97	3,845.84
Long term investments	797.00	633.05	496.06	446.52	415.46	347.70
Total Current Assets	1,086.47	845.20	999.94	839.86	797.71	533.71
Total Assets	8,643.87	8,088.56	7,830.10	6,669.04	6,474.63	5,877.45
Total Cash & Cash Equivalents	987,722.00	773,147	924,755	790,680	713,603	444,433
Equity + Revaluation Surplus	8,286.67	7,740.08	7,533.99	6,411.60	6,251.98	5,673.72
Total Non-Current Liabilities	52.86	56.06	48.99	41.35	38.08	34.84
Total Current Liabilities	304.34	292.42	247.12	216.09	184.57	168.90
Cash Flow Summary						
Net cash used in operating activities	234.11	243.90	254.53	274.87	249.08	200.90
Net cash (used)/ generated from investing activities	(71.11)	233.77	(93.55)	30.28	(133.19)	(96.62)
Net cash used in financing activities	(231.26)	(481.06)	(232.33)	(215.11)	(112.00)	(82.85)
Net increase / (decrease) in cash and cash equivalents	(68.27)	(3.40)	(71.35)	90.04	3.89	21.43

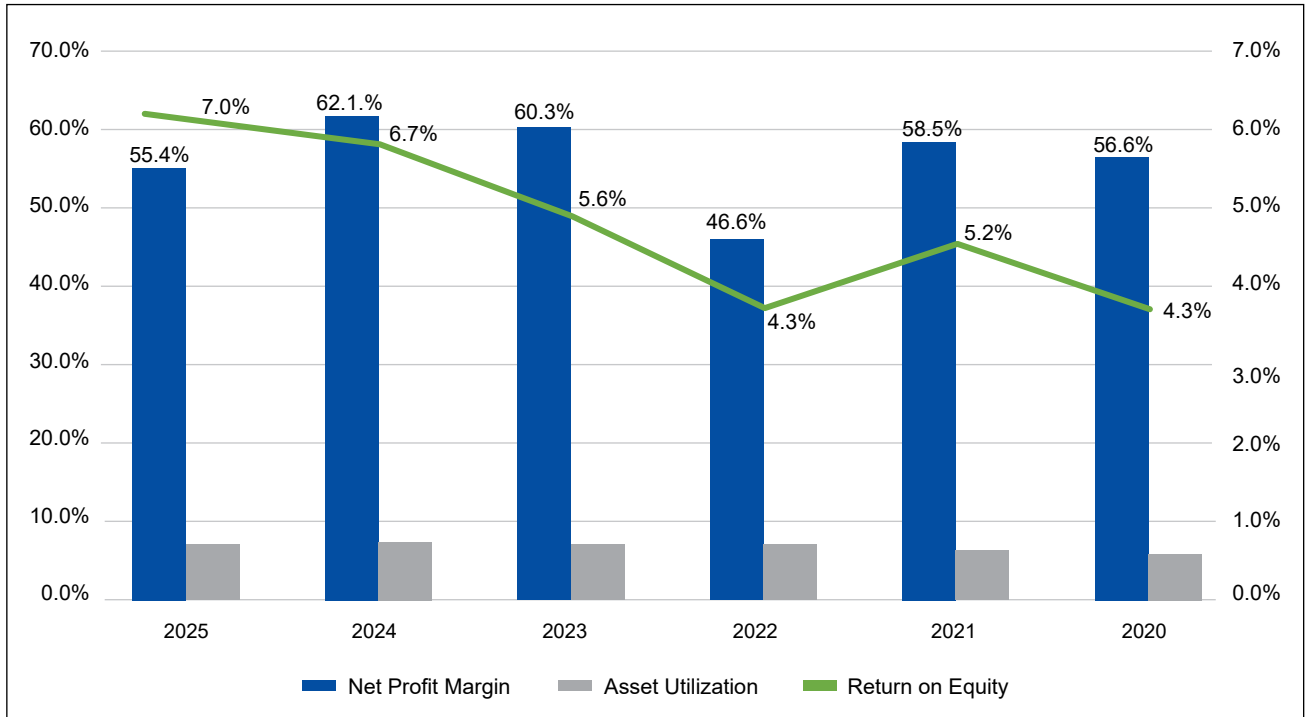
Key Financials



Ratio Analysis

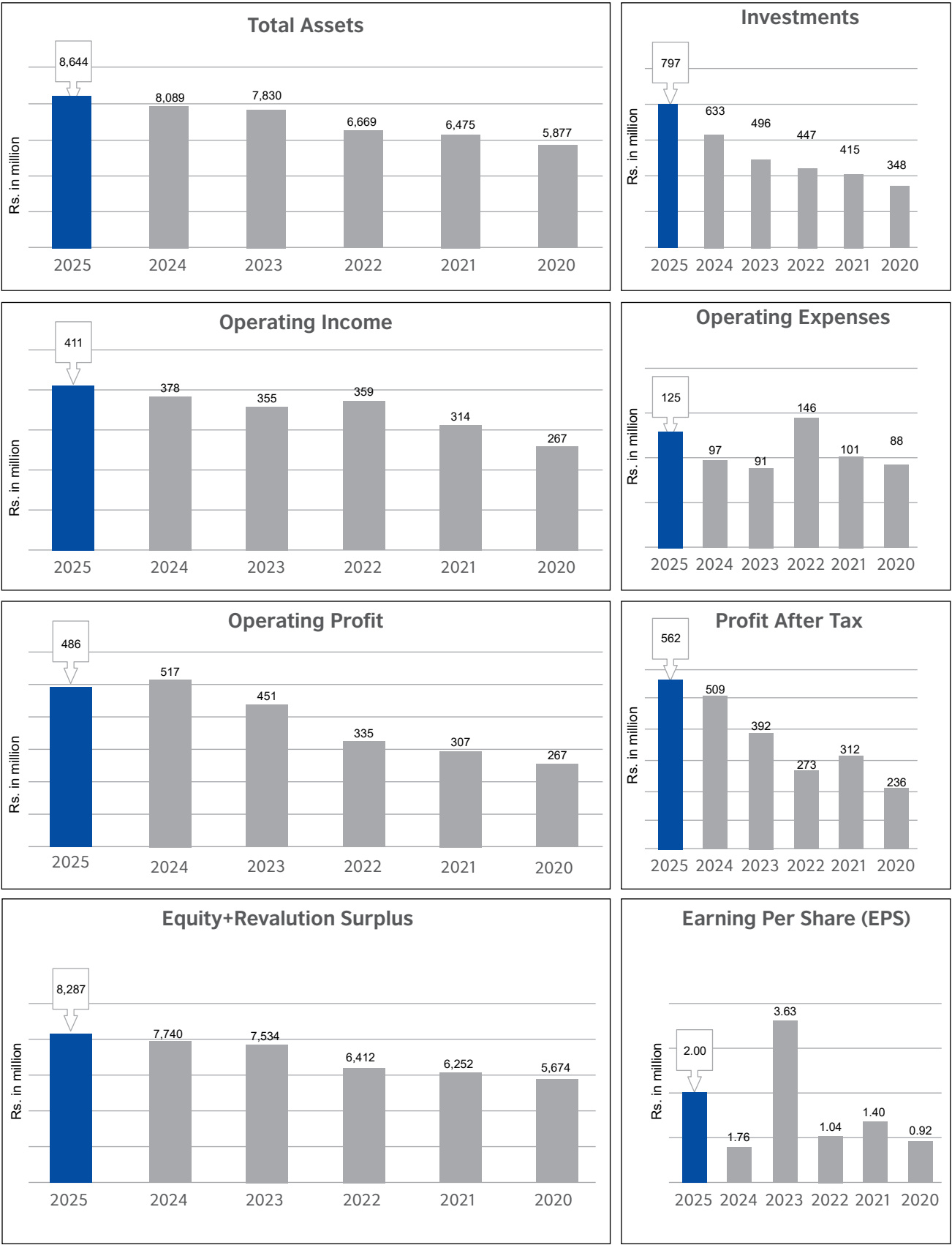
	Unit	2025	2024	2023	2022	2021	2020
Investment ratios:							
Earnings per share (After tax)	Rupees	2.00	1.76	3.63	1.04	1.40	0.92
Earnings per share (Before tax)	Rupees	2.45	2.13	3.98	1.35	1.58	1.10
Book value per share	Rupees	22.57	21.08	20.52	17.46	17.03	15.45
Dividend per share	Rupees	1.40	1.05	0.93	0.65	0.60	0.33
Profitability Ratios:							
Operating Profit Margin	%	118.1%	136.8%	127.1%	93.2%	97.7%	99.9%
Net Profit Margin	%	55.4%	62.1%	60.3%	46.6%	58.5%	56.6%
Return on Average Equity (ROE)	%	7.0%	6.7%	5.6%	4.3%	5.2%	4.3%
Return on Average Assets (ROA)	%	6.7%	6.4%	5.4%	4.2%	5.1%	4.1%
Return on Capital Employed (ROCE)	%	10.2%	9.9%	7.7%	5.5%	6.3%	5.1%
Cost to Income ratio	%	20.4%	15.7%	16.7%	30.3%	24.8%	24.8%
Asset Quality and Liquidity ratios							
Investment to Total Assets	%	9.2%	7.8%	6.3%	6.7%	6.4%	5.9%
Cash to Current Liabilities	Times	0.04	0.27	0.34	0.71	0.36	0.37
Current Ratio	Times	3.57	2.89	4.05	3.89	4.32	3.16
Debt to Equity	Times	0.04	0.05	0.04	0.04	0.04	0.04
Total Assets to Equity	Times	1.04	1.05	1.04	1.04	1.04	1.04

Dupont Analysis



*Net profit is exclusive of fair value gain on investment property and share of profit from associate

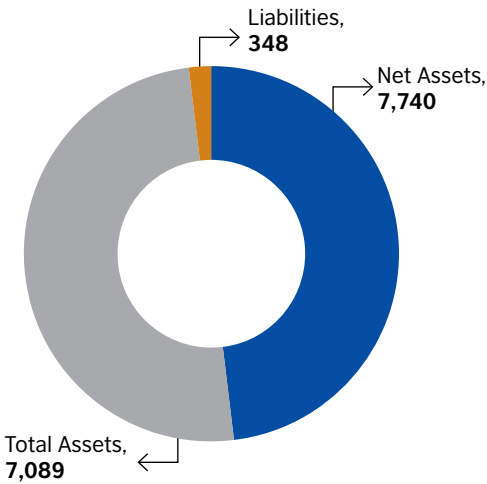
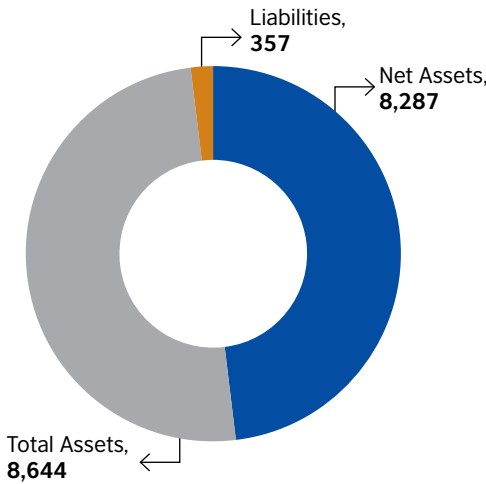
Trend Analysis
(2020-2025)



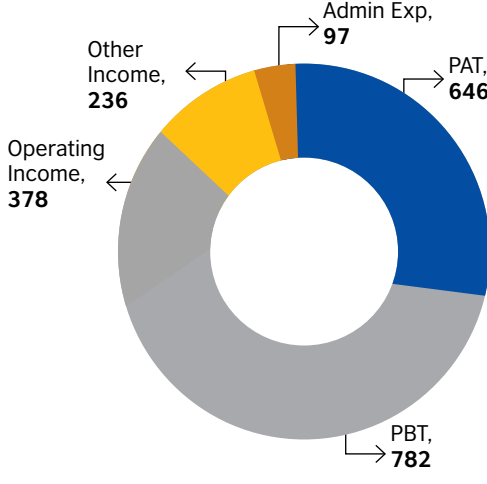
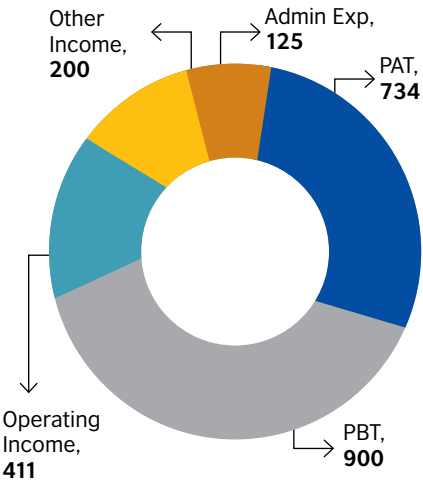
2025

2024

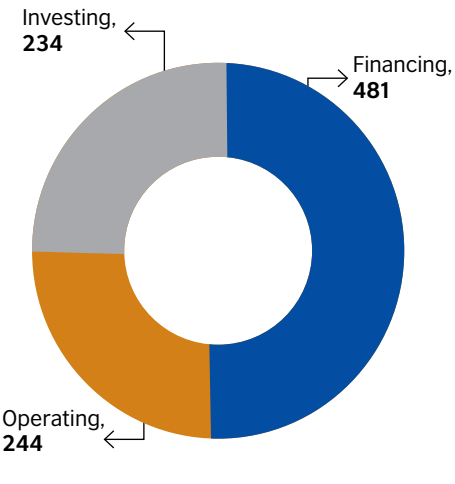
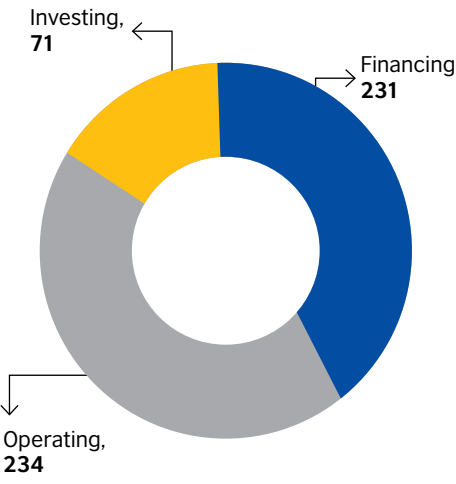
Financial Position
in Million



Financial Performance
in Million



Cash Flow
in Million



Review Report to the Members on the Statement of Compliance Contained in Listed Companies (Code of Corporate Governance) Regulations, 2019

We have reviewed the enclosed Statement of Compliance with the Listed Companies (Code of Corporate Governance) Regulations, 2019 (the Regulations) prepared by the Board of Directors of Ise Towers Reit Management Company Limited for the year ended June 30, 2025 in accordance with the requirements of regulation 36 of the Regulations.

The responsibility for compliance with the Regulations is that of the Board of Directors of the Company. Our responsibility is to review whether the Statement of Compliance reflects the status of the Company's compliance with the provisions of the Regulations and report if it does not and to highlight any non-compliance with the requirements of the Regulations. A review is limited primarily to inquiries of the Company's personnel and review of various documents prepared by the Company to comply with the Regulations.

As a part of our audit of the financial statements, we are required to obtain an understanding of the accounting and internal control systems sufficient to plan the audit and develop an effective audit approach. We are not required to consider whether the Board of Directors' statement on internal control covers all risks and controls or to form an opinion on the effectiveness of such internal controls, the Company's corporate governance procedures and risks.

The Regulations require the Company to place before the Audit Committee, and upon recommendation of the Audit Committee, place before the Board of Directors for their review and approval, its related party transactions and also ensure compliance with requirements of section 208 of the Companies Act, 2017. We are only required and have ensured compliance of this requirement to the extent of the approval of the related party transactions by the Board of Directors upon recommendation of the Audit Committee. We have not carried out any procedures to assess and determine the Company's process for identification of related parties and that whether the related party transactions were undertaken at arm's length price or not.

Based on our review, nothing has come to our attention which causes us to believe that the Statement of Compliance does not appropriately reflect the Company's compliance, in all material respects, with the requirements contained in the Regulations as applicable to the Company for the year ended June 30, 2025.



ISLAMABAD

CHARTERED ACCOUNTANTS
Engagement Partner: Atif Riaz

Dated: September 30, 2025
UDIN No. CR202510060gF9X73D00

Statement of Compliance with Listed Companies (Code of Corporate Governance) Regulations, 2019

Statement of Compliance with
Listed Companies
(Code of Corporate Governance)
Regulations, 2019

Name of Company: ISE TOWERS REIT MANAGEMENT COMPANY LIMITED
Year ending: June 30, 2025

The Company has complied with the requirements of the Regulations in the following manner:

1. The total number of directors are eleven (11) as per the following:

- a. Male: 9
- b. Female: 2

2. The composition of board is as follows:

a) Independent Directors (ID)

- i. Ms. Minahil Ali
- ii. Mr. Mohammad Masud Ch.
- iii. Mr. Muhammad Asad Ghani
- iv. Mr. Muhammad Farooq Iqbal

b) Non-executive Director (NED)

- v. Mr. Haroon Ihsan Piracha (Chairman of the Board)
- vi. Mr. Adil Khan Swati
- vii. Mr. Haider Khaqan Abbasi
- viii. Ms. Marium
- ix. Mr. Sohail Altaf
- x. Mr. Zahid Latif Khan

c) Executive Director

- xi. Mr. Sagheer Mushtaq (Chief Executive Officer)

d) Female Directors

- i. Ms. Minahil Ali
- ii. Ms. Marium

- 3. The directors have confirmed that none of them is serving as a director on more than seven listed companies, including this Company (excluding the listed subsidiaries of listed holding companies where applicable).
- 4. The Company has prepared a Code of Conduct and has ensured that appropriate steps have been taken to disseminate it throughout the Company along with its supporting policies and procedures.
- 5. The board has developed a vision/mission statement, overall corporate strategy and significant policies of the Company. A complete record of particulars of significant policies along with the dates on which they were approved or amended has been maintained.
- 6. All the powers of the board have been duly exercised and decisions on relevant matters have been taken by board/ shareholders as empowered by the relevant provisions of the Act and these Regulations.

- 7. The meetings of the board were presided over by the Chairman. The board has complied with the requirements of Act and the Regulations with respect to frequency, recording and circulating minutes of meeting of board.
- 8. The board of directors have a formal policy and transparent procedures for remuneration of directors in accordance with the Act and these Regulations.
- 9. The directors namely Mr. Adil Khan Swati, Mr. Muhammad Farooq Iqbal, Ms. Minahil Ali, and Mr. Zahid Latif Khan already have certifications of Directors’ Training Program from accredited institutions. The rest of the directors shall be imparted this training in due course.
- 10. The board has approved appointment of Chief Financial Officer, Company Secretary and Head of Internal Audit, including their remuneration and terms and conditions of employment and complied with relevant requirements of the Regulations.
- 11. The Chief Executive Officer has duly endorsed the financial statements before approval of the board.
- 12. The board has formed committees comprising of members given below:

a) Audit Committee

- 1. Mr. Muhammad Asad Ghani ID – Chairman of the Committee
- 2. Mr. Adil Khan Swati
- 3. Mr. Muhammad Farooq Iqbal
- 4. Mr. Zeeshan Shafique Secretary of the Committee

b) Human Resource Committee

- 1. Mr. Mohammad Masud Ch. ID – Chairman of the Committee
- 2. Mr. Sohail Altaf
- 3. Mr. Zahid Latif Khan
- 4. Mr. Sagheer Mushtaq
- 5. Mr. Zeeshan Shafique Secretary of the Committee

c) Nomination Committee

- 1. Mr. Haroon Ihsan Piracha NED – Chairman of the Committee
- 2. Mr. Adil Khan Swati
- 3. Mr. Sohail Altaf
- 4. Mr. Zahid Latif Khan
- 5. Mr. Sagheer Mushtaq
- 6. Mr. Zeeshan Shafique Secretary of the Committee

d) Risk Management Committee

- 1. Miss Minahil Ali ID – Chairman of the Committee
- 2. Mr. Zahid Latif Khan
- 3. Mr. Sagheer Mushtaq
- 4. Mr. Zeeshan Shafique Secretary of the Committee

- 13. The terms of reference of the aforesaid committees have been formed, documented and advised to the committee for compliance.
- 14. The frequency of meetings of the committees were as per following:
 - a). Audit Committee: Four (4) meetings of the Committee were held during FY 2025.
 - b). Human Resource and Remuneration (HRR) Committee: Two (2) meetings of the Committee were held during FY 2025.
 - c). Nomination Committee: One (1) meeting was held during FY 2025.
 - d). Risk Management Committee: No meeting was held during FY 2025.

15. The board has set up an effective internal audit function that is considered suitably qualified and experienced for the purpose and is conversant with the policies and procedures of the company.
16. The statutory auditors of the company have confirmed that they have been given a satisfactory rating under the quality control review program of the Institute of Chartered Accountant of Pakistan (ICAP) and registered with Audit Oversight Board of Pakistan, that they or any of the partners of the firm, their spouses and minor children do not hold shares of the company and that the firm and all its partners are in compliance with International Federation of Accountants (IFAC) guidelines on code of ethics as adopted by the ICAP.
17. The statutory auditors or the persons associated with them have not been appointed to provide other services except in accordance with the Act, these Regulations or any other regulatory requirement and the auditors have confirmed that they have observed IFAC guidelines in this regard.
18. We confirm that all other requirements of the Regulations 3,6,7,8,27,32,33 and 36 have been complied with.

Signature (s)



Haroon Ihsan Piracha
Chairman



Sagheer Mushtaq
Chief Executive Officer



Annual General Meeting







Extra Ordinary General Meeting







Board of Directors 2025-2028



Board of Directors Meetings



Audit Committee



HRR Committee



Events Glimpses



Independence Day



Evacuation & Fire Fighting Drill



Christmas



Financial Statements



Independent Auditors’ Report to the Members of ISE Towers Reit Management Company Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the annexed financial statements of ISE Towers REIT Management Company Limited (the Company), which comprise the statement of financial position as at June 30, 2025 and the statement of profit or loss, the statement of comprehensive income, the statement of changes in equity, the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and we state that we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of the audit.

In our opinion and to the best of our information and according to the explanations given to us, the statement of financial position, statement of profit or loss, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows together with the notes forming part thereof conform with the accounting and reporting standards as applicable in Pakistan and give the information required by the Companies Act, 2017 (XIX of 2017), in the manner so required and respectively give a true and fair view of the state of the Company’s affairs as at June 30, 2025 and of the profit, the comprehensive income, the changes in equity and its cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as applicable in Pakistan. Our responsibilities under those standards are further described in the Auditors’ Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants’ Code of Ethics for Professional

Accountants as adopted by the Institute of Chartered Accountants of Pakistan / Institute of Cost and management Accountants (the Code) and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Statements and Auditors’ Report Thereon

Management is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and our auditors’ report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Board of Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting and reporting standards as applicable in Pakistan and the

requirements of Companies Act, 2017(XIX of 2017) and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Board of directors is responsible for overseeing the Company’s financial reporting process.

Auditors’ Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors’ report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs as applicable in Pakistan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs as applicable in Pakistan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the board of directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

Based on our audit, we further report that in our opinion:

- a) proper books of account have been kept by the Company as required by the Companies Act, 2017 (XIX of 2017);
- =b) the statement of financial position, the

statement of profit or loss and statement of comprehensive income, the statement of changes in equity and the statement of cash flows together with the notes thereon have been drawn up in conformity with the Companies Act, 2017 (XIX of 2017) and are in agreement with the books of account and returns;

c) investments made, expenditure incurred and guarantees extended during the year were for the purpose of the Company's business; and

d) Zakat deductible at source under the Zakat

and Ushr Ordinance, 1980 (XVIII of 1980), was deducted by the Company and deposited in the Central Zakat Fund established under section 7 of that Ordinance.

The engagement partner on the audit resulting in this independent auditors' report is Atif Riaz.

CHARTERED ACCOUNTANTS

ISLAMABAD

DATED: September 30, 2025
UDIN No. AR202510060NIdHLXvhR

ISE TOWERS REIT MANAGEMENT COMPANY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2025

	Note	2025 ----- (Rupees in '000) -----	2024 -----
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	5	1,303,327	1,292,152
Intangible assets	6	3,403	1,896
Investment property	7	5,405,575	5,233,505
Long term investments	8	797,001	633,053
Long term advances and deposits	9	38,550	68,217
Deferred taxation	10	9,541	14,544
		<u>7,557,397</u>	<u>7,243,367</u>
CURRENT ASSETS			
Receivables	11	82,387	64,733
Advances and prepayments	12	16,361	7,317
Short term investments	13	976,378	693,538
Cash and bank balances	14	11,344	79,609
		<u>1,086,470</u>	<u>845,198</u>
		<u>8,643,867</u>	<u>8,088,565</u>
TOTAL ASSETS			
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorized share capital			
700,000,000 (2024: 700,000,000) ordinary shares of Rs. 10 each		7,000,000	7,000,000
		<u>7,000,000</u>	<u>7,000,000</u>
Issued, subscribed and paid up capital	15	3,671,870	3,671,870
Surplus on revaluation of property and equipment	16	459,584	442,831
Reserves	17	217,028	205,755
Accumulated profits		<u>3,938,191</u>	<u>3,419,627</u>
		<u>8,286,673</u>	<u>7,740,083</u>
NON-CURRENT LIABILITIES			
Long term deposits	18	26,166	23,553
Deferred liabilities	19	26,689	32,509
		<u>52,855</u>	<u>56,062</u>
CURRENT LIABILITIES			
Accrued and other payables	20	60,096	73,220
Advances and deposits	21	191,278	155,225
Tax payable to government	22	15,404	31,663
Unclaimed dividend	23	37,561	32,312
		<u>304,339</u>	<u>292,420</u>
		<u>8,643,867</u>	<u>8,088,565</u>
TOTAL EQUITY AND LIABILITIES			
CONTINGENCIES AND COMMITMENTS			
	24		

The annexed notes from 1 to 44 form an integral part of these financial statements.

CHAIRMAN

CHIEF EXECUTIVE

ISE TOWERS REIT MANAGEMENT COMPANY LIMITED
STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED JUNE 30, 2025

	Note	2025 ----- (Rupees in '000') -----	2024 -----
Income			
Operating income	25	411,271	378,164
Operating expenses:			
Depreciation and amortization	26	(46,969)	(46,046)
Other administrative expenses	27	(77,856)	(50,507)
		(124,824)	(96,553)
Other income	28	199,882	235,834
Financial charges	29	(449)	(63)
Operating profit		485,879	517,382
Fair value gain on investment property	7	172,070	137,200
Fair value gain on investments classified at fair value through profit or loss		18,925	104
Share of profit from associated companies	8.1.1 & 8.1.2	223,072	127,194
Profit before levy and taxation		899,946	781,879
Levy	30	(5,238)	(2,175)
Profit before taxation		894,708	779,704
Taxation	31	(160,820)	(133,731)
Profit for the year after taxation		733,888	645,974
Distributable profit		1.53	1.39
Undistributable - unrealized fair value gain		0.47	0.37
Earning per share - basic and diluted	32	2.00	1.76

The annexed notes from 1 to 44 form an integral part of these financial statements.



CHAIRMAN



CHIEF EXECUTIVE

ISE TOWERS REIT MANAGEMENT COMPANY LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED JUNE 30, 2025

	Note	2025 ----- (Rupees in '000') -----	2024 -----
Profit for the year after taxation		733,888	645,974
Other comprehensive income			
Items that will not be reclassified to statement of profit or loss:			
Revaluation surplus on property and equipment	5.1	34,207	26,951
Related deferred tax impact	10.3	(7,354)	(5,284)
-		26,853	21,667
Share of other comprehensive loss of associates - net	8.1.8	(1,388)	(1,651)
Loss on remeasurement of defined benefit liability	19.2.6	(1,856)	(645)
Surplus on remeasurement of equity investment - FVOCI	8.2.1.1& 8.2.2.1	27,764	29,106
Other comprehensive income for the year - net of tax		51,373	48,477
Total comprehensive income for the year		785,261	694,450

The annexed notes from 1 to 44 form an integral part of these financial statements.



CHAIRMAN



CHIEF EXECUTIVE

	Issued, subscribed and paid up capital	Capital reserve		Revenue reserves			Total
		Revaluation surplus on property and equipment	Fixed assets replacement reserve	Total capital reserves	Surplus on remeasurement of equity investments - FVTOCI	Accumulated profit	
Balance as at June 30, 2023	3,671,870	430,096	150,627	580,723	120,195	3,161,203	7,533,991
Total comprehensive income for the year 2024							
Profit for the year after taxation	-	-	-	-	-	645,974	645,974
Loss on remeasurement of defined benefit liability	-	-	-	-	-	(645)	(645)
Revaluation of property and equipment during the year (net of tax)	-	21,667	-	21,667	-	-	21,667
Transfer to accumulated profit on account of incremental depreciation (net of tax)	-	(8,932)	-	(8,932)	-	8,932	-
Share of other comprehensive loss of associates	-	-	-	-	-	(1,651)	(1,651)
Surplus on remeasurement of equity investment - FVTOCI	-	-	-	-	29,106	-	29,106
Fixed assets replacement reserve							
Amount collected for fixed assets replacement reserve	-	-	55,012	55,012	-	(55,012)	-
Amount utilized from fixed assets replacement reserve	-	-	(149,185)	(149,185)	-	149,185	-
Transactions with owners							
Final cash dividend for the year ended June 30, 2023 at Rs. 0.93 per share	-	-	-	-	-	(341,484)	(341,484)
Interim cash dividend for the period ended March 31, 2024 at Rs. 0.40 per share	-	-	-	-	-	(146,875)	(146,875)
Balance as at June 30, 2024	3,671,870	442,831	56,454	499,285	149,301	3,419,627	7,740,083
Total comprehensive income for the year 2025							
Profit for the year after taxation	-	-	-	-	-	733,888	733,888
Loss on remeasurement of defined benefit liability	-	-	-	-	-	(1,856)	(1,856)
Revaluation of property and equipment during the year (net of tax)	-	26,853	-	26,853	-	-	26,853
Transfer to accumulated profit on account of incremental depreciation (net of tax)	-	(10,100)	-	(10,100)	-	10,100	-
Share of other comprehensive loss of associates	-	-	-	-	-	(1,388)	(1,388)
Surplus on remeasurement of equity investment - FVTOCI	-	-	-	-	27,764	-	27,764
Fixed assets replacement reserve							
Amount collected for fixed assets replacement reserve	-	-	44,496	44,496	-	(44,496)	-
Amount utilized from fixed assets replacement reserve	-	-	(60,987)	(60,987)	-	60,987	-
Transactions with owners							
Final cash dividend for the year ended June 30, 2024 at Rs. 0.65 per share	-	-	-	-	-	(238,672)	(238,672)
Balance as at June 30, 2025	3,671,870	459,584	39,963	499,547	177,065	3,938,191	8,286,673

Note

Balance as at June 30, 2023

Total comprehensive income for the year 2024

Profit for the year after taxation

Loss on remeasurement of defined benefit liability

Revaluation of property and equipment during the year (net of tax)

Transfer to accumulated profit on account of incremental depreciation (net of tax)

Share of other comprehensive loss of associates

Surplus on remeasurement of equity investment - FVTOCI

Fixed assets replacement reserve

Amount collected for fixed assets replacement reserve

Amount utilized from fixed assets replacement reserve

Transactions with owners

Final cash dividend for the year ended June 30, 2023 at Rs. 0.93 per share

Interim cash dividend for the period ended March 31, 2024 at Rs. 0.40 per share

Balance as at June 30, 2024

Total comprehensive income for the year 2025

Profit for the year after taxation

Loss on remeasurement of defined benefit liability

Revaluation of property and equipment during the year (net of tax)

Transfer to accumulated profit on account of incremental depreciation (net of tax)

Share of other comprehensive loss of associates

Surplus on remeasurement of equity investment - FVTOCI

Fixed assets replacement reserve

Amount collected for fixed assets replacement reserve

Amount utilized from fixed assets replacement reserve

Transactions with owners

Final cash dividend for the year ended June 30, 2024 at Rs. 0.65 per share

Balance as at June 30, 2025

The annexed notes from 1 to 44 form an integral part of these financial statements.


CHAIRMAN


CHIEF EXECUTIVE

ISE TOWERS REIT MANAGEMENT COMPANY LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

		2025 Note ----- (Rupees in '000')	2024 -----
Profit before taxation		899,946	781,879
Adjustment for non-cash charges and other items	33	(492,018)	(399,030)
		407,928	382,849

Working capital changes
(Increase) / decrease in current assets

Receivables	(17,760)	3,308
Advances, deposits, prepayments and other receivables including long term advances and deposits	20,622	(49,181)
	2,862	(45,873)

Increase / (decrease) in current liabilities

Accrued and other payables	(13,124)	10,768
Advances and deposits	36,053	6,263
	22,929	17,031
Cash generated from operations	433,719	354,007
Payment for gratuity	19.2.3 (12,890)	(830)
Payment for compensated absences	19.3.2 (2,055)	(157)
Taxation	22 (184,668)	(109,122)
Net cash generated from operating activities	234,107	243,898

CASH FLOWS FROM INVESTING ACTIVITIES

Capital expenditure	(25,445)	(119,914)
Investment made / encash during the year -net	(304,032)	148,209
Proceeds from sale of investments-FVTPL	23,500	-
Interest received	140,989	173,317
Dividend received from mutual funds	-	871
Dividend received from investment-FVOCI	21,675	-
Dividend received from associated companies	72,200	31,283
Net cash (used in) / generated from investing activities	(71,113)	233,766

CASH FLOWS FROM FINANCING ACTIVITIES

Long term deposits	2,613	350
Dividend paid	(233,423)	(481,349)
Financial charges paid	(449)	(63)
Net cash used in financing activities	(231,259)	(481,063)
Net decrease in cash and cash equivalents	(68,265)	(3,399)
Cash and cash equivalents at beginning of the year	79,609	83,008
Cash and cash equivalents at end of the year	14 11,344	79,609

The annexed notes from 1 to 44 form an integral part of these financial statements.


CHAIRMAN


CHIEF EXECUTIVE

ISE TOWERS REIT MANAGEMENT COMPANY LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2025

1 CORPORATE AND GENERAL INFORMATION

1.1 STATUS AND NATURE OF OPERATION

- 1.1.1 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.
- 1.1.2 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 Annual General Meeting 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).
- 1.1.3 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.
- 1.1.4 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.
- 1.1.5 On May 18, 2023, the company has registered the Trust for its first rental REIT scheme "ISE Towers REIT scheme". Moreover, the SECP has also granted its consent for registration of the ISE Towers REIT scheme on August 10, 2023.

- 1.1.6 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 office of the Company is situated in 55-B, ISE Towers, Jinnah Avenue, Islamabad.

2 BASIS OF PREPARATION

2.1 Statement of compliance

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

- International Financial Reporting Standard (IFRS) issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017;
- Provisions of and directives issued under the Companies Act, 2017; and
- The Non-Banking Finance Companies (Establishment and Regulation) Rules, 2003 ; and The Real Estate Investment Regulations, 2022.

Where provisions of and directives issued under the Companies Act, 2017 differ from the IFRS, the provisions of and directives issued under the Companies Act, 2017 have been followed.

2.2 Basis of measurement

These financial statements have been prepared under the historical cost convention except for the following:

- Leasehold land, building on leasehold land and investment property measured at revalued amount.
- Investment in associates, equity investments and investment in mutual funds measured at fair value.
- Employee benefits at present value.

These financial statements have been prepared following accrual basis of accounting except for cash flow information.

2.3 Functional and presentation currency

These financial statements are presented in Pakistan Rupees which is the Company's functional and presentation currency. Amounts presented in the financial statements have been rounded off to the nearest of thousand Rupees.

2.4 Key judgments and estimates

The preparation of financial statements in conformity with the approved accounting standards requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The areas involving a higher degree of judgment, critical accounting estimates and significant assumptions are disclosed below.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimates are revised if the revision affects only that year or in the year of the revision and future years if the revision affects both current and future years.

Judgments made by the management in application of the approved accounting standards that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in the ensuing paragraphs.

2.4.1 Staff retirement benefits - gratuity and compensated absences

Gratuity and compensated absences are provided to eligible employees of the Company. Calculations in this respect require assumptions to be made of future outcomes, the principle ones are being in respect of increase in remuneration, mortality rate and the discount rate used to discount future cash flows to present values. Calculations are sensitive to changes in these underlying assumptions.

2.4.2 Property and equipment

The estimates for revalued amounts, if any, of different classes of property and equipment, are based on valuation performed by external professional valuer and recommendation of technical teams of the Company. The said recommendations also include estimates with respect to residual values and useful lives. Further, the Company reviews the value of the assets for possible impairment on an annual basis. Any change in these estimates in future years might affect the carrying amounts of the respective items of property and equipment with corresponding effect on the depreciation charge and impairment loss.

2.4.3 Investment property

The estimates for revalued amounts, if any, of different classes of property, are based on valuation performed by external professional valuer and recommendation of technical

teams of the Company. The said recommendations also include estimates with respect to residual values and useful lives. Further, the Company reviews the value of the assets for possible impairment on an annual basis. Any change in these estimates in future years might affect the carrying amounts of the respective items of property with corresponding effect on the depreciation charge and impairment loss.

2.4.4 Intangible asset

The estimate for intangible includes estimate with respect to residual value and useful life. Any change in these estimates in future years might affect the carrying amounts of the respective items of intangible assets with corresponding effect on the amortization charge and impairment loss.

2.4.5 Provision for Expected Credit Loss

Receivables are assessed on a regular basis and if there is any doubt about recoverability of these receivables, provision for doubtful debts is made as per Company policy.

2.4.6 Taxation

The Company estimates current tax provision and deferred tax by taking into account the current income tax law and decisions taken by the taxation authorities. Instances where the Company's views differ from the views taken by the income tax department at the assessment stage and where the Company considers that its view on the items of material nature is in accordance with law, the amounts are shown as contingent liabilities.

2.4.7 Impairment

The carrying amounts of the Company's assets are reviewed at each statement of financial position date to determine whether there is any indication of impairment. If such indication exists the recoverable amount of assets is estimated. Impairment is recognized wherever the carrying amount of the asset exceeds its recoverable amount. Impairment losses are charged to statement of profit or loss.

2.4.8 Contingencies

A contingent liability is disclosed when the Company has a possible obligation as a result of past events, existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company; or the Company has a present legal or constructive obligation that arises from past events, but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation, or the amount of the obligation cannot be measured with sufficient reliability.

3 APPLICATION OF NEW STANDARDS, AMENDMENTS AND INTERPRETATIONS TO

PUBLISHED APPROVED ACCOUNTING AND REPORTING STANDARDS

3.1 New accounting standards, amendments and IFRS interpretations that are effective for the year ended June 30, 2025

The following standards, amendments and interpretations are effective for the year ended June 30, 2025. These standards, amendments and interpretations are either not relevant to the Company's operations or did not have significant impact on the financial statements other than certain additional disclosures.

	Effective from Accounting period beginning on or after
Amendments to IFRS 7 'Financial Instruments: Disclosures' - Supplier finance arrangements	January 01, 2024
Amendments to IFRS 16 'Leases' - Amendments to clarify how a seller-lessee subsequently measures sale and leaseback transactions	January 01, 2024
Amendments to IAS 1 'Presentation of Financial Statements' - Classification of liabilities as current or non-current	January 01, 2024
Amendments to IAS 1 'Presentation of Financial Statements' - Non-current liabilities with covenants	January 01, 2024
Amendments to IAS 7 'Statement of Cash Flows' - Supplier finance arrangements	January 01, 2024

3.2 New accounting standards, amendments and interpretations that are not yet effective

The following standards, amendments and interpretations are only effective for accounting periods, beginning on or after the date mentioned against each of them. These standards, amendments and interpretations are either not relevant to the Company's operations or are not expected to have significant impact on the Company's financial statements other than certain additional disclosures.

Amendments to IFRS 7 'Financial Instruments: Disclosures' - Amendments regarding the classification and measurement of financial instruments	January 01, 2026
Amendments to IFRS 9 'Financial Instruments' - Amendments regarding the classification and measurement of financial instruments	January 01, 2027

Effective from Accounting period beginning on or after

Amendments to IAS 21 'The Effects of Changes in Foreign Exchange Rates' - Lack of Exchangeability	January 01, 2026
Amendments to IFRS 7 'Financial Instruments: Disclosures' - Amendments regarding nature-dependent electricity contracts that are often structured as power purchase agreements (PPAs)	January 01, 2026
Amendments to IFRS 9 'Financial Instruments' - Amendments regarding nature-dependent electricity contracts that are often structured as power purchase agreements (PPAs)	January 01, 2026
IFRS 17 Insurance Contracts	January 01, 2026

Certain annual improvements have also been made to a number of IFRSs and IASs.

IFRS 1 'First-time Adoption of International Financial Reporting Standards' has been issued by IASB effective from July 01, 2009. However, it has not been adopted yet locally by Securities and Exchange Commission of Pakistan (SECP).

IFRS 18 'Presentation and Disclosures in Financial Statements' has been issued by IASB effective from January 01, 2027. However, it has not been adopted yet locally by Securities and Exchange Commission of Pakistan (SECP).

IFRS 19 'Subsidiaries without Public Accountability: Disclosures' has been issued by IASB effective from January 01, 2027. However, it has not been adopted yet locally by Securities and Exchange Commission of Pakistan (SECP).

IFRS 17 - 'Insurance contracts' has been notified by the IASB to be effective for annual periods beginning on or after January 1, 2023. However SECP has notified the timeframe for the adoption of IFRS - 17 which will be adopted by January 01, 2027.

4 MATERIAL ACCOUNTING POLICY INFORMATION

The principal accounting policies applied in the presentation of financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

4.1 Property and equipment

Owned assets

4.1.1 Operating fixed assets

Operating fixed assets are initially recognized at acquisition cost, including any costs directly attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the Company's management. Subsequently, the leasehold land and building on leasehold land are stated at revalued amounts less accumulated amortization/depreciation and impairment losses, and all other assets as mentioned in note 5.1 to the financial statements are stated at cost less accumulated depreciation and impairment losses if any. Revalued amounts are fair market values or depreciated replacement cost (as the case may be) based on appraisals prepared by external professional valuer. Any surplus arising upon revaluation of assets is credited to the "Surplus on revaluation of property and equipment".

Any revaluation increase arising on the revaluation of land and building is recognized in other comprehensive income and presented as a separate component of equity as "Surplus on revaluation of property and equipment", except to the extent that it reverses a revaluation decrease for the same asset previously recognized in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously charged. Any decrease in carrying amount arising on the revaluation of land and building is charged to profit or loss to the extent that it exceeds the balance, if any, held in the surplus on revaluation of property and equipment relating to a previous revaluation of that asset. The surplus on revaluation of land and building to the extent of incremental depreciation charged (net of deferred tax) is transferred to accumulated profit.

Depreciation is charged to statement of profit or loss on straight line method so as to write off the depreciable amount of the operating fixed assets over their estimated useful lives as disclosed in note 5.1, while leasehold land is amortized over the lease period extendable up to 99 years. Depreciation on depreciable assets is commenced from the month the asset is available for use up to the month preceding the month of disposal. Incremental depreciation arising out of surplus on revaluation of property and equipment is transferred to accumulated profit through statement of changes in equity.

Minor renewals/replacements/repairs and maintenance cost are charged to income as and when incurred. Major renewals and replacements are capitalized.

Material residual value estimates and estimates of useful life are updated as required, but at least annually, whether or not the asset is revalued.

Gains or losses arising on the disposal of operating fixed assets are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognized in statement of profit or loss.

4.1.2 Capital work in progress

Capital work in progress is stated at cost less impairment losses (if any). It consist of expenditure incurred, and other costs directly attributable to operating fixed assets in the course of their construction and installation. All expenditure including borrowing cost connected with specific assets incurred during the construction and installation period are carried under capital work in progress. Items are transferred to operating fixed assets as and when they are available for use.

4.2 Intangible assets

Costs that are associated with identifiable intangible assets and economic benefits are probable for more than one year therefrom, are recognized as intangible assets.

Intangible assets are stated at cost less accumulated amortization and impairment if any, except assets that are not available for its intended use, which are stated at cost. Amortization is charged using the straight-line method at rates given in relevant note to write off the historical cost of assets over their estimated useful life. Amortization on additions is commenced from the month the asset is available for use up to the month preceding the month of disposal.

4.3 Investment property

Investment property is the property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognized in statement of profit or loss.

Cost of investment property includes expenditures that are directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalized borrowing costs.

Minor renewals/replacements/repairs and maintenance costs are charged to income as and when incurred. Major renewals and replacements are capitalized.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in statement of profit or loss.

4.4 Long term investments

4.4.1 Investment in associates

Associates are those entities in which the Company has significant influence by having common directorship or equity stake of 20% or more but do not have control over the financial and operating policies. Investments in associates are initially recognized at cost and subsequently accounted for using the equity method.

The carrying amount of the investment in associates is increased or decreased to recognize the Company's share of the profit or loss and other comprehensive income of the associates. Changes resulting from the profit or loss generated by the associate are reported within 'Share of profit/loss from associated companies' in statement of profit or loss.

Changes resulting from other comprehensive income of the associates or items recognized directly in the associates' equity are recognized in other comprehensive income or equity of the Company, as applicable.

When the Company's share of losses in an associate equals or exceeds its interest in the associate, the Company does not recognize further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the Company resumes recognizing its share of those profits only after its share of the profits exceeds the accumulated share of losses that has previously not been recognized.

4.4.2 Equity instruments - FVOCI

These investments are intended to be held for any indefinite period of time but may be sold in response to the need for liquidity or changes in fair value. These are initially recognized at cost and at subsequent reporting dates measured at fair values. Gains and losses from changes in fair values are taken to the statement of comprehensive income. At the time of disposal fair value reserves directly transfer to accumulated profit.

4.5 Receivables

Account receivables are recognized and carried at original invoiced amount which is fair value of the consideration to be received in future. An estimated provision for doubtful debts is made when collection of the full amount is no longer probable. Debts considered irrecoverable are written-off.

4.6 Other receivables

Other receivables are recognized at fair value of the consideration to be received in future.

4.7 Cash and cash equivalents

For the purpose of cash flow statement, cash and cash equivalents comprise cash in hand, cash with banks on current and saving accounts, bank overdrafts/short term borrowings and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

4.8 Cash and bank balances

Cash in hand and at banks are carried at nominal amount.

4.9 Share capital

Share capital represents the nominal value of shares that have been issued.

4.10 Earnings per share

The Company presents earnings per share (EPS) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by weighted average number of ordinary shares outstanding during the year.

4.11 Dividend and apportioning to reserves

Interim dividends distributions are recognized in the period in which the dividends are declared by the Board of Directors, while final dividend distributions are recognized as liability in the financial statements in the period in which the dividend are approved by the Company's shareholders at the Annual General Meeting. Appropriation to reserves are recognized in the financial statements in the period in which these are paid.

4.12 Apportioning to reserve

The Company operates a fixed assets replacement reserve to ensure that sufficient funds remain available for replacement / purchase of fixed assets of common use, or any part thereof, relating to ISE Towers as per policy approved by the Board of Directors. The contribution to the fund is recoverable at a rate fixed by the Board from all the concerned stakeholders and is to be utilized exclusively for this purpose. The Company also set aside/contribute amount to this reserve from its accumulated profit, based on its proportionate ownership in ISE Towers.

4.13 Employee benefits

4.13.1 Compensated absences

The Company accounts for all accumulated compensated absences when employees render services that increase their entitlement to future compensated absences. The

liability is provided on the basis of actuarial valuation using Projected Unit Credit (PUC) Actuarial Method while movement in the liability is included in the statement of comprehensive income. The Company has a policy of carrying out actuarial valuations annually with the assistance of independent actuarial appraisers. The latest actuarial valuation was carried out on June 30, 2025.

The amount recognized in the statement of financial position represents the present value of Defined Benefits Obligation (DBO). Actuarial gains and losses are recognized immediately in the statement of comprehensive income.

4.13.2 Staff retirement benefits

Defined benefit plan - Gratuity

The Company operates an unfunded gratuity scheme covering all eligible employees completing the minimum qualifying year of service as specified by the scheme. The liability is provided on the basis of actuarial valuation using Projected Unit Credit (PUC) Actuarial Method while movement in the liability is included in the statement of comprehensive income. The Company has a policy of carrying out actuarial valuations annually with the assistance of independent actuarial appraisers. The latest actuarial valuation was carried out on June 30, 2025.

Actuarial gains and losses are recognized as income or expense in the other comprehensive income. The Company recognizes expense in accordance with IAS 19 "Employee Benefits". Past service cost is recognized immediately to the extent the benefits are already vested.

The amount recognized in statement of financial position represents the present value of the defined benefit obligation adjusted for the actuarial gains and losses.

4.14 Payables and other liabilities

Accrued and other payables are recognized initially at fair value plus directly attributable cost, if any and subsequently measured at amortized cost. Accounts payable are classified as current liabilities if payment is due within one year. If not, they are presented as non-current liabilities.

4.15 Revenue recognition

Revenue comprises of the fair value of the consideration received or receivable from the provision of services in the ordinary course of the Company's activities.

Revenue is recognized at point when it is probable that the economic benefits associated with the transactions will flow to the Company. The Company performs its performance obligation and the amount of revenue can be measured reliably. The revenue arising from different activities of the Company is recognized on the following basis:

Rental income

Rental income from Company's investment property is recognized on a straight-line basis over the term of the rent agreement.

4.16 Other income

- a) Income from bank deposits and held to maturity investments are recognized on a time proportion basis.
- b) Any other income is recognized on accrual basis.

4.17 Taxation

The tax expense comprises current and deferred tax. Tax is recognized in statement of profit or loss except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case the tax is also recognized in other comprehensive income or directly in equity respectively.

a) Current taxation

Provision for current taxation is higher of taxable income or accounting income at the current rates of taxation after taking into account tax credits and tax rebates, if any, of the Company. The charge for the current year tax also includes prior year adjustments arising due to assessments framed during the year, if any.

b) Deferred taxation

Deferred tax is accounted for using the statement of financial position liability method in respect of all temporary differences arising from differences between the carrying amount of the assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable income. Deferred tax liabilities are recognized for all taxable temporary differences in full and deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which the deductible temporary differences, unused tax losses and tax credits can be utilized.

Deferred tax is calculated at the rates that are expected to apply to the year when the differences reverse, based on tax rates that have been enacted.

Deferred tax assets and liabilities are offset only when the Company has a right and intention to set off current tax assets and liabilities.

4.18 Levy

Minimum tax, final tax and super-tax not based on taxable profits are recognized as a levy in the statement of profit or loss. The amount calculated on taxable income using the notified tax rate is recognized as current income tax expense for the year in statement of profit or loss under the scope of IAS 12. Any excess of expected income tax paid or payable for the year under the Income Tax Ordinance, 2001 over the amount designated as current income tax for the year, is then recognized as a levy falling under the scope of IFRIC 21 / IAS 37.

4.19 Foreign currency transactions

Transactions in foreign currencies are converted into Pak rupees at the rates prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Pak rupees at the rate prevailing on the statement of financial position date. All exchange differences resulting from the settlement of such transactions and from the remeasurement of monetary assets and liabilities are included in the statement of profit or loss.

4.20 Provisions

Provisions for legal disputes, onerous contracts or other claims are recognized in statement of financial position when the Company has a legal or constructive obligation as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. In those cases where the possible outflow of economic resources as a result of present obligations is considered improbable or remote, no liability is recognized.

4.21 Financial instruments**4.21.1 Financial assets**

The Company classifies its financial assets in the following categories: at fair value through profit or loss, fair value through other comprehensive income and amortized cost. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

Amortized Cost

A financial asset is measured at amortized cost if it meets both the following conditions and is not designated as at fair value through profit or loss:

- (i) it is held with in a business model whose objective is to hold assets to collect contractual cash flows; and
- (ii) its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Equity Investments at FVOCI

These assets are initially measured at cost plus transaction cost that are directly attributable to its acquisition. Subsequently, these are measured at fair value. Dividends are recognized as income in the statement of profit and loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in other comprehensive income and are never reclassified to the statement of profit or loss.

Financial assets at FVTPL

These assets are initially recognized at cost. Subsequently, these are measured at fair value. Net gains and losses, including any interest / markup or dividend income, are recognized in statement of profit or loss.

Impairment

The Company recognizes loss allowance for Expected Credit Losses (ECLs) on financial assets measured at amortized cost. The Company measures loss allowance at an amount equal to lifetime ECLs.

Lifetime ECLs are those that result from all possible default events over the expected life of a financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

At each reporting date, the Company assesses whether the financial assets carried at amortized cost are credit-impaired. A financial asset is credit-impaired when one or more events that have detrimental impact on the estimated future cash flows of the financial assets have occurred.

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. The gross carrying amount of a financial asset is written off when the Company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof.

Derecognition

Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all risks and rewards of ownership.

Receivables and deposits

Receivables include accounts receivables, deposits and other receivables. After initial recognition, these are measured at amortized cost using the effective interest method, less provision for impairment. Discounting is omitted where the effect of discounting is immaterial. Receivables are assessed on regular basis for impairment and if there is any doubt about the recoverability of these receivables, appropriate amount of provision is made.

4.21.2 Financial liabilities

Financial liabilities are measured at amortized cost or 'at fair value through profit or loss' (FVTPL). A financial liability is classified as at FVTPL if it is classified as held for trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in the statement of profit or loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in the statement of profit or loss. Any gain or loss on de-recognition is also recognized in the statement of profit or loss.

Subsequent to initial recognition borrowings are measured at amortized cost using the effective interest method. Finance costs are accounted for on an accrual basis and are reported under accrued mark-up on borrowings to the extent of the amount remain unpaid.

4.22 Accrued and other payables

Accrued and other payables include accrued liabilities, accrued mark-up and deposits. Subsequent to initial recognition, accrued and other payables are measured at amortized cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

4.23 Related party transactions

Related party transactions involves transactions with related parties are carried out at mutually agreed terms as approved by the Board of Directors of the Company.

5 PROPERTY AND EQUIPMENT

		2025	2024
	Note	(Rupees in '000)	(Rupees in '000)
Operating fixed assets	5.1	1,154,218	1,155,541
Capital work in progress	5.2	149,109	136,611
		<u>1,303,327</u>	<u>1,292,152</u>

5.1 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)														
Net carrying value basis year ended June 30, 2025														
Opening net book value (NBV)	663,602	380,206	18,943	3,091	2,481	69,469	8,602	1,348	281	2,879	2,320	1,983	334	1,155,540
Additions (at cost)	-	-	9,142	-	-	-	506	314	19	-	839	-	290	11,110
Disposals:														
Cost	-	-	(147)	-	-	-	-	-	-	-	(1)	-	(15)	(163)
Accumulated depreciation	-	-	147	-	-	-	-	-	-	-	1	-	15	163
Write-off (NBV)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revaluation adjustment for the year	8,848	25,359	-	-	-	-	-	-	-	-	-	-	-	34,207
Depreciation charge	(8,848)	(14,910)	(2,861)	(789)	(259)	(13,042)	(3,117)	(562)	(191)	(664)	(435)	(680)	(282)	(46,639)
Net book value	663,602	390,655	25,225	2,302	2,222	56,428	5,991	1,100	109	2,215	2,724	1,303	342	1,154,218
Gross carrying value basis year ended June 30, 2025														
Cost / Revalued amount	663,602	380,206	97,728	158,057	8,110	130,464	24,924	14,001	7,759	9,052	5,737	7,281	4,593	1,511,515
Revaluation adjustment for the year	8,848	25,359	-	-	-	-	-	-	-	-	-	-	-	34,207
Accumulated depreciation	(8,848)	(14,910)	(72,504)	(155,755)	(5,888)	(74,036)	(18,933)	(12,901)	(7,650)	(6,837)	(3,013)	(5,978)	(4,251)	(391,504)
Net book value	663,602	390,655	25,225	2,302	2,222	56,428	5,991	1,100	109	2,215	2,724	1,303	342	1,154,218
Net carrying value basis year ended June 30, 2024														
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	1,159,716
Additions (at cost)	-	-	7,231	-	1,035.89	-	969	1,317	123	9	556	-	253	11,493
Transfers from CWIP	-	-	1,401	-	1,553	-	261	-	-	75	-	-	-	3,290
Revaluation adjustment for the year	8,732	18,219	-	-	-	-	-	-	-	-	-	-	-	26,951
Depreciation charge	(8,732)	(14,194)	(1,887)	(1,034)	(108)	(13,042)	(3,459)	(301)	(412)	(690)	(360)	(1,446)	(247)	(45,910)
Net book value	663,602	380,206	18,943	3,091	2,481	69,469	8,602	1,348	281	2,879	2,320	1,983	334	1,155,541
Gross carrying value basis year ended June 30, 2024														
Cost / Revalued amount	663,602	376,180	88,733	158,057	8,110	130,464	24,418	13,687	7,740	9,052	4,899	7,281	4,318	1,496,543
Revaluation adjustment for the year	8,732	18,219	-	-	-	-	-	-	-	-	-	-	-	26,951
Accumulated depreciation	(8,732)	(14,194)	(69,790)	(154,966)	(5,629)	(60,965)	(15,816)	(12,339)	(7,459)	(6,173)	(2,579)	(5,298)	(3,984)	(367,953)
Net book value	663,602	380,206	18,943	3,091	2,481	69,469	8,602	1,348	281	2,879	2,320	1,983	334	1,155,541
Useful life / Depreciation rates	99 years	3.16-3.91%	10%	10%	10%	10%	20%	33%	33%	10%	10%	20%	33%	

5.1.1 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.

5.1.2 Building is located on leasehold land with covered area of 48,117 sq. fts.

5.1.3 Depreciation charge for the year amounting to Rs. 46,639 million includes incremental depreciation on revaluation surplus amounting to Rs. 12,451 million (2024: Rs. 10,877 million).

5.1.4 The cost of fully depreciated assets which are still in use amounts to Rs. 253.340 million (2024: Rs. 247.315 million).

5.1.5 The Company has revalued its lease hold land and buildings on June 30, 2025 by independent valuer M/s Asif Associates (Private) Limited on the basis of market value. At the above date, the revaluation resulted in a surplus of Rs. 34.207 million. Valuations for leasehold land and building on leasehold land were based on fair market value.

Name of independent valuer	Date of revaluation	Revaluation Rupees in '000
M/S Asif Associates (Private) Limited	30-Jun-25	34,207
	30-Jun-24	26,951
	30-Jun-23	28,301

5.1.6 The forced sale value of the revalued lease hold land and building has been assessed at Rs. 408.919 million and Rs. 332.058 million respectively, as on June 30, 2025.

5.1.7 Had there been no revaluation the carrying values would have been as under:

Description	2025		2024	
	Cost	Book value	Cost	Book value
	----- (Rupees in '000) -----			
Leasehold land	309,808	250,182	309,808	253,312
Building on leasehold land	373,025	247,726	373,025	257,051
	<u>682,833</u>	<u>497,908</u>	<u>682,833</u>	<u>510,362</u>

5.2 Capital work in progress

Description	Balance as on July 01, 2024	Additions	Transfers / Charged off	Balance as on June 30, 2025
	----- (Rupees in '000) -----			
Life Support System / Life Safety System	136,611	51,320	-	187,931
Less:				
Contribution from sub lessees				(38,822)
Net balance				<u>149,109</u>

6 INTANGIBLE ASSETS	Note	2025	2024
		----- (Rupees in '000) -----	-----
Computer software - in use	6.1	3,403	58
Capital work in progress - computer software		-	1,838
		<u>3,403</u>	<u>1,896</u>

6.1 The movement in this head is as follows:	Note	2025	2024
		----- (Rupees in '000) -----	-----
Opening balance		58	124
Additions		1,838	70
Transfer from CWIP - computer software		1,838	-
Amortization		(330)	(136)
Closing balance		<u>3,403</u>	<u>58</u>

7 INVESTMENT PROPERTY

At fair value:			
Buildings	7.1	<u>5,405,575</u>	<u>5,233,505</u>
7.1 The movement in this head is as follows:			
Opening balance		5,233,505	5,096,305
Fair value gain on revaluation shown in statement of profit or loss		172,070	137,200
		<u>5,405,575</u>	<u>5,233,505</u>

7.2 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 by approved independent valuer M/S Asif Associates (Private) Limited on June 30, 2025. Fair value was determined having regard to recent market transactions for similar properties in the same location and condition. There has been no change in valuation technique during the year. In estimating the fair value of property, the highest and best use of properties in their current use has been considered.

7.3 Forced sale value of the investment property is assessed at Rs. 4,594.738 million on June 30, 2025.

7.4 There are no non-cancellable operating leases of the Company as at June 30, 2025.

7.5 The change in fair value of investment property is presented in the statement of profit or loss. The rental income in respect of this property amounting to Rs. 411.271 million has been recognized in the statement of profit or loss as operating income at note 25. The Company's proportionate operating expenses pertaining to this property are recognized in the statement of profit or loss.

7.6 Investment property is located on leasehold land with covered area of 240,076 sq. ft, including basement area of 146,965 sq. ft.

8 LONG TERM INVESTMENTS	Note	2025	2024
		----- (Rupees in '000) -----	-----
Under equity method	8.1	568,017	431,833
Equity investments - FVTOCI	8.2	228,984	201,220
Equity investments - FVTPL	8.3	-	-
		<u>797,001</u>	<u>633,053</u>

8.1 Under equity method

Associated companies - unquoted			
National Clearing Company of Pakistan Limited	8.1.1	385,035	309,073
Pakistan Mercantile Exchange Limited	8.1.2	182,982	109,460
Digital Custodian Company Limited	8.1.3	-	13,300
		<u>568,017</u>	<u>431,833</u>

	Note	2025 ----- (Rupees in '000) -----	2024		
8.1.1 National Clearing Company of Pakistan Limited (NCCPL)					
Investment - at cost		82,208	82,208		
Share in post acquisition profits brought forward		226,865	170,268		
Share in profits for the year		149,550	75,914		
Prior year adjustment		-	(11)		
Share in other comprehensive loss for the year		(1,388)	(1,651)		
Dividend received during the year		(72,200)	(17,655)		
		75,962	56,597		
		302,827	226,865		
		385,035	309,073		
8.1.2 Pakistan Mercantile Exchange Limited (PMEX)					
Investment - at cost		61,886	61,886		
Share in post acquisition losses brought forward		47,573	(4,265)		
Prior year adjustment		-	3		
Share in profits for the year		73,522	51,835		
		73,522	51,838		
		121,095	47,573		
		182,982	109,460		
8.1.3 Digital Custodian Company Limited (DCCL)					
Investment - at cost		9,969	9,969		
Post acquisition profits		3,331	3,879		
Prior year adjustment		-	(1,316)		
Share in profits for the year		-	768		
		-	(548)		
		3,331	3,331		
		13,300	13,300		
Transfer to Equity investment - FVTPL	8.1.4	(13,300)	-		
		-	13,300		
8.1.4 During the year, the investment in DCCL was reclassified from Long-term Investments - Equity Method to Long-term Investments - Measured at Fair Value Through Profit or loss. This change is due to cessation of common directorship between the Company and DCCL, resulting in the loss of significant influence over DCCL. Subsequent to the cessation of common directorship, the Company disposed off complete shareholding in DCCL. The details are provided in note 8.3 to the financial statements.					
8.1.5 The Company has the following shareholding structure in associates:					
		2025	2024		
		Share held	% age	Share held	% age
NCCPL		11,865,238	11.76%	11,865,238	11.76%
PMEX		15,869,316	17.76%	5,568,677	17.76%
DCCL		-	-	4,704,480	9.00%

8.1.6 The Company has significant influence on NCCPL & PMEX due to its representation on their board of the directors and consequently, they have been treated as associates according to the requirements of IAS 28 'Investments in Associates'. The shares of these associates are not listed on stock exchanges and hence published price quotes are not available. The principal place of NCCPL and PMEX is Karachi, Sindh.

8.1.7 Summary of financial information of associates based on their accounts as at year end is as follows:

	2025 ----- (Rupees in '000) -----	2024
National Clearing Company of Pakistan		
Summarized Statements of Financial Position		
Non Current Assets	1,907,946	890,043
Current Assets	75,281,362	26,639,232
Share Capital	1,008,545	1,008,545
Reserves	2,264,298	1,618,627
Non Current Liabilities	84,601	50,650
Current Liabilities	73,831,864	24,851,453
Summarized Statements of Profit & Loss		
Revenue	3,483,408	2,207,048
Profit for the year	1,271,174	645,270
Other comprehensive loss	(11,804)	(14,033)
Total comprehensive income	1,259,370	631,237
Pakistan Mercantile Exchange Limited		
Summarized Statements of Financial Position		
Non Current Assets	216,255	37,771
Current Assets	12,709,888	6,559,256
Share Capital	893,622	313,551
Reserves	121,882	284,204
Non Current Liabilities	303,455	164,087
Current Liabilities	11,607,184	5,835,184
Summarized Statements of Profit & Loss		
Revenue	1,304,685	866,372
Profit for the year	417,747	291,890
Total Comprehensive income	417,747	291,890
Digital Custodian Company Limited		
Summarized Statements of Financial Position		
Non Current Assets	-	527,061
Current Assets	-	36,284
Share Capital	-	522,667
Reserves	-	8,399
Non Current Liabilities	-	14,546
Current Liabilities	-	17,733
Summarized Statements of Profit & Loss		
Revenue	-	119,744
Profit for the year	-	8,533
Other Comprehensive Income	-	-
Total Comprehensive income	-	8,533

	Note	2025 ----- (Rupees in '000) -----	2024
8.1.8 Share of other comprehensive loss of associates - net			
Share in other comprehensive loss for the year - NCCPL		<u>(1,388)</u>	<u>(1,651)</u>
8.2 Equity investments - FVTOCI			
Central Depository Company of Pakistan Limited (CDC)	8.2.1	217,789	190,483
VIS Credit Rating Company Limited (VIS)	8.2.2	<u>11,195</u>	<u>10,737</u>
		<u>228,984</u>	<u>201,220</u>
8.2.1 Central Depository Company of Pakistan Limited			
Investment - at cost		47,163	47,163
Fair value adjustment	8.2.1.1	<u>170,626</u>	<u>143,320</u>
		<u>217,789</u>	<u>190,483</u>
8.2.1.1 Fair value adjustment			
Opening		143,320	114,778
For the year transferred to other comprehensive income		<u>27,306</u>	<u>28,542</u>
Closing		<u>170,626</u>	<u>143,320</u>

8.2.1.2 This represents investment in 8.750 million (2024: 8.750 million) ordinary shares of Central Depository Company of Pakistan Limited. The fair value of these securities are determined as per adjusted net asset method valuation as these securities are neither listed nor market prices are available. Gain on remeasurement of equity investment - FVOCI has been recognized directly in equity through other comprehensive income.

Central Depository Company of Pakistan Limited

	2025 ----- (Rupees in '000) -----	2024
Summarized Statements of Financial Position		
Non Current Assets	2,615,952	2,347,822
Current Assets	7,921,595	6,769,822
Share Capital	3,500,000	3,500,000
Reserves	5,211,525	4,119,309
Non Current Liabilities	455,708	420,386
Current Liabilities	1,370,314	1,077,949
Summarized Statements of Profit & Loss		
Revenue	4,611,443	3,131,347
Profit for the year	1,924,249	1,559,056
Other Comprehensive income / (loss)	14,967	(12,075)
Total Comprehensive income	1,939,216	1,546,980

	2025		2024	
	Share held	% age	Share held	% age
CDC	<u>8,750,000</u>	<u>2.5%</u>	<u>8,750,000</u>	<u>2.5%</u>

8.2.2 VIS Credit Rating Company Limited	Note	2025 ----- (Rupees in '000) -----	2024
Investment - at cost		4,756	4,756
Fair value adjustment	8.2.2.1	<u>6,439</u>	<u>5,981</u>
		<u>11,195</u>	<u>10,737</u>
8.2.2.1 Fair value adjustment			
Opening		5,981	5,417
For the year transferred to other comprehensive income		<u>458</u>	<u>564</u>
Closing		<u>6,439</u>	<u>5,981</u>
VIS Credit Rating Agency			
Summarized Statements of Financial Position			
Non Current Assets		118,075	126,772
Current Assets		218,450	175,134
Share Capital		20,000	20,000
Reserves		203,892	194,748
Non Current Liabilities		-	-
Current Liabilities		112,633	87,158
Summarized Statements of Profit & Loss			
Revenue		236,919	205,506
Profit for the year		17,400	28,887
Other Comprehensive Income		1,744	1,744
Total Comprehensive income		19,144	30,631

	2025		2024	
	Share held	% age	Share held	% age
VIS	<u>100,000</u>	<u>5.0%</u>	<u>100,000</u>	<u>5.0%</u>

8.2.3 Surplus on investment of equity investment - FVOCI

	Note	2025 ----- (Rupees in '000) -----	2024
Central Depository Company of Pakistan Limited	8.2.1.1	170,626	171,863
VIS Credit Rating Company Limited	8.2.2.1	<u>6,439</u>	<u>6,544</u>
	8.2.3.1	<u>177,065</u>	<u>178,407</u>

8.2.3.1 Fair value adjustment

Opening		178,407	178,407
For the year transferred to other comprehensive		<u>(1,342)</u>	<u>-</u>
Closing		<u>177,065</u>	<u>178,407</u>

8.3 Equity investments - FVTPL

Investment transferred from equity method	8.1.3	13,300	-
Fair value adjustment		10,200	-
Disposal during the year		<u>(23,500)</u>	<u>-</u>
Closing		<u>-</u>	<u>-</u>

9 LONG TERM ADVANCES AND DEPOSITS

		2025	2024
	Note	----- (Rupees in '000) -----	
Advances to staff		116	-
Advances to contractor	9.1	23,655	53,438
Deposits with:			
Islamabad Electric Supply Company Limited		11,878	11,878
Sui Northern Gas Pipelines Limited		2,650	2,650
Others	9.2	251	251
		<u>38,550</u>	<u>68,217</u>

9.1 This represents advances to contractors against ongoing fire and safety projects as per contractual terms. The advances shall be capitalized upon execution of corresponding work in progress.

9.2 These deposits are against acquisition of non-financial services having undefined time period. These are carried at cost as impact of amortization is not material in respect of these financial statements.

		2025	2024
	Note	----- (Rupees in '000) -----	
10 DEFERRED TAXATION			
Deferred tax asset	10.3	<u>9,541</u>	<u>14,544</u>

10.1 Deferred tax asset is in respect of the following temporary differences:

		2025	2024
	Note	----- (Rupees in '000) -----	
Taxable temporary differences			
Accelerated depreciation allowance		57,315	66,242
Long term investments		111,994	53,384
Short term investments		2,699	-
Surplus on revaluation of property and equipment		<u>61,519</u>	<u>56,516</u>
		<u>233,528</u>	<u>176,142</u>
Deductible temporary differences			
Provision for compensated absences		(2,341)	(1,925)
Carry forward of accumulated tax losses/unabsorbed		<u>(267,030)</u>	<u>(287,439)</u>
		<u>(269,371)</u>	<u>(289,363)</u>
	10.2 & 10.3	<u>(35,844)</u>	<u>(113,222)</u>

10.2 The Company is in process to launch its first Rental scheme which will impact the revenue pattern of the company. Therefore, net deferred tax asset as been recognized on the basis of next year profitability. Deferred tax asset amounting to Rs. 26.303 million (2024: 98.660) has not been recognized as management believes that deferred tax asset carried in financial statements is based on expectation of utilization of carry forward losses and future projections of profit. No deferred tax asset has been recognized on gratuity as the company is claiming it as tax expense.

		2025	2024
		----- (Rupees in '000) -----	
10.3 Movement in deferred taxation			
The balance of deferred tax is in respect of the following temporary differences:			
Opening balance		14,544	25,352
Recognized in profit or loss		2,351	(5,524)
Recognized in other comprehensive income		<u>(7,354)</u>	<u>(5,284)</u>
Closing balance		<u>9,541</u>	<u>14,544</u>

11 RECEIVABLES

		2025	2024
	Note	----- (Rupees in '000) -----	
Considered good			
Rent Receivable - secured		2,428	124
Receivable from building occupants - unsecured	11.1	60,520	45,762
Receivable from REIT scheme - unsecured	11.2	18,519	18,107
Due from sub lessee - unsecured	11.3	500	500
Others - unsecured		<u>420</u>	<u>240</u>
		<u>82,387</u>	<u>64,733</u>
Considered doubtful based on expected credit loss		844	738
		<u>83,231</u>	<u>65,471</u>
Allowance for ECL	11.4	<u>(844)</u>	<u>(738)</u>
		<u>82,387</u>	<u>64,733</u>

11.1 This represents receivables from occupants of building on account of utilities and other maintenance services.

11.2 This represents the incidental expenses of the REIT scheme including against registration of REIT scheme and other due processes.

11.3 This represents receivables from a party to whom office space in ISE Towers have been sold/sub-leased.

		2025	2024
	Note	----- (Rupees in '000) -----	
11.4 Movement in Allowance for ECL:			
Balance at the beginning of the year		738	1,255
Charge / (Reversal) during the year		<u>106</u>	<u>(517)</u>
Balance at the end of the year		<u>844</u>	<u>738</u>

12 ADVANCES AND PREPAYMENTS

		2025	2024
Advances	12.1	15,892	7,131
Prepayments		<u>469</u>	<u>186</u>
		<u>16,361</u>	<u>7,317</u>

12.1 Advances

Unsecured - considered good			
Advances to:			
Staff	12.1.1	2,371	604
Contractors	12.1.2	<u>13,521</u>	<u>6,527</u>
		<u>15,892</u>	<u>7,131</u>
Considered doubtful based on expected credit loss (ECL)		<u>225</u>	<u>225</u>
		<u>16,117</u>	<u>7,356</u>
Allowance for ECL		<u>(225)</u>	<u>(225)</u>
		<u>15,892</u>	<u>7,131</u>

12.1.1 Advances to employees are given for the purpose of meeting personal expenses. These advances are interest free and recoverable in eighteen equal monthly instalments. These advances are secured by way of amount due to employees against their gratuity fund balances.

12.1.2 This represents advances given to various parties which mainly include amount of Rs. 3.678 million related to payment made to M/S Icon Technical Services (Pvt) Ltd for purchase of sounder flasher and Manual Call Point (MCP), Rs. 3.654 million to M/S Mistique Engineering for purchase of PVC fills and BMS integration and M/s Total fire and safety for installation of fire suppression system Rs. 2.8 million.

13 SHORT TERM INVESTMENTS

	Note	2025 ----- (Rupees in '000) -----	2024
Investment held at amortized cost			
Treasury bills	13.1	829,160	693,538
Investment held at FVTPL			
Investment in Mutual funds	13.2	147,218	-
		<u>976,378</u>	<u>693,538</u>

13.1 Treasury bills

Treasury bills	13.1.1	815,664	658,847
Accrued interest		13,496	34,692
		<u>829,160</u>	<u>693,538</u>

13.1.1 The investment in treasury bills (T-Bills) having maturity from Nov 27, 2025 to June 24, 2026 and carries yield rate ranging from 10.87% to 12.10% (2024 : 18.49% to 21.26%) per annum.

13.2 The investment in open ended mutual funds made during the year, are measured at fair value through profit or loss (FVTPL).

14 CASH AND BANK BALANCES

	Note	2025 ----- (Rupees in '000) -----	2024
Cash at banks			
Saving accounts - Conventional			
- Local currency	14.1&14.2	11,265	65,650
Saving accounts - Islamic			
- Local currency		31	13,935
Cash in hand		48	24
		<u>11,344</u>	<u>79,609</u>

14.1 Balances in saving accounts carry interest rate of 9.5% (2024: 20.5%) per annum.

14.2 This includes Rs. 0.970 million (2024: Rs. 0.970 million) against outstanding balances of "deposits from members against exposure and clearing house deposit" and Rs. 8.670 million (2024: Rs. 17.128 million) against retention money maintained in a separate bank account. (Note 21).

15 SHARE CAPITAL

15.1 Issued, subscribed and paid up capital:

Number of ordinary shares of Rs.10/- each

2025	2024	2025 ----- (Rupees in '000) -----	2024
367,186,963	367,186,963	3,671,870	3,671,870

Ordinary shares issued for consideration other than cash

15.2 In accordance with the requirements of the Stock Exchanges (Corporatization, Demutualization and Integration) Act 2012 (the Act), initial paid up share capital of the Company was issued to initial shareholders of the Company for consideration other than cash as per clause 4(d) of the Act based on the net asset value determined through revaluation of assets and liabilities of the Company standing on March 31, 2012. The net assets value determined was at Rs. 3,671.870 million. For the purpose of corporatization pursuant to the Act, the surplus on revaluation of assets was included in the calculation of the paid up capital as per provisions of the Act.

Consequent upon the change of name of the Company as provided in note 1.1 of these financial statements, the shareholding structure also stands transformed. As such the shareholders of Islamabad Stock Exchange have now become the shareholders of ISE Towers REIT Management Company Limited.

15.3 All ordinary shares rank equally with regard to the company's residual assets, entitled to dividend and voting rights.

16 SURPLUS ON REVALUATION OF PROPERTY AND EQUIPMENT - NET OF TAX

	Note	2025 ----- (Rupees in '000) -----	2024
Balance brought forward		499,349	483,275
Revaluation of property and equipment during the year	16.1	34,207	26,951
Less:			
- Transferred to equity in respect of incremental depreciation charged during the year-net of deferred tax		(10,100)	(8,932)
- Related deferred tax liability during the year transferred to statement of profit or loss	10.3	(2,351)	(1,945)
		<u>(12,451)</u>	<u>(10,877)</u>
		521,105	499,349
Less: Related deferred tax effect:			
Balance as at July 01		56,516	53,178
- On revaluation during the year	10.3	7,356	5,284
- Incremental depreciation charged during the year transferred to statement of profit or loss	10.3	(2,351)	(1,945)
		<u>(61,521)</u>	<u>(56,516)</u>
		<u>459,584</u>	<u>442,831</u>

16.1 This represents surplus resulting from revaluation of operating fixed assets determined by approved independent valuer M/s Asif Associates (Private) Limited on June 30, 2025. Please refer to note 5.1.5 of these financials statements for more details in this respect.

16.2 The surplus on revaluation of property equipment is not available for distribution to the shareholders in accordance with section 241 of the Companies Act, 2017.

		2025	2024
	Note	----- (Rupees in '000) -----	
17 RESERVES			
- Fixed assets replacement - capital reserve	17.1	39,963	56,454
- Surplus on remeasurement of equity investments- FVTOCI - revenue reserve		177,065	149,301
		<u>217,028</u>	<u>205,755</u>

17.1 Fixed assets replacement reserve

Opening	56,454	150,627
Contribution for the year	44,496	55,012
Utilized during the year	(60,987)	(149,185)
Closing	<u>39,963</u>	<u>56,454</u>

17.1.1 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 occupants. The Company also set aside/contribute amount to this reserve from its accumulated profit, based on its proportionate ownership in ISE Towers.

		2025	2024
	Note	----- (Rupees in '000) -----	
18 LONG TERM DEPOSITS			
Security deposits	18.1	26,166	23,553
		<u>26,166</u>	<u>23,553</u>

18.1 This represents deposits received from tenants of ISE Towers that are refundable on expiry or termination of lease agreements. The deposits are not usable for business purpose. These are carried at nominal value as impact of amortization of these is not material in respect of these financial statements.

		2025	2024
	Note	----- (Rupees in '000) -----	
19 DEFERRED LIABILITIES			
Staff retirement benefits - gratuity	19.2	20,685	25,871
Compensated absences	19.3	6,003	6,637
		<u>26,689</u>	<u>32,509</u>

19.1 General description

The scheme provides for terminal benefits for all its permanent/contractual employees who attain the minimum qualifying period at varying percentages of last drawn gross salary. The percentage depends on the number of service years with the Company. Annual charge is based on actuarial valuation carried out as at June 30, 2025 using the Projected Unit Credit Method.

19.1.1 Risks associated with the scheme

The Company faces the following risks on account of gratuity:

(a) Final salary risk

The risk that the final salary at the time of cessation of service is greater than what the Company has assumed. Since the benefit is calculated on the final salary, the benefit amount would also increase proportionately.

(b) Demographic Risks

Mortality Risk - The risk that the actual mortality experience is different than the assumed mortality. This effect is more pronounced in schemes where the age and service distribution is on the higher side.

Withdrawal Risk - The risk of actual withdrawals experience is different from assumed withdrawal probability. The significance of the withdrawal risk varies with the age, service and the entitled benefits of the beneficiary.

Discount rate - The plan liabilities are calculated using a discount rate set with reference to government bond yields. The term of the assumed yield of the government bond is consistent with the estimated term of the post-employment benefit obligations. This is in compliance with Pakistan Society of Actuaries Guidance Note 4 and the subsequent notes on discount rate assumptions issued by the Pakistan Society of Actuaries.

19.2 Staff retirement benefits - gratuity**19.2.1 Liability recognized in the statement of financial**

		2025	2024
	Note	----- (Rupees in '000) -----	
Present value of defined benefit obligation	19.2.4	20,685	25,871

19.2.2 Reconciliation of balance due to defined benefit plan

Present value of defined benefit obligation	19.2.4	20,685	25,871
Closing net liability		<u>20,685</u>	<u>25,871</u>

19.2.3 Movement of the liability recognized in the statement of financial position

Opening net liability		25,871	20,240
Charge for the year	19.2.5	5,847	5,786
Adjustment made against opening payable		-	30
Actuarial loss recognized in other comprehensive income	19.2.6	1,856	645
Benefits paid during the year		(12,890)	(830)
Closing net liability		<u>20,685</u>	<u>25,871</u>

		2025	2024
	Note	----- (Rupees in '000) -----	
19.2.4 Movement in present value of defined benefit obligations			
Opening present value of defined benefit obligations		25,871	20,240
Current service cost for the year		2,981	2,565
Interest cost for the year		2,866	3,221
Remeasurement loss on obligation	19.2.6	1,856	645
Adjustment made against opening payable		-	30
Benefits paid during the year		(12,890)	(830)
		<u>20,685</u>	<u>25,871</u>

19.2.5 Amount recognized in statement of profit or loss

Current service cost	2,981	2,565
Interest cost	<u>2,866</u>	<u>3,221</u>
Charge for the year	<u>5,847</u>	<u>5,786</u>

19.2.6 Remeasurement chargeable to other comprehensive income

Loss on remeasurement of obligation	<u>1,856</u>	<u>645</u>
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19.2.7 Comparison of liabilities for five years

	2025	2024	2023	2022	2021
	----- (Rupees in '000) -----				
	<u>20,685</u>	<u>25,871</u>	<u>20,240</u>	<u>15,073</u>	<u>12,068</u>

19.2.8 Sensitivity analysis

The impact of 1% change in following variables on defined benefit obligation as at June 30, 2025 is as follows:

	Increase in Assumption	Decrease in Assumption
	----- (Rupees in '000) -----	
Discount rate (Effect in Rupees)	19,615	21,881
Salary increase (Effect in Rupees)	21,939	19,543

19.2.9 The charge in respect of defined benefit plan for the year ending June 30, 2026 is estimated to be Rs. 5.336 million. Further the Company has no plan assets, therefore fair value and movement in the fair value of plan assets has not been presented.

19.2.10 Principal actuarial assumptions

Mortality table	2025	2024
Discount rate (%)	14.75	14.75
Expected rate of increase in salary (%)	21.11	13.75
Average expected remaining working life time of employee(Years)	8.1	9.9
Weighted average duration of the defined benefits obligation(Years)	5	5
Mortality Rate	SLIC(2001-05)	

	2025	2024
Note	----- (Rupees in '000) -----	

19.2.11 Maturity Analysis

One year	3,131	3,016
One to five years	21,805	23,235
After five years	97,561	160,285

19.3 Compensated absences**19.3.1 Liability recognized in the statement of financial position**

Present value of defined benefit obligation	19.3.3	<u>6,003</u>	<u>6,637</u>
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19.3.2 Movement of the liability recognized in the statement of financial position

Opening liability	6,637	5,543
Charge for the year	1,421	1,231
Adjustment made against opening payable	-	20
Benefits paid during the year	(2,055)	(157)
	<u>6,003</u>	<u>6,637</u>

19.3.3 Movement in present value of defined benefit obligations

Opening present value of defined benefit obligations	6,637	5,543
Current service cost for the year	164	168
Interest cost for the year	827	888
Adjustment made against opening payable	-	20
Benefits paid during the year	(2,055)	(157)
Remeasurement loss on obligation	430	175
Closing present value of defined benefit obligations	<u>6,003</u>	<u>6,637</u>

	2025	2024
	----- (Rupees in '000) -----	
19.3.4 Amount recognized in statement of profit or loss		
Current service cost	164	168
Actuarial loss	430	175
Interest cost for the year	827	888
	<u>1,421</u>	<u>1,231</u>
19.3.5 Remeasurement chargeable to profit or loss		
Remeasurement loss on obligation	<u>430</u>	<u>175</u>

19.3.6 Comparison of liabilities for five years

	2025	2024	2023	2022	2021
	----- (Rupees in '000) -----				
	<u>6,003</u>	<u>6,637</u>	<u>5,543</u>	<u>4,366</u>	<u>3,578</u>

19.3.7 Sensitivity analysis

The impact of 1% change in following variables on defined benefit obligation as at June 30, 2025 is as follows:

	Increase in Assumption	Decrease in Assumption
	----- (Rupees in '000) -----	
Discount rate (Effect in Rupees)	5,664	6,384
Salary increase (Effect in Rupees)	6,366	5,676

19.3.8 The Company has no plan assets, therefore fair value and movement in the fair value of plan assets has not been presented.

20 ACCRUED AND OTHER PAYABLES

	Note	2025	2024
		----- (Rupees in '000) -----	
Proceeds from sale of assets of security brokers in default	20.1	31,345	34,786
Payable on account of cancellation of sub lease	20.2	11,375	11,375
Accrued liabilities		4,242	16,118
Corporate social responsibility (CSR)	20.3	6,768	6,508
Audit fee payable		460	460
Other payables		5,905	3,973
		<u>60,096</u>	<u>73,220</u>

20.1 This represents amount received from disposal of assets and dividend on shares of defaulting/expelled security brokers. These amounts are to be utilized for the settlement of dues including investors' claims of the defaulting security brokers through Fund Committee constituted by Securities and Exchange Commission of Pakistan and the Pakistan Stock Exchange.

20.2 This represents the amount payable to an ex-sub lessee upon cancellation of sub lease agreement in accordance with terms contained therein, consequent upon failure of sub lessee to pay the balance amount to the Company. The amount equivalent to 10% of the sale consideration stands forfeited as per terms of the agreement.

20.3 During the year, a contribution of Rs. 2 million has been made to the CSR fund. Moreover, an amount of Rs. 1.74 million has been utilized out of this fund as annual scholarship payment to eligible students.

		2025	2024
		----- (Rupees in '000) -----	
21 ADVANCES AND DEPOSITS	Note		
Advance rent	21.1	181,638	137,128
Deposit from members against exposure and clearing house		970	970
Retention money & security deposits		<u>8,670</u>	<u>17,127</u>
		<u>191,278</u>	<u>155,225</u>

21.1 Advance rent

Opening	137,128	136,419
Received during the year	398,300	351,874
Income recognized during the year	<u>(353,790)</u>	<u>(351,165)</u>
Closing	<u>181,638</u>	<u>137,128</u>

21.1.1 Advance rent is received from tenants of ISE Towers on account of operating lease of offices.

22 TAX PAYABLE TO GOVERNMENT

	Note	2025	2024
		----- (Rupees in '000) -----	
Income tax - opening		31,663	10,403
Provision for taxation for the year	30 & 31	<u>168,409</u>	<u>130,382</u>
		200,072	140,785
Advance - Income tax paid during the year		<u>(184,668)</u>	<u>(109,122)</u>
Income tax - closing		<u>15,404</u>	<u>31,663</u>

23 UNCLAIMED DIVIDEND

Unclaimed dividend	<u>37,561</u>	<u>32,312</u>
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	2025	2024
The reconciliation of carrying amount is as follows:	----- (Rupees in '000) -----	
Opening balance	32,312	25,303
Dividends declared	238,672	488,359
Dividends paid	(233,423)	(481,349)
	<u>37,561</u>	<u>32,312</u>

24 CONTINGENCIES AND COMMITMENTS

24.1 Contingencies

Legal cases by the Company:

Writ petition was filed by the Company against the recovery of property tax amounting to Rs. 11.72 million, notice issued by the Metropolitan Corporation Islamabad (MCI) before the Islamabad High Court (IHC), Islamabad. On the first hearing, the IHC suspended the recovery notice with the direction that the Company should keep on depositing the property tax at the previous rate with the MCI.

The petition is at the initial stage and the precise outcome of the case cannot be forecasted at this stage. The Company intends to pursue the case vigorously.

Legal cases against the Company while operating as Stock Exchange:

a) Certain cases relating to defaulted TREC Holders have been filed in which the Company is not a direct party. According to the legal advisor, the Company is not exposed to any loss in these cases. In addition, the defendants are the direct parties who may be held responsible for an obligation that may arise.

No precuniary impact on the Company is expected from the disposal of above pending cases.

b) The details of tax contingencies have been disclosed in the note 31 to these financial statements.

c) Company's share in the contingencies of associates is Rs. 9.64 million (2024: Rs. 34.8 million).

24.2 Commitments

a) Company's commitments for capital expenditure are Rs. 94.14 million (2024: Rs. 117.97 million).

b) Company's share in the commitments of associates is Rs. 41.023 million. (2024: Rs. 3.099 million).

25	OPERATING INCOME	Note	2025	2024
			----- (Rupees in '000) -----	
	Rental income from investment property		401,558	368,979
	Other rental		9,713	9,185
			<u>411,271</u>	<u>378,164</u>
25.1	Maturity Analysis of lease rental from investment property is as follows:			
	Not later than 1 year		456,707	412,648
	Later than one year but not later than two years		348,153	450,279
	Later than two years but not later than five years		416,554	1,612,521
	Later than five years		37,697	-
			<u>1,259,111</u>	<u>2,475,448</u>
26	DEPRECIATION AND AMORTIZATION			
	Depreciation		46,639	45,910
	Amortization		330	136
			<u>46,969</u>	<u>46,046</u>
27	OTHER ADMINISTRATIVE EXPENSES			
	Salaries and benefits	27.1	24,581	21,378
	Directors' meeting fee		7,650	2,600
	Travelling and lodging		1,411	1,242
	Postage, telephone and fax		588	608
	Printing and stationery		1,001	1,318
	News papers, books and periodicals		90	83
	Publicity and advertisements		264	36
	Rent, rates and taxes		3,700	4,074
	Legal and professional charges		7,067	5,042
	Litigation settlement expense	27.2	14,555	-
	Auditors remuneration	27.3	759	659
	Contract services		694	510
	Repairs and maintenance		716	647
	Seminars, meetings and entertainment		2,190	2,127
	MIS / technology charges		978	1,186
	Electricity, gas and water		4,388	4,780
	Insurance		3,006	2,765
	Provision for expected credit loss	11.4	106	-
	Real estate agent fee		1,453	-
	Corporate social responsibility		2,000	1,000
	Miscellaneous		660	452
			<u>77,856</u>	<u>50,507</u>

27.1 This includes gratuity expense and compensated absences charged during the year amounting to Rs. 3.453 million and Rs. 0.935 million respectively.

27.2 This represents expense against out of court settlement of a long outstanding legal case with M/s MRA Altec Construction (Private) Limited.

27.3	Auditors remuneration	Note	2025 ----- (Rupees in '000) -----	2024
	Audit services			
	Annual audit fee		440	400
	Half yearly review fee		160	150
	Out of pocket expenses		159	109
			<u>759</u>	<u>659</u>

28 OTHER INCOME

Income from financial assets:

Profit on bank deposits and investments		119,793	173,314
Dividend income from investment-FVOCI		21,675	13,628
Dividend from mutual funds		-	871

Income from non financial assets:

Room transfer fee		1,925	1,839
Income from branding		989	989
Asset service charges from tenants/occupants		38,298	25,640
Others	28.1	17,202	19,553
		<u>199,882</u>	<u>235,834</u>

28.1 This mainly includes car parking fee and split unit charges charged from tenants during the year.

29 FINANCIAL CHARGES

This represents bank charges incurred during the year.

30	LEVY	Note	2025 ----- (Rupees in '000) -----	2024
	Final Tax	30.1	<u>5,238</u>	<u>2,175</u>

30.1 This represents portion of final tax paid under section 150 of the Income Tax Ordinance, 2001 representing levy in terms of requirements of IFRIC 21/IAS 37.

30.2 Reconciliation between current tax charged under the Income Tax Ordinance, 2001 with current tax recognized in the statement of profit or loss, is as follows:

	Note	2025 ----- (Rupees in '000) -----	2024
Current tax liability for the year		170,193	130,382
Portion of current tax liability as per tax laws, representing income tax under IAS 12	31	<u>(164,955)</u>	<u>(128,207)</u>
Final tax differential		<u>5,238</u>	<u>2,175</u>

31 TAXATION

Current

For the year		164,955	128,207
For prior year		(1,784)	-
Deferred	10.3	<u>(2,351)</u>	<u>5,524</u>
		<u>160,820</u>	<u>133,731</u>

31.1 Numerical reconciliation between the applicable tax rate and average effective tax rate is as follows:

	2025 ----- (Rupees in '000) -----	2024
Tax on profit before taxation at applicable tax rate of 29% (2024: 29%)	260,984	226,745
Tax effect of unrealized income	(117,121)	(76,704)
Tax effect of income subject to final tax	10,830	2,650
Tax effect of tax classified as final tax differential	(3,981)	(4,205)
Tax effect of income from mutual funds	(2,305)	-
Tax effect of taxable profit subject adjustment against taxable losses	(16,802)	(37,650)
Tax effect of admissible expenses to separate block	(23,854)	(21,934)
Super tax on profit before tax at applicable tax rate of 10% (2024:8%)	57,203	39,305
Prior year	(1,784)	-
Effect of deferred tax	<u>(2,351)</u>	<u>5,524</u>
	<u>160,820</u>	<u>133,731</u>

31.2 The department raised a tax demand of Rs. 3.256 million for tax year 2003 & 2004, which was annulled by the CIR. The department appealed before ATIR, where the case is pending.

31.3 The department raised a tax demand of Rs. 15.770 million for tax year 2011, which was confirmed by the CIR. The Company appealed before ATIR, where the case is pending. A

rectification application u/s 221 is also pending.

31.4 The department raised a tax demand of Rs. 7.559 million for tax year 2015 u/s 161/205 of the Income Tax Ordinance, 2001, the Company appeal was remanded back by the CIR. The Company appealed before ATIR, where the case is pending.

31.5 The department raised a tax demand of Rs. 46.122 million by amending the assessment for tax year 2017 u/s 122(5A) of the Income Tax Ordinance, 2001. The Company appeal was rejected by the CIR. The Company appealed before ATIR, where the case is pending.

31.6 The department raised a tax demand of Rs. 31.698 million by amending the assessment for tax year 2018 u/s 221(1) of the Income Tax Ordinance, 2001. The Company appeal was rejected by the CIR. The Company appealed before ATIR, where the case is pending.

31.7 The department raised a tax demand of Rs. 28.729 million by amending the assessment for tax year 2019 u/s 221(1) of the Income Tax Ordinance, 2001. The Company appeal was rejected by the CIR. The Company appealed before ATIR, where the case is pending. Moreover, a demand of Rs. 16.09 million raised by the department under Sales Tax Act, 1990 is pending before CIR.

31.8 The department raised a tax demand of Rs. 1.527 million by amending the assessment for tax year 2020 u/s 122(5A) of the Income Tax Ordinance, 2001. The Company appealed before CIR, where the case is pending.

31.9 The department raised a tax demand of Rs. 10.922 million by amending the assessment for tax year 2021 u/s 122(5A) of the Income Tax Ordinance, 2001. The Company appealed before Islamabad High Court, where the case is pending.

31.10 No provision has been made in the financial statements for all of the above alleged tax demand as the management based on the advise of legal advisor, is confident that the matter will be decided in favour of the Company.

	2025	2024
32 EARNINGS PER SHARE		
Profit after tax (Rupees in '000)	733,888	645,974
Weighted average number of ordinary shares at the end of the year (Numbers)	367,186,963	367,186,963
Basic and diluted earnings per share (Rupee)	<u>2.00</u>	<u>1.76</u>

32.1 There is no dilutive effect on the basic earnings per share of the Company.

32.2 Earnings per share comprises as follows:	2025	2024
Note	----- (Rupees) -----	
Distributable profit		
- Profit before share of associate	0.92	1.04
- Share of profit from associated companies	<u>0.61</u>	<u>0.35</u>
	1.53	1.39
Undistributable - unrealized fair value gains	32.2.1 <u>0.47</u>	<u>0.37</u>
	<u>2.00</u>	<u>1.76</u>

32.2.1 Under the provisions of Companies Act, 2017, unrealized gain on fair value of investment property is not distributable as dividend.

33 ADJUSTMENT FOR NON-CASH CHARGES AND OTHER ITEMS

	Note	2025 ----- (Rupees in '000) -----	2024 -----
Depreciation and amortization	26	46,969	46,046
Profit on bank deposits and investments	28	(119,793)	(174,185)
Dividend income from Investment-FVOCI	28	(21,675)	(13,628)
Share of profits and other comprehensive income from associated companies		(223,072)	(127,194)
Fair value gain on investment property	7.1	(172,070)	(137,200)
Fair value gain on investment-FVTPL		(10,200)	
Provision for gratuity	19	5,847	5,816
Provision for compensated absences	19	1,421	1,251
Financial charges	29	449	63
Provision for expected credit loss	11.4	106	-
		<u>(492,018)</u>	<u>(399,030)</u>

34 FINANCIAL INSTRUMENTS

34.1 Financial instruments by category

Financial assets

Equity investments - FVTOCI

Long term investment	8.2	228,984	201,220
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FVTPL

Short term investment	13	147,218	-
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Amortized cost

Receivables - considered good	11	82,387	64,733
Long term advances and deposits	9	38,550	68,217
Advances - considered good	12.1	2,371	604
Short term investment	13	829,160	693,538
Cash and bank balances	14	11,344	79,609
		<u>963,812</u>	<u>906,701</u>
		<u>1,192,796</u>	<u>1,107,921</u>

Financial assets

Financial liabilities

Amortized cost

Accrued and other payables	20	53,328	66,712
Unclaimed dividend	23	37,561	32,312
Advances and deposits		9,640	18,097
Deferred liabilities	19	26,690	32,510
		<u>127,218</u>	<u>149,631</u>

34.2 Fair values of financial assets and liabilities

The carrying values of all financial assets and liabilities reflected in the financial statements approximate their fair values. Fair value is determined on the basis of objective evidence at each reporting date. The financial instruments that are not traded in active market are carried at cost and are tested for impairment according to IFRS-9. The carrying amount of accounts receivables and payables are assumed to approximate their fair values.

34.3 Financial risk management objectives and policies

The Company is exposed to following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

The Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the financial performance.

The Board of Directors of the Company has established the policies and procedures for Company's risk management. The Company does not engage in the trading of financial assets for speculative purposes. All treasury related transactions are carried out within the parameters of those policies.

34.3.1 Credit risk

Credit risk is the risk that a customer or counterparty to a financial instrument fails to meet its contractual obligation to the Company. It arises principally from the accounts receivable, advances, security deposits, accrued interest, short term investment and other receivables.

(a) Exposure to credit risk

The maximum exposure to credit risk is limited to the carrying amount of financial assets recognized at the reporting date, summarized as follow:

	Carrying amount	
	2025	2024
	----- (Rupees in '000) -----	
Receivables	82,387	64,733
Advances - considered good	2,371	604
Short term investment	829,160	693,538
Bank balances	11,265	79,585
	<u>925,183</u>	<u>838,460</u>

The maximum exposure to credit risk for financial assets at the reporting date by type of counter-party was:

Banks and financial institutions	11,265	79,585
Others	913,918	758,875
	<u>925,183</u>	<u>838,460</u>

(b) Credit quality of financial assets

The Company's management considers that all the above financial assets are not impaired and are of good credit quality. The management continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Receivables

To manage exposure to credit risk in respect of accounts receivables management performs credit reviews taking into account the counter party's financial position, past experience and other factors. The aging of past due accounts receivables from companies at the reporting date was:

	2025		2024	
	Gross	Impairment	Gross	Impairment
	----- (Rupees in '000) -----			
Past due 0-50 days	81,690	-	63,660	-
Past due 51 days - 1 year	-	-	1,073	-
Past Due 1 year to 2 years	27	14	738	738
More than 2 years	1,514	830	-	-
	<u>83,231</u>	<u>844</u>	<u>65,471</u>	<u>738</u>

Bank balances

The credit risk for liquid funds is considered negligible, since the counterparties are reputable banks with high quality external credit ratings:

	Rating agency	Ratings	(Rupees in '000)
		Long term	
MCB Bank Limited	PACRA	AAA	3,091
Allied Bank Limited	PACRA	AAA	1,039
United bank Limited	JCR-VIS	AAA	33
Bank Makramah Limited (Formerly: Summit Bank Limited)	JCR-VIS	B	30

	Rating agency	Ratings	(Rupees in '000)
		Long term	
Askari Bank Limited	PACRA	AA+	28
Bank Alfalah Limited	JCR-VIS	AAA	20
JS Bank Limited	PACRA	AA	6,770
National Bank of Pakistan	PACRA	AAA	207
Meezan Bank Limited	JCR-VIS	AAA	31
Samba Bank Limited	JCR-VIS	AA	47
			<u>11,296</u>

(c) Equity price risk

Equity price risk is the risk that the fair value of the equities changes as the result of changes in the level of equity indices and the value of individual stocks. The Company does not have exposure in listed equities as at June 30, 2025.

34.3.2 Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulties in releasing funds to meet its financial obligations as they fall due. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liability when due, under both normal and stressed condition, without incurring losses or risking damage to Company's reputation. Following are the contractual maturities of financial liabilities including interest payment excluding the impact of netting agreements:

Maturity analysis of financial liabilities					
Carrying amount	Contractual cash flows	6 Months or less	1-2 years	2-5 years	
(Rupees in '000)					
Non-derivative financial liabilities					
2025					
Deposits (Short term & long term)	35,806	(35,806)	(9,640)	-	(26,166)
Accrued and other liabilities	52,868	(52,868)	(52,868)	-	-
Deferred liabilities	26,689	(26,689)	-	-	(26,689)
Unclaimed dividend	37,561	(37,561)	(37,561)	-	-
	<u>152,924</u>	<u>(152,924)</u>	<u>(100,069)</u>	<u>-</u>	<u>(52,855)</u>
Non-derivative financial liabilities					
2024					
Deposits (Short term & long term)	40,331	(40,331)	(17,127)	-	(23,204)
Accrued and other liabilities	66,252	(66,252)	(66,252)	-	-
Deferred liabilities	32,509	(32,509)	-	-	-
Unclaimed dividend	32,312	(32,312)	(32,312)	-	-
	<u>171,404</u>	<u>(171,404)</u>	<u>(115,691)</u>	<u>-</u>	<u>(23,204)</u>

34.3.3 Market risk

Market risk is the risk that the value of the future cash flows of a financial instrument will fluctuate as a result of changes in market interest rates or the market price due to a change in credit rating of the issuer of the instrument, change in market sentiments, speculative activities, supply and demand of securities, and liquidity in the market. The Company is exposed to currency risk and interest rate risk only.

(a) Currency risk

The Company is exposed to currency risk on bank balance that are denominated in a currency other than the functional currency of the Company that is U.S Dollar. However, the Company is not currently exposed to material currency risk, therefore, no sensitivity analysis has been presented.

(b) Interest rate risk

Interest rate risk is the risk that the fair value or the future cash flows of a financial instrument will fluctuate because of the changes in the market interest rates. Majority of the interest rate exposure arises from long term loan from bank, lease obligation and deposits in profit or loss sharing accounts with banks.

Profile

At the reporting date, the interest rate profile of the Company's interest-bearing financial instruments was as follows:

	Effective interest rate		Carrying amount	
	2025	2024	2025	2024
	Interest rate	Interest rate	(Rupees in '000)	
Variable rate instruments				
Financial assets				
Bank balances	9.50%	20.50%	11,265	65,650

(c) Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit and loss. Therefore a change in interest rates at the reporting date would not affect the statement of profit or loss.

(d) Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates at the reporting date would have increased/(decreased) equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

	Profit and loss and fund balance 100 bps increase and 100 bps decrease			
	2025	2024	2025	2024
	(Rupees in '000)			
	Increase	Decrease	Increase	Decrease
Cash flow sensitivity -				
Variable rate instruments	113	(113)	796	(796)

35 CAPITAL MANAGEMENT

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern and to maintain creditor and market confidence.

The Company monitors capital on the basis of the carrying amount of reserves as presented on the face of statement of financial position. There have been no changes to the Company's approach to the capital management during the current year.

The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets, when necessary. In order to maintain or adjust the capital structure, the Company may sell assets to reduce debt and manage capital expenditures. The Company is not subject to externally imposed capital requirements.

Consistent with industry practice, the Company monitors the capital structure on the basis of gearing ratio. The ratio is calculated as borrowings divided by total capital employed.

Capital for the reporting periods under review is summarized as follows:

	2025	2024
	----- (Rupees in '000) -----	
Borrowings	-	-
Total capital	8,286,673	7,740,083
Gearing ratio	0.00%	0.00%

36 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:

Related party transaction with Associates**Associate companies (related parties by virtue of common directors ship)****National Clearing Company of Pakistan Limited**

	2025	2024
	----- (Rupees in '000) -----	
Utility charges	5,521	3,974
Amount received against utility charges	(5,217)	(3,871)
Closing balance against utilities	395	410
Dividend received	72,199	17,666

Pakistan Mercantile Exchange Limited

	2025	2024
Utility charges	754	619
Amount received against utility charges	(693)	(607)
Closing balance against utilities	118	57
Rent received	3,095	2,702

Related party transaction with Directors

	2025	2024
	----- (Rupees in '000) -----	
Utility charges	11,792	4,884
Amount received against utility charges	(8,765)	(4,766)
Closing balance against utilities	3,027	464

37 COMPENSATION TO KEY MANAGEMENT PERSONNEL

The details of compensation paid to key management personnel are shown under the heading of "Remuneration of Chief Executive, Directors and Executives (note 39)". There are no transactions with key management personnel other than under their terms of employment.

38 FAIR VALUE MEASUREMENT

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable willing parties in arms length transactions.

The carrying values of all financial assets and liabilities reflected in the financial statements approximate their fair values. Fair value is determined on the basis of objective evidence at each reporting date.

The financial instruments that are not traded in active market are carried at cost and are tested for impairment according to IFRS-9. The carrying amount of accounts receivables and payables are assumed to approximate their fair values.

Financial instruments

2025		2024	
Carrying amount	Fair value	Carrying amount	Fair value
----- (Rupees in '000) -----			

Assets carried at amortized cost

Receivables	82,387	82,387	64,733	64,733
Advances	2,371	2,371	604	604
Short term investments - T-bills	829,160	829,160	693,538	693,538
Cash and bank balances	11,344	11,344	79,609	79,609
Long term advances and deposits	38,550	38,550	68,217	68,217
	963,812	963,812	906,701	906,701

Liabilities carried at amortized cost

Accrued and other payables	53,328	53,328	66,712	66,712
Advances and deposits	9,640	9,640	18,097	18,097
Unclaimed dividend	37,561	37,561	32,312	32,312
	100,529	100,529	117,121	117,121

38.1 As at June 30, 2025 and 2024 the Company held financial instruments carried at fair value which comprising long term investment. Moreover, Investment property and operating fixed assets are measured at fair value.

38.2 Investments of the Company carried at fair value are categorized as follows:

2025			
Level 1	Level 2	Level 3	Total
----- (Rupees in '000) -----			

Assets

Financial assets at fair value through other comprehensive income

-	-	228,984	228,984
---	---	---------	---------

Financial assets at fair value through profit and loss

-	-	147,218	147,218
---	---	---------	---------

2024			
Level 1	Level 2	Level 3	Total
----- (Rupees in '000) -----			

Assets

Financial assets at fair value through other comprehensive income

-	-	201,220	201,220
---	---	---------	---------

Financial assets at fair value through profit and loss

-	-	-	-
---	---	---	---

38.3 The investment property is valued on June 30, 2025 carried out by external independent valuer M/s Asif Associates (Private) Limited.

2025			
Level 1	Level 2	Level 3	Total
----- (Rupees in '000) -----			

Assets

Investment property carried at fair value

-	-	5,405,575	5,405,575
---	---	-----------	-----------

2024			
Level 1	Level 2	Level 3	Total
----- (Rupees in '000) -----			

Assets

Investment property carried at fair value

-	-	5,233,505	5,233,505
---	---	-----------	-----------

38.4 Valuation techniques used to derive level 3 fair values - Investment in property

In the absence of current prices in an active market, the fair value is determined by taking into account the following factors:

- Cost of construction
- Quality of maintenance
- Physical condition
- Market price analysis

38.5 A reconciliation from opening balances to closing balances of fair value measurements categorized in level 3 is provided below:

	2025 ----- (Rupees in '000) -----	2024 ----- (Rupees in '000) -----
Opening balance (level 3 recurring fair values)	5,233,505	5,096,305
Fair value gain arised during the year	172,070	137,200
Closing balance (level 3 recurring fair values)	<u>5,405,575</u>	<u>5,233,505</u>

38.6 There were no transfers between levels 2 and 3 for recurring fair value measurements during the year.

38.7 The Company has revalued its Leasehold land, buildings on June 30, 2025 by independent valuer M/s Asif Associates (Private) Limited on the basis of market value. The fair value of free hold land and buildings is a level 3 recurring fair value measurement.

Interest rate used for determining fair value

The interest rates used to discount estimated cash flows, when applicable, are based on the government yield curve at the reporting date plus an adequate credit spread. For instruments carried at amortized cost, since majority of the interest bearing instruments are variable rate based instruments, there is no difference in carrying amount and the fair value. Further, for fixed rate instruments, since there is no significant difference in market rate and the rate of instrument and therefore most of the fixed rate instruments are of short term in nature, fair value significantly approximates to carrying value.

Fair value hierarchy

International Financial Reporting Standard (IFRS) 13, "Fair Value Measurement" requires the Company to classify fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The table below analyses financial instruments carried at fair value by valuation method. The different values have been defined as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities

Level 2: input other than quoted prices included with in Level 1 that are observable for assets and liability either directly (i.e. as prices) or indirectly (i.e. derived from prices)

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

Transfers between levels of the fair value hierarchy are recognized at the end of the reporting period during which the change the occurred.

38.8 Determination of fair values

A number of the Company's accounting polices and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined of measurement and / or disclosure purposes based on the following methods.

Investment in fair value through profit or loss

The fair value of held for trading investment is determined by reference to their quoted closing repurchase price at the reporting date.

Investment in fair value through other comprehensive income

The fair value of FVOCI investment is determined by reference to their quoted closing repurchase price at the reporting date, if available, and where applicable it is estimated as the present value of future cash flows, discounted current PKR rates applicable to similar instruments having similar maturities. Where quoted prices and estimated future prices are not available, fair value is determined through adjusted net assets valuation method.

Non-derivative financial asset

The fair value of non-derivate financial asset is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date. The fair value is determined for disclosure purposes.

Non-derivative financial liabilities

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.

39 REMUNERATION OF CHIEF EXECUTIVE OFFICER, DIRECTORS AND EXECUTIVES

The aggregate amount charged in the financial statements for remuneration, including all benefits to Chief Executive Officer, Directors and Executives of the Company is as follows:

	2025				2024			
	Chief Executive Officer	Directors	Executives	Total	Chief Executive Officer	Directors	Executives	Total
(Rupees in '000)								
Managerial remuneration	8,697	-	8,349	17,046	6,735	-	6,957	13,692
Bonus	842	-	870	1,712	-	-	-	-
Fee	-	7,650	-	7,650	-	2,600	-	2,600
	9,539	7,650	9,219	26,408	6,735	2,600	6,957	16,292
Number of persons	1	10	3	14	1	10	3	12

39.1 The Chief Executive Officer and executives are also entitled to gratuity and leave fare assistance as retirement benefit.

39.2 Chairman of the Board of Directors and Chief Executive Officer is also provided with the Company maintained car.

40 NUMBER OF EMPLOYEES

The Company has following number of employees as at June 30, 2025 and average during the year.

	No. of employees			
	June 30, 2025	June 30, 2024	Average 2025	Average 2024
Permanent	-	-	3	3
Contractual	23	23	20	20
	23	23	24	24

41 CORRESPONDING FIGURES

Corresponding figures have been re-arranged and re-classified, where necessary to comply with the requirements of Companies Act, 2017. No major reclassification has been made in the financial statements.

42 NON ADJUSTING EVENTS AFTER THE STATEMENT OF FINANCIAL POSITION DATE

Subsequent to the year ended June 30, 2025, the Board of Directors have proposed final cash dividend for the year ended June 30, 2025 of Rs. 1.40 per share, amounting to Rs.514.06 million at their meeting held on September 30, 2025 for approval of the members at Annual General Meeting to be held on October 28, 2025.

43 DATE OF AUTHORIZATION

These financial statements were authorized for issue on September 30, 2025 by the Board of Directors of the Company.

44 GENERAL

Figures have been rounded off to the nearest thousand of Rupees unless otherwise stated.


CHAIRMAN

CHIEF EXECUTIVE

Pattern of Shareholding

as at June 30, 2025

# Of Shareholders	Shareholdings' Slab			Total Shares Held
29	1	to	100	656
8	101	to	500	3,850
15	501	to	1000	12,447
16	1001	to	5000	53,308
6	5001	to	10000	40,743
6	10001	to	15000	71,256
3	15001	to	20000	51,227
1	20001	to	25000	22,000
1	25001	to	30000	26,023
7	30001	to	35000	235,450
1	35001	to	40000	39,456
1	75001	to	80000	76,361
1	100001	to	105000	104,654
1	130001	to	135000	133,350
1	195001	to	200000	200,000
1	270001	to	275000	275,000
1	295001	to	300000	298,188
1	320001	to	325000	323,265
1	410001	to	415000	413,841
1	685001	to	690000	687,000
1	820001	to	825000	820,762
1	1030001	to	1035000	1,033,603
1	1110001	to	1115000	1,113,840
1	1195001	to	1200000	1,200,000
35	1210001	to	1215000	42,481,430
1	1265001	to	1270000	1,267,399
1	1530001	to	1535000	1,534,603
38	1820001	to	1825000	69,188,956
1	2345001	to	2350000	2,347,603
1	2530001	to	2535000	2,534,603
1	2910001	to	2915000	2,914,238
1	2995001	to	3000000	3,000,000
23	3030001	to	3035000	69,795,369
1	3070001	to	3075000	3,070,772
1	3125001	to	3130000	3,128,080
1	3340001	to	3345000	3,344,762
1	6065001	to	6070000	6,069,206
1	6635001	to	6640000	6,639,206
1	12900001	to	12905000	12,900,141
1	20180001	to	20185000	20,181,571
1	20680001	to	20685000	20,681,571
1	34795001	to	34800000	34,799,943
	53140001	to	53145000	53,141,230
1	54070001	to	54075000	54,071,230
218				367,186,963

Pattern of Shareholding

as at June 30, 2025

Categories of Shareholders	Shareholders	Shares Held	Percentage
Directors and their spouse(s) and minor children			
HAROON IHSAN PIRACHA	1	990	0.00
MUHAMMAD FAROOQ IQBAL	1	1	0.00
SOHAIL ALTAF	1	6,639,206	1.81
MOHAMMAD MASUD	1	1,000	0.00
ZAHID LATIF KHAN	1	500	0.00
ADIL KHAN SWATI	1	20,681,571	5.63
MANAHIL ALI	1	1	0.00
MUHAMMAD ASAD GHANI	1	1	0.00
MARIUM	1	1	0.00
HAIDER KHAQAN ABBASI	1	1	0.00
Associated Companies, undertakings and related parties	4	6,067,706	1.65
NIT and ICP	1	1,213,841	0.33
Banks Development Financial Institutions, Non-Banking Financial Institutions	10	23,062,983	6.28
Insurance Companies	0	-	-
Modarabas and Mutual Funds	3	3,069,206	0.84
General Public			
a. Local	105	98,716,201	26.88
b. Foreign	-	-	-
Foreign Companies	-	-	-
OTHERS	85	207,733,754	56.57
Totals	218	367,186,963	100.00
Share holders holding 10% or more		Shares Held	Percentage
AIRBLUE LIMITED		54,071,230	14.73

Authorization Format

(On the letterhead of the Company)

Date:

The Secretary
ISE Towers REIT Management Company Limited
Islamabad.

Sub: Authorization to Attend the Annual General Meeting on Behalf of the Corporate Shareholder

Dear Sir,

Please be informed that Mr._____ s/o_____ r/o _____ holder of CNIC No._____ has been duly authorized by the Board of Directors of our company vide resolution dated _____ to participate, deliberate and vote on resolutions included in the agenda of the notice of the 36th Annual General Meeting of the ISE Towers REIT Management Company Limited scheduled for October 28, 2025 at 03:30 p.m. or at any date adjourned/ rescheduled thereof. Resolution of the Board dated _____ in original duly signed and stamped is attached herewith for reference and record.

Yours truly,

Seal of the Company

Authorized Signatory

Specimen Resolution

The following resolution has been passed by the Board of Directors of (Name of the Company) in its meeting held on _____.

Resolved that Mr. _____ s/o_____ r/o _____ be and is hereby authorized on behalf of the company to participate and vote for resolution included in the agenda of the notice of the 36th Annual General Meeting of ISE Towers REIT Management Company Limited scheduled for October 28, 2025 at 03:30 p.m. or at any date adjourned/rescheduled thereof.

Certified True Copy.

Authorized Signatory

Seal of the Company

Form of Proxy

I/We, _____ of _____, being a member(s) of ISE Towers REIT Management Company Limited, do hereby appoint Mr./Ms. _____ s/o, d/o _____ r/o of _____ as my/our proxy in our absence to attend and vote for me/us and on my/our behalf at 36th Annual General Meeting of the Company to be held on the October 28, 2025 at 03:30 p.m. or at any adjournment thereof.

Signature over
Revenue Stamp
of Rs.5/-

The Member: _____	The Proxy: _____
Signature: _____	Signature: _____
Name: _____	Name: _____
Father’s name: _____	Father’s name: _____
Participant ID: _____	Participant ID: _____
Address: _____	Address: _____
Date: _____	Date: _____
Witness 1: _____	Witness 2: _____
Signature: _____	Signature: _____
Name: _____	Name: _____
CNIC No.: _____	CNIC No.: _____
Address: _____	Address: _____

Important Notes:

1.

The proxy must be a member of ISE Towers REIT Management Company Limited.
2.

The proxy form be signed by the appointer or his attorney duly authorized in writing, or of the appointer is a body corporate, be under its seal or be signed by any officer or any attorney duly authorized by it in writing.
3.

The instrument of proxy properly completed should be deposited at the Registered Office of the Company not less than 48 hours before the time of meeting.
- 1)

If any member appoints more than one proxy for any one meeting and more than one instruments of proxy are deposited with the Company, all such instruments shall be rendered invalid.



ISE TOWERS
55-B JINNAH AVENUE



ISE Towers REIT Management Company Limited.

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-  Email: info@isereit.com.pk
-  URL: www.isereit.com.pk

