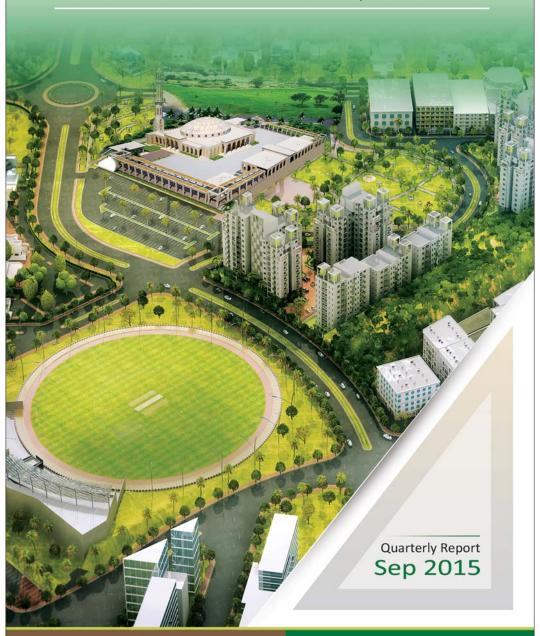


# Condensed interim

Financial Report
For three Months - 1st Quarter Ended September 30, 2015





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# **Corporate Information**

### **Board of Directors**

Arif Habib Chairman Samad A. Habib Chief Executive Abdul Qadir Director Alamgir A. Sheikh Director Hassan Ayub Adhi Director Kashif A. Habib Director Muhammad Ejaz Director Muhammed Siddiq Khokhar Director Syed Ali Zulqarnain Director

### Chief Financial Officer & Company Secretary

Syed Muhammad Talha

### **Audit Committee**

Abdul Qadir Chairman
Kashif A. Habib Member
Muhammad Ejaz Member
Yasir Ghori Secretary

### **HR & Remuneration Committee**

Arif Habib Chairman Samad A. Habib Member Muhammad Ejaz Member

### **Auditors**

Haroon Zakaria & Co. Chartered Accountants Deloitte Yousuf Adil Chartered Accountants

### **Bankers**

Allied Bank Limited
AlBaraka Pakistan Limited
Askari Bank Limited
Bank AlFalah Limited
Banklslami Pakistan Limited
Faysal Bank Limited
Habib Bank Limited

MCB Bank Limited
National Bank of Pakistan
NIB Bank Limited
Sindh Bank Limited
Summit Bank Limited
United Bank Limited

### Registered Office

Arif Habib Center, 23, M.T.Khan Road, Karachi Pakistan - 74000,

Tel: 32460717-19 Fax: 32466824

Website: www.jcl.com.pk

### Share Registrar

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

### Site Office

Naya Nazimabad, Manghopir Road, Karachi -75890

Tel: 92-21-32061997-98, 32061903-04

Fax: 92-21-36770144

Website: www.nayanazimabad.com

## Directors' Report to the Members

Dear Shareholders,

On behalf of the Board of Directors of Javedan Corporation Limited (JCL), I am pleased to present the financial report for the 1st quarter ended September 30, 2015

#### Overview

During the period under review, the Company recorded sale of Rs.197.015 million as compared to the sale of Rs.191.669 million in the corresponding period of last year. Profit after Tax (PAT) for the period is Rs.98.012 million as against PAT of Rs. 44.567 million in the corresponding period of last year. You will be pleased to note that the Company is able to convert huge/peak accumulated lossesof Rs.4,736 million of 2012 into profit after many years and now the reserves are positive by Rs.40.43 million. This has been possible with recording of sales of around 21% of total project. During launch of the project the banking loans are significantly reduced from Rs.4.5 billion to Rs.2.4 billion. Further, the Company is current with all banking obligations. The plot prices are also increased from prelaunch price of Rs.6,300 per sq. yard to Rs.12,000 per sq. yard and collection / recovery percentage is more than 84 %. This shows the success of the project and market confidence in NayaNazimabad.

Following is the summary of comparative un- audited financial results:

Particulars	September 30, 2015 (Un-Audited)	September 30, 2014 (Un-Audited)	
	(Rupees in thousands)		
Net sales	197,015	191,669	
Cost of sales	(125,904)	(65,343)	
Gross Profit	71,111	126,326	
Profit before Taxation	17,182	53,695	
Taxation	80,830	(9,128)	
Profit after taxation	98,012	44,567	
EPS - Basic (in rupees)	0.87	0.40	
EPS - Diluted (in rupees)	0.45	0.20	

#### **Development Progress**

The infrastructure development phase is already beingcarried out in blocks A,B,C and D of Phase I that include the laying of sewerage, storm water, water lines, power cabling, and Communication network, construction of roads, pavements and parks. Further, the Company is also developing beautiful Parks in residential Blocks. The Company has already given possession of plots to some customers who have prepaid their dues and are willing to start construction on immediate basis in accordance with the approved design / bye laws. The company hopes to start giving possession on due date and will complete by March 2016.

Construction of bungalows is being carried out at fast pace and it is likely that the first batch of bungalows will be completed by the end of this calendar year, while the work on remaining bungalows is expected to complete by the end of third quarter of current financial year.

Currently, we are focusing on improving access to Naya Nazimabad from North Nazimabad and North Karachi. Further, the construction of 4000 Road from North Karachi is already started and expected to be completed within six months time. It will provide alternative route to Naya Nazimabad Allottees. The Company is actively engaged for widening of Nusrat Bhutto/Anwer Shamim road connecting NayaNazimabad to SakhiHasan (North Nazimabad). Further, the Company is in close co-ordination with Government for the construction of 2000 Road from Nagan Chowrangi as this will provide signal free corridor to NayaNazimabad allottees from Shahrah-e-Faisal Road.

#### **Future Outlook**

The Company is also working on value added projects and currently focusing on the construction of Grand Mosque, Naya Nazimabad Gymkhana Club and Naya Nazimabad School. The groundbreaking ceremony of these projects will soon be held prior to the end of this calendar year followed by the commencement of fast paced construction of these projects. These initiatives will enhance the value of NayaNazimabad project by making available amenities of good life style to its residents.

The Company has so far focused on ensuring that delivery of phase 1 is made on time. Delivery of 1st phase will not only settle the outstanding banking liabilities of the company but would enhance the value of unsold property. Plans are being made to develop commercial sites of the property following which 2nd phase would be launched. Market conditions are getting better due to improved security situations of Karachi and declining interest rates in Pakistan. In view of above future of the company looks stable.

### Acknowledgement

The management of the Company would like to thank all the financial institutions, Securities and Exchange Commission of Pakistan, Karachi Stock Exchange, customers, individuals and staff members who have been associated with the Company for their support and cooperation. We would also like to thank Board of Revenue, Lyari Development Authority, Sindh Building Control Authority, Environmental Protection Agency and above all Government of Sindh for their support to the project. May Allah bless us in our efforts. A'meen!

Thanking you all

For and on behalf of the Board

Samad A. Habib Chief Executive Officer

Karachi: October 26, 2015

# **CONDENSED INTERIM** BALANCE SHEET (UN-AUDITED) AS AT SEPTEMBER 30, 2015

ASSETS	(Un-audited) September 30, 2015	(Audited) June 30, 2015
Non-current assets	Note (Rupees	in '000)
Property and equipment Intangible assets Deferred taxation Long term security deposits	6 1,544,583 2,719 744,828 3,440	1,546,410 3,246 662,028 3,440
Total non-current assets	2,295,570	2,215,124
Current assets Development properties Trade debts Advances Trade deposits, short term prepayments and other receivables Cash and bank balances Total current assets Total assets	7 7,971,726 3,001,729 8 49,490 9 645,931 26,020 11,694,896 13,990,467	7,961,582 3,118,767 52,180 663,695 112,854 11,909,078 14,124,202
EQUITY AND LIABILITIES		
Authorised share capital Ordinary share capital Preference share capital	1,200,000 1,200,000	1,200,000
Issued, subscribed and paid-up share capital Ordinary share capital	1,166,526	1 166 506
Preference share capital	1,120,213	1,166,526 1,120,213
Reserves	40,430	(78,024)
Surplus on revaluation of freehold land	2,327,169 6,515,927	2,208,715 6,536,385
Non-current liabilities Long term finance Liabilities against assets subject to finance lease Deferred liabilities Total non-current liabilities	965,627 931 6,490 973,048	965,626 931 6,776 973,333
Current liabilities Trade and other payables Mark-up accrued Advance from customers Short term borrowings Current maturity of: Long term finance Liabilities against assets subject to finance lease Total current liabilities	12 217,074 13 336,753 451,434 14 2,381,287 787,064 711 4,174,323	252,294 337,018 625,573 2,288,563 901,527 794 4,405,769
Contingencies and commitments Total equity and liabilities	15	14,124,202
<u>ASam</u>	<u> </u>	<u>,</u>
Chief Executive	Dir	ector 07

# **CONDENSED INTERIM** PROFIT AND LOSS ACCOUNT - (UN-AUDITED) FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2015

		Quarter	Ended
		September 30, Sep 2015	
	Note	(Rupee	s in '000)
Sales Cost of sales		197,015 (125,904)	191,669 (65,343)
Gross profit		71,111	126,326
Expenses			
Administrative expenses Marketing and selling expenses Finance cost	16	(36,172) (2,158) (29,028)	(33,079) (6,349) (66,485)
		(67,358)	(105,913)
Other income	17	13,428	33,282
Profit before taxation		17,182	53,695
Taxation			
Current Deferred	18 18	(1,970) 82,800	(9,128)
		80,830	(9,128)
Profit after taxation		98,012	44,567
	-	Rup	ees Restated
Earning per share			
Basic	19	0.87	0.40
Diluted	19	0.45	0.20
A Same			12.

Director

Chief Executive

## **CONDENSED INTERIM** STATEMENT OF COMPREHENSIVE INCOME - (UN-AUDITED) FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2015

**Quarter Ended** 

September 30, September 30, 2015 2014

(Rupees in '000)

Profit after taxation 98,012 44,567

Other comprehensive income

Total comprehensive income for the period 98,012 44,567

# **CONDENSED INTERIM CASH FLOW STATEMENT - (UN-AUDITED)**FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2015

	Quarter Ended September 30, September 3	
	2015	2014
CASH FLOW FROM OPERATING ACTIVITIES	(Rupees	s in '000)
Profit before taxation  Adjustments:	17,182	53,695
Depreciation	2,273	2,160
Amortization Finance cost	527 29,028	527 66,485
Interest income	(18)	(70)
Cash flow from operating activities before		
working capital changes Working capital changes	48,991	122,796
(Increase) / decrease in current assets		
Development properties	51,286	19,973
Trade debts Advances	117,038 2,690	(123,967) (5,798)
Deposits, prepayments and other receivables	17,764	10,691
Increase / (decrease) in current liabilities	(474 420)	(00.044)
Advance from customers Trade and other payables	(174,139) (36,620)	(69,941) (6,241)
	(21,981)	(175,283)
Net cash generated from/(used in) operations	27,010	(52,487)
Income tax paid	(587)	(646)
Finance cost paid (including borrowing cost capitalized)	(90,722)	(155,637)
Deferred liability  Net cash used in operating activities	<u>(286)</u> (64,585)	<u>4,297</u> (204,473)
Net cash used in operating activities	(04,363)	(204,473)
CASH FLOW FROM INVESTING ACTIVITIES		
Fixed capital expenditure	(446)	(2,977)
Interest received Long term receivable from customers	18	70 53,335
Net cash (used in)/generated from investing activities	(428)	50,428
CASH FLOW FROM FINANCING ACTIVITIES		
	(444.400)	(000 000)
Long term finance Principal repayment of finance lease	(114,462) (83)	(666,230) (139)
Proceeds from short term borrowings	92,724	814,962
Net cash (used in)/generated from financing activities	(21,821)	148,593
Net decrease in cash and cash equivalent	(86,834)	(5,453)
Cash and cash equivalent at beginning of the period	112,854	7,489
Cash and cash equivalent at end of the period	26,020	2,036

The annexed notes form an integral part of these condensed interim financial information.

Chief Executive

10

Director

# CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY - (UN-AUDITED) FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBRER 30, 2015

	Ordinary	Share	Preference	Revenue Reserves			
	Share capital	Premium	Share capital	Capital reserves	General reserve	Accumulated loss	Total
	4		(F	Rupees in '0	00) —		-
Balance as at June 30, 2014	583,253	7,942	1,120,253	11,966	63,500	(1,259,726)	527,188
Transaction with owners							
Conversion of preference shares into ordinary shares	10	45	(40)	-	-	-	15
Dividend at 12% on conversion of preference shares into						(45)	/45\
ordinary shares	-	-	-	-	-	(15)	(15)
Profit for the period	-	-	-	-	-	800,521	800,521
Other comprehensive income	-	-	-	-	-	(293)	-
Right shares issued	583,263	-	-	-	-	800,228	1,383,491
Transfer of surplus on revaluation of land	_	_	_	_		298,037	298,037
Balance as at June 30, 2015	1,166,526	7,987	1,120,213	11,966	63,500	(161,476)	2,208,716
Profit for the quarter and three months ended							
September 30, 2015	-	-			-	98,012	98,012
Other comprehensive income	-		-	-	-		-
Total comprehensive income Transfer of surplus on	-	-	-	-	-	98,012	98,012
revaluation of land	-	-	-	-	-	20,458	20,458
Balance as at							
September 30, 2015	1,166,526	7,987	1,120,213	11,966	63,500	(43,007)	2,327,185

Chief Executive

Director

# NOTES TO THE CONDENSED INTERIM FINANCIAL INFORMATION (UN-AUDITED)

FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2015

#### 1 STATUS AND NATURE OF BUSINESS

- 1.1 Javedan Corporation Limited (the Company) was incorporated in Pakistan on June 8, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Ordinance, 1984) and is listed on Karachi Stock Exchange. The registered office of the Company is located at Arif Habib Center, 23, M.T Khan Road, Karachi.
- 1.2 The Company has ceased its cement business since July 01, 2010 and management has developed business diversification strategy for utilizing the Company's land for developing a housing scheme, "Naya Nazimabad", which will include bungalows, open plots, flat sites and commercial sites. The housing project is located at Manghopir, Karachi. The Company's layout plan of the project was approved by Lyari Development Authority vide letter number LDA/PP/2010/255 on March 02, 2010 and revised master plan approved vide letter No CTP/LDA/112 and has obtained No Objection Certificate from Sindh Building Control Authority having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011 and revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013

#### 2 BASIS OF PREPARATION

- 2.1 These condensed interim financial information of the Company for the 1st quarter ended September 30, 2015 have been prepared in accordance with the requirements of the International Accounting Standard 34 Interim Financial Reporting and provisions of and directives issued under the Companies Ordinance, 1984. In case where requirements differ, the provisions of or directives issued under the Companies Ordinance, 1984 have been followed.
- 2.2 These condensed interim financial information are presented in Pakistani Rupees which is also the Company's functional currency and figures presented in these condensed interim financial information have been rounded off to the nearest of thousand Rupees.

### 3 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies, applied in the preparation of this condensed interim financial statements are the same as those applied in the preparation of the annual audited financial statements of the Company for the year ended June 30, 2015.

#### 4 ACCOUNTING ESTIMATES, JUDGMENTS AND FINANCIAL RISK MANAGEMENT

The preparation of the condensed interim financial information in conformity with approved accounting standards as applicable in Pakistan requires management to make estimates, assumptions and use judgments that affect the application of policies and reported amounts of assets and liabilities and income and expenses. Estimates, assumptions and judgments are continually evaluated and are based on historical experience and other factors, including reasonable expectations of future events. Revision to accounting estimates are recognized prospectively commencing from the period of revision.

### 5 FINANCIAL RISK MANAGEMENT

The Company's financial risk management objectives and policies are consistent with those disclosed in the financial statements as at and for the year ended June 30, 2015.

		Note	September 30, 2015 (Rupee	June 30, 2015 s in '000)
6	PROPERTY AND EQUIPMENT			
	Operating fixed assets	6.1	1,544,583	1,546,410
6.1	Operating Fixed Assets			
	Opening written down value Additions during the period Revaluation during the period Disposals during the period - cost Depreciation charge for the period Depreciation charge on disposal Closing written down value	6.2	1,546,410 446 - (2,273) - 1,544,583	1,089,173 6,455 459,963 (276) (9,028) 123 1,546,410
6.2	Additions during the period			
	Furniture, fixtures and equipments Vehicles		400 46 446	3,377 3,078 6,455
7	DEVELOPMENT PROPERTIES			
	Land			
	Opening balance Add: Acquired during the period		8,151,484 - 8,151,484	8,151,484 - 8,151,484
	Development expenditure			
	Opening balance Add: Incurred during the period		1,971,651 106,425 2,078,076	1,449,763 521,879 1,971,642
	Borrowing costs related to land			
	Opening balance Add: Capitalized during the period		1,054,004 61,429 1,115,433 11,344,994	789,259 264,745 1,054,004 11,177,130
	Less: Transferred to cost of sales to date Transferred to receivables from customer to d	ate	(2,222,577) (1,150,691)	(2,096,673) (1,118,875)
			7,971,726	7,961,582

8	ADVANCES	Note	September 30, 2015 (Rupees	June 30, 2015 s in '000)
	Considered good			
	Advances to suppliers Advances to contractors Advances against services and expenses		7,864 32,924 8,702	12,649 33,637 5,894
			49,490	52,180
9	DEPOSITS, PREPAYMENTS AND OTHER REC	CEIVABL	ES	
	Deposits			
	Guarantee margin With contractors Security deposit with Sindh Building Control Au Others	uthority	225 2,680 3,345 599 6,849	225 2,680 3,345 46 6,296
	Prepayments		1,540	2,143
	Other receivables - Considered good			
	Related party			
	International Builders and Developers (Private)	) Limited	556	556
	Sales tax refundable Excise duty refundable Development charges recoverable from customer Others	r 9.1	4,703 574 630,361 1,349 636,987 645,931	4,703 574 648,789 634 654,700 663,695
9.1	Development charges recoverable from custo	omer		
	Opening balance Incurred During the period Less: Development charges received	7	648,789 31,816 (50,244)	521,132 410,198 (282,541)
	Balance Recoverable	9.1.1	630,361	648,789
9.1.1	Total Expenditure Incurred Less: Recovered from the Customer		1,150,691 (520,330) 630,361	1,118,875 (470,086) 648,789

		N	September 30, 2015	June 30, 2015
10	RESERVES	Note	(Rupees in '000)	
	Capital reserves			
	Tax holiday reserve Share Premium		11,966 7,971	11,966 7,942
	Revenue reserve			
	General reserves Accumulated losses		63,500 (43,007) 20,493 40,430	63,500 (161,477) (97,977) (78,069)
11	LONG TERM FINANCE - SECURED			
	From banking companies			
	Allied Bank Limited			
	Medium term finance facility Debt asset swap arrangement		200,000 361,266	200,000 361,266
	National Bank of Pakistan Limited		561,266	561,266
	Term Finance Certificates		891,425	905,887
			891,425	905,887
	Faysal Bank Limited			
	Term Finance Certificates		100,000	200,000
	Term loans - Secured		100,000	200,000
	BankIslami Pakistan Limited		200,000	200,000.00
	Total long term financing		1,752,691	1,867,153
	Current maturity of long term finance	11.1	(787,064)	(901,526)
			965,627	965,627
11.1	Current maturity of long term finance			
	Allied Bank Limited			
	Medium term finance facility Debt asset swap arrangement		200,000 361,265	200,000 361,265
	National Bank of Pakistan Limited		561,265	561,265
	Term Finance Certificates		28,924	43,386
	Faysal Bank Limited			
	Term Finance Certificates		100,000	200,000
	Term loans - Secured			
	Bank Islami Pakistan Limited		96,875	96,875
			787,064	901,526
				15

		September 30, 2015	June 30, 2015
12	TRADE AND OTHER PAYABLES	(Rupee	s in '000)
	Creditors Accrued liabilities Retention money payable Power Cement Limited - Related Party Withholding tax payable Unclaimed dividend Income tax payable	6,735 185,351 5,049 1,626 4,177 2,834 11,302	13,034 209,298 13,073 3,185 951 2,834 9,919
13	MARKUP ACCRUED	217,074	<u>252,294</u>
13	Mark up to Banking Companies Mark up to Related Party	116,590 220,162 336,753	110,877 226,141 337,018
		September 30, 2015	September 30, 2014
14	SHORT TERM BORROWINGS From banking companies - secured	(Rupee	s in '000)
	Summit Bank Limited Sindh Bank Limited	135,000 196,287	135,000 403,563
	Related parties - unsecured	331,287	538,563
	Loan from sponsor - Interest bearing - Haji Abdul Ghani - Shunaid Qureshi	335,000 165,000	335,000 165,000
	Arif Habib Corporation Limited International Complex projetcs Limited	300,000 1,250,000 2,381,287	1,250,000 2,288,563
15	CONTINGENCIES AND COMMITMENTS		
15.1	Contingencies		
	There were no changes in contingencies since the last au at June 30, 2015.	dited financial s	tatements as
15.2	Commitments		
	Dividend on preference shares Guarantee in favour of Sindh Building	574,224	480,094
	Control Authority (SBCA)	6,960 581,184	6,960 487,055

		September 30, 2015	June 30, 2015
16	ADMINISTRATIVE EXPENSES	(Rupee:	s in '000)
	Salaries, wages and other benefits Fees and subscriptions Depreciation Amortization Vehicle running expenses Legal and professional Repair and maintenance Rent, rates and taxes Utilities Donation Communication Travelling and conveyance Insurance Printing and stationery Entertainment Purchase service transportation General expenses	14,778 1,375 2,273 527 2,740 658 924 842 6,711 1,195 752 169 989 187 370 508 1,173 36,172	14,755 1,266 2,160 527 2,333 162 741 793 6,065 722 706 118 748 279 366 514 825 33,080
		September 30, 2015	September 30, 2014
17	OTHER INCOME	(Rupee:	s in '000)
	Income from cancellation of bookings Profit on deposits Discount income Cricket Ground income Miscellaneous	12,953 18 - 457 - 13,428	2,568 70 26,748 2,987 909
18	TAXATION		
	Current tax		
	For the period	(1,970)	(9,128)
	Deferred tax	82,800	-
		80,830	(9,128)

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	September 30, 2015	September 30 2014
EARNING PER SHARE	(Rupees in '000) (Restated)	
Basic		
Profit after tax (Rupees in '000)	98,012	44,567
Weighted average number of ordinary shares	112,704,678	112,704,678
Earning per share - (In Rupees)	0.87	0.40
Diluted		
Profit after tax (Rupees in '000)	98,012	44,567
Weighted average number of ordinary shares	219,524,590	219,524,590
Earning per share - (In Rupees)	0.45	0.20

### 20 TRANSACTIONS WITH RELATED PARTIES

The related party comprise of associated undertakings, key management personnel and post employment benefit plan. The Company carries out transactions with various related parties as per agreements. Details of balances and transactions with related parties during the period, other than those which have been disclosed elsewhere in this condensed interim financial information, are as follows:

	September 30, 2015	June 30, 2015
	(Rupees in '000)	
Associates		
Purchase of cement (OPC/SRC)	5,686	18,211
Payments made for purchase of cement	6,162	20,867
Sale of plots	-	200,576
Receipt against sales of plot	-	40,865
Loan received	300,000	1,637,000
Loan repaid	-	387,000
Mark-up expense capitalised	37,276	16,109
Mark-up paid	-	16,114
Key management personnel		
Loan received	-	995,000
Loan repaid	-	1,623,200
Mark-up expense capitalised	11,295	174,153

**September 30**, June 30, 2015

### (Rupees in '000)

Sale of residential plots - 208,123
Receipts against Sale of residential plots - 60,000
Loan received - 540,000
Loan repaid - 40,000

### 21 DATE OF AUTHORIZATION FOR ISSUE

Other related party

These financial statements were authorized for issue on October 26, 2015 by the Board of Directors of the Company.

### 22 GENERAL

Figures have been rounded off to the nearest of thousand rupees.

Chief Executive

