

INNOVATIVE HOUSING SOLUTIONS, SUSTAINABLE FUTURE

JAVEDAN
CORPORATION LIMITED

HALF YEAR ENDED DECEMBER 31, 2024







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company INFORMATION

Board of Directors

Arif Habib
Abdus Samad Habib
Muhammad Ejaz
Kashif Habib
Abdullah Chaffar
Abdul Qadir Sultan
Darakshan Zohaib
Muhammad Siddiq Khokhar
Shahid Iqbal Choudhri

Chairman
CEO/Director
Director
Director
Director
Director
Director
Director

Audit Committee

Abdullah Chaffar
Kashif Habib
Muhammad Ejaz
Abdul Qadir Sultan

Chairman
Member
Member
Member

HR & Remuneration Committee

Muhammad Siddiq Khokhar
Arif Habib
Muhammad Ejaz
Abdus Samad Habib

Chairman
Member
Member
Member

Chief Financial Officer

Muneer Gader

Company Secretary

Dabeer Ullah Sheikh

Auditors

Yousuf Adil
Chartered Accountants

Reanda Haroon Zakaria Aamir Salman
Rizwan and Company
Chartered Accountants

Bankers

Al Baraka Bank Pakistan Limited
Allied Bank Limited
Askari Bank Limited
Bank Al-Falah Limited
BankIslami Pakistan Limited
Bank of Punjab
Dubai Islamic Bank
Habib Bank Limited
Habib Metropolitan Bank Limited
MCB Bank Limited
National Bank of Pakistan
Sindh Bank Limited
Bank Makramah Limited
United Bank Limited
Faysal Bank Limited
Meezan Bank Limited
Industrial & Commercial Bank of China

Registered Office

Arif Habib Center,
23, M.T.Khan Road, Karachi Pakistan -
74000,
Tel : +92 21 32460717-19
Fax: 32466824
Website: www.jcl.com.pk

Site Office:

Naya Nazimabad
Manghopir Road
Karachi – 75890
Phones: +92 21 36770141-42
Website: www.nayanazimabad.com

Share Registrar

CDC Share Registrar Services Limited,
CDC House, 99-B, Block 'B' S.M.C.H.S
Sharah-e-Faisal, Karachi.



Directors' Report

Dear Shareholders,

On behalf of the Board of Directors, we are pleased to present the Condensed Interim Unconsolidated & Consolidated Financial Statements for the half year ended 31 December 2024 along with the operational performance of the Company for the same period.

Overview

The country's economy has begun to show signs of stability, marked by a significant reduction in inflation and policy rates, a stable exchange rate, improving foreign exchange reserves, and positive momentum in the stock market, reinforcing investor confidence. We expect market conditions to respond favorably to further rate cuts and an improved economic outlook.

Market interest in Naya Nazimabad continues to grow steadily, as reflected in the strong recovery of proceeds, positive response to marketing campaigns, increasing participation in various activities, and widespread appreciation of our design, amenities, and offerings.

Financial Performance

During the period the Company has recorded Sale and Profit After Tax of PKR 3,838 million and 1,236 million respectively whereas Sale and Profit After Tax in the corresponding period were PKR 1,695 million and PKR 765 million, respectively.

The administrative cost incurred during the period is PKR 349 million as compared to PKR 269 million in the corresponding period. Other Income for the period is PKR 300 million.

On a consolidated basis Sales and Profit After Tax for the period is PKR 3,989 million and PKR 1,215 million respectively. The profit is translated into an EPS per share of Rs. 3.19 per share.

Operational Performance

The continuous focus on improving service delivery for the residents and allottees has resulted in consistent growth in property prices, increase in buy and sale activity in secondary market, increase in pace of construction activity and demand for completed houses.

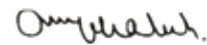
The sales of Gymkhana memberships are progressing satisfactorily, and we anticipate growing momentum as more facilities become operational. Gymkhana has been hosting corporate, social, and other events further enhancing positivity for the project.

Acknowledgement

On behalf of the Board of Directors, we extend our sincere gratitude to our customers and shareholders for their continued support in transforming this vision into reality. We also express our appreciation to our banking and financial partners, whose support has been instrumental in delivering this project. Furthermore, we acknowledge the Securities and Exchange Commission of Pakistan and the Pakistan Stock Exchange for their continued cooperation. Lastly, we commend all employees for their dedication and invaluable contributions.



Samad A. Habib
Chief Executive Officer



Arif Habib
Chairman

Dated: 27 February 2025

Yousuf Adil
Chartered Accountants
Cavish Court, A-35,
Block 7 & 8 KCHSU,
Shahrah-e-Faisal, Karachi.

Reanda Haroon Zakaria Aamir
Salman Rizwan & Company
Chartered Accountants
M1 - M4, Progressive Plaza,
Beaumont Road,
Karachi

INDEPENDENT AUDITORS' REVIEW REPORT

To the members of Javedan Corporation Limited

Report on review of Unconsolidated Condensed Interim Financial Statements

Introduction

We have reviewed the accompanying unconsolidated condensed interim statement of financial position of **Javedan Corporation Limited** as at **December 31, 2024** and the related unconsolidated condensed interim statement of profit or loss and other comprehensive income, unconsolidated condensed interim statement of changes in equity, unconsolidated condensed interim statement of cash flows and notes to the financial statements forming part thereof (here-in-after referred to as the 'interim financial statements') for the half year then ended. Management is responsible for the preparation and presentation of this interim financial statements in accordance with accounting and reporting standards as applicable in Pakistan for interim financial reporting. Our responsibility is to express a conclusion on these financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements - 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

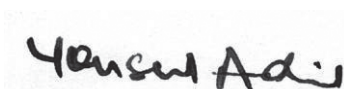
Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements as of and for the half year ended December 31, 2024 is not prepared, in all material respects, in accordance with accounting and reporting standards as applicable in Pakistan for interim financial reporting.

Other matter

The figures of the unconsolidated condensed interim profit or loss and other comprehensive income for the three months' period ended December 31, 2024 and related comparative information have not been reviewed, as we are required to review only the cumulative figures for the half year ended December 31, 2024.

The engagement partners on the review resulting in this independent auditor's review report are Mr. Nadeem Yousuf Adil (Yousuf Adil, Chartered Accountants) and Mr. Farhan Ahmed Memon (Reanda Haroon Zakaria Aamir Salman Rizwan & Company, Chartered Accountants).



Yousuf Adil
Chartered Accountants



Reanda Haroon Zakaria Aamir Salman
Rizwan & Company
Chartered Accountants

Place: Karachi

Date: February 28, 2025.

UDIN: RR202410091lvjUcW4z6

UDIN: RR202410147P0QsLxSA6

**CONDENSED INTERIM
UNCONSOLIDATED
FINANCIAL STATEMENTS**
FOR HALF YEAR ENDED DECEMBER 31, 2024



Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2024

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
----- (Rupees in '000) -----			
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	5	9,973,639	9,784,148
Intangible assets		288	863
Investment properties	6	603,370	603,370
Long-term deposits		10,155	9,525
Long-term investments	7	7,211,893	6,521,452
Long-term advances	8	1,519,630	973,503
		19,318,975	17,892,861
CURRENT ASSETS			
Development properties	9	16,320,473	17,494,616
Trade debts	10	1,292,504	1,142,460
Loans and advances	11	656,532	1,057,757
Trade deposits, prepayments and other receivables	12	891,387	789,540
Short-term investments	13	1,641,090	1,707,525
Unclaimed deposit		941	941
Cash and bank balances		791,981	228,031
		21,594,908	22,420,870
		40,913,883	40,313,731
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorised			
390,000,000 (June 30, 2024: 390,000,000) ordinary shares of Rs. 10/- each		3,900,000	3,900,000
Issued, subscribed and paid-up capital		3,808,604	3,808,604
Capital reserves		2,758,293	2,758,293
Revenue reserves		9,800,073	10,022,439
Other component of equity - revaluation surplus on lands		8,685,304	8,749,900
		25,052,274	25,339,236
NON-CURRENT LIABILITIES			
Long-term financings	14	4,254,207	3,925,098
Deferred grant		82,185	41,781
Deferred tax liability		364,215	303,192
Deferred liability - gratuity		105,052	93,676
		4,805,659	4,363,747
CURRENT LIABILITIES			
Trade and other payables	15	5,149,006	4,243,413
Preference shares		505	505
Accrued mark-up		546,831	613,072
Contract liabilities		301,515	475,766
Short-term borrowings	16	2,534,992	1,892,898
Current maturity of non-current liabilities		2,048,544	3,166,805
Taxation - net		446,941	208,067
Unpaid preference dividend		394	363
Unclaimed dividend		27,222	9,859
		11,055,950	10,610,748
TOTAL EQUITY AND LIABILITIES		40,913,883	40,313,731
CONTINGENCIES AND COMMITMENTS			
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The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director

Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2024

	Note	For the Half Year Ended		For the Quarter Ended	
		December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
		----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Revenue from contracts with customers - net	18	3,838,703	1,695,478	746,475	1,081,086
Cost of sales	19	(1,971,193)	(937,119)	(131,002)	(355,563)
Gross profit		1,867,510	758,359	615,473	725,523
Marketing and selling expenses		(30,673)	(30,953)	(10,650)	(15,448)
Flyover cost		-	(181,309)	-	(146,335)
Administrative expenses		(349,369)	(269,453)	(205,302)	(134,269)
Finance cost - Net	20	(181,859)	(122,958)	(137,449)	42,198
Other income	21	300,502	927,978	250,604	(38,303)
Profit before levies and tax		1,606,111	1,081,664	512,676	433,366
Levies (u/s 100D)		-	(29,040)	-	-
Profit before taxation		1,606,111	1,052,624	512,676	433,366
Taxation - net	22	(369,631)	(286,839)	(186,052)	43,346
Profit for the period		1,236,480	765,785	326,624	476,712
Earnings per share					
		----- Rupees -----		----- Rupees -----	
Basic	23	3.25	2.01	0.86	1.25
Diluted	23	3.25	2.01	0.86	1.25

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director

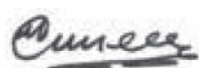
Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2024

	For the Half Year Ended		For the Quarter Ended	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
	----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Profit for the period	1,236,480	765,785	326,624	476,712
Other comprehensive income for the period - net of tax	-	-	-	-
Total comprehensive income for the period - net of tax	1,236,480	765,785	326,624	476,712

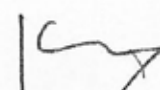
The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Issued, subscribed and paid-up capital	Capital reserves		Revenue reserves		Revaluation Surplus on lands	Total Equity
	Share premium	Tax holiday reserve	General	Unappropri- ated profits		

(Rupees in '000)

Balance as at July 01, 2023 (Audited)

3,808,604	2,746,327	11,966	63,500	10,473,927	8,817,355	25,921,679
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Final dividend @ 60 percent on ordinary shares
for the year ended June 30, 2023

-	-	-	-	(2,285,163)	-	(2,285,163)
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Profit for the period

-	-	-	-	765,785	-	765,785
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Other comprehensive income for the period, net of tax

-	-	-	-	-	-	-
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Total comprehensive income for the period, net of tax

-	-	-	-	765,785	-	765,785
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Revaluation surplus on freehold land realised
on account of sale of development properties

-	-	-	-	34,891	(34,891)	-
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Balance as at December 31, 2023 (Unaudited)

3,808,604	2,746,327	11,966	63,500	8,989,440	8,782,464	24,402,301
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Balance as at July 01, 2024 (Audited)

3,808,604	2,746,327	11,966	63,500	9,958,939	8,749,900	25,339,236
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Final dividend @ 40 percent on ordinary shares
for the year ended June 30, 2024

-	-	-	-	(1,523,442)	-	(1,523,442)
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Profit for the period

-	-	-	-	1,236,480	-	1,236,480
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Other comprehensive income for the period, net of tax

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

Total comprehensive income for the period, net of tax

-	-	-	-	1,236,480	-	1,236,480
---	---	---	---	-----------	---	-----------

Revaluation surplus on freehold land realised
on account of sale of development properties

-	-	-	-	64,596	(64,596)	-
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Balance as at December 31, 2024 (Unaudited)

3,808,604	2,746,327	11,966	63,500	9,736,573	8,685,304	25,052,274
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The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director



Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Note	For the Half Year Ended	
		December 31, 2024	December 31, 2023
		----- (Rupees in '000) -----	
Operating profit before working capital changes	25	1,748,317	534,292
Change in current assets			
Development properties		1,174,143	(302,991)
Trade debts		(150,044)	7,858,000
Loans and advances		401,225	(389,774)
Trade deposits and other receivables		(102,421)	(227,594)
		1,322,903	6,937,641
Change in current liabilities			
Trade and other payables		905,595	218,766
Deferred grant		40,404	37,234
Contract liabilities		(174,251)	(184,331)
Unpaid preference dividend		31	30
		771,779	71,699
Cash flows generated from / (used in) operations		3,842,999	7,543,632
Payments for:			
Income taxes		(69,734)	(81,778)
Finance costs		(268,452)	(430,886)
Gratuity		(3,950)	(5,282)
Long-term deposits (paid)		(630)	(5)
Net cash flows generated from operational activities		3,500,233	7,025,681
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to property, plant and equipment		(246,177)	(504,851)
Sale proceeds from disposal of property, plant and equipment		-	9,200
Long Term investment		(490,840)	-
Advance against issuance of units		(546,127)	(109,973)
Net cash flows used in investing activities		(1,283,144)	(605,624)
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividend paid:			
- ordinary shares		(1,506,079)	(2,172,759)
Long-term financing - net		(789,153)	(1,048,730)
Short-term borrowings - net		1,199,999	(1,066,257)
Net cash used in financing activities		(1,095,233)	(4,287,746)
Net increase in cash and cash equivalents		1,121,856	2,132,311

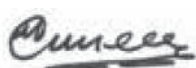
Javedan Corporation Limited

CONDENSED INTERIM UNCONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Note	For the Half Year Ended	
	December 31, 2024	December 31, 2023
	----- (Rupees in '000) -----	
Cash and cash equivalents at beginning of the period	(989,343)	(2,451,908)
Cash and cash equivalents at end of the period	132,513	(319,597)
Cash and cash equivalents		
Cash and bank balances	791,981	450,895
Short term running finance	(659,468)	(770,492)
	132,513	(319,597)

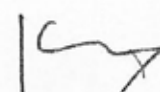
The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

1. STATUS AND NATURE OF BUSINESS

- 1.1** Javedan Corporation Limited (the Company) was incorporated in Pakistan on June 08, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Act, 2017) and is listed on Pakistan Stock Exchange Limited. The registered office of the Company is located at Arif Habib Centre, 23, M.T Khan Road, Karachi.
- 1.2** The Company has ceased its cement business since July 01, 2010 and the management has developed business diversification strategy for utilizing the Company's land having area of 1,367 acres for developing a housing scheme, "Naya Nazimabad", that includes bungalows, open plots, flat sites and commercial sites. The Company's layout plan of the project was approved by Lyari Development Authority (LDA) vide letter number LDA/PP/2010/255 on March 02, 2011, revised master plan approved vide letter No CTP/LDA/112 on June 19, 2013 and revised master plan layout approved vide letter no LDA/TP/2022/98 on June 24, 2022 and has obtained No Objection Certificate from Sindh Building Control Authority (SBCA) having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011, revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013 and revise NOC # SBCA/DD(PSA-C)/155/Revised/Adv-236/2023 on January 16, 2023. The Company is also the member of Association of Builders and Developers of Pakistan (ABAD).
- 1.3** These Condensed interim financial Statements are the separate financial statements of the Company, in which investment in subsidiary has been accounted for at cost less accumulated impairment losses, if any. As of December 31, 2024, the Company has investments in following subsidiaries:

	% of holding
- NN Maintenance Company (Private) Limited (NNMC)	100
- Sapphire Bay Development Company Limited (SBDCL)	100

- 1.4** The geographical location and addresses of business units are as under:

Location	Address
Registered office	Arif Habib Centre, 23, M.T Khan Road, Karachi
Naya Nazimabad Project	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi
Naya Nazimabad Sales Center	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi

2. STATEMENT OF COMPLIANCE

These condensed interim financial statements of the Company for the half year ended December 31, 2024 has been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting. The accounting and reporting standards as applicable in Pakistan for interim financial reporting comprise of:

- International Accounting Standard (IAS) 34, 'Interim Financial Reporting', issued by International Accounting Standard Board (IASB) as notified under the Companies Act, 2017; and

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

- Provisions of and directives issued under the Companies Act, 2017.

Where the provisions of and directives issued under the Companies Act, 2017 differ with the requirements of IAS 34, the provisions of and directives issued under the Companies Act, 2017 have been followed.

3. BASIS OF PREPARATION

3.1 These condensed interim financial statements are un-audited but subject to limited scope review by the auditors and are being submitted to the shareholders as required under Section 237 of the Companies Act, 2017. These condensed interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the financial statements of the Company for the year ended June 30, 2024.

3.2 The figures of the condensed interim statement of profit or loss and statement of other comprehensive income for the quarter ended December 31, 2024 and December 31, 2023 and notes forming part thereof have not been reviewed by the auditors of the Company, as they have reviewed the cumulative figures for the half year ended December 31, 2024 and December 31, 2023.

3.3 The preparation of these condensed interim financial statements require management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates. In preparing these condensed interim financial statements, the significant judgements made by the management in applying the Company's accounting policies and areas where assumptions and estimates are significant are same as those applied to the annual financial statements of the Company as at and for the year ended June 30, 2024. The Company's financial risk management objectives and policies are consistent with those disclosed in the annual financial statements of the Company as at and for the year ended June 30, 2024.

3.4 These condensed interim financial statements is presented in Pakistan Rupees which is also the Company's functional currency and all financial information presented has been rounded off to the nearest thousand of rupees, otherwise stated.

3.5 New accounting standard / amendments and IFRS interpretation

3.5.1 New / Revised Standards, Interpretations and Amendments

There are certain new and amended standards, issued by International Accounting Standards Board (IASB), interpretations and amendments that are mandatory for the Company's accounting periods beginning on or after July 01, 2024 but are considered not to be relevant or do not have any significant effect on the Company's operations and therefore not detailed in these condensed interim financial statements.

3.5.2 Standards, interpretations and amendments to published accounting and reporting standards 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, interpretations and the amendments 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.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Standards, interpretations and amendments

Effective from accounting period beginning on or after:

Amendment to IAS 1 - 'Presentation of Financial Statements' - Classification of liabilities as current or non-current assets	January 01, 2024
Amendment to IFRS 16 'Leases' - Clarification on how seller-lessee subsequently measures sale and leaseback transaction	January 01, 2024
Amendment to IFRS 10 and IAS 28 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred indefinitely
Amendments to IAS 12 'Income Taxes' - International Tax Reform — Pillar Two Model Rules	January 01, 2023
Amendments to IAS 1 'Presentation of Financial Statements' - Classification of liabilities as current or non-current	January 01, 2024
Amendments to IFRS 16 'Leases' -Clarification on how seller-lessee subsequently measures sale and leaseback transactions	January 01, 2024
Amendments to IAS 7 'Statement of Cash Flows' and 'IFRS 7 'Financial Instruments: Disclosures' - Supplier Finance Arrangements	January 01, 2024
Amendments to IFRS 10 and 28 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred indefinitely
Other than the aforesaid amendments, IASB has also issued the following standards which have not been adopted locally by the Securities and Exchange Commission of Pakistan:	
- IFRS 1 – First Time Adoption of International Financial Reporting Standards	

4. MATERIAL ACCOUNTING POLICY INFORMATION, ESTIMATES AND JUDGEMENTS

4.1 The preparation of these condensed interim financial statements require management to make estimates, assumptions and use judgments that affect the application of policies and reported amounts of assets, liabilities, 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.

In preparing these condensed interim financial statements, the significant judgments made by the management in applying the Company's accounting policies, the key source of estimation and uncertainty were the same and consistent with those that are applied to the financial statements of the Company for the year ended June 30, 2024.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
----- (Rupees in '000) -----			
5. PROPERTY AND EQUIPMENT			
Operating fixed assets	5.1	8,825,364	6,181,769
Capital work-in-progress	5.4	1,148,275	3,602,379
		<u>9,973,639</u>	<u>9,784,148</u>
5.1 Operating fixed assets			
Opening Net Book Value		6,181,769	5,670,733
Add: Additions/Revaluation during the period / year	5.2	38,646	48,895
Add: Transfer during the period / year		2,661,635	511,914
Less: Disposal during the period / year	5.3	-	(8,358)
Less: Depreciation during the period / year		(56,686)	(41,415)
Closing Net Book Value		<u>8,825,364</u>	<u>6,181,769</u>
5.2 Additions during the period / year			
Furniture and fixtures		18,033	25,656
Office equipment		1,578	16,947
Computer equipment		4,610	5,153
Buildings on other land		12,025	-
Recreational facilities		2,400	-
Vehicles		-	1,139
		<u>38,646</u>	<u>48,895</u>
5.3 Disposals during the period / year - at book value			
Vehicles		-	8,358
		<u>-</u>	<u>8,358</u>
5.4 Capital work-in-progress			
Opening		3,602,379	3,084,057
Additions during the period / year		112,345	801,749
Borrowing cost capitalized during the period / year		95,186	228,487
Transfer from capital work-in-progress		(2,661,635)	(511,914)
Closing	5.4.1	<u>1,148,275</u>	<u>3,602,379</u>
5.4.1 The details of capital work-in-progress are as under:			
Gymkhana (club house)		255,377	2,764,445
Hospital		892,898	837,934
		<u>1,148,275</u>	<u>3,602,379</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

6. INVESTMENT PROPERTIES

The last independent valuation was carried out by the management through an independent professional valuer as of June 30, 2024. As of December 31 2024, the management expects no material change in the aforementioned fair value of investment properties and accordingly no adjustment has been incorporated in these condensed interim financial statements.

7. LONG-TERM INVESTMENTS

Investment in subsidiaries at cost

- NN Maintenance Company (Private) Limited
 - subsidiary company
- Sapphire Bay Development Company Limited
 - subsidiary company

Debt Instruments - designated at fair value through profit or loss - Naya Nazimabad Apartment REIT

Carrying Amount

Appreciation on remeasurement of investment

Debt Instruments - designated at fair value through profit or loss - Signature Residency REIT

Carrying Amount

Appreciation on remeasurement of investment

Equity Instruments - designated at fair value through profit or loss - Sapphire Bay Islamic Development REIT

Carrying Amount

Units issued during the period

Appreciation on remeasurement of investment

Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
	----- (Rupees in '000) -----	
7.1	10,000	10,000
7.2	100,000	100,000
	110,000	110,000
7.3	3,105,986	2,312,870
	199,601	793,116
	3,305,587	3,105,986
7.3	151,932	132,000
	-	19,932
	151,932	151,932
7.4	3,153,534	3,153,534
	490,840	-
	-	-
	3,644,374	3,153,534
	7,211,893	6,521,452

7.1 Represents investment of 1 million ordinary shares having face value of Rs. 10 each made by the Company in year 2020, in a wholly owned subsidiary namely NN Maintenance Company (Private) Limited. The principal activities of the subsidiary is to carry out maintenance, other related business and work of development at Naya Nazimabad project of the Company. The subsidiary company commenced its operational activities effective from January 2020.

7.2 Represent investment of 1 million ordinary shares having face value of Rs. 10 each aggregating to Rs. 10 million, in a wholly owned subsidiary namely Sapphire Bay Development Company Limited. The subsidiary company has yet to commence its operational activities. In-addition, the company has also given advance of Rs. 90 million on account of future issuance of ordinary shares.

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NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

- 7.3** NNAR & SRR is a limited life (indicatively 7 years and 4 Years respectively), within which it will construct and sell the residential and commercial properties on this land. Thereafter, it will be liquidated and the leftover assets will be distributed to the unitholders. In the context of limited life entities, the ownership interests by default meet the financial liability definition of IAS 32, as there is a present obligation of the entity to deliver the cash to the owners upon liquidation and the liquidation is certain to occur and beyond the control of parties to the instrument. Considering this, the management has classified it as debt instrument. Further, since the contractual terms of the instrument do not give rise to, on specified dates, cash flows that are solely payments of principal and interest on the principal amount outstanding, the investment is classified at fair value through profit or loss.
- 7.4** The Company has invested PKR 4,300 million in Sapphire Bay Islamic Developmental REIT. It is a closed end shariah compliant developmental (PPP) REIT Scheme. The REIT has entered into a Public Private Partnership Agreement with Ravi Urban Development Authority for development, marketing and sale of Phase 1 Zone 3 Sapphire Bay at Ravi City (admeasuring 2,000 acres of land). The Company is a lead member in the project. For PKR 4,300 million invested 364 million unit at a face value of Rs 10 each has been issued and units in respect of advance outstanding as of reporting date of PKR 623 million will be issued subsequently.

		(Unaudited) December 31, 2024	(Audited) June 30, 2024
	Note	----- (Rupees in '000) -----	
8. LONG TERM ADVANCES			
Advance against issuance of units		643,999	310,813
Advance against investment properties		875,631	662,690
		<u>1,519,630</u>	<u>973,503</u>
9. DEVELOPMENT PROPERTIES			
Land			
Opening balance		19,275,200	17,641,300
Add: Additions during the period / year		-	1,633,900
	9.1	<u>19,275,200</u>	<u>19,275,200</u>
Development expenditure incurred			
Opening balance		14,433,230	13,611,543
Add: Incurred during the period / year		539,256	821,687
		<u>14,972,486</u>	<u>14,433,230</u>
Borrowing costs related to development properties			
Opening balance		6,172,198	4,705,491
Add: Capitalised during the period / year		466,345	1,466,707
Less: Investment Income on Temporary Investment		(114,736)	-
		<u>6,523,807</u>	<u>6,172,198</u>
		<u>40,771,493</u>	<u>39,880,628</u>
Transferred to:			
- property, plant and equipment		(597,080)	(597,080)
- investment properties		(40,291)	(40,291)
- cost of sales to date	19	(17,296,996)	(15,643,272)
- development charges incurred and apportioned to date	19	(6,516,653)	(6,105,369)
		<u>16,320,473</u>	<u>17,494,616</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

- 9.1** The land under development properties having an area of 425.55 acre has been mortgaged / pledged with various financial institutions against financing facilities obtained.

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
10. TRADE DEBTS - secured, considered good			
Receivable against:			
- sales of plots and bungalows	10.1	492,098	487,150
- sales of gymkhana membership		88,879	-
- utilities infrastructure charges		51,107	93,632
- development charges incurred:			
- billed	10.2	166,292	191,050
- un-billed	10.3	494,128	389,259
		660,420	580,309
Allowance for expected credit losses		-	(18,631)
		<u>1,292,504</u>	<u>1,142,460</u>

10.1 This includes:

- Rs. 148.148 million, receivable from Parkview Apartment REIT (PVAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land (2024: Rs. 148.148 million).
- Rs. 266 million, receivable from Arif Habib Corporation limited (a related party) on account of sale of land (2024: Rs. Nil. million).

10.2 Represents development cost billed to customers as per the terms of their sale agreement.

10.3 Represents development cost incurred but not billed to customers as of reporting date, however the same will be billed to the respective customers in accordance with the terms of the sale contract.

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
11. LOANS AND ADVANCES			
Loans - secured			
Executives		9,322	4,745
Employees		2,832	2,131
		<u>12,154</u>	<u>6,876</u>
Loans - unsecured			
Loan to a related party - Naya Nazimabad Apartment REIT		-	485,133
Advances - unsecured			
Suppliers	11.1	415,055	334,051
Contractors		206,925	211,428
Employees for expenses		8,248	6,119
Purchase of properties		14,150	14,150
		<u>644,378</u>	<u>565,748</u>
		<u>656,532</u>	<u>1,057,757</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

11.1 Included herein advances to related parties for purchase of concrete, as follows:

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
- Safemix Concrete Limited		-	29,812
		-	29,812

12. TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

Deposits

- Security deposit with Sindh Building Control Authority		3,345	3,345
- Others		14,723	14,723
- Guarantee margin		225	225
- Contractors		2,680	2,680
Provision for impairment		(2,905)	(2,905)

Prepayments

Prepaid rent, insurance and expenses		16,253	8,143
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Other receivables - Considered good

Sales tax refundable		4,703	4,703
Excise duty refundable		574	574
Receivable from related parties - considered good	12.1	1,083,609	1,014,698
Others		57,368	32,542
		1,146,254	1,052,517
Provision for impairment		(289,188)	(289,188)
		891,387	789,540

12.1 Included herein receivables from related parties, as follows:

- NN Maintenance Company (Private) Limited			
- subsidiary company		771,758	697,576
- International Builders and Developers (Private) Limited - associate		334	307
- Rahat Residency REIT		19,085	16,623
- Haji Abdul Ghani		369	369
- Naya Nazimabad apartment REIT		11,425	30,439
- Parkview apartment REIT		8,935	8,935
- Meezan Centre apartment REIT		10,908	10,908
- Globe Residency REIT		76,682	94,167
- Sapphire Bay Development Company Limited		19,998	10,874
- Arif Habib Engineering and development consultants (Pvt) Limited		164,115	144,500
		1,083,609	1,014,698

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
13. SHORT-TERM INVESTMENTS			
At amortized cost			
Term deposit receipts (TDRs)		13,000	13,000
Designated at fair value through profit or loss			
Equity instruments	13.1	132,590	124,200
Debt securities at fair value through profit or loss			
Investment in Unquoted TFCs of:			
- Term Finance Certificate of Commercial Bank I		790,500	844,475
- Term Finance Certificate of Commercial Bank II		705,000	725,850
		<u>1,641,090</u>	<u>1,707,525</u>

13.1 As of December 31, 2024, the details of equity instruments designated at FVTPL held by the Company is as follows:

Company Name	Number of shares		Fair value	
	2024	2024	2024	2024
			----- (Rupees in '000) -----	
Globe Residency REIT (GRR)	9,075,933	9,200,000	132,590	124,200
	<u>9,075,933</u>	<u>9,200,000</u>	<u>132,590</u>	<u>124,200</u>

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
The movement of equity instruments is as follows:			
Balance as at July 01		124,200	126,316
Unrealized (loss) / gain for the period		8,390	(2,116)
Balance as at December 31		<u>132,590</u>	<u>124,200</u>

14. LONG-TERM FINANCINGS

Term finance loan I		1,530,032	1,783,963
Term finance loan II	14.2	-	1,000,000
Term finance loan III		900,000	900,000
Term finance loan IV	14.3	850,000	-
Sukuk certificates		995,964	1,244,648
Diminishing musharakah I		353,611	375,000
Diminishing musharakah II		487,806	624,449
Diminishing musharakah III		714,286	785,714
Islamic refinance facility		471,052	343,436
		<u>6,302,751</u>	<u>7,057,210</u>
Current maturity of long-term financings		(2,048,544)	(3,132,112)
	14.1	<u>4,254,207</u>	<u>3,925,098</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

14.1 There are no major changes in the terms and conditions of long-term financings as disclosed in note 22 to the annual audited financial statements of the Company for the year ended June 30, 2024, except for the new financing facility obtained during the current period and early prepayment as disclosed in notes 14.2 and 14.3 of these condensed interim financial statements.

14.2 The company has fully repaid the principal during the period.

14.3 The Company has obtained term finance facility of Rs. 850 million from a commercial bank for the completion of under construction projects. It carries mark-up at the rate of 6 months KIBOR plus 1 percent per annum and is repayable in 03 semi-annual installment with 18 months grace period. The facility is secured by equitable mortgage charge over land at project site with 25% margin over market value. The facility is secured by equitable mortgage charge over land of Rs. 1,333.334 million located at Block R, Naya Nazimabad Karachi.

Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
	----- (Rupees in '000) -----	
15. TRADE AND OTHER PAYABLES		
Creditors and Contractors	259,270	341,737
Accrued liabilities	84,935	84,459
Retention money	144,891	185,643
Withholding tax payable	15,920	8,986
Other payables:		
- on cancellation of plots	8,917	8,917
- against other projects	3,900,919	3,096,893
- against musharaka partners	565,103	359,454
- against broker market	11,016	10,440
- non-violation charges	100,023	88,256
- Signature Residency REIT	58,012	58,628
	<u>5,149,006</u>	<u>4,243,413</u>

15.1 This includes the amount of Rs. 3,875 million submitted by other consortium members to the Company for payment to Sapphire Bay Islamic Development REIT (refer note 8).

Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
	----- (Rupees in '000) -----	
16. SHORT-TERM BORROWINGS - Secured		
Musharakah arrangement	295,000	295,000
Running finance under mark-up arrangements	528,335	628,549
Running finance under mark-up arrangements	131,133	588,825
From related parties - unsecured		
Sapphire Bay Development Company Limited (SBDCL)	180,524	180,524
Arif Habib (AH)	1,000,000	-
Arif Habib Corporation Limited (AHCL)	400,000	200,000
	<u>2,534,992</u>	<u>1,892,898</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

16.1 The terms and conditions of short term borrowings are same as disclosed in note 29 to the annual audited financial statements of the Company for the year ended June 30, 2024.

17. CONTINGENCIES AND COMMITMENTS

17.1 Contingencies

17.1.1 Existing business - Tax related contingencies

a) Tax related contingencies

- i)** Returns of income for tax years 2008 to 2010, 2012 and 2014 were filed under Section 114 of the Income Tax Ordinance, 2001 (the Ordinance) which were deemed to be assessment orders issued by the Commissioner Inland Revenue under Section 120 of the Ordinance. The deemed assessment orders were amended by the taxation authorities under Section 122 of the Ordinance by creating a demand of Rs. 39.791 million, Rs. 80.257 million, Rs. 194.035 million, Rs. 1,003.447 million and Rs. 533.742 million respectively, on account of various matters including disallowances for certain expenses. Being aggrieved, the Company had filed appeals before Commissioner Inland Revenue (Appeals) [CIR(A)] and was allowed partial relief for tax years 2008 to 2010, 2012 and 2014 aggregating to Rs.1,368.895 million. The Company later filed appeal before Appellate Tribunal Inland Revenue (ATIR) which are pending adjudication. However, in year 2019, an appeal effect order was issued for the tax year 2012 whereby, a demand of Rs. 6.64 million has been created and paid by the Company under protest. The Company, based on the opinion of its tax advisor, is confident that there will be no unfavourable outcome in above appeals. Accordingly, no provisions were made in these financial statements.
- ii)** In year 2017, taxation authorities issued an assessment order in respect of tax year 2011 and made certain disallowances and additions resulting in a reduction in loss for the year from Rs. 1,497.06 million to Rs. 147.48 million. Being aggrieved, the Company filed appeals against these order before CIR(A), however, the CIR(A) upheld the assessment order. The Company later filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- iii)** In year 2018, the deemed assessment orders for the tax years 2013 and 2017 were amended by the taxation authorities creating a demand of Rs. 220.22 million and Rs. 486.162 million, respectively. The Company later filed appeal before CIR(A), which was disposed off in year 2020 and the demand was enhanced from Rs. 220.22 million to Rs. 324.58 million for tax year 2013. Being aggrieved, the Company filed appeal before ATIR, which were adjudicated in favor of the Company in year 2020 except for immaterial assessments. The Company, based on the opinion of its tax advisor, is confident of the favourable outcome. Accordingly, no provision has been made in these financial statements.
- iv)** In year 2021, the taxation authorities issued an assessment order in respect of tax year 2015 and made certain disallowances and additions resulting in a tax demand of Rs. 527.15 million. Being aggrieved, the Company filed appeals against this order before CIR(A). The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.

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- v) In year 2019, the taxation authorities issued an assessment order in respect of tax year 2018 and made certain disallowances and additions resulting in the tax demand of Rs. 658.81 million. Being aggrieved, the Company filed appeals against these order before CIR(A). In year 2021, CIR(A) remanded back the appeal to the relevant Commissioner. Later the Company filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- vi) Alternate Corporate Tax (ACT) was applicable on the Company at rate of 17% of accounting income after certain adjustments as mentioned in Section 113(c) of the Income Tax Ordinance, 2001 through Finance Act 2014. Accordingly, the Company had made a provision for ACT for the year ended June 30, 2014 but obtained stay order from the Honourable High Court of Sindh (SHC) against applicability of ACT since tax year 2015 based on the grounds of brought forward losses. Later, the Company had reversed provision previously created of Rs. 131.273 million relating to prior years. Accordingly, the tax provision based on ACT having an aggregated impact of Rs.761.07 million has not been accounted for in these financial statements, instead the Company continues to record the tax provision based on minimum tax under Section 113 of the Income Tax Ordinance, 2001 upto tax year 2018. In year 2019, the Company had adjusted its brought forward losses against taxable income and accordingly, provision for the tax year 2019 and onwards are based on higher of Corporate Tax or ACT.

In year 2019, the Company had received demand notice from Deputy Commissioner Inland Revenue (DCIR) of Rs. 187.098 million in respect of a non-payment of Alternate Corporate Tax (ACT) for the tax year 2018. The Company had challenged the applicability of Alternative Corporate Tax vide C.P D-2982 of 2019 before SHC. In this regard, an interim order had been granted by SHC that no coercive action is to be taken against the Company till the pendency of the matter before SHC.

- vii) The Company has filed constitutional petition before the High Court of Sindh (SHC) vide Constitutional Petition No. 2564 of 2014 dated May 15, 2014 challenging vires of Workers Welfare Ordinance, 1971. SHC has admitted constitutional petition for regular hearing and issued interim stay order from recovery of Workers' Welfare Fund (WWF) impugned demand by Federal Board of Revenue for the tax year 2013. The management, based on the opinion of the tax advisor, is expecting favourable outcome on the said matter. Accordingly, no liability for WWF since 2014 to 30 June 2024 has been accounted for in these financial statements having an aggregate impact of Rs.155.244 million (2023: Rs. 155.244 million).
- viii) The Company has filed a constitutional petition D-4971 of 2017 dated July 28, 2017 in Honorable High Court of Sindh (SHC) against imposition of tax on undistributed profits under Section 5A of Income Tax Ordinance, 2001. The management is confident of the favourable outcome of this petition, as stay has been granted on similar petitions filed by other companies. Although, the Company has complied with the requirements related to distribution of profits for the years but the petition in this regarding is still pending before SHC.

17.1.2 Other contingencies and commitments

There are no major changes in the status and nature of other contingencies (i.e. related to legal/other contingencies relating to existing business and former business) and commitments as disclosed in notes 30.1.1(b), 30.1.2 and 30.2, respectively to the annual audited financial statements of the Company for the year ended June 30, 2024.

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NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

			Half year ended		Quarter Ended	
			December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
18.	REVENUE FROM CONTRACTS WITH CUSTOMERS - NET	Note	(Un-audited)			
			(Rupees in '000)			
	Plots	18.1	3,230,391	1,142,259	303,840	802,713
	Membership subscription		311,000	-	311,000	-
			3,541,391	1,142,259	614,840	802,713
	Development and utility charges reimbursable from customers		411,284	587,398	245,607	312,552
	Cancellation / forfeitures		(113,772)	(34,179)	(113,772)	(34,179)
	Trade Discount		(200)	-	(200)	-
			(113,972)	(34,179)	(113,972)	(34,179)
			3,838,703	1,695,478	746,475	1,081,086
18.1	This includes sale of commercial plots amounting to Rs. 1,700 million to Arif Habib Corporation Limited (related party).					
19.	COST OF SALES					
	Cost of development properties sold:					
	- plots		1,653,725	575,602	(20,789)	268,892
			1,653,725	575,602	(20,789)	268,892
	Development and utility charges incurred and apportioned to customers		317,468	361,517	151,791	86,671
			1,971,193	937,119	131,002	355,563
20.	FINANCE COST					
	Dividend on preference shares		15	30	15	15
	Mark-up on:					
	- long-term financings		630,570	1,038,165	282,678	512,696
	- short-term borrowings		191,157	316,412	103,856	121,764
			821,727	1,354,577	386,534	634,460
	Bank and other charges		6,117	4,846	(5,558)	3,235
			827,859	1,359,453	380,991	637,711
	Less: Borrowing cost capitalized in the cost of qualifying asset		(561,694)	(999,453)	(269,545)	(571,419)
	Finance Cost		266,165	359,999	111,446	66,292
	Mark-up Income on loans and advances		15,243	11,052	4,047	5,458
	Mark-up on TDR's and TFC's		69,063	225,989	(30,050)	103,032
	Finance Income		84,306	237,041	(26,003)	108,490
	Finance Costs - Net		181,859	122,958	137,449	(42,198)

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NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Half year ended		Quarter Ended	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
21. OTHER INCOME				
Income from financial assets				
Remeasurement gain on investment designated at FVTPL	124,776	805,932	131,032	(92,550)
	124,776	805,932	131,032	(92,550)
Income from non-financial assets				
Transfer Fees	62,618	26,915	38,123	13,750
Rental income from sport facilities	12,537	23,181	7,174	12,934
Rental income from others	18,910	10,213	11,744	7,061
Amortisation of deferred grant	21,539	12,491	12,768	6,430
Dividend Income	16,100	27,600	16,100	27,600
Gain / (loss) on modification	(30,085)	-	(30,085)	-
Others	74,107	21,646	63,749	(13,530)
	175,726	122,046	119,573	54,246
	300,502	927,978	250,604	(38,303)
22. TAXATION				
Current	521,058	89,208	336,220	89,058
Prior	(212,451)	(108,007)	(212,451)	(108,007)
Deferred	61,024	305,638	62,283	(24,397)
	369,631	286,839	186,052	(43,346)
23. EARNINGS PER SHARE				
Basic				
Profit after tax (Rupees in '000)	1,236,480	765,785	326,624	476,712
Weighted average number of ordinary shares	380,860,447	380,860,447	380,860,447	380,860,447
Earnings per share - (In Rupees)	3.25	2.01	0.86	1.25
Diluted				
Profit after tax (Rupees in '000)	1,236,480	765,785	326,624	476,712
Weighted average number of ordinary shares in issue	380,860,447	380,860,447	380,860,447	380,860,447
Adjustment for conversion of convertible preference shares	13,651	12,366	13,651	12,366
Weighted average number of ordinary shares for diluted earnings per share	380,874,098	380,876,513	380,874,098	380,875,195
Earnings per share - (In Rupees)	3.25	2.01	0.86	1.25



Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

24. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of subsidiary company, associates and their close family members, key management personnel and post employment benefit plan. All transactions with related parties are entered into at agreed terms as approved by the Board of Directors of the Company. The details of transactions with related parties during the period, other than those which have been disclosed elsewhere in these condensed interim financial statements, are as follows:

	(Unaudited) December 31, 2024	(Audited) December 31, 2023
	----- (Rupees in '000) -----	
<u>Subsidiary Companies</u>		
NN Maintenance Company (Private) Ltd [NNMC]		
Expenses incurred on behalf of NNMC by the Company	336,211	212,388
Amount paid by NNMC to the Company	207,600	126,000
Expenses incurred by NNMC on behalf of the Company	54,277	2,463
Sapphire Bay Development Company Limited [SBDCL]		
Markup income on advance against issuance of Shares	9,035	11,052
Markup income received on advance against issuance of Shares	-	35,000
Markup expense on loan received from SBDCL	18,123	22,314
<u>Associated Companies</u>		
NN Apartment REIT [NNAR]		
Receipts against sale of land	-	2,657,500
Paid short term advance	-	3,037,035
Received short term advance	485,133	3,037,035
Markup income on short-term-advance extended during the period	6,208	21,377
Expenses incurred received on behalf of NNAR by the Company	25,387	
Expenses incurred on behalf of NNAR by the Company	166	39,260
Signature Residency REIT [SRR]		
Receipts against sale of land	-	487,600
Issuance of units	-	132,000
Expenses incurred on behalf of SRR by the Company	617	1,554
Paid against collection received	-	78,263
Gymkhana Apartment REIT [GAR]		
Receipts against sale of land	-	3,087,000
Paid short term advance	-	1,996,379
Received short term advance	-	1,996,379
Markup income on short-term-advance extended during the period	-	8,004
Expenses incurred on behalf of GAR by the Company	-	33,714
Parkview Apartment REIT [PVAR]		
Receipts against sale of land	-	2,047,763
Expenses incurred on behalf of PVAR by the Company	-	3,026

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

(Unaudited) (Audited)
December 31, December 31,
2024 2023
----- (Rupees in '000) -----

Meezan Centre REIT [MCR]

Expenses incurred on behalf of MCR by the Company

-	2,944
---	-------

Globe Residency REIT

Receipts against sale of land

250,000	-
---------	---

Advances received against sale of apartments / Sale of wastage steel

-	9,241
---	-------

Expenses incurred received on behalf of GRR by the Company

21,572	-
--------	---

Expenses incurred on behalf of GRR by the Company - Net

4,087	7,320
-------	-------

Arif Habib Corporation Limited

Short-term borrowing obtained during the period

400,000	3,810,000
---------	-----------

Short-term borrowing paid during the period

200,000	4,424,250
---------	-----------

Markup capitalize on short term-borrowing

7,835	63,325
-------	--------

Markup paid during the period

13,454	91,943
--------	--------

Sale of plots

1,710,200	646,000
-----------	---------

Receipt against sale of plots

1,443,655	129,200
-----------	---------

Received against musharaka contribution

-	273,400
---	---------

Development charges billed

-	36,400
---	--------

Development charges received

-	7,360
---	-------

Arif Habib Limited

Short-term borrowing obtained during the period

-	640,000
---	---------

Short-term borrowing paid during the period

-	992,000
---	---------

Markup capitalize on short term-borrowing

-	36,665
---	--------

Markup paid during the period

-	38,737
---	--------

Received against musharaka contribution

157,000	-
---------	---

Rotocast Engineering Company (Private) Limited

Services received during the period

1,123	838
-------	-----

Paid against services received

993	696
-----	-----

Other services

44	520
----	-----

Rent paid during the period

1,117	1,893
-------	-------

Rent expense charged during the period

1,117	946
-------	-----

Power Cement Limited

Purchase of construction material

6,298	12,046
-------	--------

Paid against the purchase of construction material

6,533	7,546
-------	-------

Safe Mix Concrete Limited

Purchase of construction material

52,464	26,255
--------	--------

Paid against the purchase of construction material

25,304	32,113
--------	--------

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	(Unaudited) December 31, 2024	(Unaudited) December 31, 2023
	----- (Rupees in '000) -----	
International Builders and Developers (Private) Limited		
Expenses incurred by the Company on behalf of International Builders and Developers (Private) Limited	26	27
Arif Habib Development and Engineering Consultant (Private) Limited		
Reimbursement of Administrative Expense Received During the period	78,000 67,500	48,000 -
Associated persons		
Haji Abdul Ghani		
Sale of NN Gymkhana Memberships	31,000	-
Received against musharaka contribution	40,238	-
Key management personnel		
Arif Habib - Director		
Short-term loans received during the period	1,000,000	850,000
Short-term loans paid during the period	-	950,000
Sale of NN Gymkhana Memberships	31,000	-
Markup capitalize on short term-borrowing	28,423	16,315
Markup paid during the period	-	72,728
Post employment benefit plan		
Gratuity fund trust - contribution paid during the period	3,950	5,282
25. CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	1,606,111	1,081,664
Adjustments for non-cash items:		
Depreciation	56,686	17,524
Amortization	575	575
(Gain) on disposal of Fixed Assets	-	(842)
(Gain) / Loss on equity instruments	(8,399)	3,036
Loss on debt securities	74,825	4,080
Gain on debt instruments	(199,601)	(813,048)
Provision for gratuity	15,326	12,730
Provision for excise duty	574	574
Finance costs	202,220	359,999
Sale to SRR for non-cash consideration	-	(132,000)
	1,748,317	534,292

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

26 Fair value of financial instruments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability; or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measure using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants at in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participants ability to generate economic benefit by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted market price.

Level 2: Valuation techniques (market observable)

Level 3: Valuation techniques (non - market observables)

26.1 The Company held the following financial instruments measured at fair value:

	Total	Level 1	Level 2	Level 3
Financial assets - Designated at FVTPL				
December 31, 2024	<u>4,933,686</u>	<u>132,599</u>	<u>1,495,500</u>	<u>3,305,587</u>
June 30, 2024	<u>4,800,511</u>	<u>124,200</u>	<u>1,570,325</u>	<u>3,105,986</u>

27. INFORMATION ABOUT OPERATING SEGMENTS

For management purposes, the activities of the Company are organized into one operating segment i.e. development of real estate. Accordingly, the figures reported in these condensed interim financial statements are related to the Company's only reportable segment.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM UNCONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Gross turnover of the Company is generated from customers located in Pakistan only.

Non-current assets of the Company are confined within Pakistan and consist of property, plant and equipment, long-term deposits and investment properties.

Revenue from any single customer does not comprises more than 10 percent of the Company's overall revenue related to sale of land and bungalows except Arif Habib Corporation Limited (AHCL) which constitutes approx. 44% of total revenue.

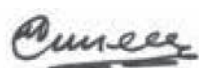
28. DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorised for issue on Feb 28, 2025 by the Board of Directors of the Company.

29. GENERAL

29.1 Corresponding figures have been rearranged and reclassified, wherever considered necessary, for the purposes of comparison and to reflect the substance of the transactions.

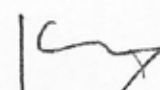
29.2 Figures have been rounded-off to the nearest thousands rupees, unless otherwise stated.



Chief Financial Officer



Chief Executive Officer



Director

**CONDENSED INTERIM
CONSOLIDATED
FINANCIAL STATEMENTS**
FOR HALF YEAR ENDED DECEMBER 31, 2024



Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2024

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
----- (Rupees in '000) -----			
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	5	9,977,568	9,786,022
Intangible assets		288	863
Investment properties	6	603,370	603,370
Long-term deposits		10,155	9,525
Long-term investments	7	7,101,893	6,411,452
Long-term advances	8	1,519,630	973,503
Deferred Tax Assets - Net		104,625	92,950
		19,317,529	17,877,685
CURRENT ASSETS			
Development properties	9	16,320,472	17,494,615
Trade debts	10	1,488,246	1,361,206
Loans and advances	11	1,325,396	1,729,066
Trade deposits, prepayments and other receivables	12	1,518,100	1,495,104
Short-term investments	13	1,641,090	1,707,525
Unclaimed deposit		941	941
Cash and bank balances		858,821	292,099
		23,153,065	24,080,556
		42,470,594	41,958,241
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Share Capital			
Authorised			
390,000,000 (June 30, 2024: 390,000,000) ordinary shares of Rs. 10/- each		3,900,000	3,900,000
Issued, subscribed and paid-up capital		3,808,604	3,808,604
Capital reserves		2,758,293	2,758,293
Revenue reserves		9,766,664	10,009,594
Other component of equity - revaluation surplus on lands		8,685,304	8,749,900
		25,018,865	25,326,391
NON-CURRENT LIABILITIES			
Long-term financings	14	4,254,205	3,925,098
Deferred grant		82,185	41,781
Deferred tax liability		364,215	303,192
Deferred liability - gratuity		114,332	101,650
		4,814,937	4,371,721
CURRENT LIABILITIES			
Trade and other payables	15	5,096,546	4,355,039
Advance against issuance of shares		1,892,865	1,774,157
Preference shares		505	505
Accrued mark-up		462,060	546,424
Contract liabilities		302,017	476,268
Short-term borrowings	16	2,354,468	1,712,374
Current maturity of non-current liabilities		2,048,544	3,166,805
Taxation - net		452,171	218,335
Unpaid preference dividend		394	363
Unclaimed dividend		27,222	9,859
		12,636,792	12,260,129
		42,470,594	41,958,241
TOTAL EQUITY AND LIABILITIES			
CONTINGENCIES AND COMMITMENTS			
	17		

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director

Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2024

	Note	For the Half Year Ended		For the Quarter Ended	
		December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
		----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Revenue from contracts with customers - net	18	3,989,982	1,815,900	829,622	1,144,399
Cost of sales	19	(2,134,690)	(1,058,013)	(223,922)	(417,165)
Gross profit		1,855,292	757,887	605,700	727,234
Marketing and selling expenses		(30,665)	(30,956)	(10,642)	(15,451)
Flyover cost		-	(181,309)	-	(146,335)
Administrative expenses		(380,271)	(318,611)	(236,204)	(183,427)
Finance cost - Net	20	(163,755)	(99,340)	(119,344)	65,816
Other income	21	299,248	929,163	249,351	(37,118)
Profit before levies and tax		1,579,849	1,056,833	488,861	410,719
Levies		(2,138)	(30,542)	(851)	(857)
Profit before taxation		1,577,711	1,026,291	488,010	409,862
Taxation - net	22	(361,795)	(271,402)	(177,365)	58,138
Profit for the period		1,215,916	754,889	310,645	468,000
Earnings per share					
		----- Rupees -----		----- Rupees -----	
Basic	23	3.19	1.98	0.82	1.23
Diluted	23	3.19	1.98	0.82	1.23

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director



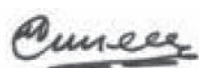
Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2024

Note	For the Half Year Ended		For the Quarter Ended	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
	----- (Rupees in '000) -----		----- (Rupees in '000) -----	
Profit for the period	1,215,916	754,889	310,645	468,000
Other comprehensive income for the period - net of tax	-	-	-	-
Total comprehensive income for the period - net of tax	1,215,916	754,889	310,645	468,000

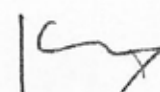
The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Issued, subscribed and paid-up capital	Capital reserves		Revenue reserves		Revaluation Surplus on lands	Total Equity
	Share premium	Tax holiday reserve	General	Unappropri- ated profits		

----- (Rupees in '000) -----

Balance as at July 01, 2023 (Audited)	3,808,604	2,746,327	11,966	63,500	10,531,068	8,817,355	25,978,820
Final dividend @ 60 percent on ordinary shares for the year ended June 30, 2023	-	-	-	-	(2,285,163)	-	(2,285,163)
Profit for the period	-	-	-	-	754,889	-	754,889
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	-	-	-	-	754,889	-	754,889
Revaluation surplus on freehold land realised on account of sale of development properties	-	-	-	-	34,891	(34,891)	-
Conversion of preference shares into ordinary shares	-	-	-	-	-	-	-
Balance as at December 31, 2023 (Unaudited)	3,808,604	2,746,327	11,966	63,500	9,035,685	8,782,464	24,448,546
Balance as at July 01, 2024 (Audited)	3,808,604	2,746,327	11,966	63,500	9,946,094	8,749,900	25,326,391
Final dividend @ 40 percent on ordinary shares for the year ended June 30, 2024	-	-	-	-	(1,523,442)	-	(1,523,442)
Profit for the period	-	-	-	-	1,215,916	-	1,215,916
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	-	-	-	-	1,215,916	-	1,215,916
Revaluation surplus on freehold land realised on account of sale of development properties	-	-	-	-	64,596	(64,596)	-
Balance as at December 31, 2024 (Unaudited)	3,808,604	2,746,327	11,966	63,500	9,703,164	8,685,304	25,018,865

The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.

Chief Financial Officer

Chief Executive Officer

Director

Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Note	For the Half Year Ended	
		December 31, 2024	December 31, 2023
		----- (Rupees in '000) -----	
Operating profit before working capital changes	25	1,752,384	510,477
Change in current assets			
Development properties		1,174,143	(302,991)
Trade debts		(127,040)	7,826,827
Loans and advances		403,670	(764,355)
Trade deposits and other receivables		(23,570)	(299,956)
Short-term investments		66,435	7,116
		1,493,638	6,466,641
Change in current liabilities			
Trade and other payables		747,772	769,422
Deferred grant		40,404	37,234
Contract liabilities		(174,251)	(184,227)
Advance against issuance of shares		118,708	-
Unpaid preference dividend		31	30
		732,664	622,459
Cash flows generated from operations		3,978,686	7,599,577
Payments for:			
Income taxes		(171,561)	(69,691)
Finance costs		(298,538)	(499,256)
Gratuity		(2,644)	(6,240)
Long-term deposits (paid)		(630)	(5)
Net cash flows generated from operational activities		3,505,313	7,024,385
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to property, plant and equipment		(248,485)	(505,026)
Sale proceeds from disposal of property, plant and equipment		-	9,200
Long Term investment		(490,840)	-
Advance against issuance of units		(546,127)	(109,973)
Net cash flows from investing activities		(1,285,452)	(605,799)
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividend paid:			
-ordinary shares		(1,506,079)	(2,172,758)
Long-term financing - net		(789,154)	(1,048,730)
Short-term borrowings - net		1,200,000	(1,066,251)
Net cash used in financing activities		(1,095,233)	(4,287,739)
Net increase / (decrease) in cash and cash equivalents		1,124,628	2,130,847

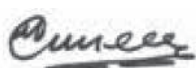
Javedan Corporation Limited

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Note	For the Half Year Ended	
	December 31, 2024	December 31, 2023
	----- (Rupees in '000) -----	
Cash and cash equivalents at beginning of the period	(925,275)	(2,410,106)
Cash and cash equivalents at end of the period	199,353	(279,259)
Cash and cash equivalents		
Cash and bank balances	858,821	491,233
Short term running finance	(659,468)	(770,492)
	199,353	(279,259)

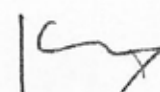
The annexed notes from 1 to 29 form an integral part of these condensed interim financial statements.



Chief Financial Officer



Chief Executive Officer



Director

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

1. STATUS AND NATURE OF BUSINESS

1.1 Javedan Corporation Limited (the Company) was incorporated in Pakistan on June 08, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Act, 2017) and is listed on Pakistan Stock Exchange Limited. The registered office of the Company is located at Arif Habib Centre, 23, M.T Khan Road, Karachi.

1.2 Holding Company

Javedan Corporation Limited (the Holding Company) was incorporated in Pakistan on June 08, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Act, 2017) and is listed on Pakistan Stock Exchange Limited. The registered office of the Company is located at Arif Habib Centre, 23, M.T Khan Road, Karachi.

1.3 The Holding Company has ceased its cement business since July 01, 2010 and the management has developed business diversification strategy for utilizing the Company's land having area of 1,367 acres for developing a housing scheme, "Naya Nazimabad", that includes bungalows, open plots, flat sites and commercial sites. The Company's layout plan of the project was approved by Lyari Development Authority (LDA) vide letter number LDA/PP/2010/255 on March 02, 2011, revised master plan approved vide letter No CTP/LDA/112 on June 19, 2013 and revised master plan layout approved vide letter no LDA/TP/2022/98 on June 24, 2022 and has obtained No Objection Certificate from Sindh Building Control Authority (SBCA) having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011, revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013 and revise NOC # SBCA/DD(PSA-C)/155/Revised/Adv-236/2023 on January 16, 2023. The Company is also the member of Association of Builders and Developers of Pakistan (ABAD).

1.4 Subsidiary Companies

NN Maintenance Company (Private) Limited (the Subsidiary Company)

The Subsidiary Company was incorporated on November 29, 2019 under the Companies Act, 2017 (the Act). The principal activities of the Company are to carry out maintenance, other related business and work of development at Naya Nazimabad, a housing scheme of Javedan Corporation Limited. The Company commenced its operational activities from the month of January 01, 2020.

Sapphire Bay Development Company Limited (the Subsidiary Company)

The Subsidiary Company was incorporated on August 25, 2021 as a Public Unlited Company under Companies Act, 2017. The Company's principle line of business shall be marketing and development of all type of real estate including developed or undeveloped land, housing or commercial projects including commercial markets or multistoried building (for commercial or residential purposes), shopping centers, restaurants, hotels, recreational facilities etc. with the permission of concerned authorities and compliance with applicable laws and regulations.

1.5 The geographical location and addresses of business units are as under:

Location	Address
Registered office	Arif Habib Centre, 23, M.T Khan Road, Karachi
Naya Nazimabad Project	Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Naya Nazimabad Sales Center

Naya Nazimabad, Deh, Manghopir road, Gadap town, Scheme #43, Karachi

Registered office - (NNMC)
Subsidiary Company

Plot No. 103, Admin block, Naya Nazimabad,
Mangopir Road, Karachi.

Registered office - (SBDCL)
Subsidiary Company

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

2. STATEMENT OF COMPLIANCE

These condensed interim financial statements of the Company for the half year ended December 31, 2024 has been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting. The accounting and reporting standards as applicable in Pakistan for interim financial reporting comprise of:

- International Accounting Standard (IAS) 34, 'Interim Financial Reporting', issued by International Accounting Standard Board (IASB) as notified under the Companies Act, 2017; and
- Provisions of and directives issued under the Companies Act, 2017.

Where the provisions of and directives issued under the Companies Act, 2017 differ with the requirements of IAS 34, the provisions of and directives issued under the Companies Act, 2017 have been followed.

3. BASIS OF PREPARATION

- 3.1** These condensed interim financial statements are un-audited but subject to limited scope review by the auditors and are being submitted to the shareholders as required under Section 237 of the Companies Act, 2017. These condensed interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the financial statements of the Company for the year ended June 30, 2024.
- 3.2** The figures of the condensed interim statement of profit or loss and statement of other comprehensive income for the quarter ended December 31, 2024 and December 31, 2023 and notes forming part thereof have not been reviewed by the auditors of the Company, as they have reviewed the cumulative figures for the half year ended December 31, 2024 and December 31, 2023.
- 3.3** These condensed interim financial information have been prepared under 'historical cost convention'.
- 3.3** The preparation of these condensed interim financial statements require management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates. In preparing these condensed interim financial statements, the significant judgements made by the management in applying the Company's accounting policies and areas where assumptions and estimates are significant are same as those applied to the annual financial statements of the Company as at and for the year ended June 30, 2024. The Company's financial risk management objectives and policies are consistent with those disclosed in the annual financial statements of the Company as at and for the year ended June 30, 2024.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

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3.4 These condensed interim financial statements is presented in Pakistan Rupees which is also the Company's functional currency and all financial information presented has been rounded off to the nearest thousand of rupees, otherwise stated.

3.5 New accounting standard / amendments and IFRS interpretation

3.5.1 New / Revised Standards, Interpretations and Amendments

There are certain new and amended standards, issued by International Accounting Standards Board (IASB), interpretations and amendments that are mandatory for the Company's accounting periods beginning on or after July 01, 2024 but are considered not to be relevant or do not have any significant effect on the Company's operations and therefore not detailed in these condensed interim financial statements.

3.5.2 Standards, interpretations and amendments to published accounting and reporting standards 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, interpretations and the amendments 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.

Standards, interpretations and amendments	Effective from accounting period beginning on or after:
Amendment to IAS 1 - 'Presentation of Financial Statements' - Classification of liabilities as current or non-current assets	January 01, 2024
Amendment to IFRS 16 'Leases' - Clarification on how seller-lessee subsequently measures sale and leaseback transaction	January 01, 2024
Amendment to IFRS 10 and IAS 28 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred indefinitely
Amendments to IAS 12 'Income taxes' - International Tax Reform — Pillar Two Model Rules	January 01, 2023
Amendments to IAS 1 'Presentation of Financial Statements' - Classification of liabilities as current or non-current	January 01, 2024
Amendments to IFRS 16 'Leases' -Clarification on how seller-lessee subsequently measures sale and leaseback transactions	January 01, 2024
Amendments to IAS 7 'Statement of Cash Flows' and 'IFRS 7 'Financial instruments disclosures' - Supplier Finance Arrangements	January 01, 2024
Amendments to IFRS 10 and 28 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred indefinitely

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

Other than the aforesaid amendments, IASB has also issued the following standards which have not been adopted locally by the Securities and Exchange Commission of Pakistan:

- IFRS 1 – First Time Adoption of International Financial Reporting Standards

4. MATERIAL ACCOUNTING POLICY INFORMATION, ESTIMATES AND JUDGEMENTS

- 4.1** The preparation of these condensed interim financial statements require management to make estimates, assumptions and use judgments that affect the application of policies and reported amounts of assets, liabilities, 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.

In preparing these condensed interim financial statements, the significant judgments made by the management in applying the Company's accounting policies, the key source of estimation and uncertainty were the same and consistent with those that are applied to the financial statements of the Company for the year ended June 30, 2024.

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
5. PROPERTY AND EQUIPMENT			
Operating fixed assets	5.1	8,829,293	6,183,643
Capital work-in-progress	5.4	1,148,275	3,602,379
		<u>9,977,568</u>	<u>9,786,022</u>
5.1 Operating fixed assets			
Opening Net Book Value		6,183,643	5,672,531
Add: Additions/Revaluation during the period / year	5.2	40,954	49,605
Add: Transfer during the period / year		2,661,635	511,914
Less: Disposal during the period / year	5.3	-	(8,358)
Less: Depreciation during the period / year		(56,938)	(42,049)
Closing Net Book Value		<u>8,829,293</u>	<u>6,183,643</u>
5.2 Additions during the period / year			
Furniture and fixtures		18,999	25,656
Office equipment		1,980	17,213
Computer equipment		4,610	5,153
Buildings on other land		12,025	-
Recreational facilities		2,401	-
Vehicles		940	1,583
		<u>40,954</u>	<u>49,605</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
5.3 Disposals during the period / year - at book value		----- (Rupees in '000) -----	
Vehicles		-	8,358
		-	8,358
5.4 Capital work-in-progress			
Opening		3,602,379	3,084,057
Additions during the period / year		112,345	801,749
Borrowing cost capitalized during the period / year		95,186	228,487
Transfer from capital work-in-progress		(2,661,635)	(511,914)
Closing	5.4.1	1,148,275	3,602,379
5.4.1 The details of capital work-in-progress are as under:			
Gymkhana (club house)		255,377	2,764,445
Hospital		892,898	837,934
		1,148,275	3,602,379

6. INVESTMENT PROPERTIES

The last independent valuation was carried out by the management through an independent professional valuer as of June 30, 2024. As of December 31 2024, the management expects no material change in the aforementioned fair value of investment properties and accordingly no adjustment has been incorporated in these condensed interim financial statements.

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
7. LONG-TERM INVESTMENTS		----- (Rupees in '000) -----	
Debt Instruments - designated at fair value through profit or loss			
- Naya Nazimabad Apartment REIT			
Carrying Amount		3,105,986	2,312,870
Appreciation on remeasurement of investment		199,601	793,116
	7.1	3,305,587	3,105,986
Debt Instruments - designated at fair value through profit or loss			
- Signature Residency REIT			
Carrying Amount		151,932	132,000
Appreciation on remeasurement of investment		-	19,932
	7.1	151,932	151,932
Equity Instruments - designated at fair value through profit or loss			
- Sapphire Bay Islamic Development REIT			
Carrying Amount		3,153,534	3,153,534
Units issued during the period		490,840	-
Appreciation on remeasurement of investment		-	-
	7.2	3,644,374	3,153,534
		7,101,893	6,411,452

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

- 7.1** NNAR & SRR is a limited life (indicatively 7 years and 4 Years respectively), within which it will construct and sell the residential and commercial properties on this land. Thereafter, it will be liquidated and the leftover assets will be distributed to the unitholders. In the context of limited life entities, the ownership interests by default meet the financial liability definition of IAS 32, as there is a present obligation of the entity to deliver the cash to the owners upon liquidation and the liquidation is certain to occur and beyond the control of parties to the instrument. Considering this, the management has classified it as debt instrument. Further, since the contractual terms of the instrument do not give rise to, on specified dates, cash flows that are solely payments of principal and interest on the principal amount outstanding, the investment is classified at fair value through profit or loss.
- 7.2** The Company has invested PKR 4,300 million in Sapphire Bay Islamic Developmental REIT. It is a closed end shariah compliant developmental (PPP) REIT Scheme. The REIT has entered into a Public Private Partnership Agreement with Ravi Urban Development Authority for development, marketing and sale of Phase 1 Zone 3 Sapphire Bay at Ravi City (admeasuring 2,000 acres of land). The Company is a lead member in the project. For PKR 4,300 million invested 364 million unit at a face value of Rs 10 each has been issued and units in respect of advance outstanding as of reporting date of PKR 623 million will be issued subsequently.

		(Unaudited) December 31, 2024	(Audited) June 30, 2024
	Note	----- (Rupees in '000) -----	
8. Long Term Advances			
Advance against issuance of units		643,999	310,813
Advance against investment properties		875,631	662,690
		<u>1,519,630</u>	<u>973,503</u>
9. DEVELOPMENT PROPERTIES			
Land			
Opening balance		19,275,200	17,641,300
Add: Additions during the period / year		-	1,633,900
	9.1	<u>19,275,200</u>	<u>19,275,200</u>
Development expenditure incurred			
Opening balance		15,488,251	14,666,564
Add: Incurred during the period / year		539,256	821,687
		<u>16,027,507</u>	<u>15,488,251</u>
Borrowing costs related to development properties			
Opening balance		6,172,198	4,705,491
Add: Capitalised during the period / year		351,609	1,466,707
		<u>6,523,807</u>	<u>6,172,198</u>
		<u>41,826,514</u>	<u>40,935,649</u>
Transferred to:			
- property, plant and equipment		(597,080)	(597,080)
- investment properties		(40,291)	(40,291)
- cost of sales to date	19	(17,296,996)	(15,643,272)
- development charges incurred and apportioned to date	19	(6,516,653)	(6,105,369)
- disposal of assets		(1,055,022)	(1,055,022)
		<u>16,320,472</u>	<u>17,494,615</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

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- 9.1** The land under development properties having an area of 425.55 acre has been mortgaged / pledged with various financial institutions against financing facilities obtained.

		(Unaudited) December 31, 2024	(Audited) June 30, 2024
	Note	----- (Rupees in '000) -----	
10. TRADE DEBTS - secured, considered good			
Receivable against:			
- sales of plots and bungalows	10.1	492,098	487,150
- sales of gymkhana membership		88,879	-
- maintenance services		195,742	218,746
- utilities infrastructure charges		51,107	93,632
- development charges incurred:			
- billed	10.2	166,292	191,050
- un-billed	10.3	494,128	389,259
		660,420	580,309
Allowance for expected credit losses		-	(18,631)
		<u>1,488,246</u>	<u>1,361,206</u>

10.1 This includes:

- Rs. 148.148 million, receivable from Parkview Apartment REIT (PVAR), a REIT Scheme managed by Arif Habib Dolmen REIT Management Limited, (a related party) on account of sale of land.
- Rs. 266 million, receivable from Arif Habib Corporation limited (a related party) on account of sale of land.

10.2 Represents development cost billed to customers as per the terms of their sale agreement.

10.3 Represents development cost incurred but not billed to customers as of reporting date, however the same will be billed to the respective customers in accordance with the terms of the sale contract.

		(Unaudited) December 31, 2024	(Audited) June 30, 2024
	Note	----- (Rupees in '000) -----	
11. Loans and advances			
Loans - secured			
Executives		9,322	4,745
Employees		6,427	5,306
		<u>15,749</u>	<u>10,051</u>
Loans - unsecured			
Loan to a related party - Naya Nazimabad Apartment REIT		-	485,133
Advances - unsecured			
Suppliers	11.1	421,793	344,135
Contractors		206,925	211,428
Employees for expenses		9,524	6,914
REIT Management company		657,255	657,255
Purchase of properties		14,150	14,150
		<u>1,309,647</u>	<u>1,233,882</u>
		<u>1,325,396</u>	<u>1,729,066</u>

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11.1 Included herein advances to related parties for purchase of concrete, as follows:

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
		----- (Rupees in '000) -----	
- Safemix Concrete Limited		-	29,812
		-	29,812

12. TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

Deposits

- Security deposit with Sindh Building Control Authority		3,345	3,345
- Others		14,723	14,723
- Guarantee margin		225	225
- Contractors		2,680	2,680

Provision for impairment		(2,905)	(2,905)
		18,068	18,068

Prepayments

Prepaid rent, insurance and expenses		19,666	11,544
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Other receivables - Considered good

Sales tax refundable		4,703	4,703
Reimbursable expenses		72,265	73,538
Excise duty refundable		574	574
Receivable from related parties - considered good	12.1	1,350,732	1,359,411
Others		57,368	32,542
		1,485,642	1,470,768
Provision for impairment		(5,276)	(5,276)
		1,518,100	1,495,104

12.1 Included herein receivables from related parties, as follows:

- International Builders and Developers (Private) Limited - associate		334	307
- Rahat Residency REIT		19,085	16,623
- Haji Abdul Ghani		369	369
- Naya Nazimabad apartment REIT		11,425	30,439
- Parkview apartment REIT		8,935	8,935
- Meezan Centre apartment REIT		10,908	10,908
- Globe Residency REIT		76,682	94,167
- Sapphire Bay Islamic Development REIT		1,058,879	1,053,163
- Arif Habib Engineering and development consultants (Pvt) Limited		164,115	144,500
		1,350,732	1,359,411

Javedan Corporation Limited

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	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
----- (Rupees in '000) -----			
13. SHORT-TERM INVESTMENTS			
At amortized cost			
Term deposit receipts (TDRs)		13,000	13,000
Designated at fair value through profit or loss			
Equity instruments	13.1	132,590	124,200
Debt securities at fair value through profit or loss			
Investment in Unquoted TFCs of:			
- Term Finance Certificate of Commercial Bank I		790,500	844,475
- Term Finance Certificate of Commercial Bank II		705,000	725,850
		<u>1,641,090</u>	<u>1,707,525</u>

13.1 As of December 31, 2024, the details of equity instruments designated at FVTPL held by the Company is as follows:

Company Name	Number of shares		Fair value	
	2024	2024	2024	2024
----- (Rupees in '000) -----				
Globe Residency REIT (GRR)	9,075,933	9,200,000	132,590	124,200
	<u>9,075,933</u>	<u>9,200,000</u>	<u>132,590</u>	<u>124,200</u>

	Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
----- (Rupees in '000) -----			
The movement of equity instruments is as follows:			
Balance as at July 01		124,200	126,316
Unrealized (loss) / gain for the period		8,390	(2,116)
Balance as at December 31		<u>132,590</u>	<u>124,200</u>

14. LONG-TERM FINANCINGS			
Term finance loan I		1,530,032	1,783,963
Term finance loan II	14.2	-	1,000,000
Term finance loan III		900,000	900,000
Term finance loan IV	14.3	850,000	-
Sukuk certificates		995,964	1,244,648
Diminishing musharakah I		353,611	375,000
Diminishing musharakah II		487,806	624,449
Diminishing musharakah III		714,286	785,714
Islamic refinance facility		471,052	343,436
		<u>6,302,750</u>	<u>7,057,210</u>
Current maturity of long-term financings		(2,048,544)	(3,132,112)
	14.1	<u>4,254,205</u>	<u>3,925,098</u>

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

14.1 There are no major changes in the terms and conditions of long-term financings as disclosed in note 22 to the annual audited financial statements of the Company for the year ended June 30, 2024, except for the new financing facility obtained during the current period and early prepayment as disclosed in notes 14.2 and 14.3 of these condensed interim financial statements.

14.2 The company has fully repaid the principal during the year.

14.3 The Company has obtained term finance facility of Rs. 850 million from a commercial bank for the completion of under construction projects. It carries mark-up at the rate of 6 months KIBOR plus 1 percent per annum and is repayable in 03 semi-annual installment with 18 months grace period. The facility is secured by equitable mortgage charge over land at project site with 25% margin over market value. The facility is secured by equitable mortgage charge over land of Rs. 1,333.334 million located at Block R, Naya Nazimabad Karachi.

Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
	----- (Rupees in '000) -----	
15. TRADE AND OTHER PAYABLES		
Creditors	259,270	341,737
Accrued liabilities	118,746	186,271
Retention money	144,891	185,643
Withholding tax payable	18,599	9,507
Bank Overdraft	-	8,243
Other payables:		
- on cancellation of plots	8,917	8,917
- against other projects	3,810,919	3,096,893
- against musharaka partners	565,103	359,454
- against broker market	11,016	10,440
- non-violation charges	101,073	89,306
- Signature Residency REIT	58,012	58,628
	<u>5,096,546</u>	<u>4,355,039</u>

15.1 This includes the amount of Rs. 3,785 million submitted by other consortium members to the Company for payment to Sapphire Bay Islamic Development REIT (refer note 9).

Note	(Unaudited) December 31, 2024	(Audited) June 30, 2024
	----- (Rupees in '000) -----	
16. SHORT-TERM BORROWINGS - Secured		
Musharakah arrangement	295,000	295,000
Running finance under mark-up arrangements	528,335	628,549
Running finance under mark-up arrangements	131,133	588,825
From related parties - unsecured		
Arif Habib (AH)	1,000,000	-
Arif Habib Corporation Limited (AHCL)	400,000	200,000
	<u>2,354,468</u>	<u>1,712,374</u>

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NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

16.1 The terms and conditions of short term borrowings are same as disclosed in note 29 to the annual audited financial statements of the Company for the year ended June 30, 2024.

17. CONTINGENCIES AND COMMITMENTS

17.1 Contingencies

17.1.1 Existing business - Tax related contingencies

a) Tax related contingencies

- i)** Returns of income for tax years 2008 to 2010, 2012 and 2014 were filed under Section 114 of the Income Tax Ordinance, 2001 (the Ordinance) which were deemed to be assessment orders issued by the Commissioner Inland Revenue under Section 120 of the Ordinance. The deemed assessment orders were amended by the taxation authorities under Section 122 of the Ordinance by creating a demand of Rs. 39.791 million, Rs. 80.257 million, Rs. 194.035 million, Rs. 1,003.447 million and Rs. 533.742 million respectively, on account of various matters including disallowances for certain expenses. Being aggrieved, the Company had filed appeals before Commissioner Inland Revenue (Appeals) [CIR(A)] and was allowed partial relief for tax years 2008 to 2010, 2012 and 2014 aggregating to Rs.1,368.895 million. The Company later filed appeal before Appellate Tribunal Inland Revenue (ATIR) which are pending adjudication. However, in year 2019, an appeal effect order was issued for the tax year 2012 whereby, a demand of Rs. 6.64 million has been created and paid by the Company under protest. The Company, based on the opinion of its tax advisor, is confident that there will be no unfavourable outcome in above appeals. Accordingly, no provisions were made in these financial statements.
- ii)** In year 2017, taxation authorities issued an assessment order in respect of tax year 2011 and made certain disallowances and additions resulting in a reduction in loss for the year from Rs. 1,497.06 million to Rs. 147.48 million. Being aggrieved, the Company filed appeals against these order before CIR(A), however, the CIR(A) upheld the assessment order. The Company later filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.
- iii)** In year 2018, the deemed assessment orders for the tax years 2013 and 2017 were amended by the taxation authorities creating a demand of Rs. 220.22 million and Rs. 486.162 million, respectively. The Company later filed appeal before CIR(A), which was disposed off in year 2020 and the demand was enhanced from Rs. 220.22 million to Rs. 324.58 million for tax year 2013. Being aggrieved, the Company filed appeal before ATIR, which were adjudicated in favor of the Company in year 2020 except for immaterial assessments. The Company, based on the opinion of its tax advisor, is confident of the favourable outcome. Accordingly, no provision has been made in these financial statements.
- iv)** In year 2021, the taxation authorities issued an assessment order in respect of tax year 2015 and made certain disallowances and additions resulting in a tax demand of Rs. 527.15 million. Being aggrieved, the Company filed appeals against this order before CIR(A). The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.

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v) In year 2019, the taxation authorities issued an assessment order in respect of tax year 2018 and made certain disallowances and additions resulting in the tax demand of Rs. 658.81 million. Being aggrieved, the Company filed appeals against these order before CIR(A). In year 2021, CIR(A) remanded back the appeal to the relevant Commissioner. Later the Company filed appeal before ATIR which is pending adjudication. The Company, based on opinion of its tax advisor, is confident that the case will be decided in favour of the Company. Accordingly, no provisions were made in these financial statements.

vi) Alternate Corporate Tax (ACT) was applicable on the Company at rate of 17% of accounting income after certain adjustments as mentioned in Section 113(c) of the Income Tax Ordinance, 2001 through Finance Act 2014. Accordingly, the Company had made a provision for ACT for the year ended June 30, 2014 but obtained stay order from the Honourable High Court of Sindh (SHC) against applicability of ACT since tax year 2015 based on the grounds of brought forward losses. Later, the Company had reversed provision previously created of Rs. 131.273 million relating to prior years. Accordingly, the tax provision based on ACT having an aggregated impact of Rs.761.07 million has not been accounted for in these financial statements, instead the Company continues to record the tax provision based on minimum tax under Section 113 of the Income Tax Ordinance, 2001 upto tax year 2018. In year 2019, the Company had adjusted its brought forward losses against taxable income and accordingly, provision for the tax year 2019 and onwards are based on higher of Corporate Tax or ACT.

In year 2019, the Company had received demand notice from Deputy Commissioner Inland Revenue (DCIR) of Rs. 187.098 million in respect of a non-payment of Alternate Corporate Tax (ACT) for the tax year 2018. The Company had challenged the applicability of Alternative Corporate Tax vide C.P D-2982 of 2019 before SHC. In this regard, an interim order had been granted by SHC that no coercive action is to be taken against the Company till the pendency of the matter before SHC.

vii) The Company has filed constitutional petition before the High Court of Sindh (SHC) vide Constitutional Petition No. 2564 of 2014 dated May 15, 2014 challenging vires of Workers Welfare Ordinance, 1971. SHC has admitted constitutional petition for regular hearing and issued interim stay order from recovery of Workers' Welfare Fund (WWF) impugned demand by Federal Board of Revenue for the tax year 2013. The management, based on the opinion of the tax advisor, is expecting favourable outcome on the said matter. Accordingly, no liability for WWF since 2014 to 30 June 2024 has been accounted for in these financial statements having an aggregate impact of Rs.155.244 million (2023: Rs. 155.244 million).

viii) The Company has filed a constitutional petition D-4971 of 2017 dated July 28, 2017 in Honorable High Court of Sindh (SHC) against imposition of tax on undistributed profits under Section 5A of Income Tax Ordinance, 2001. The management is confident of the favourable outcome of this petition, as stay has been granted on similar petitions filed by other companies. Although, the Company has complied with the requirements related to distribution of profits for the years but the petition in this regarding is still pending before SHC.

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NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

17.1.2 Other contingencies and commitments

There are no major changes in the status and nature of other contingencies (i.e. related to legal/other contingencies relating to existing business and former business) and commitments as disclosed in notes 30.1.1(b), 30.1.2 and 30.2, respectively to the annual audited financial statements of the Company for the year ended June 30, 2024.

			Half year ended		Quarter Ended	
			December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
18. REVENUE FROM CONTRACTS WITH CUSTOMERS - NET	Note		(Un-audited)			
			(Rupees in '000)			
Plots	18.1		3,230,391	1,142,259	303,840	802,713
Membership subscription			311,000	-	311,000	-
Service Income			151,279	120,422	83,147	63,313
			3,692,670	1,262,681	697,987	866,026
Development and utility charges reimbursable from customers			411,284	587,398	245,607	312,552
Cancellation / forfeitures			(113,772)	(34,179)	(113,772)	(34,179)
Trade Discount			(200)	-	(200)	-
			(113,972)	(34,179)	(113,972)	(34,179)
			3,989,982	1,815,900	829,622	1,144,399
18.1	This includes sale of commercial plots amounting to Rs. 1,700 million to Arif Habib Corporation Limited (related paty).					
19. COST OF SALES						
Cost of development properties sold:						
- plots			1,653,725	575,602	(20,789)	268,892
			1,653,725	575,602	(20,789)	268,892
Development and utility charges incurred and apportioned to customers			317,468	361,517	151,791	86,671
Cost of services			163,497	120,894	92,920	61,602
			2,134,690	1,058,013	223,922	417,165
20. FINANCE COST						
Dividend on preference shares			15	30	15	15
Mark-up on:						
- long-term financings			630,571	1,038,165	282,678	512,696
- short-term borrowings			173,034	292,794	85,733	98,146
			803,605	1,330,959	368,411	610,842
Bank and other charges			6,135	4,846	(5,540)	3,235
			809,755	1,335,835	362,886	614,093
Less: Borrowing cost capitalized in the cost of qualifying asset			(561,694)	(999,453)	(269,545)	(571,419)
Finance Cost			248,061	336,381	93,341	42,674
Mark-up Income on loans and advances			15,243	11,052	4,047	5,458
Mark-up on TDR's and TFC's			69,063	225,989	(30,050)	103,032
Finance Income			84,306	237,041	(26,003)	108,490
Finance Costs - Net			163,755	99,340	119,344	(65,816)

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	Half year ended		Quarter Ended	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
21. Other Income				
Income from financial assets				
Remeasurement gain on investment designated at FVTPL	124,776	805,932	131,032	(92,550)
	124,776	805,932	131,032	(92,550)
Income from non-financial assets				
Transfer Fees	62,618	26,915	38,123	13,750
Rental income from sport facilities	12,537	23,181	7,174	12,934
Rental income from others	18,910	10,213	11,744	7,061
Amortisation of deferred grant	21,539	12,491	12,768	6,430
Dividend Income	16,100	27,600	16,100	27,600
Gain / (loss) on modification	(30,085)	-	(30,085)	-
Others	72,853	22,832	62,495	(12,344)
	174,472	123,231	118,319	55,432
	299,248	929,163	249,351	(37,118)
22. TAXATION				
Current	524,898	89,209	339,209	89,704
Prior	(212,451)	(108,007)	(212,451)	(108,007)
Deferred	49,348	290,200	50,607	(39,835)
	361,795	271,402	177,365	(58,138)
23. EARNINGS PER SHARE				
Basic				
Profit after tax (Rupees in '000)	1,215,916	754,889	310,645	468,000
Weighted average number of ordinary shares	380,860,447	380,860,447	380,860,447	380,860,447
Earnings per share - (In Rupees)	3.19	1.98	0.82	1.23
Diluted				
Profit after tax (Rupees in '000)	1,215,916	754,889	310,645	468,000
Weighted average number of ordinary shares in issue	380,860,447	380,860,447	380,860,447	380,860,447
Adjustment for conversion of convertible preference shares	13,651	12,366	13,651	12,366
Weighted average number of ordinary shares for diluted earnings per share	380,874,098	380,872,813	380,874,098	380,872,813
Earnings per share - (In Rupees)	3.19	1.98	0.82	1.23

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

24. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of subsidiary company, associates and their close family members, key management personnel and post employment benefit plan. All transactions with related parties are entered into at agreed terms as approved by the Board of Directors of the Company. The details of transactions with related parties during the period, other than those which have been disclosed elsewhere in these condensed interim financial statements, are as follows:

	(Unaudited) December 31, 2024	(Audited) December 31, 2023
	----- (Rupees in '000) -----	
NN Apartment REIT [NNAR]		
Receipts against sale of land	-	2,657,500
Paid short term advance	-	3,037,035
Received short term advance	485,133	3,037,035
Markup income on short-term-advance extended during the period	6,208	21,377
Expenses incurred received on behalf of NNAR by the Company	25,387	
Expenses incurred on behalf of NNAR by the Company	166	39,260
Signature Residency REIT [SRR]		
Receipts against sale of land	-	487,600
Issuance of units	-	132,000
Expenses incurred on behalf of SRR by the Company	617	1,554
Paid against collection received	-	78,263
Gymkhana Apartment REIT [GAR]		
Receipts against sale of land	-	3,087,000
Paid short term advance	-	1,996,379
Received short term advance	-	1,996,379
Markup income on short-term-advance extended during the period	-	8,004
Expenses incurred on behalf of GAR by the Company	-	33,714
Parkview Apartment REIT [PVAR]		
Receipts against sale of land	-	2,047,763
Expenses incurred on behalf of PVAR by the Company	-	3,026
Meezan Centre REIT [MCR]		
Expenses incurred on behalf of MCR by the Company	-	2,944
Globe Residency REIT		
Receipts against sale of land	250,000	-
Advances received against sale of apartments / Sale of wastage steel	-	9,241
Expenses incurred received on behalf of GRR by the Company	21,572	-
Expenses incurred on behalf of GRR by the Company - Net	4,087	7,320
Arif Habib Corporation Limited		
Short-term borrowing obtained during the period	400,000	3,810,000
Short-term borrowing paid during the period	200,000	4,424,250

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

	(Unaudited) December 31, 2024	(Audited) December 31, 2023
	----- (Rupees in '000) -----	
Markup capitalize on short term-borrowing	7,835	63,325
Markup paid during the period	13,454	91,943
Sale of plots	1,710,200	646,000
Receipt against sale of plots	1,443,655	129,200
Development charges billed	-	36,400
Development charges received	-	7,360
Received against musharaka contribution	-	273,400
Arif Habib Limited		
Short-term borrowing obtained during the period	-	640,000
Short-term borrowing paid during the period	-	992,000
Markup capitalize on short term-borrowing	-	36,665
Markup paid during the period	-	38,737
Received against musharaka contribution	157,000	-
Arif Habib Development and Engineering Consultant (Pvt) Limited		
Reimbursement of Administrative expenses	78,000	48,000
Received during the period	67,500	-
Rotocast Engineering Company (Private) Limited		
Services received during the period	1,123	838
Paid against services received	993	696
Other services	44	520
Rent paid during the period	1,117	1,893
Rent expense charged during the period	1,117	946
Power Cement Limited		
Purchase of construction material	6,298	12,046
Paid against the purchase of construction material	6,533	7,546
Safe Mix Concrete Limited		
Purchase of construction material	52,464	26,255
Paid against the purchase of construction material	25,304	32,113
International Builders and Developers (Private) Limited		
Expenses incurred by the Company on behalf of International Builders and Developers (Private) Limited	26	27
Associated persons		
Haji Abdul Ghani		
Sale of NN Gymkhana Memberships	31,000	-
Received against musharaka contribution	40,238	69,213

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

(Unaudited) (Audited)
December 31, December 31,
2024 2023
----- (Rupees in '000) -----

Key management personnel

Arif Habib - Director

Short-term loans received during the period	1,000,000	850,000
Short-term loans paid during the period	-	950,000
Sale of NN Gymkhana Memberships	31,000	-
Markup capitalize on short term-borrowing	28,423	16,315
Markup paid during the period	-	72,728

Post employment benefit plan

Gratuity fund trust - contribution paid during the period	2,644	5,282
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25. CASH FLOWS FROM OPERATING ACTIVITIES

Profit before taxation	1,579,849	1,056,833
Adjustments for non-cash items:		
Depreciation	56,938	17,864
Amortization	575	575
Gain on disposal	-	(842)
(Gain) / Loss on equity instruments	(8,399)	3,036
Loss on debt securities	74,825	4,080
Gain on debt instruments	(199,601)	(813,048)
Provision for gratuity	15,326	13,684
Provision for excise duty	574	574
Finance costs	232,297	359,721
Sale to SRR for non-cash consideration	-	(132,000)
	<u>1,752,384</u>	<u>510,477</u>

26 Fair value of financial instruments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability; or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measure using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants at in their economic best interest.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

A fair value measurement of a non-financial asset takes into account a market participants ability to generate economic benefit by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted market price.

Level 2: Valuation techniques (market observable)

Level 3: Valuation techniques (non - market observables)

26.1 The Company held the following financial instruments measured at fair value:

	Total	Level 1	Level 2	Level 3
Financial assets - Designated at FVTPL				
Dec 31, 2024	4,933,686	132,599	1,495,500	3,305,587
June 30, 2024	4,800,511	124,200	1,570,325	3,105,986

27. INFORMATION ABOUT OPERATING SEGMENTS

For management purposes, the activities of the Company are organized into one operating segment i.e. development of real estate. Accordingly, the figures reported in these condensed interim financial statements are related to the Company's only reportable segment.

Gross turnover of the Company is generated from customers located in Pakistan only.

Non-current assets of the Company are confined within Pakistan and consist of property, plant and equipment, long-term deposits and investment properties.

Revenue from any single customer does not comprises more than 10 percent of the Company's overall revenue related to sale of land and bungalows.

Javedan Corporation Limited

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

FOR THE HALF YEAR ENDED DECEMBER 31, 2024

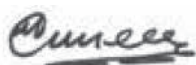
28. DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorised for issue on Feb 28, 2025 by the Board of Directors of the Company.

29. GENERAL

29.1 Corresponding figures have been rearranged and reclassified, wherever considered necessary, for the purposes of comparison and to reflect the substance of the transactions.

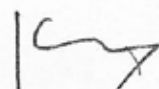
29.2 Figures have been rounded-off to the nearest thousands rupees, unless otherwise stated.



Chief Financial Officer



Chief Executive Officer



Director

Gender Pay Gap Statement:



Javedan Corporation Limited Gender Pay Gap Statement under circular 10 2023

The following is gender pay gap calculated for the period ended December 31, 2024:

(i) Mean Gender Pay Gap:	28
(ii) Median Gender Pay Gap:	-19
(iii) Any other data/details as deemed relevant	None

A handwritten signature in blue ink, appearing to read "A. Sami", is written over a horizontal line.

CEO / Director

Notes for Shareholders

Unclaimed Dividend:

Pursuant to Section 244 of the Act, any shares issued, or dividends declared by the Company, which remain unclaimed for a period of three years from the date they became due and payable shall rest with the Federal Government after completion of procedure prescribed under the Act.

In this respect, Shareholders, who by any reason, could not claim their previous dividends are advised to contact our Share Registrar M/s. CDC Share Registrar Services Limited, CDC House, 99-B, Block-B, S.M.C.H.S, Main Shahrah-e-Faisal, Karachi, to collect/enquire about their unclaimed dividend, if any. The details of the dividend declared by the Company which have remained due for more than three years are available on the Company's website www.jcl.com.pk.

Deposit of Physical shares in CDC Accounts:

The SECP, through its letter No.CSD/ED/Misc/2016-639-640 dated 26 March 2021, has advised the listed companies to adhere with the provisions of the Section 72 of the Act, which requires all the exiting companies to replace shares issued by them in physical form with book-entry form in a manner as may be specified and from the date notified by the SECP within a period not exceeding four years from the commencement of the Companies Act 2017 i.e. 30 May 2017. The shareholders having physical shareholding are requested to open CDC sub-account with any of the brokers or investors account directly with CDC to place their physical shares into scrip less form.



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