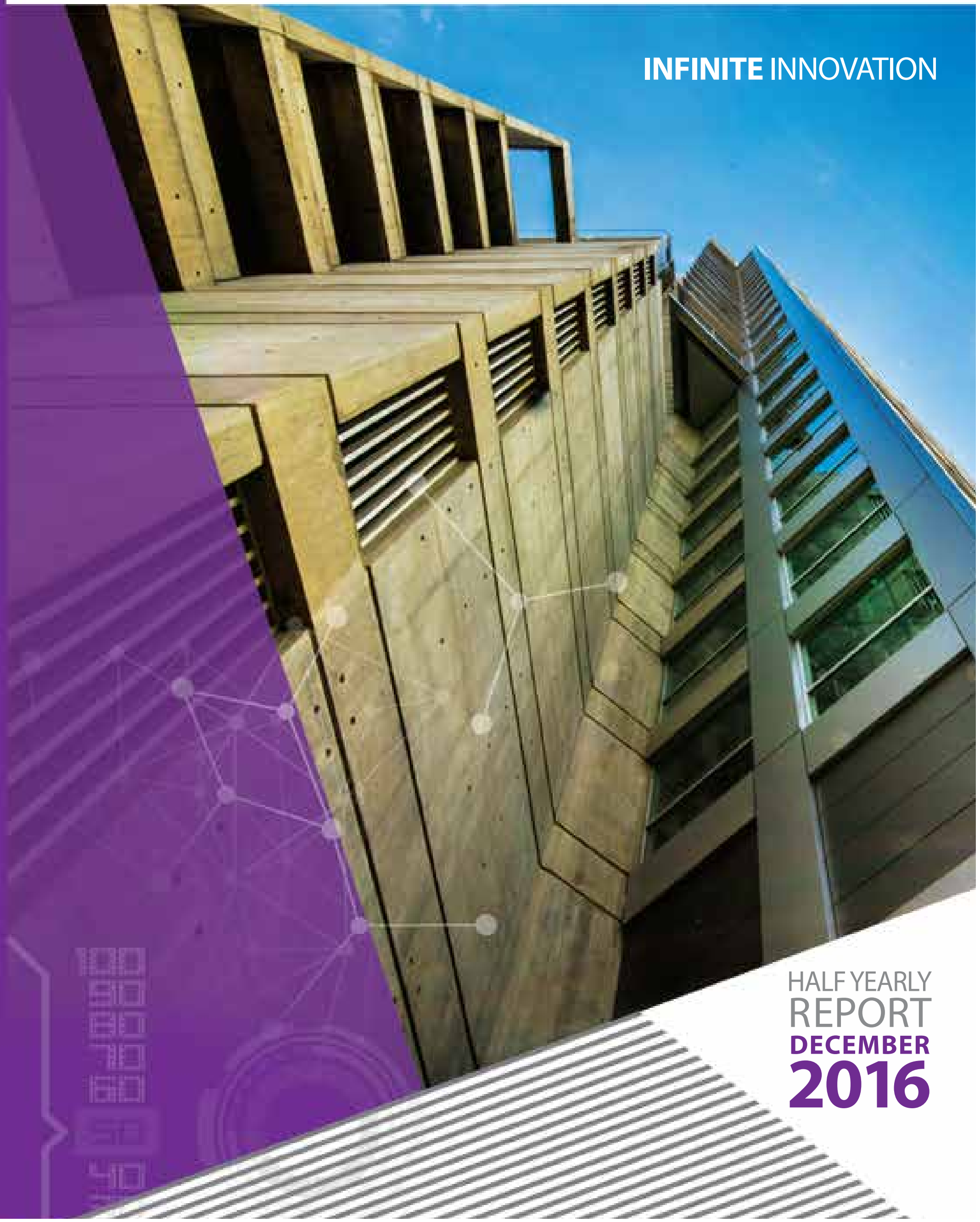
CORPORATE OFFICE
12th Floor, Centrepoint, Off Shaheed-e-Millat Expressway,
Adjacent KPT Interchange, Karachi - 74900
Phone: (+92)-21-35316009, UAN: (+92)-21-111-000-300
Fax: (+92)-21-35316032
Email: tplp@tplholdings.com, Website: www.tpl-property.com

TPLProperties



INFINITE INNOVATION

HALF YEARLY REPORT DECEMBER 2016

Contents

Vision

To be region's premier property developer providing world-class infrastructure and quality to investors, supported by the country's leading team of professionals.

Mission

To set the benchmark for other developers to follow.

COMPANY INFORMATION

BOARD OF DIRECTORS

Jameel Yusuf	Chairman
Ali Jameel	Director
Bilal Alibhai	Director
Ziad Bashir	Director
Zafar-ul-Hasan Naqvi	Director
Muhammad Shafi	Director
Yousuf Zohaib Ali	Director
Ali Asgher	Director

CHIEF EXECUTIVE OFFICER

Ali Jameel

CHIEF FINANCIAL OFFICER

Ali Abbas

COMPANY SECRETARY

Mehar Ameer

AUDIT COMMITTEE

Ziad Bashir	Chairman
Yousuf Zohaib Ali	Member
Muhammad Shafi	Member
Naseer Khan	Secretary

HUMAN RESOURCE & REMUNERATION COMMITTEE

Zafar-ul-Hasan Naqvi	Chairman
Ziad Bashir	Member
Muhammad Ali Jameel	Member
Nader Nawaz	Secretary

AUDITORS

Ernst & Young Ford Rhodes & Co.
Chartered Accountants

LEGAL ADVISOR

Mohsin Tayebaly & Co.

BANKERS

Habib Metropolitan Bank Limited
United Bank limited
Habib Bank Limited
JS Bank Limited
Burj Bank Limited
Summit Bank Limited

SHARE REGISTRAR

THK Associates
Ground Floor, State Life Building-3
Dr. Ziauddin Ahmed Road,
Karachi-75530, Pakistan.
Tel: (021) 35689021, 35686658
UAN: 111-000-322
Fax: (021) 35655595

REGISTERED OFFICE

TPL Properties Limited
12th Floor, Centrepoint,
Off-Shaheed-e- Millat Expressway,
Adjacent KPT Interchange, Karachi,
Postal Code: 74900

WEB PRESENCE

www.tpl-property.com

DIRECTORS' REPORT

The Directors are pleased to present the unaudited condensed interim financial information for six months ended December 31, 2016 and a brief review of the Company's operations:

PAKISTAN SOCIO ECONOMIC FACTORS

Pakistan's economy has showed reasonable progress, in comparison with previous years. The factors contributing to the recovery include reform initiatives, commitment to a calibrated fiscal and monetary management and overall improvement in macroeconomic conditions.

The positive signs in the real estate sector is complemented by positive economic indicators like a) unchanged policy rate at 5.75%, b) low inflation c) PSX is performing at its best d) GDP growth is projected at 5.2% for 2017 , e) better security situation , f)and above all Pakistan is in the radar of many foreign investors.

ECONOMIC OUTLOOK FROM REAL ESTATE PERSPECTIVE

Having the world's 7th largest population, Pakistan's real estate market is valued at 700 billion USD. It contributes about 2% to the GDP and is the second largest employer in the country after the agricultural sector . The real estate sector is booming with investment with a number of major players showing substantial interest in it. The market consists of projects in the office, commercial, residential, hospitality, mixed use and investment sector.

MARKET OUTLOOK

Interesting trends are shaping the Pakistani real estate market. There has been an increase in demand for sustainable and environmentally friendly real estate projects, in all categories. This is primarily attributed to the rising concern in consumers of the increasing energy costs. Moreover, there has been an inclination towards the shared use of space among customers, mainly for offices. Social media is also playing an increasingly dominant role in this market, especially house hunting. It is imperative that these trends be capitalized on to establish a strong position in this sector.

The Pakistan real estate sector has immense potential to grow, but needs to overcome some systemic challenges. There is a need of necessary infrastructure to channel investment and lack of awareness among people regarding the potential together an absence of regulation has allowed unlicensed brokers to enter the market.

OFFICE REAL ESTATE MARKET

The mega cities of Pakistan have an appetite of around 20 million square feet of office space. The cosmopolitan city Karachi has an approximate office supply of 15 million sq. ft located in commercial buildings of different grading spread across the city, with another one million square feet expected to be added to the market in the next three years. Since last five years we can observe a paradigm shift from low end cheap buildings to high end construction and noticeable improvement. The multinational companies and large local corporate groups wanting to relocate to premium office space development has further fueled the demand of high quality office developments providing quality with added centralized services. In Lahore, there is no core central business district, and despite the energy crisis generating some demand for offices in commercial buildings, most offices exist in standalone small spaces.

(Lamudi, Pakistan Real Estate Market Report, 2015)
(Colliers Report on Pakistan Real estate Market)

RESIDENTIAL REAL ESTATE MARKET

The residential real estate market is another attraction for property developers. The Association of Builders and Developers (ABAD) estimate that there is a shortage of 800,000 housing units in Pakistan and the shortfall is increasing each year by another 300,000 units. There is a need for housing schemes, and owing to the lack of response from the government, a number of strong private developers, have capitalized on this. Even though demand exists in the three major cities, there is untapped potential in other key cities, including Peshawar and Gujranwala. The demand for apartment buildings mainly arises from the city of Karachi, with major of its dwelling attributed to it, which is also expected to rise. Residential demand in Lahore is significantly towards horizontal living and upcoming projects in the city are not featuring apartments. There is, therefore, considerable demand in Pakistan for housing, ranging from apartments to housing schemes.

STANDALONE PERFORMANCE

Comparisons of the results of the Company with the corresponding period are given below:

Particulars	Six months ended December 31, 2016	Six months ended December 31, 2015
RENTAL INCOME	183,843,765	180,212,760
GROSS PROFIT	178,116,575	174,784,194
PROFIT /(LOSS)BEFORE TAX	47,906,007	(18,818,725)
PROFIT /(LOSS) AFTER TAX	37,651,128	(25,357,791)
NUMBER OF OUTSTANDING SHARES-WEIGHTED AVERAGE	208,000,000	128,903,005
EARNINGS/(LOSS)PER SHARE – PRE TAX	0.23	(0.15)
EARNINGS/(LOSS) PER SHARE-POST TAX	0.18	(0.20)

The Company performed well as compared to the last period which is primarily due to increase in rental income and reduction in exchange loss. This exchange loss was incurred in the last period due to a foreign currency loan which was discharged by the company.

There are no material changes in the commitments or the fair value of investment property as disclosed in respective notes to the consolidated condensed interim financial statements.

CONSOLIDATED PERFORMANCE

Comparisons of the results of the Company with the corresponding period are given below:

Particulars	Six months ended December 31, 2016	Six months ended December 31, 2015
REVENUE	285,856,708	243,059,074
GROSS PROFIT	208,653,885	183,137,418
PROFIT/(LOSS) BEFORE TAX	50,167,157	(84,193,939)
PROFIT/(LOSS) AFTER TAX	29,367,539	(69,461,218)
NUMBER OF OUTSTANDING SHARES	208,000,000	128,903,005
EARNINGS/(LOSS)PER SHARE – PRE TAX	0.24	(0.65)
EARNINGS/(LOSS) PER SHARE-POST TAX	0.14	(0.54)

(Lamudi, Pakistan Real Estate Market Report, 2015)
(Colliers Report on Pakistan Real estate Market)

On consolidated basis the Company performed well during the period. The Company reported profit of Rs. 29.367 million as compared to loss of Rs 69.461 million. Financial results were better mainly due to increase in revenue. The revenue increased due to 100% occupancy as compared to the prior period. Exchange loss of Rs. 57.4 million was incurred in the previous period due to a foreign currency loan which was fully repaid by the company. Furthermore, financial charges were also decreased due to repayment of associated company loans and reduction in their respective in interest rates.

There are no material changes in the commitments or the fair value of investment property as disclosed in respective notes to the consolidated condensed interim financial statements.

COMPANY OUTLOOK

The Company had completed its first state of the art project in 2013 which is successfully in operation. Further Company has achieved the milestone of making this project's operation and maintenance self- sustainable by working closely with operations team on energy conservation, improved standards and cost management.

The company is entering into construction of high end residential apartment towers with world class amenities. The macro-economic fundamentals also favors the construction of residential projects as mentioned earlier. The main attributes of the project will be luxurious finishes, concierge service, gated community, designer fit-outs with exclusive interior, high end IT security infrastructure, fire protection system as per international standards, maintenance and facilities management. The design phase of the project is expected to be commenced in 2nd half of FY 17.

Further Company's new services segment of developer services received well by the market and it has received requirements from corporates including leading FMCG and Financial Institution. The identification of location options together with design concept development is in progress.

A significant percentage of residential dwellings in Karachi comprises of apartments. Furthermore, Karachi's rising population, intercity migration, increasing land prices and cost of construction is leading to ever increasing demand of apartments.

Overall increase in construction activity as well as quality across all real estate sectors has been observed. With timely delivery of the projects, we believe investor confidence will further strengthen in the market resulting in a continued uptick in prices for prime real estate.

ACKNOWLEDGEMENT

We would like to thank the shareholders of the Company for the confidence they have reposed in us. We also appreciate the valued support and guidance provided by the Securities Exchange and Commission of Pakistan, Federal Board of Revenue and the Pakistan Stock Exchange. We would also express our sincere thanks to the employees, strategic partners, vendors, suppliers and customers for their support in pursuit of our corporate objectives.

Jameel Yusuf (S.St.)
Chairman

ڈائریکٹرز کی رپورٹ

ڈائریکٹرز 31 دسمبر 2016 کوختم ہونے والی ششماہی کیلئے غیر آڈٹ شدہ عبوری مالیاتی تفصیلات کا خلاصہ اور کمپنی کے آپریشنز کا مختصر جائزہ بخوشی پیش کرتے ہیں۔

پاکستان کے سماجی ومعاشی عوامل

پاکستانی معیشت میں گزشتہ سالوں کے مقابلے میں موزوں بہتری دکھائی دی۔ بہتری کے عوامل میں اصلاحی اقدامات، خزانے اور مالیات کے توازن کا عہد اور مجموعی کلاں اقتصادی صورتحال میں بہتری شامل ہیں۔

رئیل اسٹیٹ سیکٹر میں مثبت علامات کو مندرجہ ذیل اقتصادی عوامل نے مزید تقویت دی a) 5.75% کی غیر تبدیل شدہ پالیسی کی شرح b) افراطِ زر میں کمی c) پاکستان اسٹاک ایکسچینج کی بہترین کارکردگی d) 2017 کی متوقع جی پی ڈی (GPD) کی شرحِ نمو 5.2% e) سیکیوریٹی کی بہتر صورتحال f) اور سب سے بڑھ کر پاکستان کا کئی بیرونی ممالک کے سرمایہ کاروں کے ریڈار پر ہونا۔

رئیل اسٹیٹ کے تناظر میں معاشی جائزہ

دنیا کی ساتویں بڑی آبادی، پاکستان کی رئیل اسٹیٹ مارکیٹ کی قیمت 700 بلین امریکی ڈالر ہے۔ یہ جی ڈی پی (GDP) کے تقریباً دو فیصد پر مشتمل ہے اور زرعی شعبے کے بعد ملک کا دوسرا بڑا آجر ہے۔ رئیل اسٹیٹ کے شعبے میں انویسٹمنٹ میں تیزی آئی ہے کیونکہ کئی اہم اسامیوں نے اس میں خاطر خواہ دلچسپی دکھائی ہے۔ مارکیٹ دفتری، تجارتی، رہائشی، ہاسپٹلٹی، متفرق استعمالات اور سرمایہ کار کے شعبوں میں منصوبہ جات پر مشتمل ہے۔

مارکیٹ کا جائزہ

پاکستانی رئیل اسٹیٹ مارکیٹ کو دلچسپ رجحانات نئی جہت عطا کی ہے۔ تمام کیٹگریز میں مستحکم اور ماحول دوست رئیل اسٹیٹ کے منصوبوں کی طلب میں اضافہ ہوا ہے۔ اس کی بنیادی وجہ خریداروں میں توانائی کی بڑھتی ہوئی قیمتوں کے متعلق بڑھتی ہوئی پریشانی ہے۔ مزید برآں، صارفین کا جھکاؤ جگہوں کے مشترکہ استعمال، بالخصوص دفاتر کی طرف رہا ہے۔ اس مارکیٹ میں سوشل میڈیا کا کردار بھی، بالخصوص گھروں کی تلاش کے حوالے سے بتدریج بڑھ رہا ہے۔ یہ ضروری ہے کہ ان رجحانات کا فائدہ اٹھا کر اس شعبے میں مضبوط پوزیشن حاصل کی جائے۔

پاکستان رئیل اسٹیٹ کا شعبہ بہتری کی بے پایاں صلاحیت رکھتا ہے، لیکن نظام کے حوالے سے کچھ چیلنجز پر قابو پانے کی ضرورت ہے۔ بخوبی سرمایہ کاری کے لئے بنیادی ڈھانچہ کی ضرورت، لوگوں میں استعداد کے شعور کے فقدان اور ضوابط کی عدم موجودگی سے غیر لائسنس یافتہ بروکرز مارکیٹ میں داخل ہوئے ہیں۔

دفاتر کی رئیل اسٹیٹ مارکیٹ

پاکستان کے بڑے شہروں میں 20 ملین مربع فٹ کی دفاتر کی جگہوں کی گنجائش ہے۔ اہم شہر کراچی میں شہر بھر میں پھیلی مختلف معیار کی حامل تجارتی عمارات میں دفاتر کے لئے تقریباً 15 ملین مربع فٹ جگہیں دستیاب ہیں اور اگلے تین سالوں میں 1 ملین مربع فٹ کا مزید اضافہ متوقع ہے۔ گزشتہ پانچ سالوں میں سستی عمارات سے مہنگی تعمیرات کی طرف بنیادی تبدیلی اور قابلِ ذکر بہتری دیکھی جاسکتی ہے۔ ملٹی نیشنل کمپنیاں اور بڑے مقامی کارپوریٹ گروپس اپنے دفاتر اعلیٰ درجے کی دفاتر کی جگہوں پر منتقل کرنے کے خواہاں ہیں جس سے بہترین معیار کے دفاتر کی طلب میں اضافہ ہوا ہے، جن میں معیار کے ساتھ سہولیات بھی دستیاب ہوں۔ لاہور میں، کوئی بنیادی تجارتی علاقہ نہیں اور بجلی کے بحران کی وجہ سے کمرشل عمارات میں دفاتر کی طلب کچھ بڑھنے کے باوجود زیادہ تر دفاتر اکیلے تنگ جگہوں پر قائم ہیں۔

رہائشی رئیل اسٹیٹ مارکیٹ

رہائشی رئیل اسٹیٹ مارکیٹ بھی جائیداد کی تعمیر اور خرید وفروخت کرنے والوں کیلئے باعثِ کشش ہے۔ ایسوسی ایشن آف بلڈرز اینڈ ڈیویلپرز (ABAD) کے اندازے کے مطابق پاکستان میں 800,000 ہاؤسنگ یونٹس کی کمی ہے اور اس کمی میں ہر سال 300,000 یونٹس تک کا اضافہ ہو رہا ہے۔ یہاں ہاؤسنگ اسکیمز کی اشد ضرورت ہے اور حکومت کے اس معاملے سے صرفِ نظر کرنے کے باعث، کئی بڑے پرائیویٹ ڈیویلپرز نے اس میں سرمایہ کاری ہے۔ اگرچہ تین بڑے شہروں میں طلب موجود ہے، دیگر اہم شہروں بشمول پشاور اور گوجرانوالہ میں بھی ایسی ہی استعداد موجود ہے جس کا تاحال فائدہ نہیں اٹھایا گیا ہے۔ کراچی کے لوگ بڑی تعداد میں اپارٹمنٹس میں رہائش پذیر ہیں جس کی وجہ سے خاص طور پر کراچی میں اپارٹمنٹس پر مشتمل عمارات کی طلب میں اضافہ ہوا ہے، اور اس طلب میں مزید اضافہ متوقع ہے۔ لاہور میں رہائشی طلب بنیادی طور پر گھروں کی ہے اور شہر کے آئندہ کے منصوبوں میں اپارٹمنٹس شامل نہیں ہیں۔ غرضیکہ پاکستان میں اپارٹمنٹس سے لے کر ہاؤسنگ اسکیمز تک موزوں طلب موجود ہے

لمودی، پاکستان رئیل اسٹیٹ مارکیٹ رپورٹ 2015
(پاکستان رئیل اسٹیٹ مارکیٹ پر کولیئرز کی رپورٹ)

اسٹینڈ الون پرفارمنس

کمپنی کے نتائج کا گزشتہ سال اسی مدت کے نتائج سے موازنہ مندرجہ ذیل ہے:

تفصیلات	31 دسمبر 2016 کوختم ہونے والی ششماہی	31 دسمبر 2015 کوختم ہونے والی ششماہی
کرائے سے حاصل ہونے والی آمدنی	183,843,765	180,212,760
مجموعی منافع	178,116,575	174,784,194
قبل از ٹیکس منافع/ (نقصان)	47,906,007	(18,818,725)
بعد از ٹیکس منافع/ (نقصان)	37,651,128	(25,357,791)
آؤٹ اسٹینڈنگ شیئرز کی تعداد۔ ویٹڈ ایوریج	208,000,000	128,903,005
قبل از ٹیکس فی حصص منافع/ (نقصان)	0.23	(0.15)
بعد از ٹیکس فی حصص منافع/ (نقصان)	0.18	(0.20)

کمپنی نے گزشتہ مدت کے مقابلے میں بہتر کارکردگی دکھائی جس کی بنیادی وجہ کرائے سے حاصل ہونے والی آمدنی میں اضافہ اور زرِ مبادلہ کے نقصان میں کمی تھی۔ زرِ مبادلہ کا یہ نقصان گزشتہ مدت میں بین الاقوامی کرنسی میں لئے جانے والے قرضوں کی وجہ سے برداشت کرنا پڑا جن کی ادائیگی سے کمپنی بری الذّمہ ہوگئی تھی۔

کمپنی کی مالیاتی پابندیوں یا انویسٹمنٹ پراپرٹی کی فیئر ویلیو میں کوئی تبدیلی نہیں ہوئی۔ جس کا اعلان مجموعی عبوری مالیاتی اسٹیٹمنٹس کے متعلقہ نوٹس میں کیا گیا تھا۔

مجموعی کارکردگی

کمپنی کے نتائج کا گزشتہ سال اسی مدّت کے نتائج سے موازنہ مندرجہ ذیل ہے۔

تفصیلات	31 دسمبر 2016 کوختم ہونے والی ششماہی	31 دسمبر 2015 کوختم ہونے والی ششماہی
آمدنی	285,856,708	243,059,074
مجموعی منافع	208,653,885	183,137,418
قبل از ٹیکس منافع/ (نقصان)	50,167,157	(84,193,939)
بعد از ٹیکس منافع/ (نقصان)	29,367,539	(69,461,218)
آؤٹ اسٹینڈنگ شیئرز کی تعداد	208,000,000	128,903,005
قبل از ٹیکس فی حصص منافع/ (نقصان)	0.24	(0.65)
بعد از ٹیکس فی حصص منافع/ (نقصان)	0.14	(0.54)

مجموعی بنیادوں پر کمپنی نے مدت کے دوران عمدہ کارکردگی دکھائی۔ 69.461 ملین روپے کے نقصان کے مقابلے میں کمپنی کا رپورٹ کیا گیا منافع 29.367 ملین روپے تھا۔ مالیاتی نتائج آمدنی میں اضافے کے باعث بہتر تھے۔ آمدنی میں اضافہ گزشتہ سال اسی مدت کے مقابلے میں 100% حصول کی وجہ سے ہوا۔ 57.4 ملین روپے زرِ مبادلہ کا نقصان، گزشتہ مدّت میں بین الاقوامی کرنسی میں لئے جانے والوں قرضوں کی وجہ سے ہوا، جن کی کمپنی نے مکمل ادائیگی کر دی تھی۔ مزید برآں کمپنی سے متعلقہ قرضوں کی بازِ ادائیگی وران کی متعلقہ سودی شرح کی کٹوتی کی وجہ سے بھی مالیاتی چارجز میں کمی ہوئی۔

کمپنی کی مالیاتی پابندیوں یا انویسٹمنٹ پراپرٹی کی فیئر ویلیو میں کوئی تبدیلی نہیں ہوئی، جس کا اعلان مجموعی عبوری مالیاتی اسٹیٹمنٹس کے خلاصے میں کیا گیا تھا۔

لمودی، پاکستان رئیل اسٹیٹ مارکیٹ رپورٹ 2015
(پاکستان رئیل اسٹیٹ مارکیٹ پر کولیئرز کی رپورٹ)

کمپنی کا جائزہ

کمپنی نے اپنا پلان جدید منصوبہ 2013 میں مکمل کیا تھا، جو کامیابی سے کام کر رہا ہے۔ مزید یہ کہ کمپنی نے اس منصوبے کے آپریشن اور مینٹیننس کا سنگ میل توانائی کی بچت، بہتر معیارات اور قیمتوں کے انتظام سے آپریشن ٹیم کے ساتھ مل کر خود انحصاری کے ذریعے عبور کیا ہے۔

کمپنی بین الاقوامی معیار کے حامل مہنگے ترین رہائشی اپارٹمنٹ ٹاورز کی تعمیرات کی خواہاں ہے۔ کلاں اقتصادی اصول بھی رہائشی منصوبوں میں معاون ہیں جیسا کہ پہلے بیان کیا گیا ہے۔ ان منصوبوں کی اہم خصوصیات پر تعیش تکمیل، محافظین کی سروس، داخلے کا حفاظتی نظام، ڈیزائنر آؤٹ فٹس کے ساتھ خاص اندرونی طرزِ آرائش، بیش قیمت آئی ٹی سیکیوریٹی پر مبنی بنیادی ڈھانچہ، بین الاقوامی معیار کے مطابق آگ سے حفاظت کا نظام، مینٹیننس اور سہولیات کا اعلیٰ انتظام ہیں۔ اس منصوبے کے ڈیزائن کے مرحلے کا آغاز مالیاتی سال 2017 کی دوسری ششماہی میں متوقع ہے۔

مزید یہ کہ کمپنی کی بطور ڈیولپرز خدمات کے نئے شعبے کو مارکیٹ میں بڑی پذیرائی حاصل ہوئی ہے اور اسے کارپوریٹس جیسے ممتاز FMCG اور مالیاتی اداریوں نے ضروریات فراہم کی ہیں۔ کن مقامات پر اور کس طرز پر یہ کام کیا جائے یہ سلسلہ جاری ہے۔

کراچی کی آبادی کا ایک بڑا حصہ اپارٹمنٹس میں مقیم ہے۔ مزید برآں، کراچی کی بڑھتی ہوئی آبادی، اندرونِ شہر نقل مکانی، زمین اور تعمیراتی لاگتوں کی بڑھتی ہوئی قیمتوں سے اپارٹمنٹس کی مسلسل طلب میں اضافہ ہو رہا ہے۔

رئیل اسٹیٹ کے تمام شعبوں میں مجموعی طور پر بڑھتی ہوئی تعمیراتی سرگرمیاں اور بہتر معیار دیکھنے میں آیا ہے۔ ہمیں یقین ہے کہ منصوبوں کی بروقت تکمیل سے مارکیٹ میں سرمایہ کاریوں کا اعتماد بڑھے گا اور بہترین رئیل کے لئے قیمتوں میں مسلسل اضافہ جاری رہے گا۔

اعتراف:

سب سے پہلے ہم خدائے بزرگ و برتر کے شکر گزار ہیں اور ہم پر اعتماد کیلئے اپنے حصص یافتگان کے بھی ممنون ہیں۔ اس کے ساتھ ہی گراں قدر تعاون اور رہنمائی کیلئے سیکیوریٹیز اینڈ ایکسچینج کمیشن آف پاکستان، فیڈرل بورڈ آف ریونیو اور پاکستان اسٹاک ایکسچینج کو بھی سراہتے ہیں۔ ہم، بحثیت کارپوریٹ کمپنی اپنے اہداف کے حصول میں تعاون کیلئے اپنے ملازمین، اسٹریٹیجک پارٹنرز، وینڈرز، سپلائرز اور کسٹمرز کے بھی تہہ دل سے مشکور ہیں۔

جمیل یوسف (ایس ایس ٹی)
چیئرمین

EY Ford Rhodes
Chartered Accountants
Progressive Plaza, Beaumont Road
P.O. Box 15541, Karachi 75530 Pakistan

Tel: +9221 3565 0007-11
Fax: +9221 3568 1965.
ey.khi@pk.ey.com
ey.com/pk

Auditors' report to the members on review of interim financial information

Introduction

We have reviewed the accompanying condensed interim balance sheet of **TPL Properties Limited** (the Company) as at **31 December 2016,** the related condensed interim profit and loss account, condensed interim cash flow statement, and condensed interim statement of changes in equity and notes to the accounts for the six-month period then ended (here-in-after referred to as "interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with approved accounting standards as applicable in Pakistan for interim financial reporting. Our responsibility is to express a conclusion on this interim financial information 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 information 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 information is not prepared, in all material respects, in accordance with approved accounting standards as applicable in Pakistan for interim financial reporting.

EY Ford Rhodes

Chartered Accountants EYFR
Review Engagement Partner: Arif Nazeer
Karachi
Date: 20 February 2017

UNCONSOLIDATED CONDENSED INTERIM BALANCE SHEET

AS AT DECEMBER 31, 2016 - (UN-AUDITED)

	Note	December 31, 2016 Rupees (Unaudited)	June 30, 2016 Rupees (Audited)
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	6	7,310,051	5,581,476
Investment property	7	4,645,875,258	4,632,000,000
Long-term investment		352,999,990	352,999,990
Long-term subordinated loan		2,489,777	10,770,709
Long-term deposits		186,919	186,919
Interest accrued		84,026,311	78,038,053
		5,092,888,306	5,079,577,147
CURRENT ASSETS			
Receivables against rent from tenants	8	86,623,050	20,966,759
Advances and prepayments		17,335,286	19,621,854
Taxation – net		67,993,105	97,864,137
Cash and bank balances		271,897,578	850,576,013
		443,849,019	989,028,763
TOTAL ASSETS		5,536,737,325	6,068,605,910
EQUITY AND LIABILITIES			
SHARE CAPITAL			
Authorised capital			
220,000,000 (June 30, 2016: 220,000,000) ordinary shares of Rs.10/- each		2,200,000,000	2,200,000,000
Issued, subscribed and paid-up capital		2,080,000,000	2,080,000,000
Share premium account		140,497,151	140,497,151
Accumulated profits		1,013,184,981	975,533,853
		3,233,682,132	3,196,031,004
NON-CURRENT LIABILITIES			
Long-term financing	9	1,773,474,899	1,948,861,362
Due to related parties - unsecured	10	129,293,290	275,645,979
Accrued mark-up		98,543	19,095,500
Deferred tax liability	11	41,032,256	39,005,393
		1,943,898,988	2,282,608,234
CURRENT LIABILITIES			
Trade and other payables	12	110,295,251	163,832,637
Short-term borrowings		-	200,000,000
Current portion of non-current liabilities		223,694,866	181,351,134
Advances against rent from tenants	13	25,166,088	44,782,901
		359,156,205	589,966,672
CONTINGENCIES AND COMMITMENTS	14		
TOTAL EQUITY AND LIABILITIES		5,536,737,325	6,068,605,910

The annexed notes from 1 to 22 form an integral part of these condensed interim financial statements.

Chief Executive Officer

Director

UNCONSOLIDATED CONDENSED INTERIM PROFIT & LOSS ACCOUNT

FOR THE HALF YEAR ENDED DECEMBER 31, 2016 - (UN-AUDITED)

	Note	Half year ended December 31, 2016 Rupees (Unaudited)	Half year ended December 31, 2015 Rupees (Audited)	Quarter ended December 31, 2016 Rupees (Unaudited)	Quarter ended December 31, 2015 Rupees (Unaudited)
Rental income	15	183,843,765	180,212,760	91,921,884	91,921,790
Direct operating costs	16	(5,727,190)	(5,428,566)	(3,584,079)	(3,059,293)
Gross profit		178,116,575	174,784,194	88,337,805	88,862,497
Administrative and general expenses		(46,218,964)	(44,162,044)	(27,911,331)	(27,724,934)
Exchange loss – net		-	(57,400,000)	-	-
Other operating expenses		-	(382,663)	-	(382,663)
Finance cost	17	(94,513,077)	(112,019,176)	(47,268,902)	(53,669,654)
Other income	18	10,521,473	20,360,964	5,225,969	9,731,551
Profit / (loss) before taxation		47,906,007	(18,818,725)	18,383,541	16,816,797
Taxation	19	(10,254,879)	(6,539,065)	(2,289,728)	(2,276,047)
Profit / (loss) for the year		37,651,128	(25,357,790)	16,093,813	14,540,750
Other comprehensive income for the year, net of tax		-	-	-	-
Total comprehensive income/ (loss) for the year		37,651,128	(25,357,790)	16,093,813	14,540,750
Earnings / (loss) per share – basic		0.18	(0.20)	0.07	0.10

The annexed notes from 1 to 22 form an integral part of these condensed interim financial statements.

Chief Executive Officer

Director

UNCONSOLIDATED CONDENSED INTERIM CASH FLOW STATEMENT

FOR THE HALF YEAR ENDED DECEMBER 31, 2016 - (UN-AUDITED)

	Note	Half year ended December 31, 2016 Rupees (Unaudited)	Half year ended December 31, 2015 Rupees (Audited)
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit / (loss) before taxation		**47,906,007**	(18,818,725)
Adjustments for non-cash items			
Depreciation	6.1	**956,074**	1,130,479
Finance costs	17	**94,513,077**	112,019,176
Profit on savings account	18	**(4,033,215)**	-
Markup on long-term subordinated loan	18	**(5,988,258)**	(16,967,583)
Exchange loss – net		-	57,400,000
		85,447,678	153,582,072
Working capital changes			
Decrease / (increase) in current assets			
Receivables against rent from tenants		**2,286,568**	(56,655,477)
Advances and prepayments		**(65,656,291)**	1,214,118
		(63,369,723)	(55,441,359)
(Decrease) / increase in current liabilities			
Trade and other payables		**(19,616,813)**	(43,197,709)
Advances against rent from tenants		**(53,537,386)**	(45,591,279)
		(73,154,199)	(88,788,988)
Cash flows used in operations		**(3,170,237)**	(9,467,000)
Finance costs paid		-	(124,328,431)
Mark-up on savings account received		**4,033,215**	-
Income taxes paid		**21,643,018**	(11,910,658)
Net cash flows from / (used in) operating activities		**22,505,996**	(145,706,089)
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to operating fixed assets	6.1.1	**(2,684,649)**	(6,115,300)
Expenditure incurred on investment property	7.1	**(9,550,395)**	(75,437,637)
Additions to capital work in progress	7.2	**(4,324,863)**	-
Long-term subordinated loan – net		**8,280,932**	(55,276,079)
Long-term deposits		-	(100,000)
Net cash flows used in investing activities		**(8,278,975)**	(136,929,016)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from issuance of share capital		-	400,306,000
Long-term financing – net		**(246,552,767)**	(110,860,476)
Short-term borrowing – net		**(200,000,000)**	200,000,000
Due to related parties		**(146,352,689)**	(355,865,864)
Net cash flows (used in) / from financing activities		**(592,905,456)**	133,579,660
Net decrease in cash and cash equivalents		**(578,678,435)**	(149,055,445)
Cash and cash equivalents at the beginning of the year		**850,576,013**	178,262,171
Cash and cash equivalents at the end of the year		**271,897,578**	29,206,726

The annexed notes from 1 to 22 form an integral part of these condensed interim financial statements.

Chief Executive Officer

Director

UNCONSOLIDATED CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

FOR THE HALF YEAR ENDED DECEMBER 31, 2016 - (UN-AUDITED)

	Share capital	Share premium	Accumulated Profit/Loss	Total
	(Rupees)			
Balance at July 1, 2015 (Audited)	1,100,000,000	-	684,863,802	1,784,863,802
Issuance of ordinary shares for cash consideration	342,500,000	57,806,000	-	400,306,000
Loss for the period	-	-	(25,357,790)	(25,357,790)
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive loss for the period	-	-	(25,357,790)	(25,357,790)
Balance at December 31, 2015 (Audited)	1,442,500,000	57,806,000	659,506,012	2,159,812,012
Balance at July 01, 2016 (Audited)	**2,080,000,000**	**140,497,151**	**975,533,853**	**3,196,031,004**
Profit for the period	-	-	**37,651,128**	**37,651,128**
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive income for the period	-	-	**37,651,128**	**37,651,128**
Balance at December 31, 2016 (Un-audited)	**2,080,000,000**	**140,497,151**	**1,013,184,981**	**3,233,682,132**

The annexed notes from 1 to 22 form an integral part of these condensed interim financial statements.

Chief Executive Officer

Director

NOTES TO THE UNCONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE HALF YEAR ENDED DECEMBER 31, 2016 - (UN-AUDITED)

1. LEGAL STATUS AND OPERATIONS

1.1. TPL Properties (Private) Limited was incorporated in Pakistan as a private limited company on February 14, 2007 under the Companies Ordinance, 1984. In September 2015, the Company changed its status from private limited company to public company. Accordingly, the Company name was changed to TPL Properties Limited. The principal activity of the Company is to invest, purchase, develop and build real estate and to sell, rent out or otherwise dispose off in any manner the real estate including commercial and residential buildings, houses, shops, plots or other premises. The registered office of the Company is situated at Centrepoint Building, Off Shaheed-e-Millat Expressway, Near KPT Interchange Flyover, Karachi. TPL Trakker Limited and TPL Holdings (Private) Limited are the parent and ultimate parent company respectively, as of balance sheet date.

1.2. These financial statements are the separate financial statements of the Company, in which investment in the subsidiary company namely Centrepoint Management Services (Private) Limited (the Subsidiary Company) has been accounted for at cost less accumulated impairment losses, if any.

2. STATEMENT OF COMPLIANCE

These condensed interim financial statements of the Company for the six months period ended December 31, 2016 have been prepared in accordance with the requirements of the International Accounting Standard 34 - Interim Financial Reporting and provisions of and directives issued under the Companies Ordinance, 1984. In case where requirements differ, the provisions of or directives issued under the Companies Ordinance, 1984 have been followed.

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 245 of the Company Ordinance, 1984. 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 (unconsolidated) of the Company for the year ended June 30, 2016.

3.2. The figures of the condensed interim profit and loss account for the quarter ended December 31, 2016 and December 31, 2015 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, 2016 and December 31, 2015.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted in the preparation of these condensed interim financial statements are consistent with those followed in the preparation of the Company's annual financial statements (unconsolidated) for the year ended June 30, 2016 except for the adoption of new and amended standards and interpretations as stated below:

4.1. New amended and revised standards and interpretations of IFRSs

The Company has adopted the following amendment to IFRSs which became effective for the current period:

IFRS 10 - Consolidated Financial Statements, IFRS 12 Disclosure of Interests in Other Entities and IAS 27 Separate Financial Statements: Investment Entities: Applying the Consolidation Exception (Amendment)

IFRS 11 - Joint Arrangements: Accounting for Acquisition of Interest in Joint Operation (Amendment)

IAS 1 - Presentation of Financial Statements: Disclosure Initiative (Amendment)

IAS 16 - Property, Plant and Equipment and IAS 38 Intangible Assets: Clarification of Acceptable Method of Depreciation and Amortization (Amendment)

IAS 16 - Property, Plant and Equipment and IAS 41 Agriculture: Agriculture - Bearer Plants (Amendment)

IAS 27 - Separate Financial Statements: Equity Method in Separate 'Financial Statements (Amendment)

The adoption of the above amendment to accounting standards did not have any effect on the condensed interim financial statements.

In addition to the above standards and amendments, improvements to various accounting standards have also been issued by the IASB in September 2014. Such improvements are generally effective for accounting periods beginning on or after January 01, 2016. The Company expects that such improvements to the standards will not have any material impact on the Company's financial statements in the period of initial application.

5. ACCOUNTING ESTIMATES AND FINANCIAL RISK MANAGEMENT

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 financial statements as at and for the year ended June 30, 2016. The company's financial risk management objectives and policies are consistent with those disclosed in the financial statements (unconsolidated) as at and for the year ended June 30, 2016.

NOTES TO THE UNCONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE HALF YEAR ENDED DECEMBER 31, 2016 - (UN-AUDITED)

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
6. PROPERTY, PLANT AND EQUIPMENT			
The movement in operating fixed assets during the period / year are as follows:			
Opening balance (WDV)		**5,581,476**	1,584,109
Additions during the period / year	6.1.1	**2,684,649**	6,322,378
		8,266,125	7,906,487
Depreciation charge for the period / year		**(956,074)**	(2,325,011)
Operating fixed assets (WDV)		**7,310,051**	5,581,476
6.1.1. Additions including transfers during the period / year			
Computers and accessories		**-**	340,778
Furniture and fittings		**-**	5,801,600
Vehicles		**2,628,649**	-
Mobile phones		**56,000**	180,000
		2,684,649	6,322,378
7. INVESTMENT PROPERTY			
Investment property	7.1	**4,641,550,395**	4,632,000,000
Capital work in process	7.2	**4,324,863**	-
		4,645,875,258	4,632,000,000
7.1. The movement in investment property during the period / year is as follows:			
Opening balance		**4,632,000,000**	4,319,000,000
Add: Additions during the period / year		**9,550,395**	38,782,113
		4,641,550,395	4,357,782,113
Remeasurement adjustment		-	274,217,887
Closing balance	7.1.1	**4,641,550,395**	4,632,000,000

7.1.1. An independent valuation of Centrepoint Project was carried out by an independent professional valuer on June 30, 2016. As of balance sheet date, the management expects no material change in the aforementioned fair value of investment property.

7.2. Capital work in process

Represents expenses incurred and advances made by the Company in respect of development of investment properties.

	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
8. RECEIVABLES AGAINST RENT FROM TENANTS – unsecured, considered good		
TPL Trakker Limited – the parent company	**13,583,032**	16,150,330
TPL Direct Insurance Ltd	**3,601,066**	-
Others	**69,438,952**	4,816,429
	86,623,050	20,966,759

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
9. LONG-TERM FINANCING			
Musharika Finance		**1,951,974,899**	2,074,861,362
Current portion shown under current liabilities		**(178,500,000)**	(126,000,000)
	9.1	**1,773,474,899**	1,948,861,362

9.1. There is no material changes in the terms and conditions as disclosed in the annual financial statements (Unconsolidated) of the Company for the year ended June 30, 2016.

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
10. DUE TO RELATED PARTIES – unsecured			
TPL Holdings (Private) Limited – an ultimate parent Company		**124,227,942**	32,338,178
TPL Trakker Limited – the parent company		**5,065,348**	243,307,801
	10.1	**129,293,290**	275,645,979

10.1. There is no material change in the terms and conditions as disclosed in the annual financial statements (unconsolidated) of the Company for the year ended June 30, 2016.

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
11. DEFERRED TAX LIABILITY			
Deferred tax liability on taxable temporary differences:			
Advance against rent from tenants (net of receivables)		**41,032,256**	39,005,393
12. TRADE AND OTHER PAYABLES			
Creditors		**32,407,529**	67,179,093
Accrued expenses		**46,868,298**	56,000,194
Retention money		**18,446,352**	30,360,795
Payable to employees		**103,080**	710,096
Workers' Welfare Fund		**9,290,946**	9,290,946
Withholding tax payable		**3,179,046**	291,513
		110,295,251	163,832,637
13. ADVANCES AGAINST RENT FROM TENANTS			
Related parties:			
TPL Direct Insurance Limited – an associated company		**-**	19,110,536
Others		**25,166,088**	25,672,365
		25,166,088	44,782,901

14. CONTINGENCIES AND COMMITMENTS

As of balance sheet date, there is no significant change in the status of contingencies and commitments as reported in annual financial statements for the year ended 30 June 2016.

	Note	Half year ended		Quarter ended	
		December 31, 2016	December 31, 2015	December 31, 2016	December 31, 2015
		Rupees (Unaudited)	Rupees (Audited)	Rupees (Unaudited)	Rupees (Unaudited)
15. RENTAL INCOME					
Related parties:					
TPL Trakker Limited – the parent company		**20,962,114**	20,962,114	**10,481,057**	10,481,057
TPL Direct Insurance Limited – an associated company		**22,711,601**	22,711,525	**11,355,801**	11,355,724
		43,673,715	43,673,639	**21,836,858**	21,836,781
Others		**140,170,050**	136,539,121	**70,085,026**	70,085,009
		183,843,765	180,212,760	**91,921,884**	91,921,790
16. DIRECT OPERATING COSTS					
Repairs and maintenance		**1,095,637**	1,098,798	**975,717**	1,016,598
Insurance		**3,893,689**	4,084,748	**1,910,498**	2,031,625
Advertisement and promotional		**737,864**	245,020	**697,864**	11,070
		5,727,190	5,428,566	**3,584,079**	3,059,293
17. FINANCE COST					
Markup on:					
Long term financing		**81,624,183**	75,076,233	**41,712,220**	42,652,384
Short-term borrowing		**-**	1,087,123	**-**	1,087,123
Due to related parties		**12,036,859**	35,503,401	**5,546,918**	9,719,713
		93,661,042	111,666,757	**47,259,138**	53,459,220
Bank Charges		**852,035**	352,419	**9,764**	210,434
		94,513,077	112,019,176	**47,268,902**	53,669,654
18. OTHER INCOME					
Profit on saving account		**4,033,215**	2,521,281	**1,652,322**	253,512
Markup on long-term subordinated loan		**5,988,258**	16,967,583	**3,073,647**	9,405,939
Others		**500,000**	872,100	**500,000**	72,100
		10,521,473	20,360,964	**5,225,969**	9,731,551
19. TAXATION					
Current		**8,228,014**	6,122,609	**4,027,460**	6,122,609
Deferred		**2,026,865**	416,456	**(1,737,732)**	(3,846,562)
		10,254,879	6,539,065	**2,289,728**	2,276,047

19.1. The Company has filed income tax return for the tax year 2016, which is deemed to be assessed under Section 120 of Income Tax Ordinance, 2001 unless selected for audit. Current tax charge is based on minimum tax under Section 113C of the Income Tax Ordinance, 2001.

20. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of the ultimate company, parent company and group company, associated companies, subsidiary company, directors of the Company, companies where directors also hold directorship, key employees and staff retirement funds. Details of transactions with related parties, other than those which are specifically disclosed elsewhere in these unconsolidated financial statements are as follows:

Relationship with the company	Nature of Transaction	For the 6 months ended December 31, 2016 (Un-audited)	For the 6 months ended December 31, 2015 (Audited)
		------------- (Rupees) -------------	
The Ultimate Parent Company			
TPL Holdings (Private) Limited [THL]	Amount received from THL by the Company	**192,000,000**	85,500,000
	Mark-up on current account	**2,359,438**	22,199,486
	Payment made to THL on account of current account	**100,110,236**	434,106,631
	Payment made to THL on account of accrued mark-up	**7,889,764**	146,193,368
The Parent Company			
TPL Trakker Limited [TTL]	Amount received from TTL	**77,000,000**	-
	Payment made to TTL on account of accrued mark-up	**23,144,052**	20,000,000
	Payment made by the company	**317,755,959**	-
	Mark-up on current account	**9,677,421**	13,303,915
	Expenses incurred / paid by TTL on behalf of the Company	**8,806,094**	6,888,271
	Expenses incurred / paid by the Company on behalf TTL	**810,000**	-
	Adjustments of advance receivable for rent from TTL by the Company against:		
	- due to related parties balance of TTL	**5,482,590**	16,921,139
	- accrued markup payable balance of TTL	**-**	14,147,504
	Amount received from TTL on account of rent	**23,529,412**	-
Subsidiary Company			
Centrepoint Management Services (Private) Limited [CMS]	Long-term sub-ordinated loan:		
	- received during the period	**225,550,000**	7,176,950
	- repaid during the period	**217,269,068**	62,453,029
	- Mark-up for the period	**5,988,258**	16,967,583

21. DATE OF AUTHORISATION

These condensed interim financial statements were authorised for issue on February 20, 2017 by the Board of Directors of the Company.

22. GENERAL

22.1. Corresponding figures have been reclassified for the purpose of better presentation and comparison, wherever necessary. However, there are no material reclassifications to report.

22.2. All figures have been rounded off to the nearest rupee, unless otherwise stated.

Chief Executive Officer

Director

CONSOLIDATED CONDENSED INTERIM BALANCE SHEET

AS AT DECEMBER 31, 2016 - (Un-audited)

	Note	December 31, 2016 Rupees (Unaudited)	June 30, 2016 Rupees (Audited)
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	4	367,000,511	375,806,971
Investment property	5	4,645,875,258	4,632,000,000
Long-term deposits		186,919	5,727,863
Deferred tax asset	6	45,637,752	54,968,187
		5,058,700,440	5,068,503,021
CURRENT ASSETS			
Tools		-	286,473
Receivable against rent, maintenance and other services	7	137,399,678	51,477,998
Advances and prepayments		34,583,497	30,318,768
Taxation – net		77,361,165	107,307,694
Cash and bank balances		280,946,290	852,543,314
		530,290,630	1,041,934,247
TOTAL ASSETS		5,588,991,070	6,110,437,268
EQUITY AND LIABILITIES			
SHARE CAPITAL			
Authorised capital			
220,000,000 (June 30, 2016: 220,000,000) ordinary shares of Rs. 10/each		2,200,000,000	2,200,000,000
Issued, subscribed and paid-up capital		2,080,000,000	2,080,000,000
Share Premium account		140,497,151	140,497,151
Accumulated Profit		751,504,551	722,137,012
		2,972,001,702	2,942,634,163
NON-CURRENT LIABILITY			
Long-term financing	8	2,040,318,827	2,022,611,362
Liabilities against assets subject to finance lease		-	9,500,045
Due to related parties	9	129,293,290	275,645,979
Accrued mark-up		10,929,633	19,095,500
		2,180,541,750	2,326,852,886
CURRENT LIABILITIES			
Trade and other payables	10	180,033,685	228,074,341
Short term borrowings		-	200,000,000
Current portion of non-current liabilities		223,694,866	342,383,916
Advance against rent, maintenance and other services	11	32,719,067	70,491,962
		436,447,618	840,950,219
CONTINGENCIES AND COMMITMENTS	12		
TOTAL EQUITY AND LIABILITIES		5,588,991,070	6,110,437,268

The annexed notes from 01 to 15 form an integral part of these consolidated condensed interim financial statements.

Chief Executive Officer

Director

TPLProperties

CONSOLIDATED CONDENSED INTERIM PROFIT & LOSS ACCOUNT

FOR THE PERIOD ENDED DECEMBER 31, 2016 - (Un-audited)

	Note	Half year ended		Quarter ended	
		December 31, 2016 Rupees (Unaudited)	December 31, 2015 Rupees (Audited)	December 31, 2016 Rupees (Unaudited)	December 31, 2015 Rupees (Audited)
Revenue		285,856,708	243,059,074	136,161,867	122,014,816
Direct operating costs		(77,202,823)	(59,921,656)	(36,869,981)	(25,858,711)
Gross Profit		208,653,885	183,137,418	99,291,886	96,156,105
Administrative and general expenses		(63,085,205)	(78,053,233)	(37,833,740)	(49,799,268)
Exchange loss - net		-	(57,400,000)	-	-
Other operating epenses		-	(382,663)	-	(382,663)
Finance costs		(100,832,284)	(135,303,234)	(51,989,567)	(74,507,393)
Other Income		5,430,761	3,807,773	5,847,941	9,922,981
Profit / (loss) before tax		50,167,157	(84,193,939)	15,316,520	(18,610,238)
Taxation		(20,799,618)	14,732,721	(8,615,262)	8,894,862
Profit / (loss) for the period		29,367,539	(69,461,218)	6,701,258	(9,715,376)
Other comprehensive income for the period, net of tax	-	-	-	-	
Total comprehensive income for the period		29,367,539	(69,461,218)	6,701,257	(9,715,376)
EPS		0.14	(0.54)	0.03	(0.07)

The annexed notes from 01 to 15 form an integral part of these consolidated condensed interim financial statements.

Chief Executive Officer

Director

CONSOLIDATED CONDENSED INTERIM CASH FLOW STATEMENT

FOR THE PERIOD ENDED DECEMBER 31, 2016 - (Un-audited)

	December 31, 2016 Rupees (Unaudited)	December 31, 2015 Rupees (Audited)
CASH FLOW FROM OPERATING ACTIVITIES		
Profit / (loss) before taxation for the period	**50,167,157**	(84,193,939)
Adjustment for non cash charges and other items		
Depreciation	**18,174,498**	17,572,553
Finance Costs	**106,585,881**	135,303,234
Markup on savings acccount	**(4,033,215)**	-
Exchange loss - net	**-**	57,400,000
Markup on due from related party	**(5,988,258)**	-
	114,738,906	210,275,787
Changes in working capital		
(Increase) / decrease in current assets		
Tools	**286,473**	(11,000)
Advances, prepayments and other receivables	**(4,264,729)**	709,597
Receivable against rent, maintenace and other services	**(85,921,680)**	(57,098,064)
Other receivables	**-**	203,550
	(89,899,936)	(56,195,917)
Increase / (decrease) in current liabilities		
Due to related parties	**(23,294,409)**	49,500,000
Advance against rent, maintenance and other services	**(37,772,895)**	(64,399,906)
Trade and other payables	**(48,040,646)**	(46,341,199)
	(109,107,950)	(61,241,105)
Cash used in operations	**(34,101,823)**	8,644,826
Finance cost paid	**(14,731,434)**	(143,024,532)
Markup on savings acccount received	**4,033,215**	-
Income tax - net	**18,477,344**	(14,265,470)
Net cash used in operating activities	**(26,322,698)**	(148,645,176)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	**(9,368,038)**	(6,449,450)
Capital work in process	**(4,324,863)**	-
Expenditure incurred on Investment Property	**(9,550,395)**	(75,437,637)
Long term deposits	**5,540,944**	(100,000)
Net cash used in investing activities	**(17,702,352)**	(81,987,087)
CASH FLOW FROM FINANCING ACTIVITIES		
Long term financing	**(246,552,767)**	(146,485,476)
Due to related parties	**(146,352,689)**	(355,865,864)
Short term borrowings repaid	**(200,000,000)**	200,000,000
Proceeds from Issue of shares	**-**	400,306,000
Lease Liability paid	**(127,760,448)**	(17,887,448)
Demand Finance-repaid	**193,093,930**	-
Net cash flow from financing activities	**(527,571,974)**	80,067,212
Net decrease in cash and cash equivalents	**(571,597,024)**	(150,565,051)
Cash and cash equivalents at the beginning of the period	**852,543,314**	180,697,046
Cash and cash equivalents at the end of the period	**280,946,290**	30,131,995

The annexed notes from 01 to 15 form an integral part of these consolidated condensed interim financial statements.

Chief Executive Officer

Director

CONSOLIDATED CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED DECEMBER 31, 2016 - (Un-audited)

	Issued, subscribed and paid up capital	Share premium	Accumulated Profit/Loss	Total
	(Rupees)			
Balance at June 30, 2015	1,100,000,000	-	491,512,326	1,591,512,326
Issue of ordinary share for cash consideration	342,500,000	57,806,000	-	400,306,000
Loss for the period	-	-	(69,461,218)	(69,461,218)
Other comprehensive income for the period	-	-	-	-
Total comprehensive loss for the period	342,500,000	57,806,000	(69,461,218)	330,844,782
Balance at December 31, 2015	1,442,500,000	57,806,000	422,051,108	1,922,357,108
Balance at June 30, 2016	2,080,000,000	140,497,151	722,137,012	2,942,634,163
Profit for the year	-	-	29,367,539	29,367,539
Other comprehensive income for the period	-	-	-	-
Total comprehensive loss for the period	-	-	29,367,539	29,367,539
Balance at December 31, 2016	**2,080,000,000**	**140,497,151**	**751,504,551**	**2,972,001,702**

The annexed notes from 01 to 15 form an integral part of these consolidated condensed interim financial statements.

Chief Executive Officer

Director

NOTES TO THE CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE PERIOD ENDED DECEMBER 31, 2016 (Un-audited)

1. LEGAL STATUS AND OPERATIONS OF THE GROUP

The Group comprises TPL Properties Limited and its wholly owned subsidiary company i.e. Centrepoint Management Services (Private) Limited, that have been consolidated in these financial statements:

1.1. Holding Company

TPL Properties Limited [the Holding Company]

"TPL Properties (Private) Limited was incorporated in Pakistan as a private limited company on February 14, 2007 under the Companies Ordinance, 1984. In September 2015, the Company changed its status from private limited company to public company. Accordingly, the Company name was changed to TPL Properties Limited. The principal activity of the Company is to invest, purchase, develop and build real estate and to sell, rent out or otherwise dispose off in any manner the real estate including commercial and residential buildings, houses, shops, plots or other premises. The registered office of the Company is situated at Centrepoint Building, Off Shaheed-e-Millat Expressway, Near KPT Interchange Flyover, Karachi. TPL Trakker Limited and TPL Holdings (Private) Limited are the parent and ultimate parent company respectively, as of balance sheet date.

These financial statements are the separate financial statements of the Company, in which investment in the subsidiary company namely Centrepoint Management Services (Private) Limited (the Subsidiary Company) has been accounted for at cost less accumulated impairment losses, if any.

1.2. Subsidiary Company

Centrepoint Management Services (Private) Limited [CMS]

CMS was incorporated in Pakistan as a private limited company on August 10, 2011 under the Companies Ordinance, 1984. The principal activity of CMS is to provide building maintenance services to all kinds and description of residential and commercial buildings. The registered office of CMS is situated at Centrepoint Building, Off Shaheed-e-Millat Expressway, Near KPT Interchange Flyover, Karachi.

CMS had started its business activities and operations in year 2014 by providing maintenance and other services under the terms of an agreement to the Centrepoint Project of the Holding Company. Currently, the CMS is in start-up phase and fully supported by the financial support of the holding company to achieve its full potential in order to make adequate profits and generate positive cash flows.

2. STATEMENT OF COMPLIANCE

These condensed interim financial statements of the Company for the six months period ended December 31, 2016 have been prepared in accordance with the requirements of the International Accounting Standard 34 - Interim Financial Reporting and provisions of and directives issued under the Companies Ordinance, 1984. In case where requirements differ, the provisions of or directives issued under the Companies Ordinance, 1984 have been followed.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Basis of preparation

This unaudited condensed interim consolidated financial information has been prepared in condensed form in accordance with approved accounting standards as applicable in Pakistan for interim financial reporting and is being submitted to the shareholders as required under Section 245 of the Company Ordinance, 1984. This condensed interim financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the annual financial statements of the Company for the year ended June 30, 2016.

This consolidated financial statements have been prepared under historical cost convention except for investment property which has been measured at fair value.

3.2. Basis of consolidation

These consolidated financial statements comprise of the financial statements of the Holding Company and its subsidiary company, CMS as at December 31, 2016, here-in-after referred to as 'the Group'.

3.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted in the preparation of these consolidated condensed interim financial statements are consistent with those followed in the preparation of the Company's annual financial statements (consolidated) for the year ended June 30, 2016 except for the adoption of new and amended standards and interpretations as stated below:

New amended and revised standards and interpretations of IFRSs

The Company has adopted the following amendment to IFRSs which became effective for the current period:
IFRS 10 - Consolidated Financial Statements, IFRS 12 Disclosure of Interests in Other Entities and IAS 27 Separate Financial Statements: Investment Entities: Applying the Consolidation Exception (Amendment)

IFRS 11 - Joint Arrangements: Accounting for Acquisition of Interest in Joint Operation (Amendment)

IAS 1 - Presentation of Financial Statements: Disclosure Initiative (Amendment)

IAS 16 - Property, Plant and Equipment and IAS 38 Intangible Assets: Clarification of Acceptable Method of Depreciation and Amortization (Amendment)

IAS 16 - Property, Plant and Equipment and IAS 41 Agriculture: Agriculture - Bearer Plants (Amendment)

IAS 27 - Separate Financial Statements: Equity Method in Separate 'Financial Statements (Amendment)

The adoption of the above amendment to accounting standards did not have any effect on the condensed interim financial statements.

In addition to the above standards and amendments, improvements to various accounting standards have also been issued by the IASB in September 2014. Such improvements are generally effective for accounting periods beginning on or after January 01, 2016. The Company expects that such improvements to the standards will not have any material impact on the Company's financial statements in the period of initial application.

3.4 ACCOUNTING ESTIMATES AND FINANCIAL RISK MANAGEMENT

The preparation of these consolidated 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 consolidated 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 consolidated financial statements as at and for the year ended June 30, 2016. The company's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended June 30, 2016."

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
4. PROPERTY, PLANT AND EQUIPMENT			
The movement in operating fixed assets during the period / year are as follows:			
Opening balance (WDV)		**375,806,971**	401,955,345
Additions during the period / year	4.1.1	**9,368,038**	9,111,969
		85,175,009	411,067,314
Depreciation charge for the period / year		**(18,174,498)**	(35,260,343)
Operating fixed assets (WDV)		**367,000,511**	375,806,971
4.1.1 Additions including transfers during the period / year			
Computer & Accessories		**1,561,611**	340,778
Motor Vehicle		**2,628,649**	-
Mobile Phones		**96,000**	543,140
Furniture & fixtures		**-**	6,463,439
Electrical Equipments		**2,981,250**	1,764,602
Power Generation Unit		**2,100,528**	-
		9,368,038	9,111,959
5. INVESTMENT PROPERTY			
Investment Property	5.1	**4,641,550,395**	4,632,000,000
Capital work in-progress	5.2	**4,324,863**	-
		4,645,875,258	4,632,000,000
5.1 Opening balance		**4,632,000,000**	4,319,000,000
Add: Additions during the period / year		**9,550,395**	38,782,113
		4,641,550,395	4,357,782,113
Remeasurement adjustment		**-**	274,217,887
Closing balance	5.1.1	**4,641,550,395**	4,632,000,000

5.1.1 An independent valuation of Centrepoint Project was carried out by an independent professional valuer on June 30, 2016. As of balance sheet date, the management expects no material change in the aforementioned fair value of investment property.

5.2 Represents expenses incurred and advances made by the Company in respect of development of investment properties.

	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
6. DEFERRED TAX ASSET		
Deferred tax assets on deductible temporary differences:		
Unused tax loss	157,974,545	158,002,592
Liabilities against assets subject to finance leases	-	11,124,489
	157,974,545	169,127,081
Deferred tax liability on taxable temporary differences:		
Property, plant and equipment - owned	(71,304,537)	(75,153,501)
Advance against rent from tenants	(41,032,256)	(39,005,393)
	(112,336,793)	(114,158,894)
	45,637,752	54,968,187

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
7. Receivable against rent, maintenance and other services			
Receivable against rent		**86,623,050**	20,966,759
Receivable against maintenance services		**6,771,715**	-
Receivable against electricity and air conditioning services		**21,506,219**	12,614,131
Receivable against water supply services		**9,114,576**	16,066,952
Receivable against IT Services		**13,384,118**	1,830,156
		137,399,678	51,477,998
8. LONG TERM FINANCING			
Musharika Finance (Islamic)	8.1	2,218,818,827	2,074,861,362
Demand finance facility (conventional)	8.2	-	109,375,000
Diminishing musharika - I (Islamic)	8.3	-	18,750,000
Diminishing musharika - II (Islamic)	8.4	-	37,500,000
		2,218,818,827	**2,240,486,362**
Less: Current portion shown under current liabilities		(178,500,000)	(217,875,000)
		2,040,318,827	**2,022,611,362**

8.1 The Holding Company had entered into the Musharaka facility agreement of Rs.2,400 million with a commercial bank through an agreement dated May 26, 2015. Out of which, the Holding Company has utilized facility upto Rs.2,100 million as at balance sheet date. It carries mark-up at the rate of 6 months KIBOR plus 1.75 percent per annum, and is repayable semi-annually in arrears over a period of seven years including 1 year grace period i.e. the first installment will become due after 12 months from the date of disbursement dated September 16, 2015. The facility is secured against hypothecation charge over hypothecated fixed and current assets of Rs.2,800 million and by way of personal and corporate guarantee of Chief Executive and a related party.

During the period CMS has entered into Musharika facility of Rs. 275 million with a commercial bank through an supplemental Musharika agreement dated December 6, 2016. It carries mark up at the rate of 6 months KIBOR plus 2 percent per annum (with floor 5% and cap 25%), and is repayable semi-annually in arrears over a period of 6.3 years. First installment will become due after on March 16, 2018. The facility is secured against hypothecation charge over present and future current and fixed assets of the Company of Rs. 367 million and by way of personal and corporate guarantee of Chief executive and related party.

8.2 During the period, the CMS has repaid the entire financing facility of Rs. 175 million obtained from a conventional commercial bank. The company availed the facility for a period of 5 years. The loan carried mark up at the rate of six months KIBOR plus 3 percent per annum payable semi annually percent per annum payable semi-annually in arrears and is repayable in 8 equal semi-annual installments of Rs.21.875 million each latest by April 19, 2018. The first installment became due after 18 months i.e. on September 19, 2014, from the date of first disbursement date i.e. April 19, 2013. This facility was secured against exclusive charge on machinery and equipment of Rs.251.497 million, personal guarantees of directors and ordinary shares investment of TPL Holdings (Private) Limited (an ultimate parent company) in TPL Trakker Limited.

8.3 During the period CMS has repaid the entire Diminishing Musharika financing Facility of Rs. 30 million from a commercial bank for a period of five years for refinancing of of CAPEX incurred by CMS for Chillers. This was paid from the Musharika Financing facility of Rs. 275 million as mentioned in note above The facility carried mark up at the rate of 6 months KIBOR plus 3 percent per annum and was subject to revision on semi annual basis. The musharika units are to be purchased in 8 equal semi-annual installments starting from the 18th month of disbursement date i.e. April 08, 2015 during the period of 4 years latest by October 08, 2018. The facility was secured against first exclusive charge over the asset (Chillers) with 10% risk margin over market value, ranking hypothecation charge over fixed assets of Rs.40 million and personal guarantees of the directors of the subsidiary company.

8.4 During the period CMS has repaid the entire Diminishing Musharika financing Facility of Rs. 50 million from a commercial bank for a period of five years for refinancing of of CAPEX incurred by CMS for its assets. This was paid from the Musharika Financing facility of Rs. 275 million as mentioned in note above The facility carried mark up at the rate of 6 months KIBOR plus 3 percent per annum and was subject to revision on semi annual basis. The musharika units are to be purchased in 8 equal semi-annual installments starting from the 18th month of disbursement date i.e. June 26, 2015 during the period of 4 years latest by December 26, 2018. The facility was secured against pledge over shares of TPL Trakker Limited held by TPL Holdings (Private) Limited (an ultimate parent company) with 40% risk margin, ranking hypothecation charge over fixed assets with 10% risk margin and personal guarantees of the directors of the subsidiary company.

	Note	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
9. DUE TO RELATED PARTIES			
TPL Trakker Limited	9.1	**5,065,348**	243,307,801
TPL Holdings (Pvt) Ltd	9.1	**124,227,942**	32,651,583
Loan from Director	9.2	-	22,981,004
		129,293,290	298,940,388
Less: Current portion		-	(23,294,409)
		129,293,290	**275,645,979**

9.1 There is no material change in the terms and conditions as disclosed in the annual financial statements (consolidated) of the company for the year ended June 30, 2016.

9.2 During the year CMS repaid the loan from Director which was repayable on demand. It carried mark up ranging from 6.35 percent to 18 percent per annum.

	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
10. TRADE & OTHER PAYABLES		
Trade Creditors	**81,047,579**	67,179,093
Payable to contractors	-	44,962,971
Accrued expenses	**58,317,479**	71,457,238
Retention Money	**22,150,727**	34,065,170
Workers' welfare fund	**9,290,946**	9,290,946
Payable to employees	**103,080**	710,096
Withholding Income Tax Payable	**5,033,904**	408,827
Sales Tax	**4,089,970**	-
	180,033,685	228,074,341
11. ADVANCE AGAINST RENT AND MAINTENANCE SERVICES		
Advance Against:		
- rent from tenants	**25,166,088**	44,782,901
- maintenance services	**7,552,979**	25,709,061
	32,719,067	70,491,962

12. CONTINGENCIES AND COMMITMENTS

As of balance sheet date, there is no significant change in the status of contingencies and commitments as reported in annual financial statements for the year ended 30 June 2016.

13. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of the ultimate company, parent company and group company, associated companies, subsidiary company, directors of the Company, companies where directors also hold directorship, key employees and staff retirement funds. Details of transactions with related parties, other than those which have been specifically disclosed elsewhere in these consolidated condensed interim financial statements are as follows:

	December 31, 2016 Rupees (Unaudited)	June, 30 2016 Rupees (Audited)
The Ultimate Parent Company		
TPL Holdings (Private) Limited [THL]		
Amount received from THL by Holding Company	**192,000,000**	85,500,000
Mark-up for the period on current account given to Holding Company	**2,359,438**	19,735,994
Payment made to THL	**100,110,236**	434,106,631
Payment made to THL on account of accrued mark-up	**7,889,764**	146,193,368
Loan received from THL by CMS	-	49,500,000
Mark up accrued for the period by CMS	**851**	5,177,660
Advance paid by CMS to THL	**313,405**	-
Markup adjusted for the period	**13,405**	-
The Parent Company		
TPL Trakker Limited [TTL]		
Loan received from TTL on behalf of the Holding Company	**77,000,000**	-
Payment made to TTL by the Holding Company on account of accrued mark-up	**23,144,040**	20,000,000
Payment made to TTL by the Holding Company	**317,755,960**	-
Mark-up for the period on current account given to the Holding Company	**9,677,421**	13,303,915
Expenses incurred / paid by TTL on behalf of the Holding Company	**8,806,094**	6,888,271
Expenses incurred / paid by Holding Company on behalf of the TTL	**810,000**	-
Adjustment of advance receivable for rent from TTL by the company against:	-	-
- due to related parties balance of TTL	**5,482,590**	16,921,139
- accrued markup payable balance of TTL	-	14,147,504
Amount received from TTL on account of rent	**23,529,412**	-
Advance received by CMS against maintenance and other services	**9,610,703**	16,215,585
Services rendered by CMS against maintenance and other services	**26,665,514**	23,924,545
Common Directorship		
TPL Direct Insurance Limited [TDI]		
Amount Received against Maintenance and other Services by the company	**6,973,514**	2,321,584
Services rendered by the company	**9,436,234**	4,856,432
TPL Security Services (Private) Limited [TSS]		
Services received by CMS	**4,527,600**	15,036,030

14. DATE OF AUTHORIZATION OF FINANCIAL STATEMENTS

These consolidated condensed interim financial statements have been authorized for issue by the Board of Directors of the Company on February 20, 2017.

15. GENERAL

Figures in these consolidated condensed interim financial statements financial statements have been rounded off to the nearest rupee.

Chief Executive Officer

Director

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